

## Board of Adjustment

### *Staff Report*

**CASE NUMBER:** BA14-060 (PLN2014-00538)  
**STAFF PLANNER:** Kaelee Wilson  
**LOCATION/ADDRESS:** 1833 North Power Road  
**COUNCIL DISTRICT:** 5  
**OWNER:** Power and McKellips LLC  
**APPLICANTS:** Michelle R. Smith, Mays & Company

**REQUEST:** *Requesting a Substantial Conformance Improvement Permit (SCIP) to allow approval of a site, floor, and sign plan, with elevations and materials to allow a development in the LC- PAD zoning district.*

#### **SUMMARY OF APPLICANT'S REQUEST**

The applicant is requesting a Substantial Conformance Improvement Permit (SCIP) to allow for the redevelopment of a vacant pad building. The site is located on Power Road just south of McKellips Road. The building was constructed in 2002 and was most recently occupied by Peter Piper Pizza.

The applicant is requesting a Substantial Conformance Improvement Permit (SCIP) to covert the occupancy of the pad site from a restaurant use to a more intense use of medical. The intensification of the occupancy invokes compliance with current code. The applicant is asking to be allowed to maintain the existing foundation base widths around the building, limited foundation base landscaping and reduced landscaping within parking areas. The SCIP would allow a medical tenant to occupy the building without bringing the entire site into conformance with current standards.

#### **STAFF RECOMMENDATION**

Staff recommends approval of case BA14-060, *conditioned upon the following:*

- 1. Compliance with the project narrative, site plan, landscape plan and elevations submitted except as modified by the following conditions.*
- 2. One shade tree and three shrubs shall be provided in the newly created landscape medians adjacent to the ambulance drop off.*
- 3. One tree and six shrubs shall be provided on each side of the newly created patient drop-off area on the north side of the building.*
- 4. Any dead or missing landscaping shall be replanted in accordance with the approved landscape plan from DR01-054.*
- 5. The proposal shall apply for Administrative Design Review and be approved before applying for a building permit.*
- 6. Signage approval shall be through a separate permit with Building Safety.*
- 7. Compliance with all requirements of Development Services in the issuance of building permits.*

#### **SITE CONTEXT**

**CASE SITE:** Existing pad building – zoned LC PAD  
**NORTH:** Existing shopping center- zoned LC PAD  
**WEST:** (across Power Road) Existing residential subdivision – zoned RS-9  
**EAST:** Existing shopping center- zoned LC PAD  
**SOUTH:** (across Jensen Street) Existing residential subdivision – zoned RS-9

### STAFF ANALYSIS

The applicant is requesting a SCIP to facilitate the redevelopment of a vacant pad building into Arizona General Hospital Emergency Room. The medical facility will offer 24 hour medical care to patients. The facility is not a full service hospital so there will be no overnight care provided at this location. If a patient is in need of more critical medical attention or needs overnight care, the patient will be transported via ambulance to a different facility.

Deviations from the required foundation base widths, foundation base landscaping and landscaping in the parking lot have been requested by the applicant. The current parking lot configuration has up to 12 parking stalls in a row without a landscape median. Current code requires a landscape median every 8 parking spaces. The applicant is deficient in foundation base on the north side of the building. Section 11-31-15 in the Zoning Ordinance requires hospitals/clinics to have a minimum 900 square foot patient drop off area that is at least 20 feet wide. The applicant is proposing a twelve foot wide drop off area that is approximately 493 square feet. The proposal is also deficient in foundation base landscaping. There is a gravel area to the west and south of the building that could be counted towards the required foundation base landscaping but due to the drastic slope, no plant material would be able to survive. The applicant has noted the following as justification for the granting of the SCIP: 1) current code would render reconstruction of the building; 2) the site met code standards at the time of construction; and 3) the project will be beneficial to the community.

