

**PLANNING AND ZONING
VICINITY MAP**

CASE:

Z14-031

PROJECT:

MAGGIE'S PLACE

ADDRESS:

1542 EAST DANA DRIVE

REQUEST:

This request is for a Council Use Permit for a Social Service Facility in the RM-2 zoning district. (PLN2014-00165)

Z14-031

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Planning and Zoning Board

Case Information

CASE NUMBER: Z14-031 (PLN2014-00165)
LOCATION/ADDRESS: 1542 E. Dana Avenue
GENERAL VICINITY: Located west of Gilbert Road on the south side of Main Street
REQUEST: Council Use Permit for a Social Service Facility in the RM-2 zoning district.
PURPOSE: Development of a social service facility, Maggie's Place, which will house expectant mothers.
COUNCIL DISTRICT: District 4
OWNER: Christ the King Roman Catholic Church
APPLICANT: Maggie's Place- Bruce Lincoln
STAFF PLANNER: Kaelee Wilson

SITE DATA

PARCEL NUMBER: 138-11-029A
PARCEL SIZE: 0.64± acres
EXISTING ZONING: RM-2
GENERAL PLAN DESIGNATION: Medium Density Residential 6-10 (MDR 6-10)
CURRENT LAND USE: Single Family Residence

SITE CONTEXT

NORTH: Existing Multiple Residence – Zoned RM-2
EAST: Existing Single Residence- Zoned RM-2
SOUTH: Dana Avenue, then Christ the King Catholic Church – Zoned RS-6
WEST: Existing vacant lot– Zoned RM-2

ZONING HISTORY/RELATED CASES:

January 5, 1949: Annexed to City (Ord. # 22)
February 11, 2003: Part of a SCIP application for the adjacent church to utilize site as parking.

STAFF RECOMMENDATION: Approval with Conditions
P&Z BOARD DECISION: Approval with conditions. Denial
PROP 207 WAIVER: Signed Not Signed

PROJECT DESCRIPTION/REQUEST

This request is for a Council Use Permit for a Social Service Facility that would allow Maggie's Place - Hannah House to be developed. Maggie's Place is a non-profit organization that provides housing and support services for expectant and newly parenting mothers that are alone or homeless. As stated in the narrative, "Maggie's Place operates homes of hospitality for expectant women who are alone or on the streets. We provide for the immediate physical and emotional needs of our guests including shelter, food, clothing, and a supportive community. In addition, Maggie's Place promotes attainment of long-term goals by connecting the mothers to the appropriate agencies and resources including prenatal care, health insurance, low-cost housing, and education programs. The model of Maggie's Place is based on community life. What this means is that the staff live within the home with the pregnant and parenting woman, providing support and model a healthy family life". The proposed Hannah House will be Maggie's Place's fourth home in the valley. As part of the proposed Council Use Permit, deviations from parking requirements and setbacks are being requested. Maggie's Place would utilize the existing home on site with an addition to the north. Shown on the site plan is phase two of the development that is comprised of three individual living units. The site was part of a larger SCIP application that was initially approved under BA03-003 but was removed through case ZA04-015.

DEVELOPMENT STANDARDS

The proposed site plan deviates from the development standards of the Zoning Ordinance in regards to setbacks, parking, landscaping, and foundation base. The applicant is requesting a deviation from the required 25' side and rear yard setbacks to 10'. The applicant is also requesting a deviation to the required number of parking spaces. There are a total of 13 parking spaces that are required and the applicant is proposing 8 spaces.

NEIGHBORHOOD PARTICIPATION

The applicant has completed a Citizen Participation Plan which included mailing letters to all property owners within five hundred feet of the site and registered neighborhoods and homeowners associations within 1000'. The applicant posted the property per requirements and mailed notification letters for the public hearing to the same radius. In addition, the applicant held a neighborhood meeting in September, in which one resident was in attendance. Both staff and the applicant have not received any contact from neighbors.

