



11

Planning Commission Staff Report

TO: PLANNING COMMISSION / DESIGN REVIEW BOARD

FROM: KEITH NEWMAN, SENIOR PLANNER *KN*
(480) 503-6812, KEITH.NEWMAN@GILBERTAZ.GOV

THROUGH: ASHLEE MACDONALD, AICP, PRINCIPAL PLANNER *AM*
(480) 503-6748, ASHLEE.MACDONALD@GILBERTAZ.GOV

MEETING DATE: MARCH 2, 2022

SUBJECT: Z21-11 BELL BANK AT MERCY CENTER PAD AMENDMENT: REQUEST TO AMEND ORDINANCE NO. 2797 TO AMEND THE MERCY CENTER PLANNED AREA DEVELOPMENT (PAD) FOR APPROXIMATELY 2.51 ACRES, GENERALLY LOCATED AT THE SOUTHEAST CORNER OF VAL VISTA DR. AND MERCY RD., AND ZONED GENERAL COMMERCIAL (GC) PAD WITH A PLANNED AREA DEVELOPMENT OVERLAY.

STRATEGIC INITIATIVE: Exceptional Built Environment

To allow commercial and business park development of vacant property across from the Mercy Gilbert Medical Center.

RECOMMENDED MOTION

For the reasons set forth in this staff report, move to recommend approval to the Town Council for Z21-11 Bell Bank PAD Amendment, as requested, subject to the conditions.

APPLICANT

Company: Mittelstaedt Cooper & Associates

Name: Jan Mittelstaedt/Steve Cooper

Address: 4130 E Van Buren ST Unit:200
Phoenix, AZ 85008

Phone: 602-389-4231

Email: sjc@mittelstaedt.com

OWNER

Name: VV Mercy, LLC.

Address: 7500 E. McDonald DR, Ste. 100A
Scottsdale, AZ 85250

Phone: 480-947-8800 Ext. 119

Email: N/A

BACKGROUND/DISCUSSION

History

Date	Description
<i>August 29, 2006</i>	Town Council approved Z06-55, adopting Ordinance No. 1813, creating the Val Vista & Germann PAD.
<i>April 7, 2020</i>	Town Council approved GP19-04, adopting Resolution No. 4131 amending the General Plan land use classification on the 11.35-acre subject site from General Office (GO) to approx. 5.08 acres of General Commercial (CG) and 6.26 acres of Business Park (BP) land use classifications.
<i>April 7, 2020</i>	Town Council approved Z19-13, adopting Ordinance No. 2757, rezoning the 11.35-acre subject site from General Office (GO) to approx. 5.08 acres of General Commercial (CG) and 6.26 acres of Business Park zoning districts with a Planned Area Development (PAD) overlay.
<i>May 4, 2021</i>	Town Council approved Z20-07, adopting Ordinance No. 2797, Amending the development plan for the 11.35-acre Mercy Center Planned Area Development (PAD) overlay.
<i>June 2, 2021</i>	Planning Commission approved Design Review case DR20-121 on a 7.80-acre portion (Phase One) of the existing 11.35-acre Mercy Center Planned Area Development.
<i>December 1, 2021</i>	Planning Commission reviewed the PAD Amendment request for Z21-11 as a study session item.

Overview

The applicant is requesting to amend Ordinance No. 2797 the Mercy Center PAD changing the configuration, size, and location of the existing building, parking and internal landscape areas on an approximately 2.51-acre portion of the overall 11.35-acre PAD generally located at the southeast corner of Val Vista Dr. and Mercy Rd. The original zoning of General Commercial (GC) and Business Park (BP) with a Planned Area Development (PAD) overlay to construct a commercial, retail, medical office and hotel development was previously approved by Town Council on April 7,

2020. On May 4, 2021 the Town Council approved an amendment to the original PAD reconfiguring buildings and all site improvements. In addition, a Design Review case DR20-121 was approved establishing the design for Phase One which includes 7.08 acres. The proposed application would amend a 2.51-acre portion of the Phase One area to accommodate the construction of the east valley headquarters for Bell Bank.

Surrounding Land Use & Zoning Designations:

	Existing Land Use Classification	Existing Zoning	Existing Use
North	General Commercial (GC)	General Commercial (GC)	Mercy Center Phase One
South	General Commercial (GC)	General Commercial (GC)	Vacant land (approved Melrose Commercial development)
East	Business Park (BP)	Business Park (BP)	Mercy Center Phase Two)
West	Regional Commercial (RC)	Regional Commercial (RC)	Val Vista Dr. then Dutch Bros., Rinse n Ride Car Wash, Culvers
Site	General Commercial (GC)	General Commercial (GC)	Vacant land