The applicant is proposing a drive-up patient drop off area on the north side of the building and a reverse only ambulance drop-off and pick-up area as part of their on-site improvements. Although the drop off area doesn't fully comply with code requirements, the improvements meet the intent of the code by providing a safe, designated location for patients to be dropped off by the main door. Staff has added conditions of approval that requires landscaping in the newly created areas adjacent to both the patient drop off area and the ambulance drop off location.

In the narrative the applicant requested deviations to the screening requirements for roof mounted equipment. Although the applicant has not submitted elevations depicting where the newly equipment will be placed, staff is no supportive of this deviation. The applicant will be required to screen four sides of any new roof mounted equipment. The screening of this equipment will be handled through the Administrative Design Review process.

### FINDINGS

- 1.1 The proposed change of occupancy invokes conformance with current development standards on the entire site.
- 1.2 At the time of initial development the setbacks, foundation base, and landscape requirements were compliant with Zoning Ordinance requirements.
- 1.3 The proposed improvements with the recommended conditions of approval help bring the site into a closer degree of conformance with current standards.
- 1.4 The proposed use will not be detrimental to surrounding properties.

**ORDINANCE REQUIREMENTS:**

**Zoning Ordinance, Sec. 11-73-3 – Substantial Conformance Improvement Permits – Required Findings:**

A SCIP shall not be granted unless the Zoning Administrator, acting as a Hearing Officer, or Board of Adjustment shall find upon sufficient evidence that:

- A. The entire development site will be brought into substantial conformance. Substantial conformance shall mean physical improvements to the existing development site which constitute the greatest degree of compliance with this Ordinance that can be attained without causing or creating any of the following conditions:
  - 1. The demolition or reconstruction of existing buildings or other significant structures (except signs); or
  - 2. The cessation of the existing conforming use, or the preclusion of any other lawful, permitted use.
  - 3. The creation of new non-conforming conditions.
- B. The improvements authorized by the SCIP will result in a development that is compatible with, and not detrimental to, adjacent properties or neighborhoods.



5949 Sherry Lane, Suite 1570  
Dallas, TX 75225  
Phone: (214) 363-8400  
Fax: (214) 363-8409  
www.mayscompany.com

September 18, 2014

City of Mesa, Arizona  
PO Box 1466  
Mesa, AZ 85211

**RE: *Zoning Administrator/Board of Adjustment Submittal  
Justification/Compatibility Statement  
Proposed Arizona General ER  
Northeast Corner of Power Rd and Jensen St***

To whom it may concern,

Mays & Company Real Estate Development, on behalf of Arizona General Hospital ER (Adeptus Health is the parent company), is pleased to submit for your review and approval, this Board of Adjustment package for an Arizona General Hospital ER (AGH ER) facility proposed to be located at the northeast corner of Power Rd and Jensen St.

- Full conformance with the current code (City and State) will require reconstruction of the existing walls to add storefront and doors, parapet to screen the needed rooftop equipment and roof to withstand the needed rooftop equipment.
- The existing Peter Piper Pizza building will be conformed to a freestanding emergency room and open area for training purposes. This emergency room is permitted per the zoning code.
- The site including landscaping and parking will remain untouched except for minor changes to the grading of the existing parking spaces adjacent to the building to conform to department of health requirements for a medical facility.

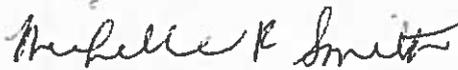
Arizona General Hospital ER offers a full range of emergency medical services and is open 24 hrs/day and 7 days/week. However, these services are provided on an "out-patient" basis only. Patients come to AGH ER by private transportation; meaning that no patients are delivered to AGH ER in an ambulance. AGH ER only performs conscious sedation; no patients will ever be put under general anesthesia. AGH ER's staffing model includes one board certified emergency physician, one emergency trained registered nurse, one radiology tech, and one front office employee. Because of the staffing model, one conscious sedation can be performed at a time. AGH ER will not use general anesthesia to render a patient incapable of self-preservation.

