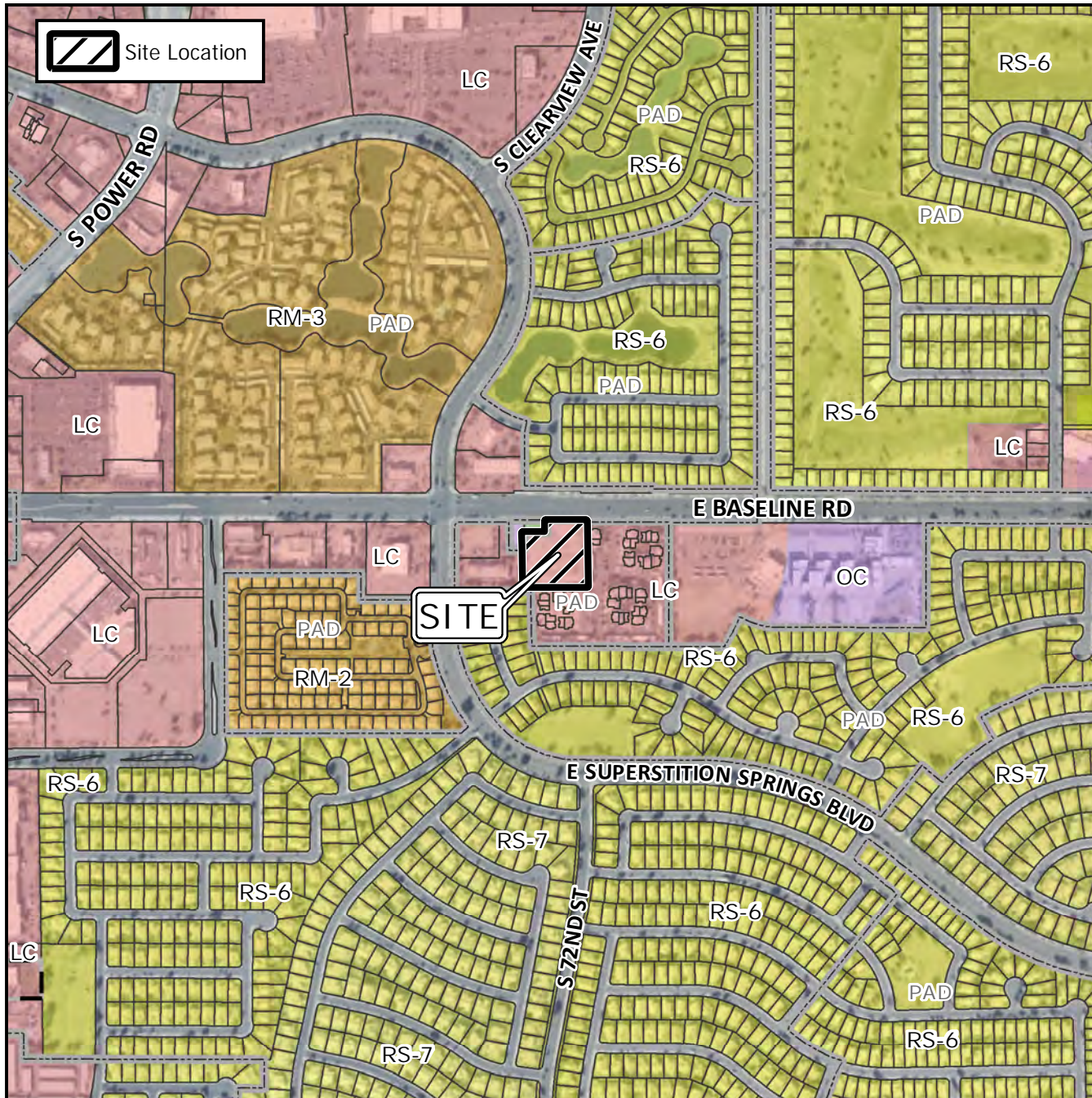


Design Review Vicinity Map: DRB19-00970



Case Details

Case:

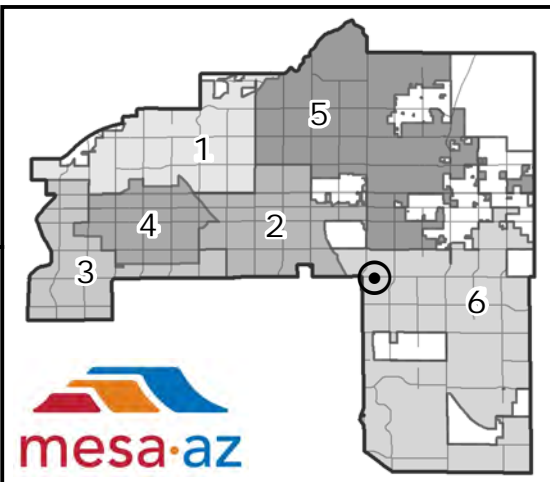
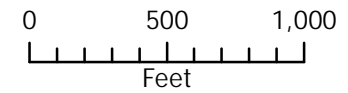
DRB19-00970

Site / Address:

District 6. Located on the south side of East Baseline Road, east of Superstition Springs Boulevard. (1.70± acres)

Request:

Requesting the review of a new medical and professional office building.



