

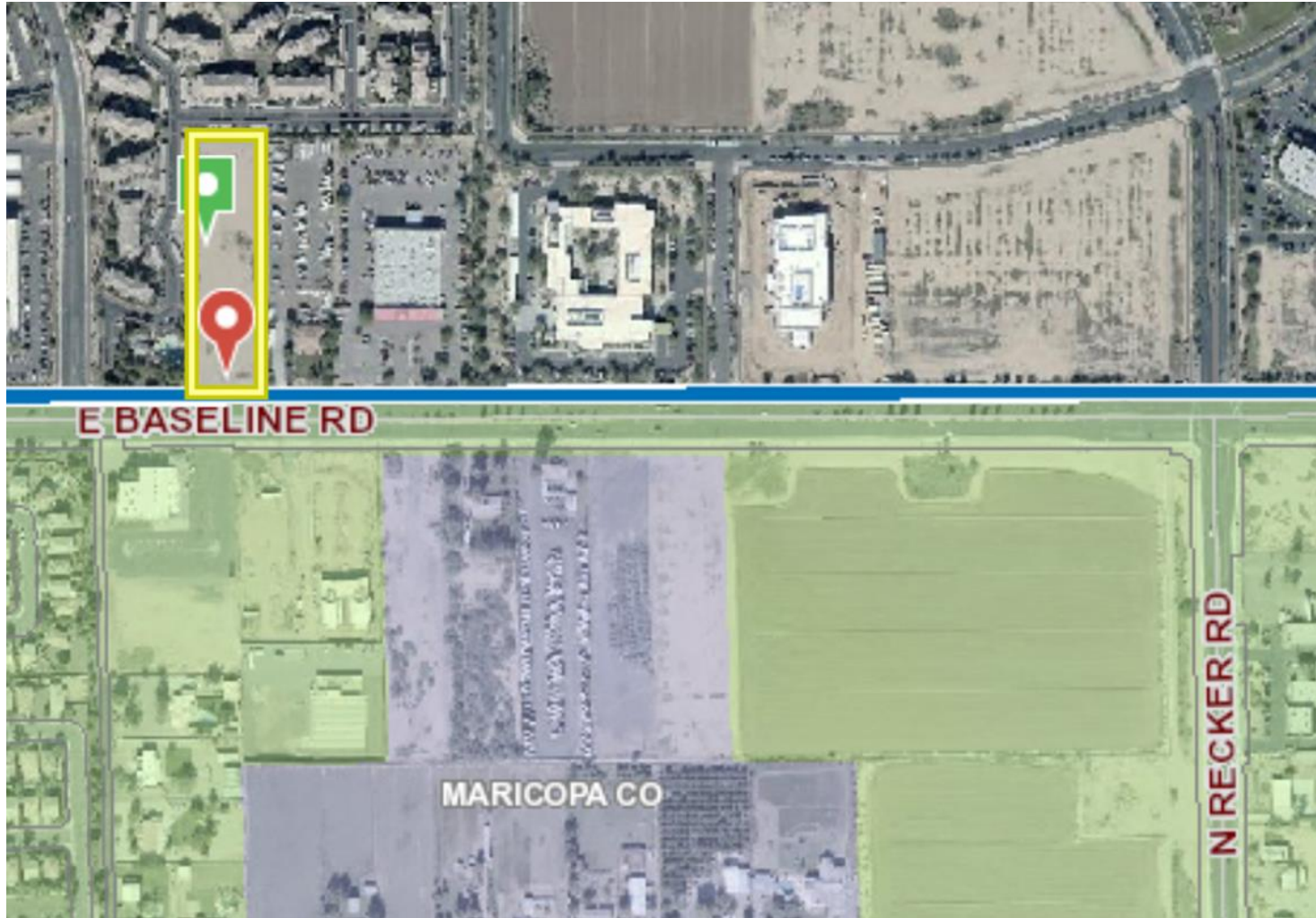


# PLANNING & ZONING BOARD

January 13, 2020



**ZON20-00664**



## Request

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- Site Plan Review.