In the rare event that a patient cannot be treated at AGH ER or requires a higher level of care than AGH ER can provide (surgery, hospitalization, monitored for over 23 hrs, etc.), an ambulance may be called to safely transport the patient to a full service hospital. On those rare occasions, transport to Arizona General Hospital will be made by a private ambulance service under contract with AGH ER. Because the ambulance transportation is a vendor to AGH ER, AGH ER can dictate that the ambulance refrain from using sirens and lights until they depart the property and are traveling on city street in route to a full service hospital. There are approximately 5 to 7 ambulance transfers per month to a full service hospital.

We think our proposed project is a good and beneficial use for the community and aesthetically fits in well with the surrounding developments. It will be a great catalyst for the future development.

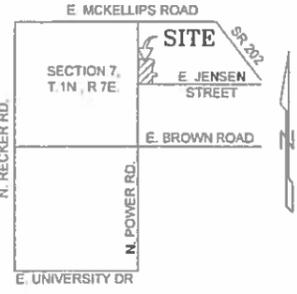
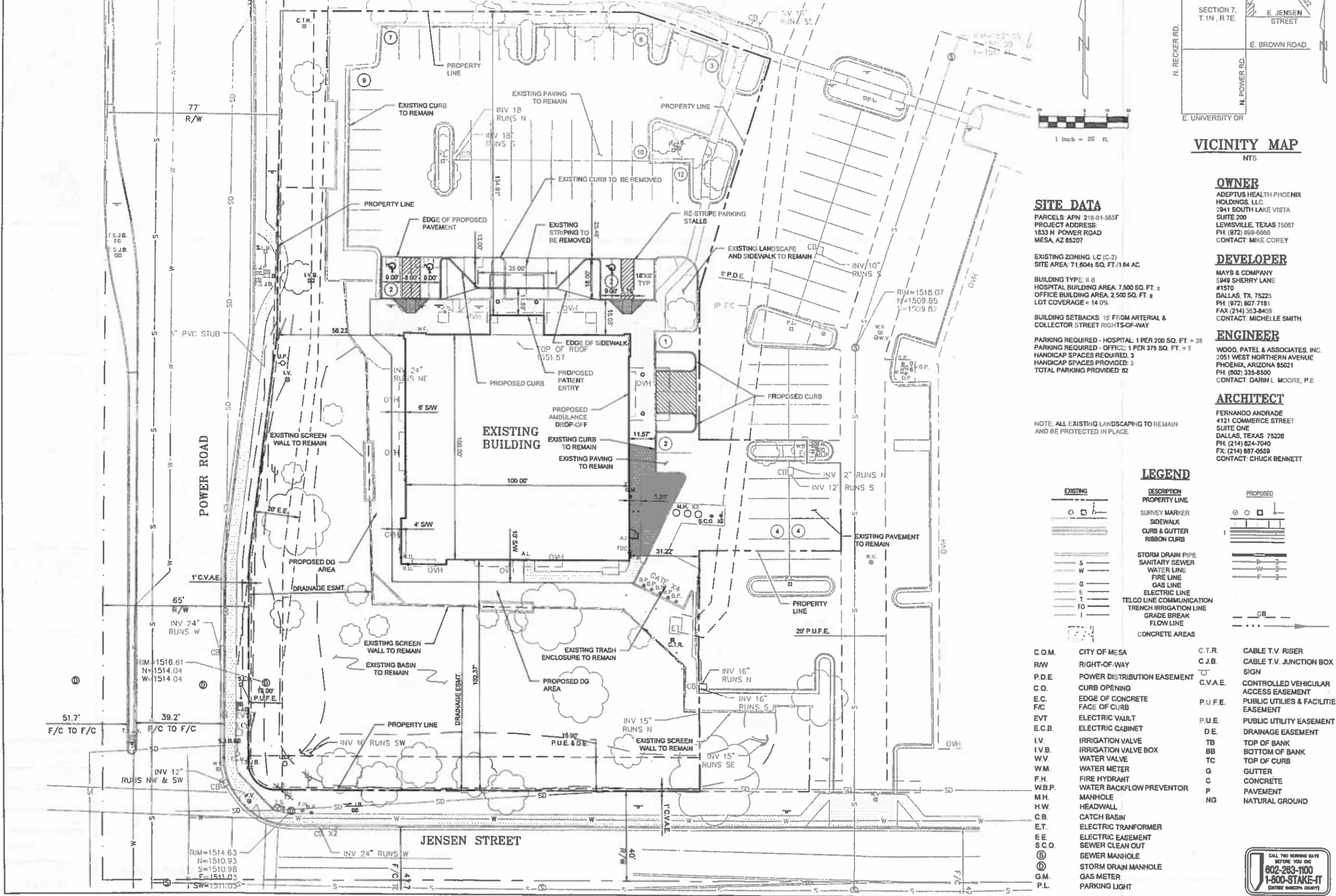
We appreciate your time in reviewing the accompanying submittal package. If you have any questions or comments regarding this submittal, please contact us.

