

Subject: Request for Special Use Permit

Project address: 6859 E. Rembrandt Ave

Proposed use: Outpatient surgery center

Compatibility Letter / Justification letter

General Plan:

The Mesa 2040 General Plan Character Area designation of this property is Mixed Use Activity/Employment. The goal of the Mixed-Use Activity District is to help an area such as this, become a strong and viable center of commercial activity attracting people to unique shopping and entertainment experiences. Employment districts typically have a minimal connection to the surrounding area and are used for employment-type uses such as manufacturing facilities, warehousing, and business parks. The goal of an Employment district is to provide a wide range of employment opportunities in a high quality setting.

This site is also located in the Mesa Gateway Strategic Development Plan Area, specifically within the Inner Loop District. Developments within the Inner Loop District should provide a high quality, mixed use environment that is compatible with increasing over flight activities associated with Phoenix Mesa Gateway Airport operations. Any development proposed in this area should demonstrate that it will not impede future growth and development of the airport. In addition, the development should show how it will contribute to the overall goal of establishing a major job center.

Per Chapter 16 of the General Plan, in addition to compliance with any approved sub area or neighborhood plan, the opportunity to enhance the vitality of these districts by providing the right mix of uses to meet community and regional needs is one major aspect that is reviewed in the Mixed-Use Activity District where this subject property is located. Furthermore, in areas with the Employment District character, development will be reviewed for the opportunity to maintain and enhance employment options within the City of Mesa; areas with this character type are important for the long-term vitality of the community and need to be protected from incompatible development types.

Zoning:

The subject property is zoned Light Industrial with an airfield and Council Use Permit overlay (LI-AF-CUP). Per Section 11-7-2 of the Mesa Zoning Ordinance (MZO), clinics require a Special Use Permit in the LI zoning district when not within the AOA 1 or AOA 2 area.

Project description:

The proposed location of the outpatient surgery center (for use less than 24 hours) is located in an **existing building**, that was once occupied by Arizona State University and had a use permit. The Council Use Permit (CUP) overlay was approved in 2008 through case Z08-029 and was to allow for a charter school within an industrial zoned area. The last extension for the CUP was in 2012 through case number Z12-002. The extension was for two additional years and expired on June 30, 2014.

There is a clinic located on the south side of the subject suite in the same building; multiple other medical clinics exist in buildings to the west of this building in the same development.

This complex has become a popular location for healthcare providers due to many factors including ease of patient access as well as much needed employment opportunities for nearby residents. Arizona Pain Relief is a well established multispecialty healthcare practice with over 10 locations throughout the valley. It services thousands of residents while providing a substantial employment opportunity for the population throughout the area. This healthcare practice would like to expand its footprint into east Mesa. We believe approval of the proposed use will advance the goals and objectives of, and is consistent with the policies of the general plan as stated above.

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 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 the general welfare of the City since adequate public services already exist in the building.

Summary:

Leo Realty Group LLC, submits the following information as evidence that this requested Special Use Permit modification meets the Special Use Permit for an Outpatient Surgical Center. The application seeks approval for an approximate 10,000 square foot medical office building to consolidate the footprint in an efficient design. The design calls for approximately 10,000 square feet of office space equipped with parking that is standard to code specification. The site for the Special Use Permit is for 6859 E. Rembrandt Ave. Mesa, AZ 85212. The property is Parcel 30417208A of the Pier Point San Tan Commerce Court.

It is clear that this complex is becoming a medical hub in this region of Mesa, with a number of medical clinics and a surgery center currently located in this complex. We are confident that our use will enhance the services provided at this location and the surrounding area; and that it is compatible with what is existing and the future use of this area. Our goal is to provide a stable employment opportunity as well as healthcare services to residents in this area and the surrounding neighborhoods, in an ever growing region of Mesa.

Please call me or the architect if you have any questions.

Project Architect

Marwan Tamimi (602.380.3026)