SITE PLAN & PLANNED AREA DEVELOPMENT MODIFICATION NARRATIVE

MEDICAL & GENERAL OFFICES

7205 E BASELINE ROAD

Submitted on behalf of:

DESERT SKY DERMATOLOGY



Submitted by:

Welker Development Resources
3125 E Dover Street
Mesa, AZ 85213
Phone: (480) 209-7167
Email: jeffw@wdrllc.net

Submitted to:

CITY OF MESA
55 N Center Street
Mesa, AZ 85211-1466

December 16, 2019

PURPOSE OF REQUEST

Welker Development Resources, LLC ("Applicant"), on behalf of Desert Sky Dermatology ("DSD"), respectfully submits this application for the development of approximately 1.71 acres of property located at 7205 E Baseline Road - also known as Maricopa County Parcel 304-05-009R ("Site").

DESCRIPTION OF PROPOSAL

- a. Mesa Approvals: Based upon staff comments provided with PRS19-00873, DSD seeks approval for a modification of a previously approved Site Plan Review (SPR) and Planned Area Development (PAD) for the Site. DSD will also be making a separate application for Design Review.
- b. Nature of Project - DSD is proposing to establish new medical and general offices in southeast Mesa. The Site is vacant and has not been developed. It currently zoned Limited Commercial PAD and has a General Plan designation of Neighborhood.
- c. Conformance to Adopted 2040 General Plan - The development being proposed for the Site is consistent with the Mesa's 2040 General Plan designations by providing an expansion of DSD's medical practice and general offices to serve this area. As proposed, this project will complete another phase of the previously approved Z06-064. Furthermore, this proposal does not create a disruption to the fabric and function of the existing approved uses along this reach of Baseline Road.

PARCEL BACKGROUND

On October 16, 2006, Zoning Case Z06-064 approved by the Mesa City Council. This Site was part of the combined 10+ acre development known as "The Gardens", "Greenbrier I", and Greenbrier II" retail/office development that was the subject Z06-064. No unique or restrictive conditions were part of the Z06-064 approval. Said conditions were typical for retail/office developments in this area.

	Existing Zoning	Current General Plan	Existing Use(s)
North	LC & RS-6	Neighborhood	Baseline Road & Residential
South	LC & RS-6	Neighborhood	Vacant Parcel & Residential
East	LC	Neighborhood	Commercial Development
West	AG - OC - LC	Neighborhood	Commercial Development

LOCATION & ACCESSIBILITY

The Site is adjacent to the south side of Baseline Road, approximately 500' east of Superstition Springs Boulevard. As depicted the conceptual plans submitted with this application, the project proposes to utilize the single existing commercial driveway that was previously approved and constructed specifically to provide ingress and egress onto Baseline Road.

The onsite drive aisles will be designed to accommodate access, turning movements, and maneuverability of large commercial vehicles, emergency vehicles, and solid waste vehicles.

CONNECTIVITY

While the site plan proposed with this application involves some modifications to the plan originally approved via Z06-064, every effort has been made to ensure the "connectivity" between this parcel and the existing development adjoining the west boundary is maintain. Drive isles, parking, pedestrian access has all been maintained. On May 24, 2007, the City of Mesa administratively approved a modification to the Z06-064 approved site plan that eliminated the single drive isle connection between this parcel and the existing medical offices adjacent to the west. Otherwise, all previously approved points of connection within the various phases of "The Gardens", "Greenbrier I", and Greenbrier II" have been maintained.

UTILITIES AND SERVICES

Water, wastewater, and natural gas services exist to the Site at various locations and will be extended as needed to serve the proposed development. Said utilities were extended to the Site as part of previous Greenbrier I and Greenbrier II construction phases. This includes strategically located fire hydrants. Because of the existing utility mainline and service lines extended to the Site, DSD does not anticipate the need to perform any open-cutting of Baseline Road.

STORMWATER DRAINAGE & RETENTION

Stormwater retention for the Site will be maintained in strategically located retention areas that are consistent with the preliminary G&D plan that was approved in conjunction with Z06-064 and current City of Mesa adopted standards. This includes a positive bleed-off line to the existing stormwater catch basin on the south side of Baseline Road.

LANDSCAPING

Landscaping along the Baseline Road frontage and internal of the Site will be consistent with the landscape plan previously approved via Z06-064 and current City of Mesa adopted standards as established in Section 11-33 of the Mesa City Code.

SPR & PAD MODIFICATIONS

In the nearly 20 years since Mesa approved Z06-064, development needs have evolved in this area such that modifications to the previously approved SPR and PAD are necessary. Said modifications are specifically noted as follows:

1. As depicted on the plans submitted with this application, DSD is seeking approval of a new site plan that is slightly modified when compared to the previously approved SPR for Greenbrier Phase II. While DSD is maintaining the same number of buildings (2) and locations on the site, the size of the proposed buildings has changed to effectively address the previously noted administratively approved modification to the Z06-064.

In addition, DSD's desire to provide on-site parking spaces that ensure safe and convenient places to park while complying with Mesa's current parking requirements requires slight changes to the site plan. The previously approved SPR did not provide sufficient parking as required to comply with Mesa's current standards.

