



**PLANNING DIVISION**  
**STAFF REPORT**

**Planning and Zoning Board**

**January 13, 2021**

CASE No.: <b>ZON20-00664</b>	PROJECT NAME: <b>Morris Brothers Office</b>
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Owner's Name:	Kelly, Kevin, Kemp, and Judith Morris
Applicant's Name:	Vince Di Bella, Adaptive Architects, Inc.
Location of Request:	Within the 5500 block of East Baseline Road (North side). Located East of Higley Road on the north side of Baseline Road.
Parcel No(s):	141-53-052H
Request:	Site Plan Review. This request will allow for the development of medical offices.
Existing Zoning District:	Office Commercial (OC)
Council District:	2
Site Size:	2± acres
Proposed Use(s):	Medical Offices
Existing Use(s):	Vacant
P&Z Hearing Date(s):	<b>January 13, 2021 / 4:00 p.m.</b>
Staff Planner:	Kellie Rorex
Staff Recommendation:	APPROVAL with Conditions

**HISTORY**

On **March 29, 1982**, the City Council approved the annexation of approximately 446± acres of land, including the subject site, and subsequently rezoned the annexed land to Agricultural (AG) to establish a comparable zoning (Ordinance No. 1590, Case No. Z82-091).

On **April 7, 2008**, the City Council approved and rezoned the subject 2-acre property from AG to Office Commercial (OC) with a Site Plan to allow development of two office buildings on the property (Ordinance No. 4821, Case No. Z08-012).

On **July 15, 2020**, the Planning and Zoning Board approved a site plan to allow development of two medical office buildings on the property (Case No. ZON20-00246).

## PROJECT DESCRIPTION

### **Background:**

The applicant is requesting Site Plan approval to allow development of two office buildings on the property. From the site plan, each building will be approximately 8,167 square feet (SF) in size. The subject property is zoned Office Commercial (OC) and located east of Higley Road on the north side of Baseline Road. Per Section 11-6-2 of the Mesa Zoning Ordinance (MZO), medical office uses are permitted in the OC zoning district.

Currently, the property is vacant and adjacent to an existing multiple residence development to the north and west, and office uses to the east of the site. The property to the east is zoned Light Industrial (LI) and the property to the west and north is zoned Residential Medium 4 (RM-4). The proposed use of the property as a medical office will be compatible with the surrounding multiple residence development and office uses. The use is also a typical use envisaged in the General Plan character designation of Specialty District assigned on the property.

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

The Mesa 2040 General Plan Character Type designation on the property is Specialty District. Per Chapter 7 of the General Plan, the goal of the Specialty District is to develop large areas, typically over 20-acres, with a single use such as an educational campus, airport, or medical facility. Per the General Plan, supportive land uses in Specialty Districts may include retail, offices, hotels, and dormitories. The proposed office use will be a supportive use to A.T Still University's (ATSU) medical school located east of the site, as well as several other hospitals and clinics within the vicinity of the site.

Per Chapter seven of the General Plan, development in the Specialty District should maintain a campus feel and connection between buildings by providing consistent landscaping, signage, and high-quality building design and materials. The proposed development conforms to the goals of the District. The proposed elevations are of higher quality and conform to the City's design guidelines by utilizing enhanced building materials, incorporating a patina roof type and several variations of block and precast archways, creating a unique building design.

### **Zoning District Designations:**

The subject property is zoned Office Commercial (OC). Per Section 11-6-2 of the MZO, the proposed medical offices are a permitted use in the OC zoning district.

The subject site is also located within the Airfield (AF) Overlay District, specifically, within the Airport Overflight Area Three (AOA 3). This is due to its proximity to the Phoenix-Mesa Gateway Airport. Per Section 11-19 of the MZO, there are no commercial use limitations in the AOA 3. Phoenix-Mesa Gateway staff reviewed the subject request and had no concerns with the proposed development.

### **Site Plan and General Site Development Standards:**

The proposed site plan shows construction of two 8,167 SF buildings on the property. Access to the site will be from the southern section of the property, specifically from Baseline Road

located to the south of the site. The site plan shows 87 parking spaces will be constructed on the property (See Exhibit 3.2). Per Section 11-32-3 of the MZO, the site is required to provide 82 parking spaces for the proposed use. In accordance with Section 11-32-3(C) of the MZO, the five additional parking spaces fall within the 125% maximum number of parking spaces allowed by right. Staff reviewed the request and has no concerns with the additional parking spaces.