Thank you,



Michelle R. Smith  
Development Manager  
Mays & Company

# ARIZONA GENERAL HOSPITAL ER SITE PLAN



**VICINITY MAP**  
NTS

**SITE DATA**

PARCELS: APN 218-01-505F  
PROJECT ADDRESS:  
1833 N POWER ROAD  
MESA, AZ 85207

EXISTING ZONING: LC (C-2)  
SITE AREA: 71,804± SQ. FT. / 1.64 AC.

BUILDING TYPE: II-B  
HOSPITAL BUILDING AREA: 7,500 SQ. FT. ±  
OFFICE BUILDING AREA: 2,500 SQ. FT. ±  
LOT COVERAGE = 14.0%

BUILDING SETBACKS: 15' FROM ARTERIAL &  
COLLECTOR STREET RIGHTS-OF-WAY

PARKING REQUIRED - HOSPITAL: 1 PER 200 SQ. FT. = 38  
PARKING REQUIRED - OFFICE: 1 PER 375 SQ. FT. = 7  
HANDICAP SPACES REQUIRED: 3  
HANDICAP SPACES PROVIDED: 3  
TOTAL PARKING PROVIDED: 42

NOTE: ALL EXISTING LANDSCAPING TO REMAIN  
AND BE PROTECTED IN PLACE.

**OWNER**

ADEPTUS HEALTH PHOENIX  
HOLDINGS, LLC  
2941 SOUTH LAKE VISTA  
SUITE 200  
LEWISVILLE, TEXAS 75007  
PH: (972) 899-6666  
CONTACT: MIKE COREY

**DEVELOPER**

MAYS & COMPANY  
5949 SHERRY LANE  
#1570  
DALLAS, TX 75225  
PH: (972) 807-7181  
FAX: (214) 353-8409  
CONTACT: MICHELLE SMITH

**ENGINEER**

WOOD, PATEL & ASSOCIATES, INC.  
2051 WEST NORTHERN AVENUE  
PHOENIX, ARIZONA 85021  
PH: (602) 335-8500  
CONTACT: DARIN L. MOORE, P.E.

**ARCHITECT**

FERNANDO ANDRADE  
4121 COMMERCE STREET  
SUITE ONE  
DALLAS, TEXAS 75228  
PH: (214) 824-7040  
FX: (214) 887-0559  
CONTACT: CHUCK BENNETT

**LEGEND**

EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY LINE	---
○	SURVEY MARKER	○
---	SIDEWALK	---
---	CURB & GUTTER	---
---	RIBBON CURB	---
---	STORM DRAIN PIPE	---
---	SANITARY SEWER	---
---	WATER LINE	---
---	FIRE LINE	---
---	GAS LINE	---
---	ELECTRIC LINE	---
---	TELCO LINE COMMUNICATION	---
---	TRENCH IRRIGATION LINE	---
---	GRADE BREAK	---
---	FLOW LINE	---
---	CONCRETE AREAS	---