2. As depicted on the plans submitted with this application, DSD is seeking to modify the previously approved PAD (i.e. Z06-064) to allow for a reduced landscape setback adjacent to the City of Mesa existing well site on parcel APN 304-05-050. In addition, DSD is seeking a modification that will allow a reduction in the landscape setback adjacent to the future City of Mesa well site on parcel APN 304-05-009M. Specifically, these requested PAD modifications are noted as follows:

- (A) **Allow for a reduction in the required 15' landscape setback to 10' where the Site is adjacent to the City of Mesa existing well site on parcel APN 304-05-050.** This existing well site has 10' high masonry walls screening the entire site with no landscaping on the City's side of the wall. Views from the west of this landscape area are effectively blocked by the well site.

DSD properly anticipates that the future City of Mesa well site on parcel APN 304-05-009M will also be fenced with a very tall wall similar to APN 304-05-050 without any landscaping on the City's side of the wall. Therefore, we respectfully assert that the above requested 5' reduction in the landscape setback at this location on the proposed site plan is reasonable and is not practically detrimental to the overall intent of Mesa's landscape standards.

- (B) **Allow for a reduction in the required 15' landscape setback to 11'-8" for a short section of landscaping where the Site is adjacent to the City of Mesa future well site on parcel APN 304-05-009M.** The unique nature of the existing primary and singular driveway onto Baseline Road necessitates this minor reduction in the required landscape setback. While the landscape setbacks approved via Z06-064 do not specifically identify the landscape setback at this location, DSD conservatively assumes it would be the currently required 15'.

As previously noted, Mesa's future well site creates a significant restriction visually and practically for any alternative to the existing primary access driveway onto Baseline Road. DSD contacted the appropriate Mesa staff and expressed a desire to purchase this currently vacant parcel so they could incorporate it into their site and design a less restricted primary access layout. Unfortunately, Mesa intends to install a well in the future on this vacant parcel and could not consider DSD's offer to purchase 304-05-009M. In order to accommodate the increased required parking and a create safe inviting primary entrance, DSD needs this minor reduction of 3'-4" for a minor portion of the required landscape setback.

While these two requests to modify the previously approved PAD do reduce the landscaping in two small areas within the Site, DSD's comprehensive site plan provides for an overall 'volume' of landscaping within the Site boundaries that meets or exceeds what would be provided without any reductions. Therefore, DSD believes these two requests for PAD modification are reasonable and justified.

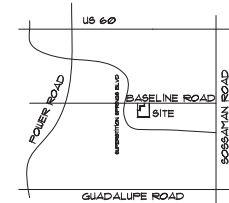
PROJECT INFORMATION

OWNER: DESERT SKY DERMATOLOGY
 1688 E BOSTON ST
 GILBERT, AZ 85235
 LOCATION: 1205 E BASELINE ROAD
 MESA, ARIZONA

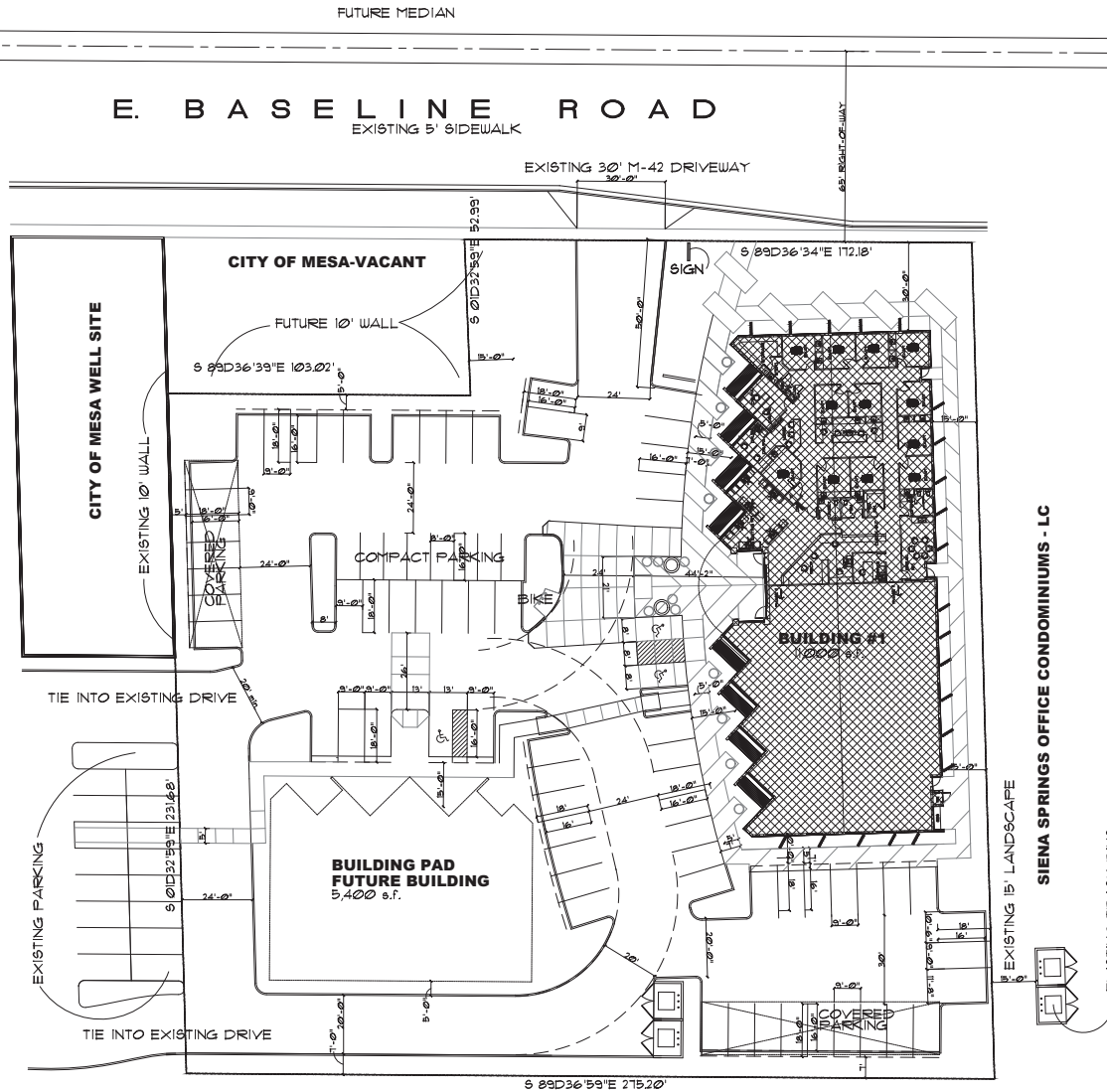
ZONING: LC
 PARCEL NUMBER: 304-05-003R
 SITE AREA: 14,291 SF. - 1.70 ACRES
 OCCUPANCY: B OFFICE/MEDICAL
 BUILDING #1:
 MEDICAL OFFICES 11,000 SF.
 TOTAL BUILDING #1 = 11,000 SF.
 BUILDING #2:
 MEDICAL OFFICES 5,400 SF.
 TOTAL BUILDING #2 = 5,400 SF.
 TOTAL BUILDING #1 + #2 = 16,600 SF.