## Purpose

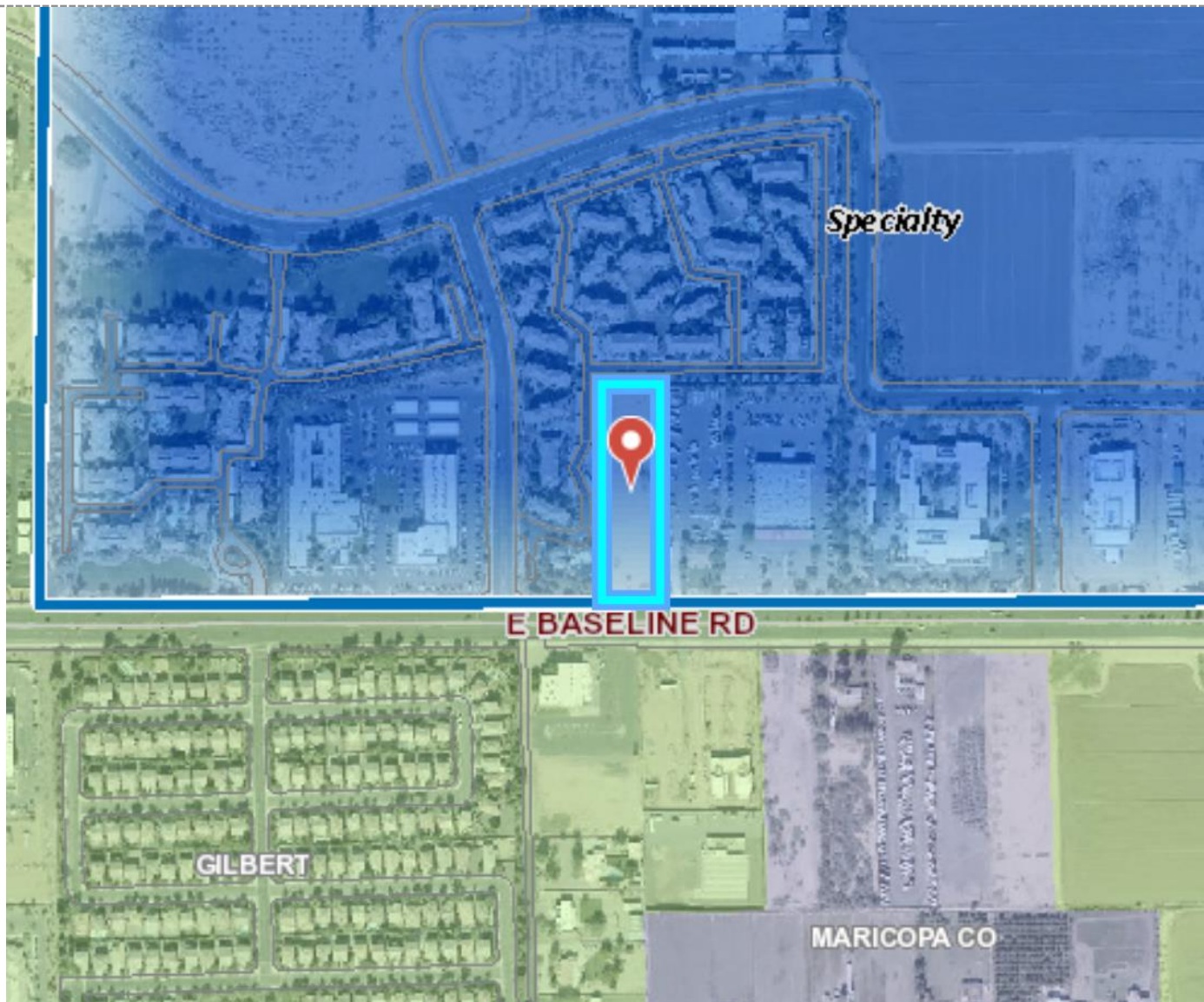
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- This request will allow for the development of two medical offices