C.O.M.	CITY OF MESA	C.T.R.	CABLE T.V. RISER
R/W	RIGHT-OF-WAY	C.J.B.	CABLE T.V. JUNCTION BOX
P.D.E.	POWER DISTRIBUTION EASEMENT	SIGN	SIGN
C.O.	CURB OPENING	C.V.A.E.	CONTROLLED VEHICULAR ACCESS EASEMENT
E.C.	EDGE OF CONCRETE	P.U.F.E.	PUBLIC UTILITIES & FACILITIES EASEMENT
F/C	FACE OF CURB	P.U.E.	PUBLIC UTILITY EASEMENT
EVT	ELECTRIC VAULT	D.E.	DRAINAGE EASEMENT
E.C.B.	ELECTRIC CABINET	TB	TOP OF BANK
I.V.	IRRIGATION VALVE	BB	BOTTOM OF BANK
I.V.B.	IRRIGATION VALVE BOX	TC	TOP OF CURB
W.V.	WATER VALVE	G	GUTTER
W.M.	WATER METER	C	CONCRETE
F.H.	FIRE HYDRANT	P	PAVEMENT
W.B.P.	WATER BACKFLOW PREVENTOR	NG	NATURAL GROUND
M.H.	MANHOLE		
H.W.	HEADWALL		
C.B.	CATCH BASIN		
E.T.	ELECTRIC TRANSFORMER		
E.E.	ELECTRIC EASEMENT		
S.C.O.	SEWER CLEAN OUT		
Ⓢ	SEWER MANHOLE		
Ⓜ	STORM DRAIN MANHOLE		
G.M.	GAS METER		
P.L.	PARKING LIGHT		

CALL THE MORNING BEFORE YOU DIG  
802-283-1100  
1-800-STAKE-IT  
(OTHER JURISDICTIONS)



**ARIZONA GENERAL HOSPITAL ER**  
**POWER RD. & MCKELLIPS RD, MESA, AZ**  
**SITE PLAN**



**WOOD/PATEL**  
CIVIL ENGINEERS  
HYDROLOGISTS  
LAND SURVEYORS  
CONSTRUCTION MANAGERS  
2051 W. Northern Ave.  
Phoenix, AZ 85021  
(602) 335-8500  
www.woodpatel.com  
REGISTERED IN AZ & FLORIDA

ENGINEER: D.L.M.  
DESIGNER: J.G.R.  
CAD TECHNICIAN: J.G.R.  
SCALE (HORZ): 1"=20'  
SCALE (VERT): 1"=20'  
DATE: 11/19/14  
JOB NUMBER: 14451Z  
SHEET: 1 OF 1







**NORTH ELEVATION**

**NOTE - 160 SQ FT TOTAL ALL ELEVATIONS**

Scale = 3/32" = 1'-0"



**EAST ELEVATION**

Scale = 3/32" = 1'-0"

Design #	0375410Ar7
Sheet	2 of 16
Client	DIGNITY HEALTH EMERGENCY ROOM
Address	Power Rd @ Mckellips Rd MESA, AZ
Account Rep.	W. FINNINGER
Designer	RMS
Date	11-4-13
Approval / Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	
Revision / Date	
R1 RMS 3-6-14: new elevations	
R2 RMS 4-9-14: Add Vertical CI	
R3 EJS 5/6/14 new elev	
R4 EJS 6/18/14 V1 UPDATE	
R5 RMS 7-11-14 - add more & sp	
R6-07/16/14(CJR): Chgd photo on "D2"	
R7 RMS11-20-14 change name 14-024	