Project Data Table

Site Development Regulations	Required per LDC GC	Approved per Ordinance No. 2757 GC/PAD
Maximum Building Height (ft.)/Stories	45'	45'
Vertical Development Overlay District Maximum Building Height (ft.)/Stories	N/A	90'/6 in BP
Minimum Building Setbacks (ft.)		
Front (Arterial)	25'	25' (Val Vista Dr.)
Side (Street)	20'	0' (Mercy Rd.)
Side (Nonresidential/Commercial)	20'	20' (Southern Boundary)

Rear (Nonresidential/Office)	20'	15' (Eastern Boundary)
Separation Between Buildings (ft.)		
Single Story	15'	15'
Multiple Story	20'	20'
Minimum Required Perimeter Landscape Area (ft.)		
Front (Arterial)	25'	25' (Val Vista Dr.)
Side (Street)	20'	0' (Mercy Rd.)
Side (Nonresidential/Commercial)	20'	0' (Southern Boundary)
Rear (Nonresidential/Office)	20'	10' (Eastern Boundary)
Landscaping (% of net site area)	15%	25.7% (overall PAD calculation)
Minimum Building & Landscape Setbacks from interior lot lines	See above	0'

DISCUSSION

Staff is currently processing a Design Review case concurrently with this application and will bring it forward for approval after Town Council consideration of this proposed PAD Amendment.

PAD Amendment Request:

The 11.35-acre Mercy Center PAD was amended on April 7, 2021 and received Design Review approval on a 7.08-acre portion of the overall site on May 4, 2021 to reconfigure the entire development and construct it in two phases. Phase One includes: Shops A, a 2-story 25,120 sf building with a drive-thru and Shops B, which is a 2-story, 22,515 sf building with a drive-thru. Both Shops A and B will include Business Services, Restaurant–Full Service, Restaurant–Limited Service, Offices–General and Retail development with parking and pedestrian circulation. Phase Two includes: Medical Office A, a 5-story 78,750 sf building and a vacant parcel reserved for a future Medical Office/hotel with a parking garage.

The subject property which is located in the south half of Phase One along Val Vista Dr. is proposing to remove Shops B and redesign the 2.51 acre site to accommodate the construction of a three story 29,041 SF bank/office building with a similar design and footprint size as the previous Shops B Building.

Due to the change in the use of the site to an office and bank branch, changes to the size of the building, parking and internal landscape areas staff has determined

that the new development plan is not in substantial conformance with the development plan approved under Ordinance No. 2797 and a PAD amendment is required. It is important to note that this request does not seek to amend any of the previously approved development standards. Furthermore, staff is in support of the proposed changes shown on the revised development plan.

Development Plan:

The site will consist of a 29,041 SF three story building with a similar footprint and design as the building previously approved on the site. The building will contain a unique drive thru lane with double lanes that runs through the middle of the first story of the building located primarily along Val Vista Dr. The site will have two access points with one off Val Vista Dr. through the larger development and one off a private drive aisle along the southern boundary of the site. These access points are required per the original PAD (Val Vista & Germann PAD) Ordinance No. 1813 and a Circulation Plan for Improvement District 20 (ID 20 Plan) for the area that requires cross access all the way to Rome St. These access locations and drives will be constructed by the Master Developer (Diversified Partners) upon the construction of Medical Office A to the north of the subject site.

Pedestrian access will be via Val Vista Dr and circulate around the proposed building providing access to the rest of the Mercy Center PAD. Parking for the building includes 121 spaces located to the east of the building and under the second story of the south half of the proposed building.

Planning Commission Study Session, December 1, 2021:

During the Study Session, the following comments were brought forth by the Planning Commission Members:

- Vice-Chair Mundt asked if the original design included a drive-thru restaurant feature. Staff confirmed that the original design had this. It is no longer in this building design but will be included in the building to the north.
- Commissioner Mundt noted concern regarding traffic in and out of the site with the drive through. He noted the change to the design as an improvement.
- Commissioner Bianchi asked for information regarding the windows. Staff noted a slight overhang above the windows, making the windows appear as

an inset and that this is an something that would be followed up on with the applicant.

- *After following up with the applicant, it has been confirmed and is illustrated on the elevation that there is a 4 ft. overhang above all windows.*
- Commissioner Anderson noted that he liked the design. He asked if 12-foot ceiling height in the parking lot would accommodate clearance for fire trucks. Staff is waiting for the fire department to confirm that the clearance is sufficient or that they do not need access to that area.
 - *The Fire Department has stated there isn't a clearance requirement for fire trucks to go under the second story and that they would not be going under the building in the event of a fire and will set up their truck in the adjacent drive aisle.*
- Commissioner Jones noted a slight increase in square footage and asked for clarity. Staff pointed out that the original design was 22,000 square feet, and the current design is 25,000 square feet. The additional square footage is due to an additional story.
- Chair Simon had hesitancy with the drive-thru and felt it would positively change traffic patterns.