CONFORMANCE WITH THE GENERAL PLAN

This request is within an area designated as Medium Density Residential 6-10 (MDR 6-10 du/ac) on the Land Use Plan map from the Mesa 2025 General Plan. The MDR 6-10 designation identifies where urban density detached or attached single family residential including townhouse and patio home developments is desirable. The target density for these areas is 6.5 du/ac for detached products and 8.0 du/ac for attached products. Appropriate locations offer direct collector or arterial road access, connections to potable water and sanitary sewer, and proximity to public safety services.

The proposal is in conformance with the MDR 6-10 General Plan designation.

STAFF ANALYSIS

This request is for a Council Use Permit for a Social Service Facility in the RM-2 zoning district. Maggie's Place provides for the immediate physical and emotional needs of their guests including shelter, food, clothing, and a supportive community. They also direct the mothers to needed resources and services. The applicant is retrofitting a single residence home to accommodate the group housing facility. The primary house will have seven bedrooms, three bathrooms, an office and a storage space. The second phase consists of three individual living units.

Staff is supportive of reducing the 25' side setbacks to 10' due to the existing site constraints. The applicant is removing the existing carport to allow for the access drive to the rear of the property. The enhancements to the existing building and the high architectural quality of the conceptual elevations for the second phase will mitigate any impact to the surrounding neighbors.

Staff is also supportive of the deviations from the parking requirements. Maggie's Place has identified that the individuals served typically do not have a vehicle. They will have three vehicles on site for the use by employees and residents. With the provided 8 parking spaces, the church allowing for over-flow parking and on-street parking, staff supports the parking deviation. Staff believes the proposed use is compatible with the surrounding area and will provide a crucial service to mothers in need. Staff is supportive of the deviations being requested by the applicant.

CONCERNS:

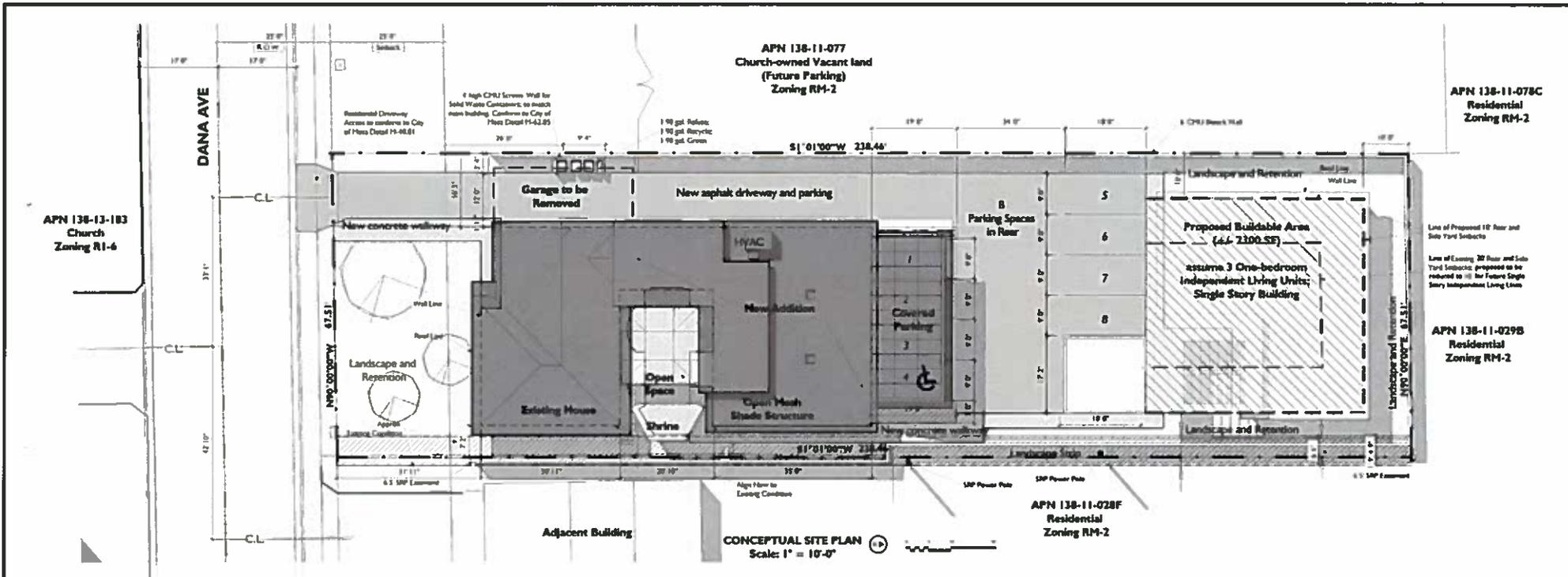
The applicant has worked with staff to resolve minor site plan concerns.