PARKING REQUIRED:
 MEDICAL (200 PER SF = 82 SPACES)

TOTAL REQUIRED = 82
 PARKING PROVIDED:
 GENERAL PARKING (9'X18' SPACES) = 59 SPACES
 COVERED PARKING (9'X18' SPACES) = 16 SPACES
 COMPACT PARKING (8'X16' SPACES) = 8 SPACES
 ACCESSIBLE PARKING PER A.D.A. = 3 SPACES
 TOTAL PROVIDED = 86



VICINITY MAP



CONTINENTAL AT SUPERSTITION SPRINGS - RS-6

SIENA SPRINGS OFFICE CONDOMINIUMS - LC

DESERT SKY DERMATOLOGY
 1205 EAST BASELINE ROAD
 MESA, ARIZONA

PROJECT NO. 111/2019
 DATE: 11/1/2019
 DRAWN BY: FEW
 REVISIONS:
 1/15/19
 1/13/20
 1/16/20

MATHEW T. WOODS, M.D.
DESERT SKY DERMATOLOGY
 MESA, ARIZONA



WOODS ASSOCIATES
 ARCHITECTS, LLC
 1319 E. McDOWELL RD.
 MESA, ARIZONA 85205
 (480) 462-7972

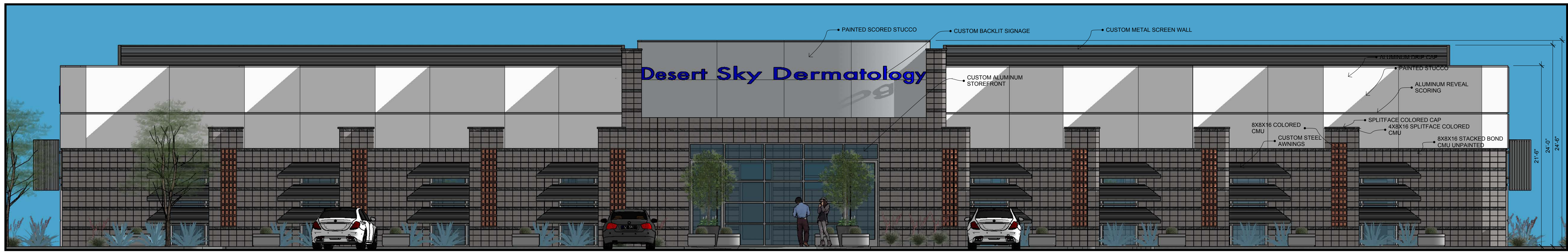


A-O

