

PLANNING AND ZONING VICINITY MAP



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Planning and Zoning Board

Case Information

CASE NUMBER: Z08- 75
LOCATION/ADDRESS: 5358 East Baseline Road
GENERAL VICINITY: Located east of Higley Road on the north side of Baseline Road
REQUEST: Site Plan Modification
PURPOSE: To allow the development of a skilled nursing facility
COUNCIL DISTRICT: District 6
OWNER: Kelly Hanrahan, Trustee of The William Lee Hanrahan Trust
APPLICANT: Mark Hansen, Member of Sante Partners, LLC
ENGINEER: Bryan Kitchen, Atwell-Hicks
STAFF PLANNER: Rob Dmohowski

SITE DATA

PARCEL NUMBER(S): 141-53-894
PARCEL SIZE: 149,550 sq. ft.; 3.44 acres
EXISTING ZONING: C-1
GENERAL PLAN DESIGNATION: Mixed-Use Residential
CURRENT LAND USE: Vacant
GROSS FLOOR AREA: 48, 365 sq. ft.

SITE CONTEXT

NORTH: Multi-family residential – zoned R-3 DMP
EAST: Existing office – zoned C-1 DMP
SOUTH: (across Baseline) Residential - Town of Gilbert
WEST: Multi-family residential – zoned R-3 DMP

STAFF RECOMMENDATION: Approval with conditions
P&Z BOARD RECOMMENDATION: Approval with conditions. Denial
PROPOSITION 207 WAIVER SIGNED: Yes No

ZONING HISTORY/RELATED CASES:

April 28 1982: Site annexed into the City of Mesa (Ord. #1590)
Nov. 15, 1982: City of Mesa zoning established from County Rural-43 to City AG
Oct. 19, 1998: Rezoned from AG (Conceptual PEP) to R-3, C-1, and PEP with a DMP overlay. Site plan review for the subject site to allow two office buildings (Z98-86, Ord. #3543)

PROJECT DESCRIPTION/REQUEST

The applicant is requesting a Site Plan Modification to allow the development of Sante Mesa Transitional Rehabilitation Center. The 48,365 sq. ft. skilled nursing facility specializes in rehabilitation for elderly patients whom have been discharged from the hospital following surgical procedures. Designed to provide intense, short term rehabilitation, patients stay an average of 20-25 days. The center has 70 patient rooms and features several amenities including a physical, occupational, and speech therapy rehabilitation gym, massage treatment rooms, restaurant style dining, an internet café, a library/activity room, and an interior courtyard and outdoor healing garden. The building is designed in a contemporary style and includes colors, materials, and features that are intended to promote health and wellness.

Access to the facility is provided on E. Baseline Road as well as from the adjacent office development to the east. As part of the request, the applicant is coordinating a lot line adjustment with the adjacent office development in order to improve the configuration and circulation of both sites. Forty-four parking spaces will be rearranged and six additional spaces will be added to the office site. The lot line adjustment essentially allows the subject site to meet Code requirements and accommodate the preferred size and design of the building. A parking analysis was performed by the applicant to determine the parking demand of the facility. The project includes 84 on-site spaces and 37 shared spaces with the adjacent office site. Cross-access and reciprocal parking agreements are being coordinated between the properties.

**REQUEST
COMMERCIAL PROPOSAL:**

Zoning Ordinance Citation	Requirements
Building SF and parking §11-16-3	Building SF: 48,100 SF Required Parking: 121 spaces (1 space per 400 SF G.F.A.) Provided: 84 spaces on-site, 37 shared with adj. property. Meets Code
Building height §11-6-6	<ul style="list-style-type: none"> ▪ Allowed Commercial zoning: 30' & 2-stories (w/20% increase allowed for architectural towers, 36' max) ▪ Proposed: 22', one story. Meets Code
Building setbacks §11-15-2(A)	<ul style="list-style-type: none"> ▪ E. Baseline Rd: 30' min: 92'-4" provided. Meets Code ▪ Adjacent properties: Meets Code.