Per Section 11-33-5(A)(1)(b) of the Mesa Zoning Ordinance (MZO), medical offices less than 10,000 SF must provide a 13-foot-wide patient drop off area with at least one, five-foot (5') wide accessible sidewalk. The proposed site plan shows a patient drop off area on the north side of building A. The design of the drop off area complies with the requirements of the MZO. Per the provided landscape plan, the applicant is proposing to use a mix of native plants and palm trees. Along Baseline road the applicant is substituting 10% of the required trees for ocotillos which is allowed per MZO Section 11-33-2(C)(3). The remainder of the landscape plan shows compliance with MZO requirements for perimeter, interior parking lot, and foundation base landscaping. Overall, the proposed site plan conforms to the review criteria for Site Plan Review outlined in Section 11-69-5 of the City of Mesa Zoning Ordinance.

#### **Design Review:**

On June 9, 2020, the Design Review Board reviewed proposed elevations and landscape plan associated with the request and recommended minor revisions to those elevations. The applicant has worked with staff to include the recommendations of the DRB to the final elevations (See Exhibit 3.4).

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

<b>Northwest</b> RM-4 Existing Residential	<b>North</b> RM-4 Existing Residential	<b>Northeast</b> RM-4 Existing Residential
<b>West</b> RM-4 Existing Residential	<b>Subject Property</b> OC Vacant	<b>East</b> LI Existing offices
<b>Southwest</b> (Across Baseline Road) Town of Gilbert	<b>South</b> (Across Baseline Road) Town of Gilbert	<b>Southeast</b> (Across Baseline Road) Town of Gilbert

#### **Compatibility with Surrounding Land Uses:**

The subject site is located adjacent to existing multiple residence developments to the north and west, and an existing office development to the east. The proposed development of the site as a medical office will not be out of character with the surrounding development to the site or adversely impact the existing neighboring developments.

#### **Neighborhood Participation Plan and Public Comments:**

As part of the application, the applicant has completed a Citizen Participation Process that included mailed letters to property owners within 1,000-feet of the site, as well as HOAs within ½ mile and registered neighborhoods within 1 mile of the site. As of writing this report, neither the applicant or staff has received any comments/concerns from surrounding property owners. The applicant will be providing an updated Citizen Participation Report to staff prior to the

January 13, 2021 P&Z Study Session. Staff will provide the Board with any new information during the scheduled Study Session.

**Staff Recommendation:**

The subject request is consistent with the General Plan and meets the review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO. Staff recommends approval with the following conditions:

**Conditions of Approval:**

1. Compliance with final site plan submitted.
2. Compliance with all requirements of Design Review.
3. Compliance with all City development codes and regulations.
4. Compliance with all requirements of Chapter 19 of the Zoning Ordinance including:
  - a. Owner shall execute and record the City's standard Avigation Easement and Release for Phoenix-Mesa Gateway Airport prior to the issuance of a building permit.
  - b. Any proposed permanent or temporary structure is subject to an FAA filing for review in conformance with CFR Title 14 Part 77 (Form 7460) to determine any effect to navigable airspace and air navigation facilities. An FAA determination notice of no hazard to air navigation shall accompany any building permit application for the property.
  - c. Prior to the issuance of a building permit, provide documentation that a registered professional engineer or registered professional architect has certified that noise attenuation measures have been incorporated into the design and construction of the buildings to achieve a noise level reduction to 45 decibels as specified in Section 11-19-5 of the Mesa Zoning Ordinance.
  - d. Provide written notice to future property owners that the project is within 8 miles of Phoenix-Mesa Gateway Airport.

**Exhibits:**

**Exhibit 1-Staff Report**

**Exhibit 2-Vicinity Map**

**Exhibit 3-Application Information**

- 3.1 Project Narrative
- 3.2 Site Plan
- 3.3 Landscape Plan
- 3.4 Elevations

**Exhibit 4-Citizen Participation Report**

**Exhibit 5-Avigation Easement**