- West of Recker Road on the north side of Baseline Road







# General Plan

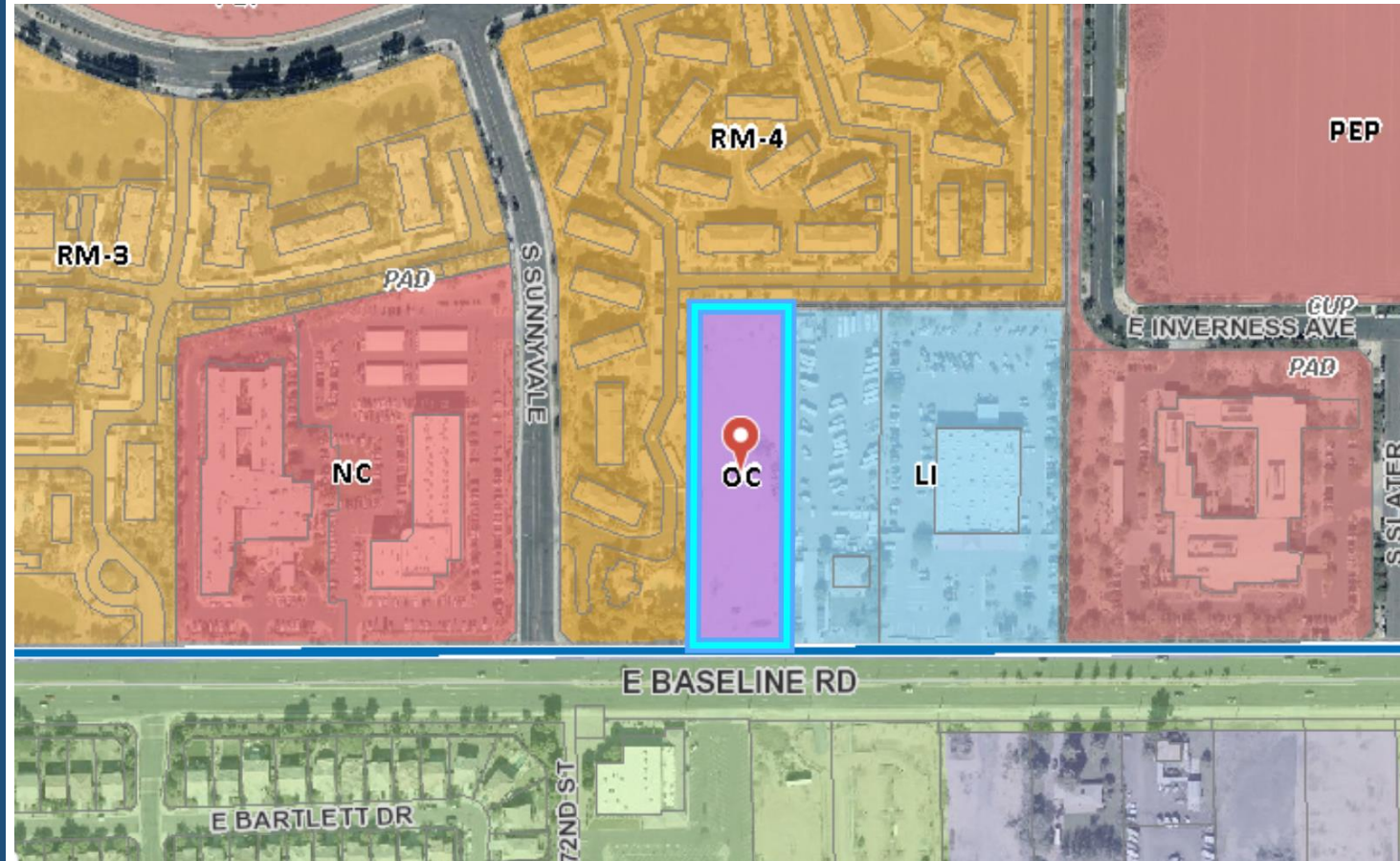
## Specialty District

- large areas, typically over twenty (20) acres with a single use such as an educational campus, airport, or medical facility
- Typical uses: supportive retail, offices, hotels or dormitories