PUBLIC NOTIFICATION AND INPUT

An official notice was posted in all the required public places within the Town and neighborhood notice was provided per the requirements of the Land Development Code (LDC) Article 5.205.

A virtual neighborhood meeting was held on August 31, 2021. No surrounding property owners or citizens attended the meeting.

PROPOSITION 207

An agreement to “Waive Claims for Diminution in Value” pursuant to A.R.S. § 12-1134 was signed by the landowners of the subject site, in conformance with Section 5.201 of the Town of Gilbert Land Development Code. This waiver is located in the case file.

STAFF RECOMMENDATION

For the following reasons: the development proposal conforms to the intent of the General Plan and can be appropriately coordinated with existing and planned

development of the surrounding areas, and all required public notice and meetings have been held, for the reasons set forth in this staff report, move to recommend approval to the Town Council for Z21-11 Bell Bank PAD Amendment to amend Ordinance No. 2797 to amend the Mercy Center Planned Area Development (PAD) for approximately 2.51 acres, generally located at the southeast corner of Val Vista Dr. and Mercy Rd., and zoned General Commercial (GC) PAD with a Planned Area Development overlay, subject to the following conditions:

1. All conditions set forth in Ords. 2757 & 2797 shall remain in full force and effect.

Respectfully submitted,



Keith Newman,
Senior Planner

Attachments and Enclosures:

- 1) Notice of Public Hearing
- 2) Aerial Photo
- 3) Applicants Narrative (2 pages)
- 4) Zoning Exhibit
- 5) Development Plan (2 pages)

Z21-11 Bell Bank at Mercy Center Notice of Public Attachment 1 - Notice of Public Hearing

PLANNING COMMISSION DATE: Wednesday, March 2, 2022* **TIME:** 6:00 PM
LOCATION: Gilbert Police Department-Amphitheater
75 E Civic Center Dr., Gilbert, AZ 85296
TOWN COUNCIL DATE: Tuesday, March 29, 2022* **TIME:** 6:30 PM
LOCATION: Public Safety Training Facility
6860 S Power Rd., Gilbert, AZ 85297

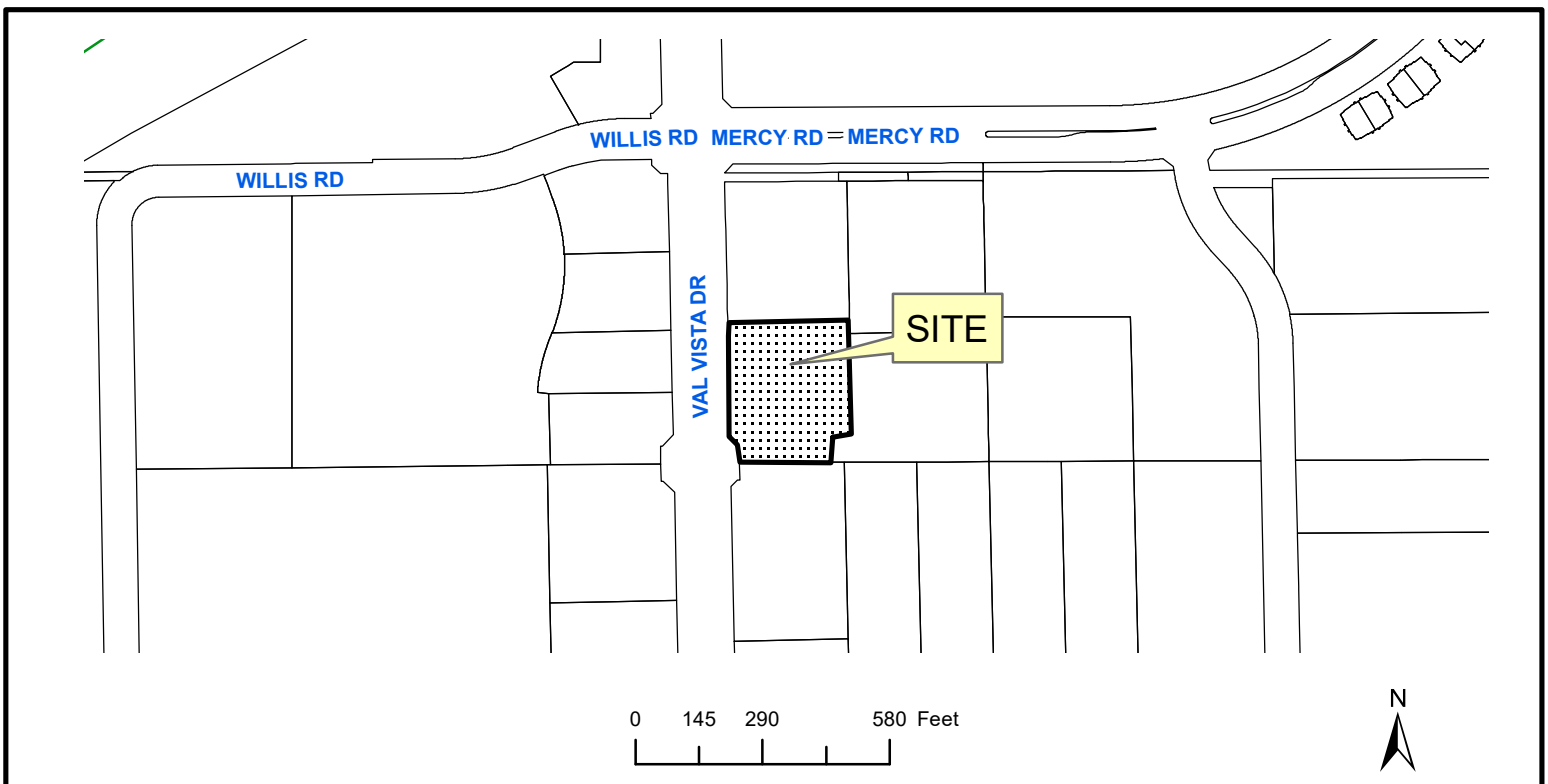
*Call Planning Division to verify date and time: (480) 503-6812