<p>Landscape setbacks (the distance between the property line and the closest use, structure or feature not part of the landscaping design) §11-15-2(B)</p>	<ul style="list-style-type: none"> ▪ E. Baseline Rd: 30' min: 30' provided. Meets Code. ▪ Adjacent to north: R-3: 15' min: 15' provided. Meets Code ▪ Adjacent to west: R-3: 15' min: 25' provided. Meets Code ▪ Adjacent to east: C-1: part of group commercial. n/a
<p>Interior Parking Lot Landscaping/Layout §11-15-3</p>	<ul style="list-style-type: none"> ▪ Landscaping planter required every 8 stalls, 8' min width. Meets Code ▪ Drive aisles width: Meets Code
<p>Landscape requirements: Street frontage landscaping §11-15-3-A</p>	<ul style="list-style-type: none"> ▪ E. Baseline Rd: 2 trees/6 shrubs per 25' linear feet of street frontage: ▪ Required: 22 trees, 64 shrubs ▪ Provided: 22 trees, 64 shrubs. Meets Code
<p>Landscape requirements: Adjacent property lines §11-15-3-A-2</p>	<ul style="list-style-type: none"> ▪ Landscaping adjacent of adjacent property lines : 5 non-deciduous trees and 20 shrubs per 100 linear feet of adjacent property line: Meets Code
<p>Foundation base §11-15-3-C</p>	<ul style="list-style-type: none"> ▪ 15' along elevations with an entrance: Meets Code ▪ 5' along elevations with a drive aisle: Meets Code ▪ 30' x 30' entry plaza where required: Meets Code
<p>Foundation base landscaping §11-15-3-C-2</p>	<ul style="list-style-type: none"> ▪ 1 tree per 50' linear feet of exterior wall: 4 trees required within 30' of exterior wall. Meets Code. ▪ Elevations with public entrances require 33% landscaping. Meets Code ▪ Elevations without public entrances and visible from public right of way require 25% landscaping. Meets Code ▪ Elevations without public entrances and not visible from public right of way require 10% landscaping. Meets Code
<p>Retention basin §11-15-3-D</p>	<p>Ensure integrated landscaping and irregular contours for basins adjacent to streets. Design Meets Code</p>
<p>Screening standards §11-15-4</p>	<ul style="list-style-type: none"> ▪ Roof mounted equipment: Meets Code ▪ Ground mounted equipment: Meets Code ▪ Service entrance section (SES): Meets Code ▪ Roof access ladder: Meets Code ▪ Outdoor storage: Not Permitted ▪ Trash and refuse collection area: Meets Code ▪ Parking area: Meets Code ▪ Common property line: Meets Code
<p>On-site loading §11-16-3-H</p>	<ul style="list-style-type: none"> ▪ Provide 1 on-site 10'x30' loading space for all non-residential uses. Meets Code

NEIGHBORHOOD PARTICIPATION

A Citizen Participation Plan was implemented by the applicant that included notifying property owners and HOAs within 1,000 feet and registered neighborhoods within one mile of the site. A neighborhood meeting was held on October 15th, 2008 at the Colonial Apartment Homes Clubhouse at 5332 E. Baseline Rd. No members of the community attended the meeting. As a

note, the applicant only notified property owners within 300 feet of the project prior to the October 15th meeting. At staff's request, the applicant expanded the notification to all property owners within 1,000 feet of the site and provided a letter offering to schedule another meeting. Since the applicant did not receive any requests, an additional meeting was not scheduled.

The applicant received two inquiries regarding the proposal. On November 4, 2008, a developer of a nearby commercial project sent an e-mail requesting information about the project. On November 6, 2008, a resident living to the south of the project called with general questions about the type of services that the facility would offer. The inquiries were addressed by the applicant and both citizens were supportive of the proposal. To date, staff has not received any inquiries regarding the project.

CONFORMANCE WITH THE GENERAL PLAN

The adopted Mesa 2025 General Plan designates this site for Mixed-Use Residential. MU/R identifies areas where a mix of employment uses includes a high density residential component that compliments and supports Office, Community Commercial and Business Park uses. The request complies with the General Plan.

STAFF ANALYSIS

SUMMARY:

This request for Site Plan Modification will allow the development of a skilled nursing facility in the C-1 zoning district. The project consists of a one-story, 48,365 sq. ft building and includes an interior courtyard and an outdoor healing garden. The site plan complies with Site Development Standards of the Zoning Ordinance and is compatible with the adjacent office development to the east. The project utilizes cross-access and shared parking to accommodate the required amount of parking for the center. A patient drop-off area is located at the main entrance of the center as well as several parking spaces for visitors.