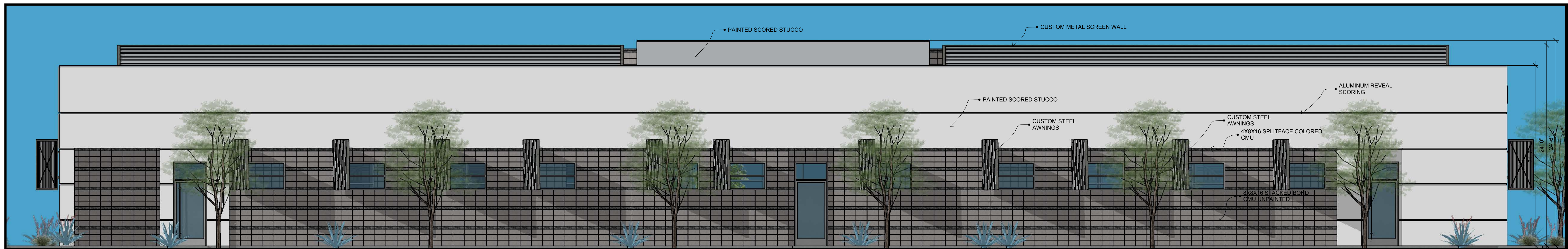


 WOODS ASSOCIATES ARCHITECTS LLC
3319 E MCDOWELL RD MESA, ARIZONA
85213
(480) 962-7672

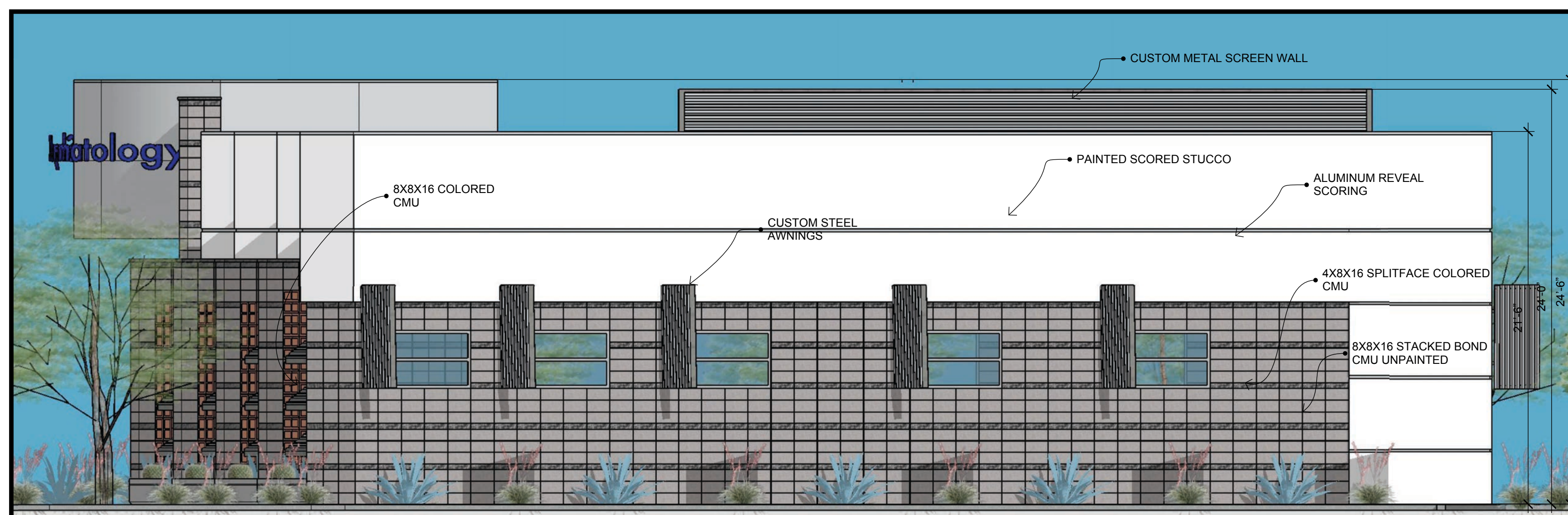
DESERT SKY DERMATOLOGY
DR MATT WOODS



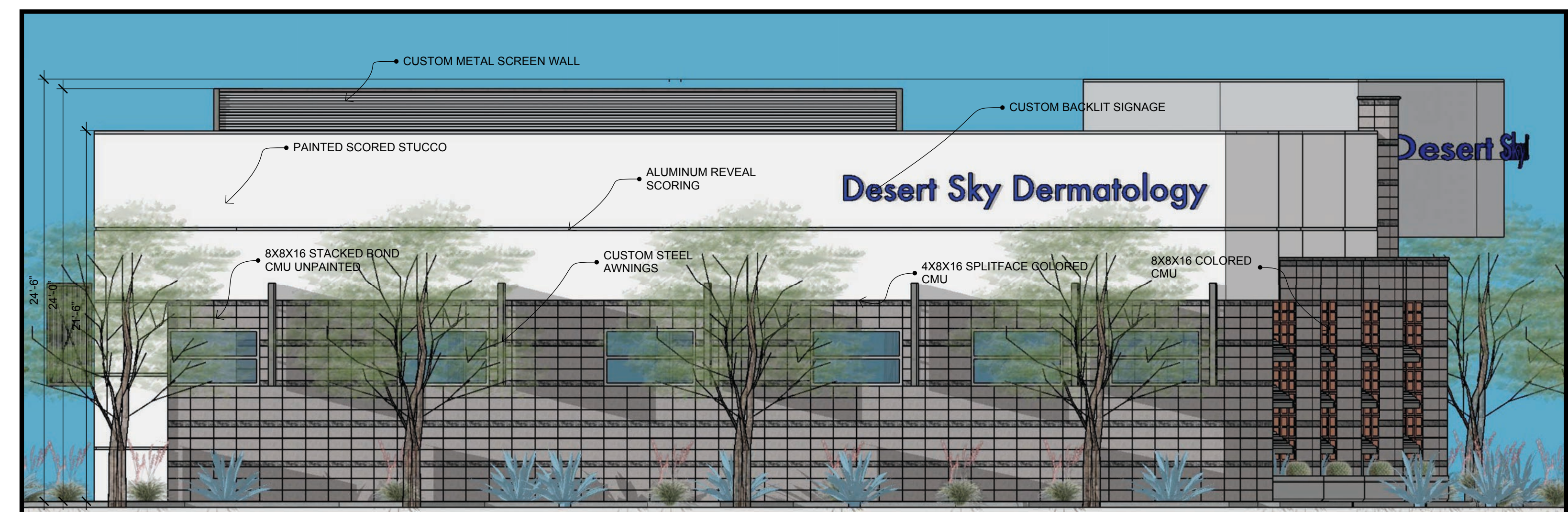
WEST ELEVATION



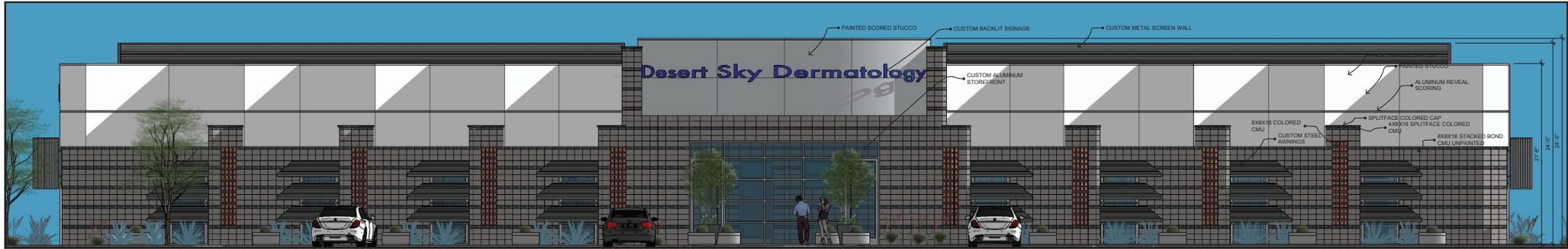
EAST ELEVATION



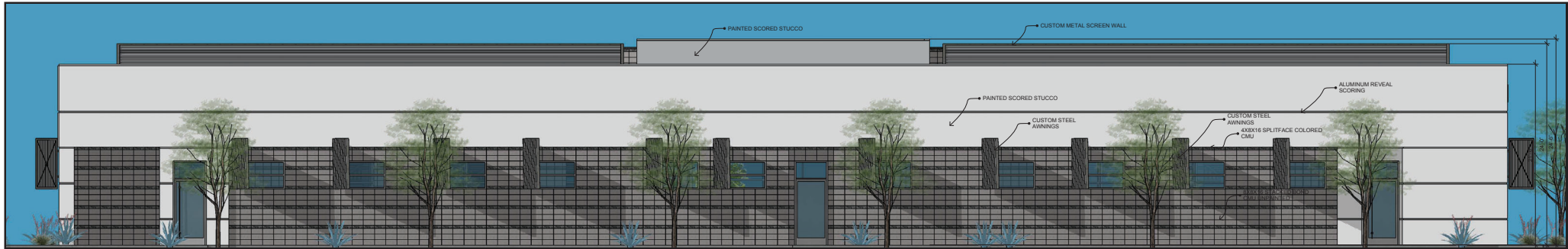
SOUTH ELEVATION



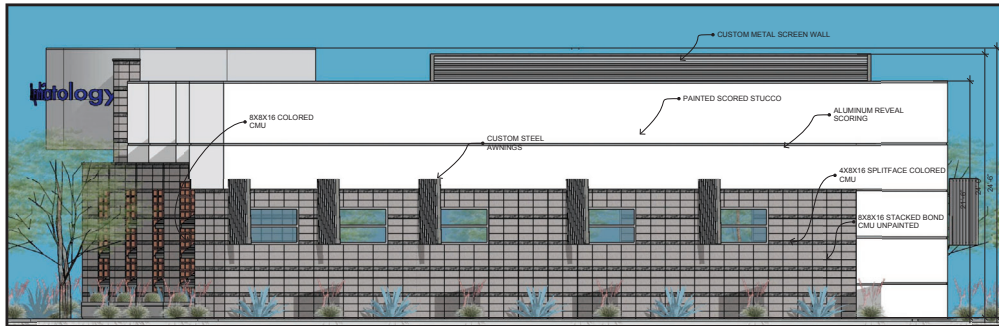
NORTH ELEVATION



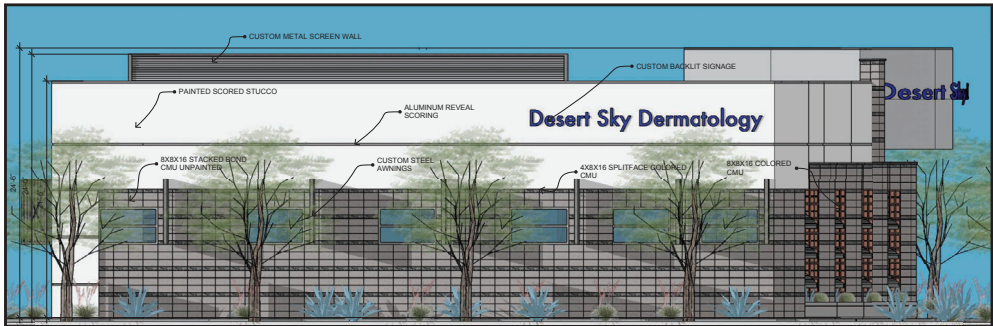
WEST ELEVATION



EAST ELEVATION



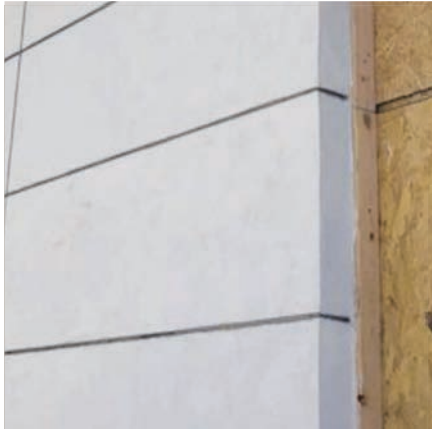
SOUTH ELEVATION



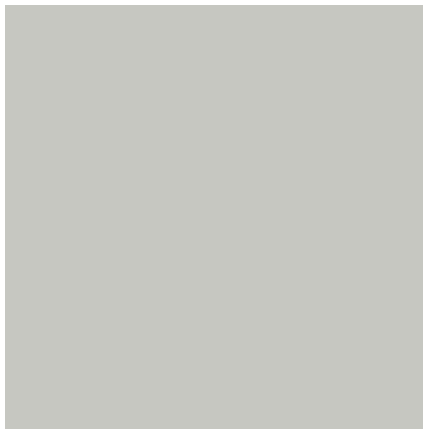
NORTH ELEVATION

DESERT SKY DERMATOLOGY

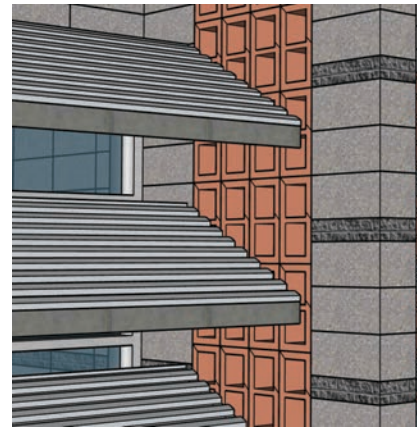
**SCORED ALUMINUM REVEL
STUCCO**



WHISPER GRAY DEC785



STACKED CMU DETAIL