CONCLUSION:

Staff recommends approval of the Council Use Permit with the following conditions:

CONDITIONS OF APPROVAL:

1. Compliance with the basic development as described in the project narrative and as shown on the site plan (without guarantee of unit yield or lot coverage), landscape plan, and building elevations except as otherwise conditioned.
2. Compliance with all City development codes and regulations.
3. Landscaping shall comply with the minimum standards set forth in the Zoning Ordinance.
4. **The applicant will be required to submit for an Administrative Site Plan review for phase two.**
5. **If the applicant would like to provide additional services to clients that are not outlined in the submitted narrative and stated above, an amendment to the Council Use Permit will be required.**
6. **The Council Use Permit is for the use of Maggie's Place-Hannah House and is not transferrable to any new owner or operator.**
7. **A "good neighbor policy" shall be submitted to Planning staff to review and approve.**



PERSPECTIVE VIEW

PROJECT DATA

Address = 1542 E. Dana Ave, Mesa AZ 85204
 Assessor Parcel Number = 138-11-027-A
 Total Site Area (Net and Gross) = 16,098.75 SF

Existing House = 1290 SF
 New Addition = 1818 SF
 Total = 3108 SF

Total 7 bedrooms
 Required parking = 9 spaces
 Table 11.32.3.A

Assume 3 one bedroom independent living units in rear
 Required parking = 3.6 spaces
 Table 11.32.3.A

Total Required Parking = 12.6 spaces

Requested Parking = 8 Spaces
 Including 1 H/C space

Current Zoning = RM-2
 Front Yard Setback = 25'
 Rear and Side Yard Setbacks = 20'
 (adjacent to RS District see 11.5.5.A)