**Chandler Signs**  
Brand Image Begins Here

www.chandler-signs.com

3201 Manor Way Dallas, TX 75235  
214-902-2000 Fax 214-902-2044

12106 Valliant San Antonio, TX 78216  
210-349-3804 Fax 210-349-8724

1335 Park Center Drive, Unit C  
Visa, CA 91001  
760-967-7003 Fax 760-967-7033

963 Baxter Avenue, Suite 200  
Louisville, KY 40204  
502-479-3075 Fax 502-472-0013

2584 Sand Hill Point Circle  
Davenport, FL 33837  
863-420-1100 Fax 863-424-1160

37 Waterfront Park Court  
Dawsonville, GA 30534  
800-851-7062 Fax 210-349-8724

P.O. Box 125, 204 Doral Drive  
Portland, TX 78374  
361-563-5599 Fax 361-643-6533

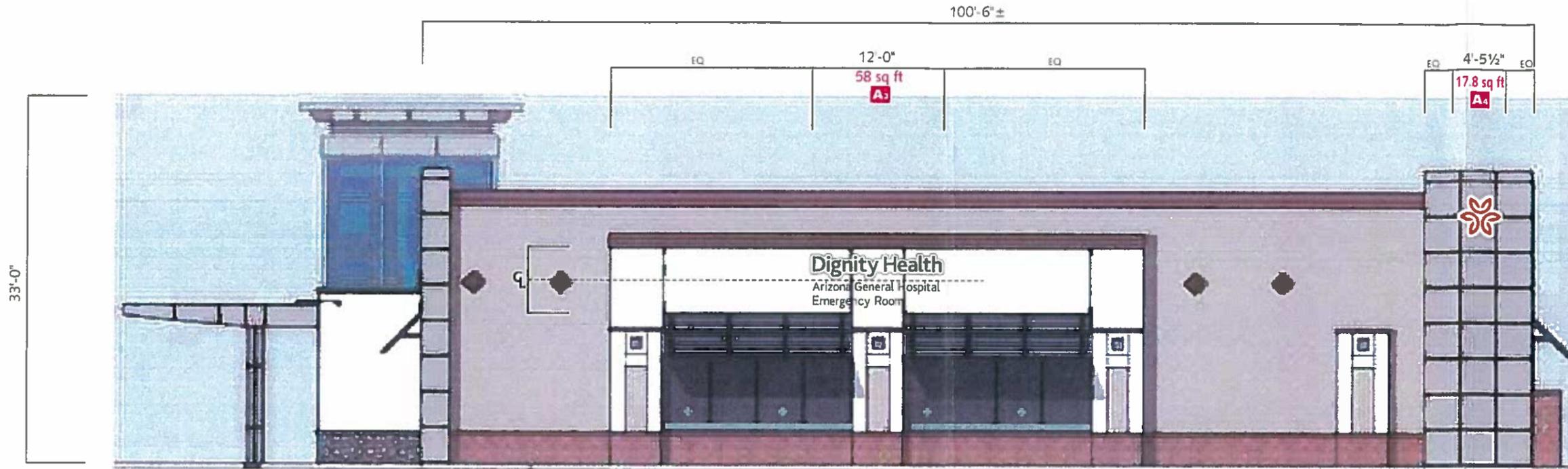
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**FINAL ELECTRICAL CONNECTION BY CUSTOMER**