**VITRO GLASS
COLOR: PACIFICA**



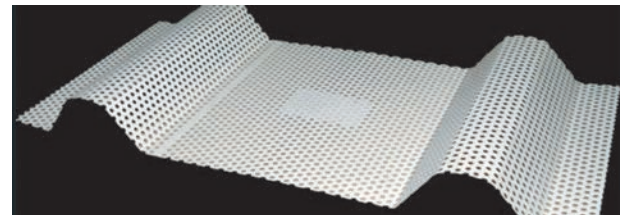
**8x8x16 CMU STACKED
BOND UNPAINTED**



FORMAL GRAY DE6382



**PERFORATED STEEL AWNING PANELS
GALVALUME**



**8X4X16 SPLITFACE BLOCK CHARCOAL,
8X8X16 CMU NATURAL, 8X8X16 CMU RED**





THOMAS + CROWLEY

LANDSCAPE ARCHITECTURE
+ PLANNING
+ SITE DESIGN
+ CONSTRUCTION
MANAGEMENT

1150 N. COUNTRY CLUB DRIVE
SUITE 111
MESA, AZ 85201
PH: 480-878-4708

WWW.THOMAS-CROWLEY.COM

T+C P-NO. 21984

SEAL



PROJECT

**DESERT SKY
DERMATOLOGY**
7205 E. BASELINE ROAD
MESA, AZ 85209

LANDSCAPE LEGEND & SCHEDULE

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	QTY
TREES			
	<i>PISTACHIA CHINENSIS</i> 'RED PUSH' RED PUSH CHINESE PISTACHE - STANDARD TRUNK	24" BOX	24
	<i>QUERCUS VIRGINIANA</i> SOUTHERN LIVE OAK	24" BOX	20