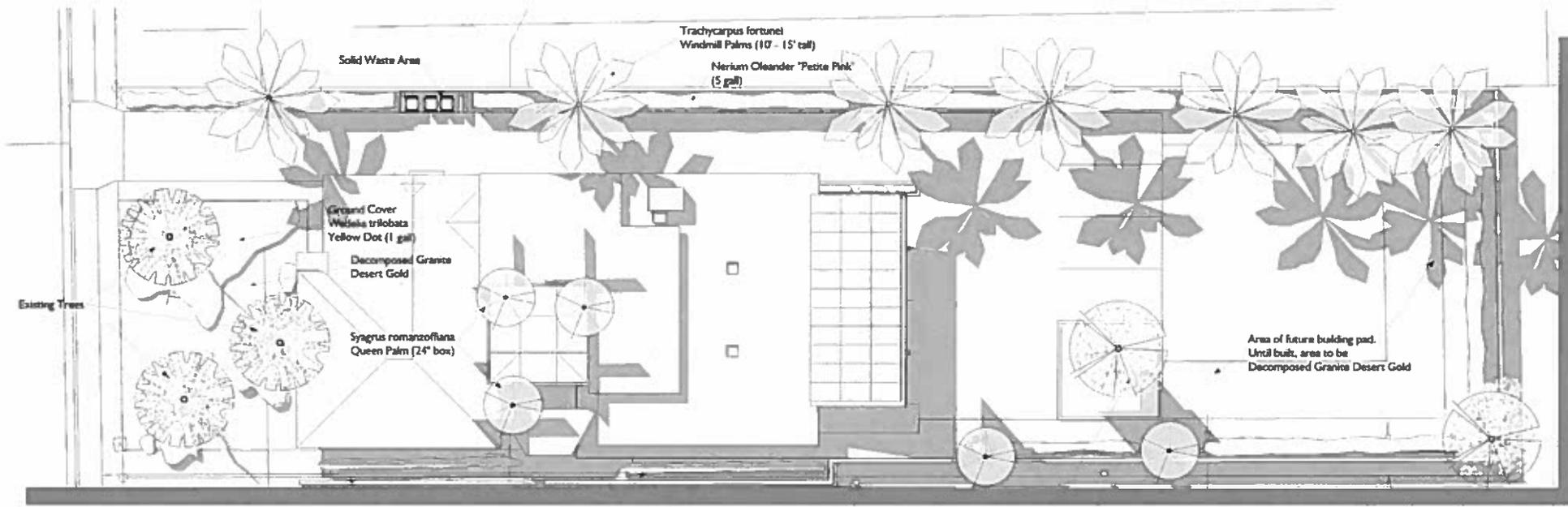
Project Requests:

- 1) Council Use Permit for Social Services Facility in RM-2;
- 2) Reduction of setbacks to 10' side and rear yards for single story, one bedroom transitional housing units;
- 3) Reduction in parking requirement to 8 spaces total.



LOCATION MAP

	Title: Proposed Site Plan Project: Hannah House for Maggie's Place 1542 East Dana, Mesa AZ 85204	SCHLESER ARCHITECTS 1023 South Vito Plaza Phoenix, Arizona 85004 P: 480.763.6267 www.schleserarchitects.com www.burglardesign.com	Drawing No. SK-1 of 5 23 May 2014
	City of Mesa Planning Department		



CONCEPTUAL LANDSCAPE PLAN
 Scale: 1" = 5'-0"
 N

Note: Landscape plan to be further developed. Other groundcovers, hedges, shrubs and accents to possibly include:
 Xylosma congestum;
 Ruellia peninsularis;
 Carissa grandiflora;
 Bougainvillea 'Torch Glow';
 Agave geminiflora.

Final plant selection to be submitted with building permit.

	Conceptual Landscape Plan Hannah House for Maggie's Place 1542 East Dana, Mesa AZ 85204	SA Architecture Planning Design SCHLORDER ARCHITECTS 1402 South 57th Place Phoenix Arizona 85041 T 480.761.6767 www.schlorderarchitects.com	Drawing No. SK-4 of 5 23 May 2014
	1542 East Dana, Mesa AZ 85204		23 May 2014



FUTURE INDEPENDENT LIVING UNITS

WEST ELEVATION
Scale: 1" = 8'-0"