# Zoning

## Office Commercial (OC)

- Medical offices are a permitted use





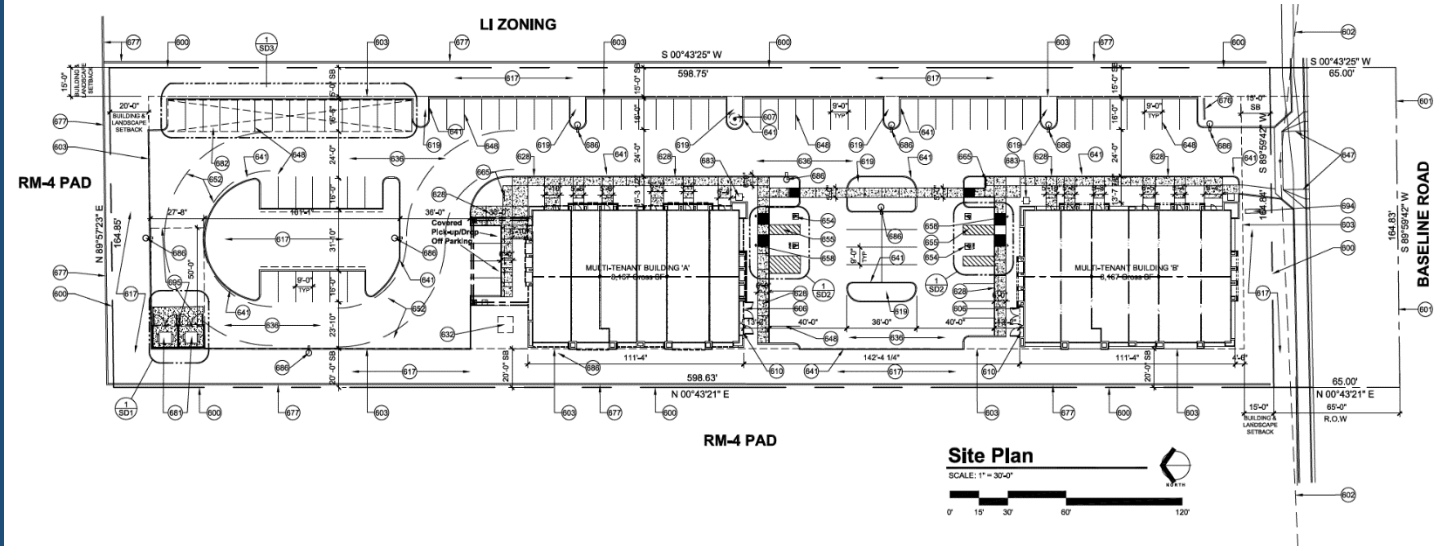
# Site Photo

Looking north towards the site  
from Baseline Road



# Site Plan

- Vehicular entrance off Baseline Road
- Two buildings will mirror each other
- Covered parking provided
- Patient drop off area provided

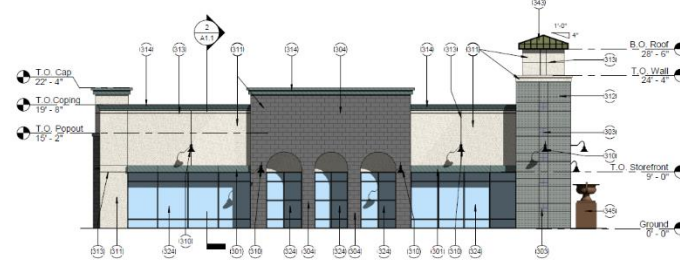






① Building B - North Elevation  
1/8" = 1'-0"

Material Percentage (1,496 Total S.F.):  
EPS - (Whisper Gray - DEC785) - 292 S.F. (19%)  
EPS - (Dark Lagoon - DEC785) - 165 S.F. (11%)  
EPS - (Light Gray - DEC785) - 5 S.F. (0%)  
8" x 8" x 10" Self Face CMU - (Missionstone - Black Canyon) - 347 S.F. (23%)  
Glazing System - 203 S.F. (14%)  
8" x 8" x 8" CMU - (Missionstone - Mission White) - 0 S.F. (0%)



② Building B - South Elevation  
1/8" = 1'-0"

Material Percentage (1,453 Total S.F.):  
EPS - (Whisper Gray - DEC785) - 484 S.F. (33%)  
EPS - (Dark Lagoon - DEC785) - 165 S.F. (11%)  
EPS - (Light Gray - DEC785) - 195 S.F. (14%)  
8" x 8" x 10" Self Face CMU - (Missionstone - Black Canyon) - 347 S.F. (24%)  
Glazing System - 403 S.F. (28%)  
8" x 8" x 8" CMU - (Missionstone - Mission White) - 10 S.F. (1%)  
Metal Roof System - (ATAS - Antique Patina) - 13 S.F. (1%)



③ Building B - East Elevation  
1/8" = 1'-0"

Material Percentage (2,464 Total S.F.):  
EPS - (Whisper Gray - DEC785) - 484 S.F. (20%)  
EPS - (Dark Lagoon - DEC785) - 42 S.F. (2%)  
EPS - (Light Gray - DEC785) - 195 S.F. (8%)  
8" x 8" x 10" Self Face CMU - (Missionstone - Black Canyon) - 684 S.F. (28%)  
Glazing System - 666 S.F. (27%)  
8" x 8" x 8" CMU - (Missionstone - Mission White) - 10 S.F. (1%)  
Metal Roof System - (ATAS - Antique Patina) - 13 S.F. (1%)



④ Building B - West Elevation  
1/8" = 1'-0"