The application is available to the public for review at the Town of Gilbert Planning Division Monday - Thursday 7AM - 6PM. Staff reports are available prior to the meeting at www.gilbertaz.gov/departments/development-services/planning/planning-commission and www.gilbertdocs.com/gilbertagendaonline.

REQUESTED ACTION:

Z21-11 BELL BANK AT MERCY CENTER PAD AMENDMENT: Request to amend Ordinance No. 2797 to amend the Mercy Center Planned Area Development (PAD) for approximately 2.51 acres, generally located at the southeast corner of Val Vista Dr. and Mercy Rd., and zoned General Commercial (GC) PAD with a Planned Area Development overlay.

SITE LOCATION:



APPLICANT: Mittelstaedt Cooper & Associates, Ltd.
CONTACT: Jan Mittelstaedt
ADDRESS: 4130 E Van Buren St Unit:200
Phoenix, AZ 85008

TELEPHONE: 602-881-9992
E-MAIL: sjc@mittelstaedt.com

**Z21-11 Bell Bank at Mercy Center
Attachment 2 - Aerial Photo**

BELL BANK AT MERCY CENTER - PROJECT AERIAL MAP - NO SCALE



Mittelstaedt
Cooper &
Associates Ltd.

Architecture • Interiors

4130 East Van Buren Street
Suite 200
Phoenix, Arizona 85008

602.275.3821

January 24, 2022

Town of Gilbert
Development Services, Planning Division
50 E Civic Center Drive
Gilbert, AZ 85296

**Re: Project Narrative - Bell Bank Development at Mercy Center
3663 S Val Vista APN 304-53-365**

Planning Staff,

Bell Bank has purchased a portion of the site that is being developed by Diversified Partners on the east side of Val Vista, south of Mercy Rd. The Bank intends to build a three story building for use as their East Valley Headquarters. This proposal requires a Pad Amendment.

Existing Zoning

The existing zoning for the site is General Commercial with a PAD Overlay (GC PAD). A two story building with both shops and a fast food restaurant have been approved for the site.

Proposed Use

Bell Bank proposes to construct a three story building that will include a branch bank on the 1st floor and office for their east valley headquarters on the 2nd and 3rd floors.

PAD Amendment

A PAD Amendment is required as the use is somewhat different than the configuration of the two story building format previously approved by the Town Council.

Surrounding Uses and the overall vision of the Val Vista Medial Area

Currently there are a number of businesses in place that complement the Val Vista Medical area including restaurants, offices, shops, a car wash and other uses that support the hospital and other medical uses. Additional uses such as new retail and restaurants as well as a proposed Hotel will be constructed on the Mercy Center Development and a bank will provide a good compliment to this diverse group of businesses.

Planning Staff
January 24, 2022
Page Two

Although the building will be slightly larger than the approved shopping center/ restaurant building, the use will actually generate fewer trips to the site and have a smaller impact on the existing infrastructure.

We are requesting the Zoning Amendment and feel the Bank use is a great fit and a credit to the area.

Please contact me if you have any questions or need additional information.

Sincerely,
Mittelstaedt Cooper & Associates, Ltd.