COVERED PARKING

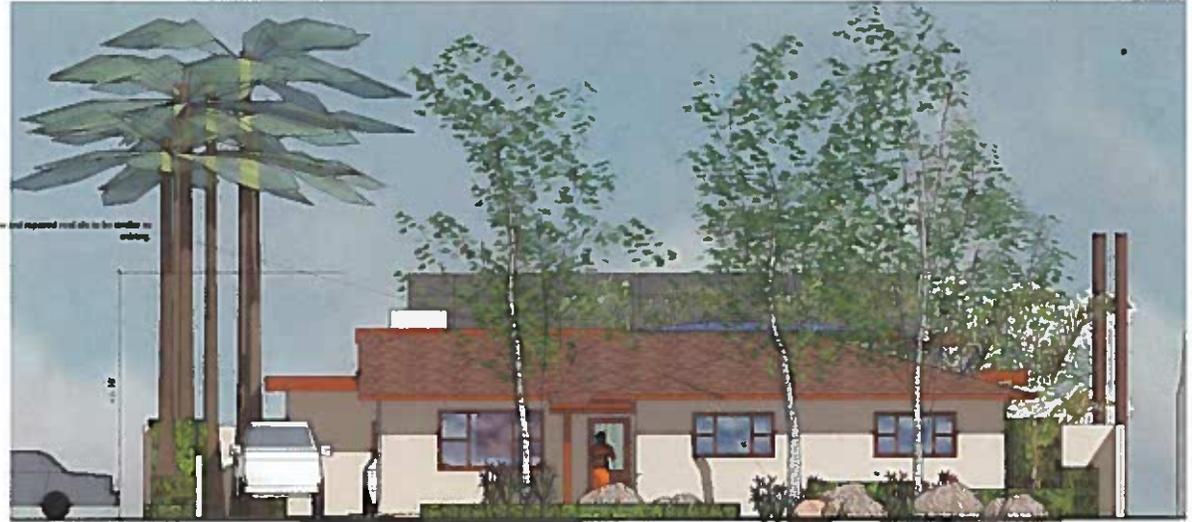
PROPOSED ADDITION

EXISTING HOUSE

Copper or Solar Panels



FUTURE INDEPENDENT LIVING UNITS
NORTH ELEVATION
Scale: 1" = 8'-0"



SOUTH (DANA AVE) ELEVATION
Scale: 1" = 4'-0"

EXISTING HOUSE

New windows to be double glazed low-E glass

Existing and Remaining Existing CSU Walls to be finished with 7" rigid insulation, and Synthetic Stucco Finish. Color to be determined



EXISTING HOUSE

EAST ELEVATION
Scale: 1" = 8'-0"

PROPOSED ADDITION

COVERED PARKING

FUTURE INDEPENDENT LIVING UNITS



Proposed Elevations
Project: Hannah House for Maggie's Place
1542 East Dana, Mesa AZ 85204

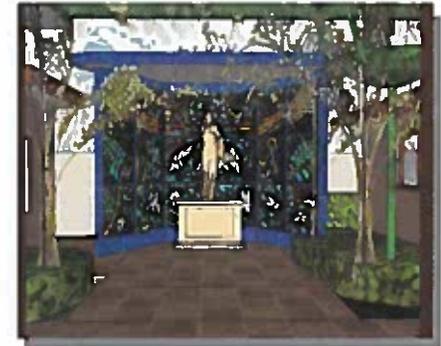


SCHLESER ARCHITECTS
1422 South 47th Street
Phoenix Arizona 85041
1.482.783.4827
www.schleserarchitects.com