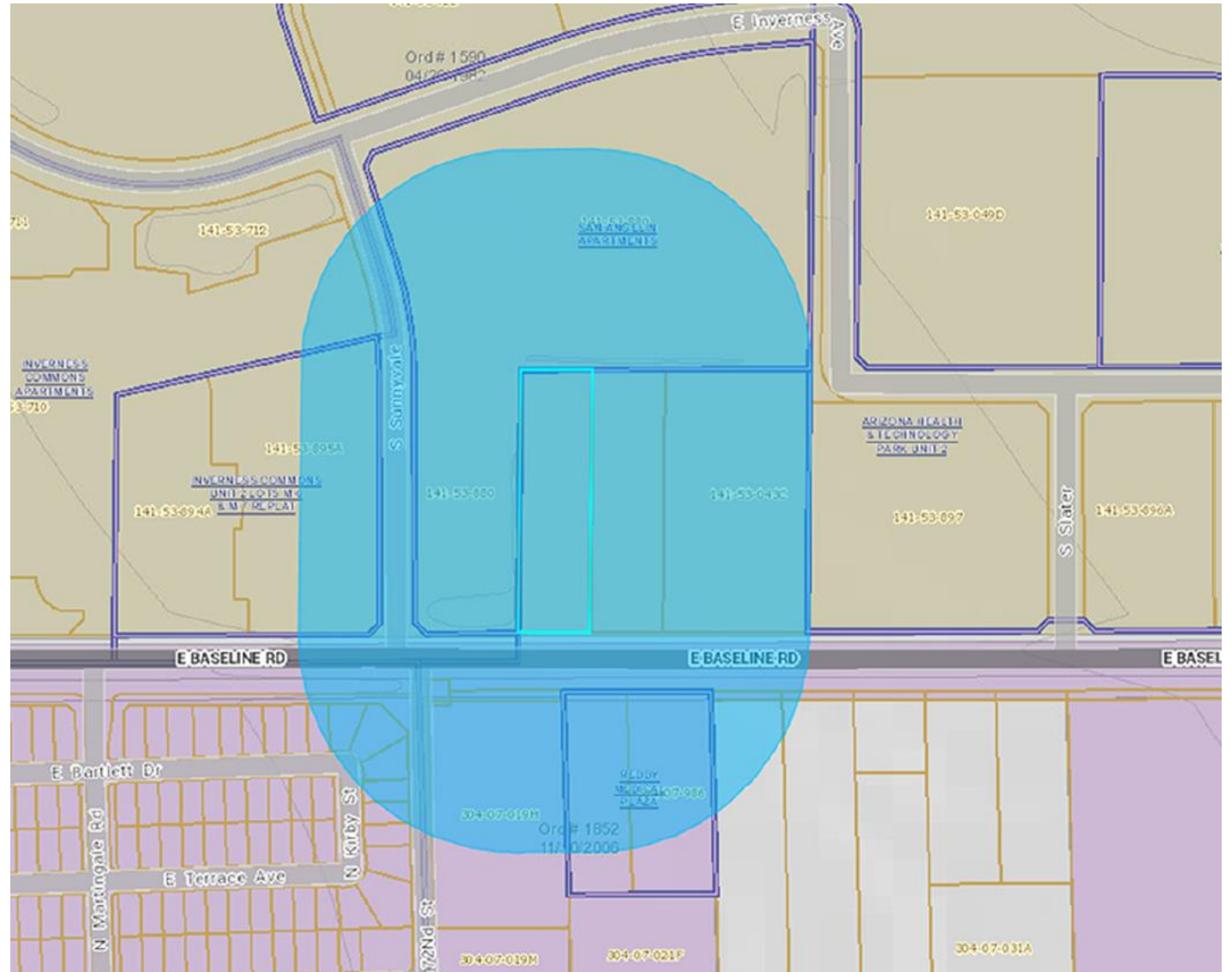
Material Percentage (2,216 Total S.F.):  
EPS - (Whisper Gray - DEC785) - 506 S.F. (23%)  
EPS - (Dark Lagoon - DEC785) - 165 S.F. (7%)  
EPS - (Light Gray - DEC785) - 24 S.F. (1%)  
8" x 8" x 10" Self Face CMU - (Missionstone - Black Canyon) - 424 S.F. (19%)  
Glazing System - 741 S.F. (33%)  
8" x 8" x 8" CMU - (Missionstone - Mission White) - 0 S.F. (0%)  
Metal Roof System - (ATAS - Antique Patina) - 0 S.F. (0%)

# Design Review

• June 9, 2020

# Citizen Participation

- Mailed letters to property owners within 500' of the property
- HOA's & Registered Neighborhoods within 1 mile of the site
- Staff has not received any neighborhood feedback.



# Summary

## Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Meets the review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO.

## Staff Recommendation

Approval with Conditions





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