CONCERNS:

Staff does not have any concerns regarding this proposal.

CONCLUSIONS:

The proposed project complies with requirements of the Zoning Ordinance and is consistent with the General Plan. The site plan and building are well-designed and complement the adjacent residential and commercial properties. Staff recommends approval with conditions.

CONDITIONS OF APPROVAL:

1. Compliance with the basic development as described in the project narrative, and as shown on the site plan submitted, and preliminary elevations as approved by the Design Review Board, (without guarantee of lot yield, building count, lot coverage).
2. Compliance with all requirements of the Design Review Board case DR08-82
3. Compliance with all City development codes and regulations.
4. Recordation of cross-access and reciprocal parking easements with the parcel adjacent to the east.

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 11-2-2 OF THE MESA CITY CODE, CHANGING THE ZONING OF CERTAIN PROPERTY DESCRIBED IN ZONING CASE Z08-75, ADOPTING AN OFFICIAL SUPPLEMENTARY ZONING MAP AND PROVIDING PENALTIES FOR THE VIOLATION THEREOF.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MESA, MARICOPA COUNTY, ARIZONA, AS FOLLOWS:

Section 1: That Section 11-2-2 of the Mesa City Code is hereby amended by adopting the Official Supplementary Zoning Map for Zoning Case (Z08-75), signed by the Mayor and City Clerk, which accompanies and is annexed to this ordinance and declared a part hereof.

Section 2: The Official Supplementary Zoning Map annexed hereto is adopted subject to compliance with the following conditions:

1. Compliance with the basic development as described in the project narrative, and as shown on the site plan submitted, and preliminary elevations as approved by the Design Review Board, (without guarantee of lot yield, building count, lot coverage).
2. Compliance with all requirements of the Design Review Board case DR08-82
3. Compliance with all City development codes and regulations.
4. Recordation of cross-access and reciprocal parking easements with the parcel adjacent to the east.

Section 3: PENALTY.

CIVIL PENALTIES:

Upon finding that a person is responsible for a civil violation of this Title, the Civil Hearing Officer shall impose a civil sanction of not less than fifty dollars (\$50.00) nor more than five hundred dollars (\$500.00) for each violation. In determining the appropriate sanction the Civil Hearing Officer may assess against the responsible party the City's personnel, mailing, and other costs incurred in investigating and hearing the case, not to exceed a maximum of five hundred dollars (\$500.00).

EACH DAY SEPARATE VIOLATION:

Each day in which a violation of this Title continues, or the failure to perform any act or duty required by this Title or by the Civil Hearing Officer continues, shall constitute a separate civil offense.

HABITUAL OFFENDER:

- A. A person who commits a violation of this Title after previously having been found responsible for committing three (3) or more civil violations of this Title within a twenty-four (24) month period – whether by admission, by payment of the fine, by default, or by judgment after hearing – shall be guilty of a criminal misdemeanor. The Mesa City Prosecutor is authorized to file a criminal misdemeanor complaint in the Mesa City Court against habitual offenders. For purposes of calculating the twenty-four (24) month period under this Subsection, the dates of the commission of the offenses are the determining factor.
- B. Upon conviction of a violation of this Section, the Court may impose a sentence of incarceration not to exceed six (6) months in jail; or a fine not to exceed two thousand five hundred dollars

(\$2,500.00), exclusive of penalty assessments prescribed by law; or both such fine and imprisonment. The Court shall order a person who has been convicted of a violation of this Section to pay a fine of not less than five hundred dollars (\$500.00) for each count upon which a conviction has been obtained. A judge shall not grant probation to or suspend any part or all of the imposition or execution of a sentence required by this Subsection except on the condition that the person pay the mandatory minimum fines as provided in this paragraph.

- C. Every action or proceeding under this Section shall be commenced and prosecuted in accordance with the laws of the State of Arizona relating to criminal misdemeanors and the Arizona Rules of Criminal Procedure.

PASSED AND ADOPTED by the City Council of the City of Mesa, Maricopa County, Arizona, this ___ day of January 2009.

APPROVED:

Mayor

ATTEST:

City Clerk