Drawing No. SK-3 of 5
20 May 2014



AERIAL VIEW FROM SOUTH WEST



GARDEN SHRINE



AERIAL VIEW FROM NORTH EAST

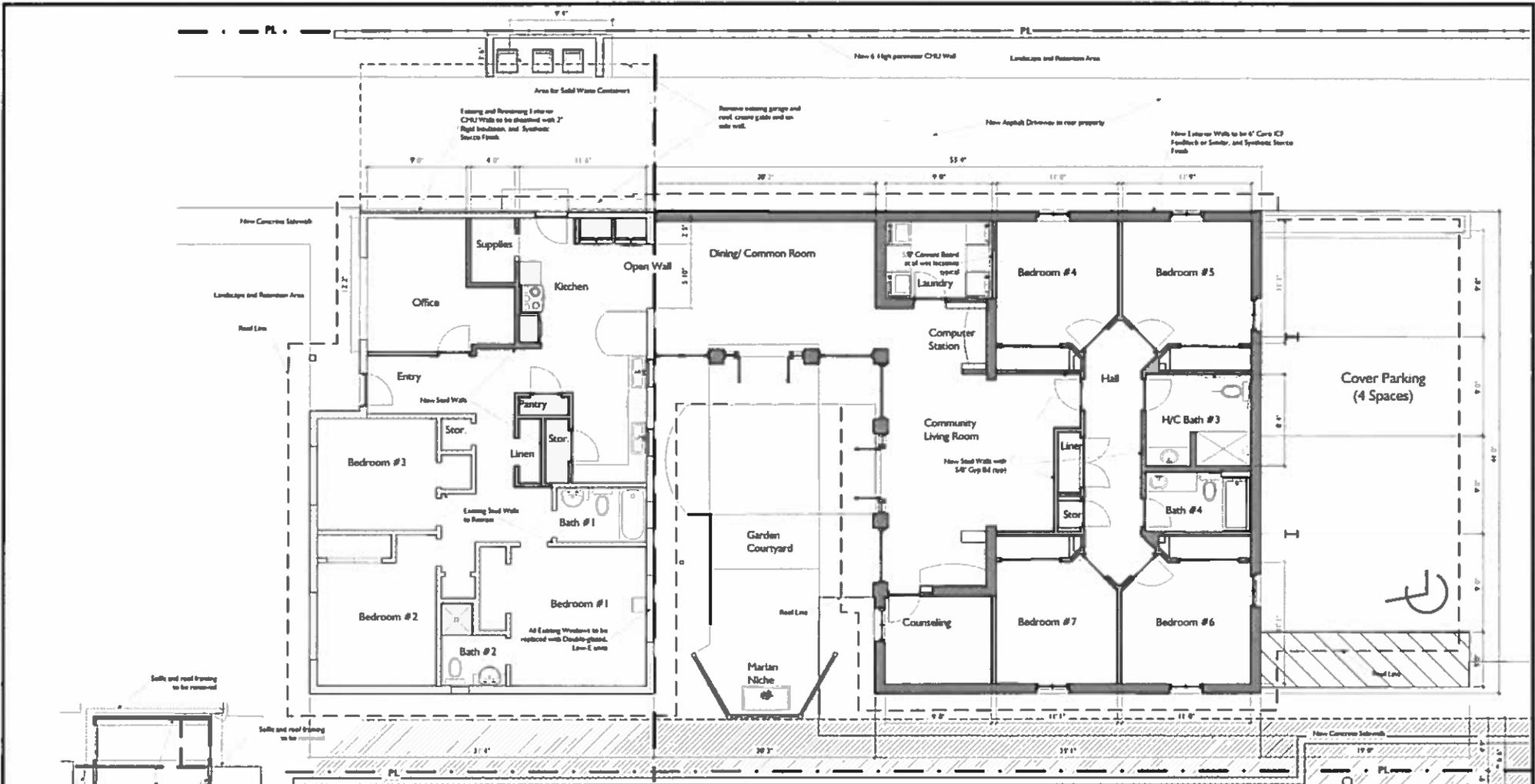


Title: Aerial Perspectives
 Project: Hannah House for Maggie's Place
 1542 East Dana, Mesa AZ 85204



SCHLEIDER ARCHITECTS
 1422 South 51st Place
 Phoenix, Arizona 85044
 Phone: 480.783.8787
 www.schleiderarchitects.com

Drawing No. **SK-5**
 of 5
 21 MAY 2014



Existing House (approx. 1290 SF)

Proposed Addition (approx. 1818 SF Gross)



	Title Proposed Floor Plan Project Hannah House for Maggie's Place 1542 East Dana, Mesa AZ 85204	SA Architecture Planning Design	UNLICENSED ARCHITECTS 1422 South 91st Place Phoenix Arizona 85044 T 480.418.8197 © 2008 SA Architecture www.sarchitecture.com	Drawing No. SK-2 of 5 23 MAY 2014
	45 S&P EASTSON			

Hannah House
1542 East Dana Ave
Mesa AZ 85204
APN 138-11-029A

Maggie's Place operates homes of hospitality for expectant women who are alone or on the streets. We provide for the immediate physical and emotional needs of our guests including shelter, food, clothing, and a supportive community. In addition, Maggie's Place promotes attainment of long-term goals by connecting the mothers to the appropriate agencies and resources including prenatal care, health insurance, low-cost housing, and education programs. The model of Maggie's Place is based on community life. What this means is that the staff live within the home with the pregnant and parenting woman, providing support and model a healthy family life.