Jan Mittelstaedt

SITE DATA

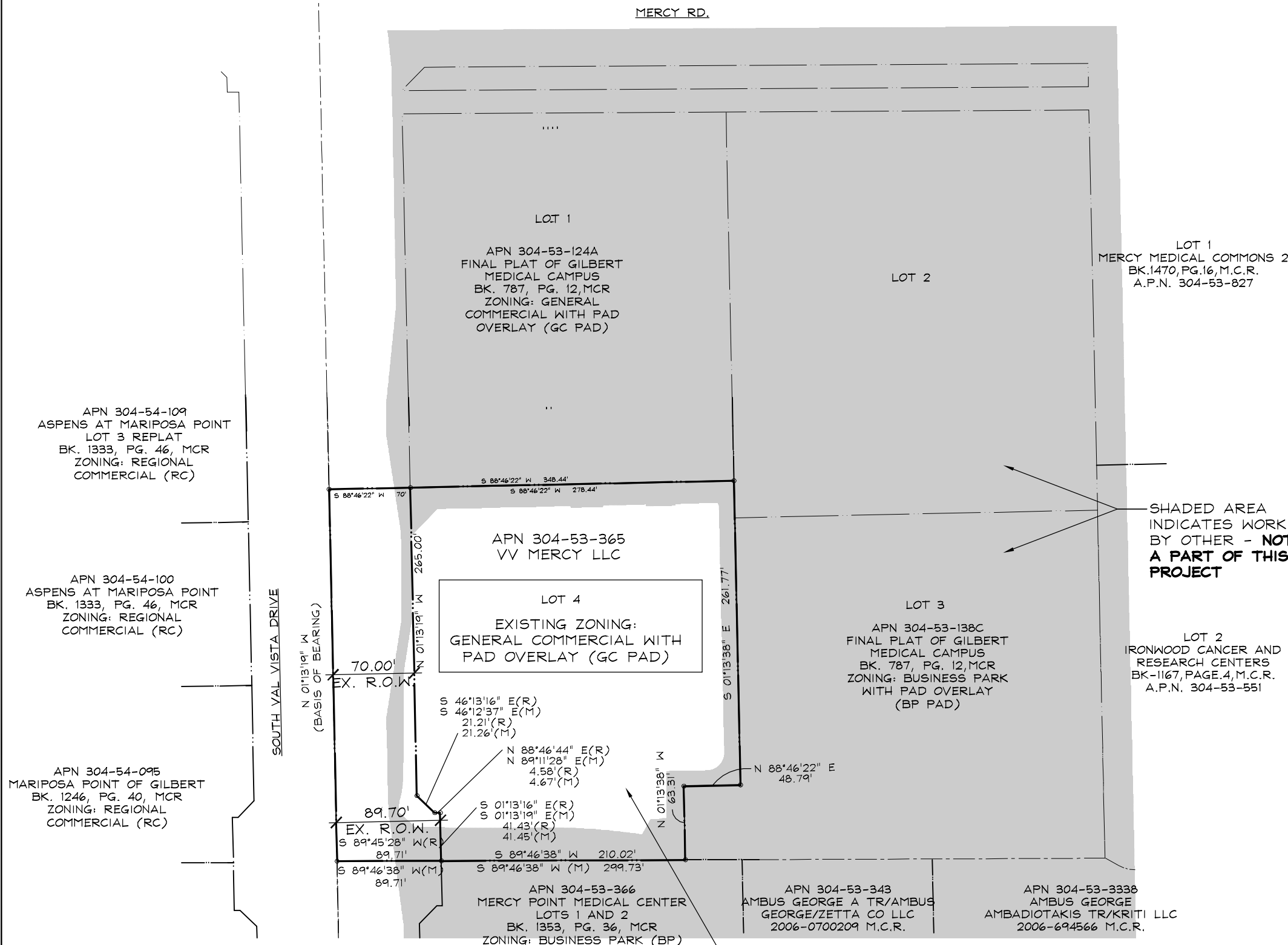
SITE INFORMATION:
ADDRESS

3663 S. VAL VISTA DR.
GILBERT, AZ 85297
304-53-365
GC - GENERAL COMMERCIAL
GC - GENERAL COMMERCIAL
86,072 SF (1.98 AC)
109,438 SF (2.51 AC)

APN
EXISTING ZONING
EXIST. GEN. PLAN CLASS.
SITE AREA (NET)
SITE AREA (GROSS)

Mittelstaedt
Cooper &
Associates Ltd.
Architecture • Interiors

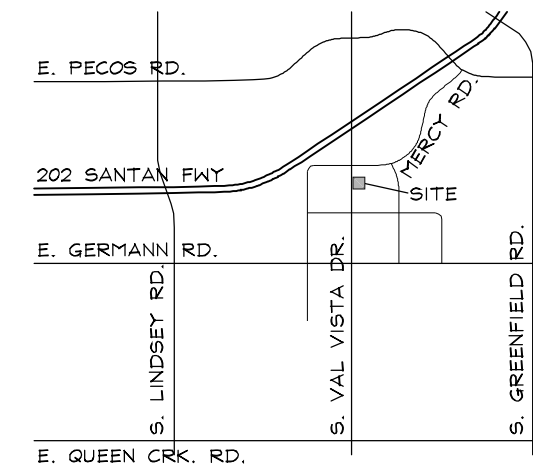
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Phoenix, Arizona 85008
Phone: (602) 275-3821
http://www.mittelstaedt.com