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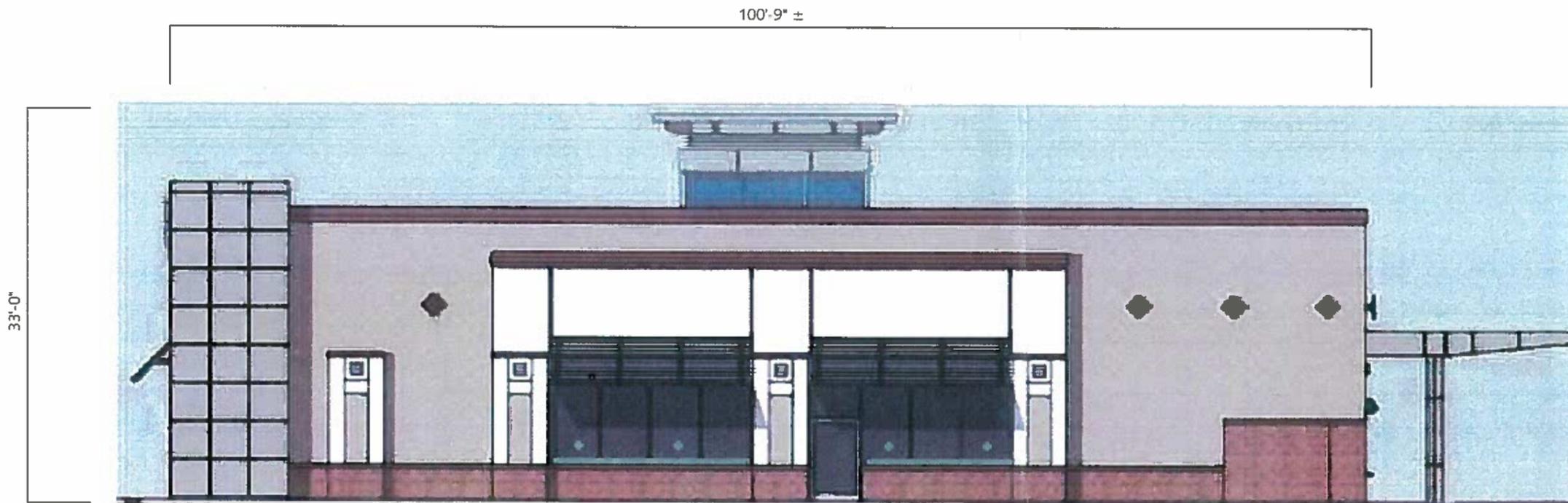
**UL**

UL LISTED FOR USE IN THE EMERGENCY ROOM AS A SIGNAGE SYSTEM. THE UL LISTING IS FOR THE SIGNAGE SYSTEM AND NOT FOR THE SIGNAGE SYSTEM COMPONENTS. THE SIGNAGE SYSTEM COMPONENTS MUST BE UL LISTED FOR USE IN THE EMERGENCY ROOM AS A SIGNAGE SYSTEM.



**WEST ELEVATION**

Scale = 3/32"=1'-0"



**SOUTH ELEVATION**

Scale = 3/32"=1'-0"

Design #	0375410Ar7
Sheet	3 of 16
Client	DIGNITY HEALTH EMERGENCY ROOM
Address	Power Rd @ Mckellips Rd MESA, AZ
Account Rep.	W. FINNIN
Designer	RMS
Date	11-4-13
Approval / Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	
Revision / Date	
R1 RMS 3-6-14: new elevations	
R2 RMS 4-9-14: Add Vertical CI	
R3 RMS 5/6/14 new elevs	
R4 RMS 6/18/14 V1 UPDATE	
R5 RMS 7-11-14 - add mon & sp	
R6-07/16/14(CJR): Chgd photo on "D2"	
R7 RMS 11-20-14: change name 14-034	

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12106 Valliant San Antonio, TX 78216  
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1335 Park Center Drive, Unit C  
Vista, CA 92081  
760-967-7003 Fax 760-967-7033

963 Baxter Avenue, Suite 200  
Louisville, KY 40204  
502-479-3075 Fax 502-472-0013

2584 Sand Hill Point Circle  
Davenport, FL 33837  
863-420-1100 Fax 863-424-1160

37 Waterfront Park Court  
Dawsonville, GA 30534  
800-851-7062 Fax 210-349-8724

P.O. Box 125, 706 Doral Drive  
Portland, TX 78374  
361-563-5999 Fax 361-643-6533

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