SHRUBS			
	<i>TECOMA X 'ORANGE JUBILEE'</i> ORANGE JUBILEE	5 GAL.	13
	<i>BOUGAINVILLEA X 'BARBARA KARST'</i> BOUGAINVILLEA	5 GAL.	11
	<i>EROMOPHILA MACULATA</i> 'VALENTINE' VALENTINE BUSH	5 GAL.	96
ACCENTS AND VINES			
	<i>HESPERALOE FUNIFERA</i> GIANT HESPERALOE	5 GAL.	54
	<i>AGAVE 'BLUE GLOW'</i> BLUE GLOW AGAVE	5 GAL.	16
	<i>MUHLENBERGIA CAPILLARIS</i> 'REGAL MIST' REGAL MIST DEER GRASS	5 GAL.	245
GROUND COVER			
	<i>LANTANA MONTIVENDENSIS</i> PURPLE TRAILING LANTANA	1 GAL.	189
TOP DRESSING			
	DECOMPOSED GRANITE SIZE: 1/2" MINUS COLOR: MADISON GOLD FROM PIONEER ROCK (OR EQUAL) 2" MIN DEPTH IN ALL LANDSCAPE AREAS	14,914 S.F.	
	DUST CONTROL SIZE: 1/4" MINUS COLOR: MADISON GOLD FROM PIONEER ROCK (OR EQUAL) 2" MIN DEPTH	7,541 S.F.	