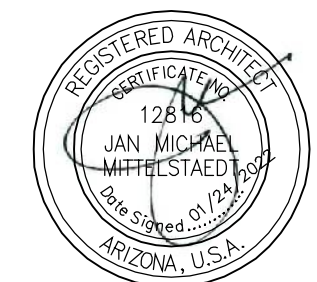
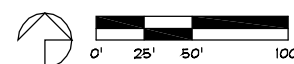
SHADED AREA INDICATES WORK BY OTHER - NOT A PART OF THIS PROJECT

UNSHADED AREA INDICATES THE SUBJECT SITE THAT IS BEING AMENDED

VICINITY MAP



ZONING EXHIBIT
SCALE: 1" = 100'-0"



DATE
1/24/22
PROJECT NUMBER
2121
SHEET TITLE
ZONING EXHIBIT

SHEET NUMBER
ZR0.0



3663 S. VAL VISTA DR.
GILBERT, ARIZONA 85297

SITE DATA

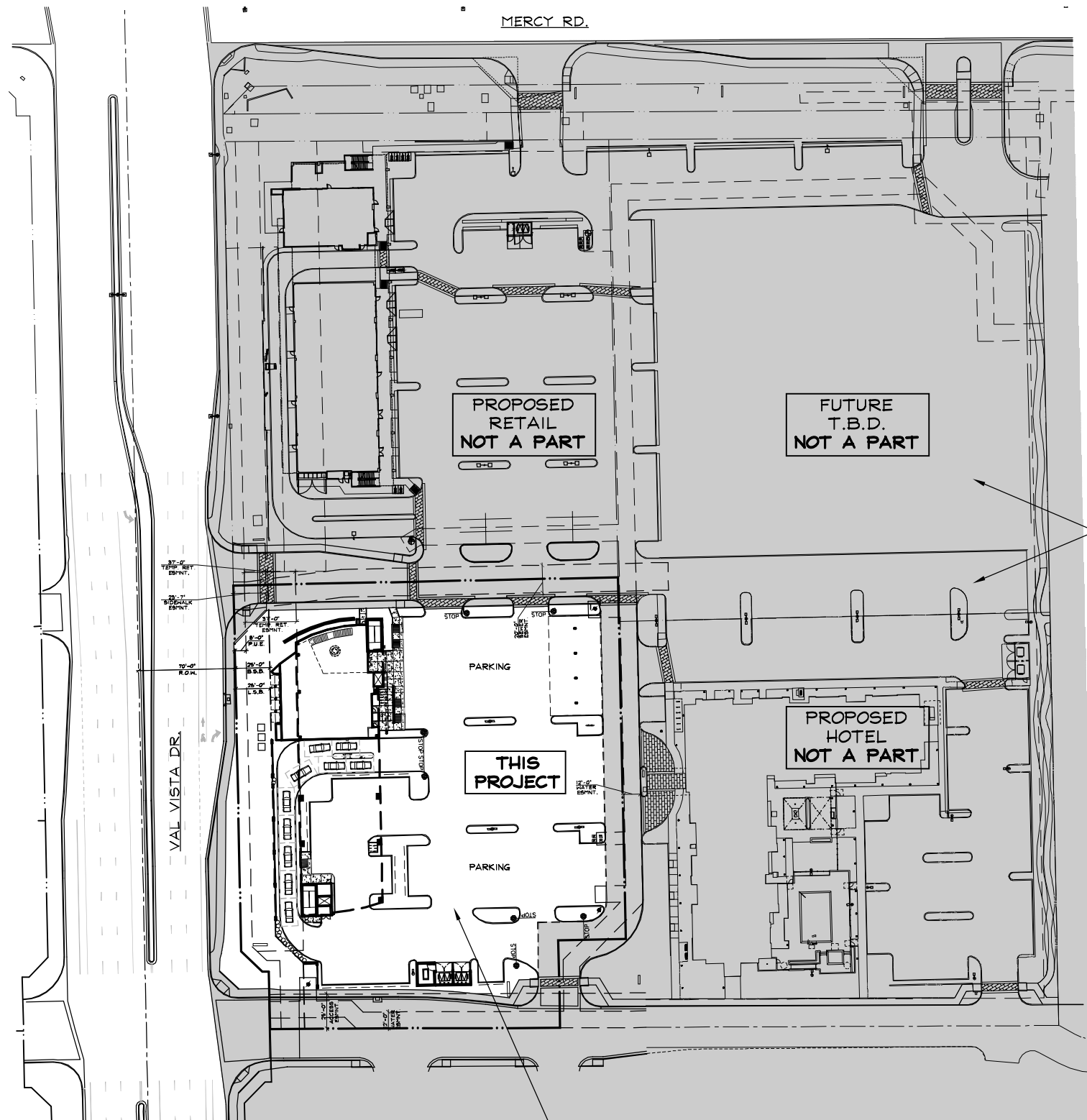
SITE INFORMATION:
 ADDRESS: 3663 S. VAL VISTA DR. GILBERT, AZ 85297 304-53-365
 APN: GC - GENERAL COMMERCIAL
 EXISTING ZONING: GC - GENERAL COMMERCIAL
 EXIST. GEN. PLAN CLASS.: GC - GENERAL COMMERCIAL
 SITE AREA (NET): 86,072 SF (1.98 AC)
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 Phoenix, Arizona 85008
 Phone: (602) 275-3821
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APPROVED DEVELOPMENT STANDARDS FOR EXISTING GC/PAD AND BP/PAD:

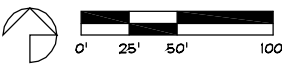
MAX. BUILDING HEIGHT:	45'
VERTICAL DEVELOPMENT OVERLAY DISTRICT	
MAX. BUILDING HEIGHT (FT./STORIES):	90' / 6 STORIES IN BP
MIN. BUILDING SETBACKS	
FRONT (ARTERIAL):	25' (VAL VISTA DR.)
SIDE (STREET):	0' (MERCY RD.)
SIDE (NONRESIDENTIAL):	20' (SOUTHERN BOUNDARY)
REAR (NONRESIDENTIAL/OFFICE):	15' (EASTERN BOUNDARY)
SEPARATION BETWEEN BUILDINGS	
SINGLE STORY:	15'
MULTIPLE STORY:	20'
MIN. REQUIRED PERIMETER LANDSCAPE AREA	
FRONT (ARTERIAL):	25' (VAL VISTA DR.)
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SIDE (NONRESIDENTIAL/COMMERCIAL):	0' (SOUTHERN BOUNDARY)
REAR (NONRESIDENTIAL/OFFICE):	10' (EASTERN BOUNDARY)
LANDSCAPING (% OF NET SITE AREA):	20.8%
MIN. BUILDING AND LANDSCAPE SETBACKS FROM INTERIOR LOT LINES:	
*BUILDING SETBACKS AND LANDSCAPE AREAS (INTERNAL TO AN APPROVED MASTER SITE PLAN, COMMERCIAL SUBDIVISION OR DEVELOPMENT PLAN) MAY BE REDUCED OR ELIMINATED, PROVIDED THE PROJECT MEETS THE TOWN OF GILBERT COMMERCIAL AND INDUSTRIAL/EMPLOYMENT DESIGN GUIDELINES AND PEDESTRIAN PATHS, VEHICULAR CONNECTIVITY, AND SHARED PARKING ARE CLEARLY DEPICTED AND DULY RECORDED.	



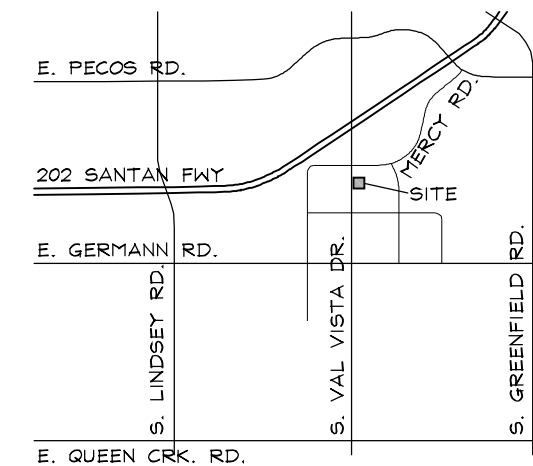
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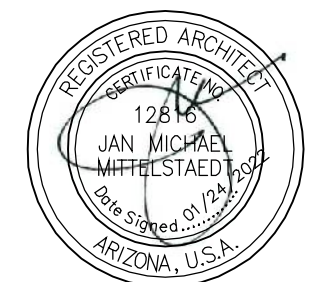
DEVELOPMENT PLAN
 SCALE: 1" = 100'-0"