SITE DATA

ZONING:	LC
SITE AREA:	74,291 S.F. (1.70 AC)
TOTAL LANDSCAPE AREA:	14,914 S.F. (20.07%)

LANDSCAPE CALC'S

FRONT STREET RIGHT OF WAY AREAS	
1 TREE, 6 SHRUBS PER 25 L.F.	
REQUIRED:	(173 L.F. / 25)(1)(6) = 7 TREES, 42 SHRUBS
PROVIDED:	7 TREES, 42 SHRUBS
SIDE AND REAR PERIMETER LANDSCAPE	
3 TREES, 20 SHRUBS PER 100 L.F.	
REQUIRED:	(810 L.F. / 100)(3)(20) = 25 TREES, 162 SHRUBS
PROVIDED:	25 TREES, 162 SHRUBS

DISCLAIMER
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STAKE IT CALL TWO WORKING DAYS BEFORE YOU DIG

ARIZONA BLUE STAKE 1-800-STAKEIT 602-263-1100 1-800-STAKEIT OUTSIDE MARICOPA COUNTY

ISSUE/REVISION	DATE
PRELIM SUBMITTAL	12.13.2019
COMMENTS	1.20.2020

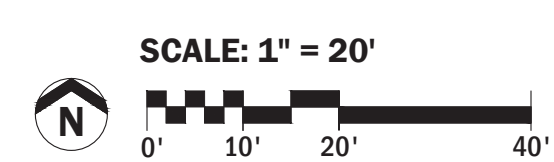
SCALE AS NOTED

SHEET NAME

LANDSCAPE PLAN

SHEET # SHEET REFERENCE

1 OF 1 **L1**



E. BASELINE ROAD

BUSINESS OFFICE/RETAIL DEVELOPMENT - LC

SIENA SPRINGS OFFICE CONDOMINIUMS - LC

CONTINENTAL AT SUPERSTITION SPRINGS - RS-6

PROJECT TEAM

OWNER / DEVELOPER
DESERT SKY DERMATOLOGY
1688 E. BOSTON STREET
GILBERT, AZ 85295
PH: (480) 529.1054

ARCHITECT
WOODS ASSOCIATES ARCHITECT, LLC
3319 E. MCDOWELL ROAD
MESA, ARIZONA, 85213
PH: (480) 962-7672

CONTACT: FRED WOODS, RA
EMAIL: FREDWOODS@MSN.COM

CIVIL ENGINEER
BFH GROUP
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MESA, AZ 85204
PH: (480) 734.1446

LANDSCAPE ARCHITECT
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126 E. CONSTITUTION COURT
GILBERT, AZ 85296
P: (480) 878.4708

CONTACT: CRAIG CROWLEY, RLA
EMAIL: CRAIG@THOMAS-CROWLEY.COM

CONTACT: DAVID M. BOHN

LEGEND

	PROPERTY LINE
	EASEMENT LINE
	EXISTING CONTOUR LINE
	PROPOSED CONTOUR LINE

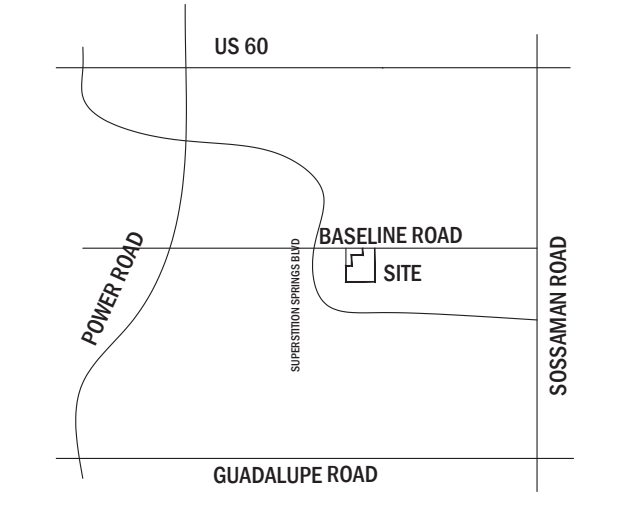
KEYED NOTES

X.X EXISTING
X.1 EXISTING CURB, DO NOT DISTURB
X.2 EXISTING SIDEWALK, DO NOT DISTURB
X.3 EXISTING WALL, DO NOT DISTURB
X.4 EXISTING TRASH BINS, DO NOT DISTURB

C.X CIVIL
C.1 NEW CURB, SEE PLANS BY CIVIL ENGINEER
C.2 RAMP, SEE CIVIL ENG. PLANS
C.3 PARKING AND HANDICAP PARKING STRIPING SEE CIVIL ENG. PLANS

A.X ARCHITECTURE
A.1 CONCRETE SIDEWALK, SEE ARCHITECTURE PLANS
A.2 TRASH ENCLOSURE, SEE ARCHITECTURE PLANS
A.3 OVERHEAD PARKING STRUCTURE, SEE ARCH. PLANS
A.4 BIKE RACKS, SEE ARCHITECTURE PLANS
A.5 MONUMENT SIGN, SEE ARCHITECTURE PLANS
A.6 SCREEN WALL, SEE ARCHITECTURE PLANS

L.X LANDSCAPE
L.1 SITE VISIBILITY TRIANGLE PER AASHTO STANDARDS
L.2 PROVIDE DUST CONTROL PER CITY OF MESA STANDARDS, SEE LANDSCAPE SCHEDULE FOR MORE INFO
L.3 DECORATIVE POT, SELECTED BY OWNER



VICINITY MAP

PLAN N.T.S.