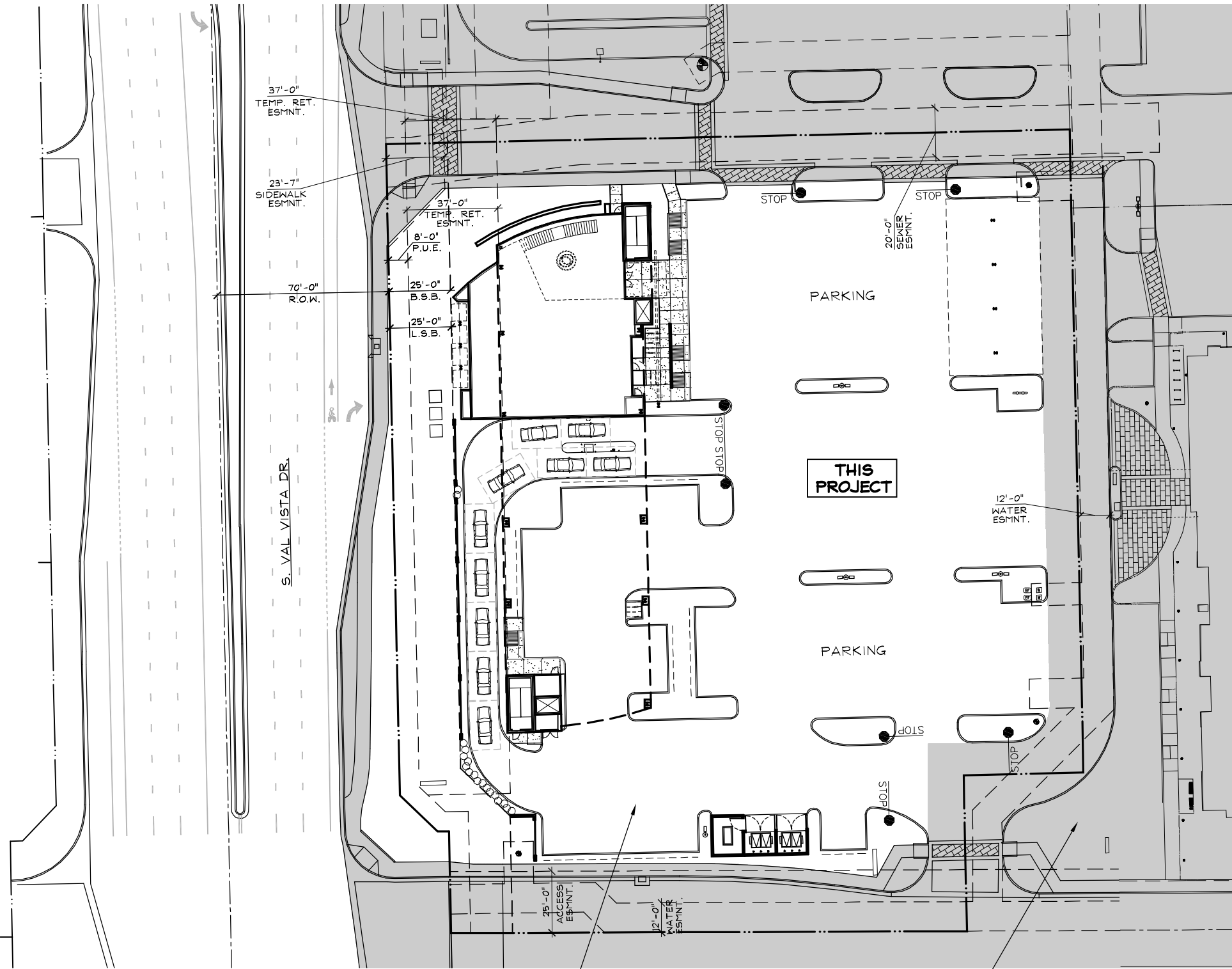
VICINITY MAP



Bell Bank
 3663 S. VAL VISTA DR.
 GILBERT, ARIZONA 85297

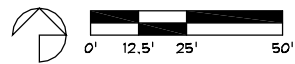


DATE: 1/24/22
 PROJECT NUMBER: 2121
 SHEET TITLE: DEVELOPMENT PLAN
 SHEET NUMBER: ZR1.0



ENLARGED DEVELOPMENT PLAN

SCALE: 1" = 50'-0"



UNSHADED AREA INDICATES THE SUBJECT SITE THAT IS BEING AMENDED

SHADED AREA INDICATES WORK BY OTHER - NOT A PART OF THIS PROJECT

SITE DATA

SITE INFORMATION:
ADDRESS

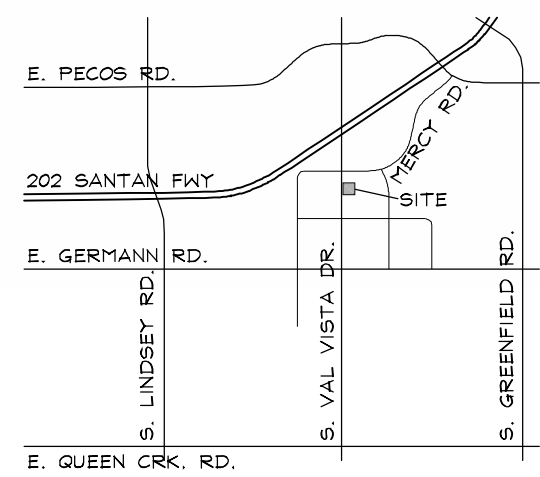
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