Recognizing that the need in Maricopa County is greater than our current capacity (21 pregnant or newly parenting mothers), Maggie's Place is seeking to open a fourth home in Mesa.

It is our intent to use the property at 1542 E. Dana Ave as this fourth home. We will expand the home to include 7 bedrooms, 3 bathrooms, an office and on-site supply storage. This home will house 6-7 pregnant or newly parenting mothers and 4 residential staff (known as MissionCorps). In addition to the community residence, we are also planning on developing a future multi-family apartment building, with 3 independent living units for single mothers and their children, to be built as funds are available.

Maggie's Place assumes full responsibility for the fundraising and expenses of the renovation and operational costs.

The property is currently owned by Christ the King Roman Catholic Church and is under contract for sale with Maggie's Place. The property was included as part of the non-contiguous parking lot referenced in the Substantial Conformance Improvement Permit (SCIP) BA03-003 approved on February 11, 2003. The property was removed from the non-contiguous parking lot with the house being used as parish storage as referenced in Detail 5 of the Modification of a SCIP ZA04-015 approved March 2, 2004. This designation was affirmed in the Staff Analysis (bullet 4) and Approval Recommendation Conditions (2) of the Special Use Permit ZA09-010 approved on March 31, 2009. Therefore, no change to non-contiguous parking for Christ the King will be required as a result of the sale of this property to Maggie's Place. Christ the King is supportive of the Maggie's Place mission and is excited to partner with Maggie's Place to serve pregnant women.

At the end of September we hosted a community engagement session at Presentation Hall at Christ the King. Councilman Glover was unable to attend the session, but his Council Assistant Andrew Calhoun spoke in support of Maggie's Place at the session. There were no concerns raised by neighbors or community members.

For the Hannah House project, Maggie's Place is requesting a Council Use Permit within the existing RM-2 Zoning to allow a Social Services Facility.

For Solid Waste, we are anticipating that the Automated Barrel Service will be adequate to serve the entire project, with 1 each 90 gallon barrel for solid waste, recycling, and green waste, per City of Mesa Detail M62.05. The Solid Waste area will be screened from the street with a 44" long x 48" high CMU wall painted to match the adjacent wall.

We are also requesting a variance for a reduction in required parking spaces. The City Zoning Code (Table 11.32.3.A) would normally require 9 spaces for the 7 bedroom community residence, plus 3.6 spaces for the 3 one-bedroom apartments, for a total of 13 spaces. Our clientele typically do not have vehicles, and our corporate model has 3 vehicles for the use of the staff and clients. We anticipate that a total of 8 car parking spaces, including 1 ADA compliant disabled space, is more than sufficient for our needs including the occasional visitor or volunteer. There is also adequate on street parking, and Christ the King parish has generously offered us the use of their own parking lots for any occasional overflow need. So we request the variance to a total of 8 parking spaces, which allows for a more landscaped parking lot between the two residential buildings.

We are also requesting a variance for a reduction in the rear yard and side yard setbacks from 25' to 10' for the single story independent living apartments at the back of the property. Without this variance, the rear of the property is essentially undevelopable to meet our corporate mission of providing transitional housing for our clients as they move from communal life to establishing themselves and their families in the community.

Citizen Participation Report for a Social Services Facility Located at 1542 East Dana Avenue, Mesa, Arizona 85204

Case # Z14-031

Date: June 4, 2014

Purpose: This report provides results of the implementation of the Citizen Participation Plan for a Social Services Facility Located at 1542 East Dana Avenue, Mesa, Arizona 85204. This report provides evidence that citizens, property owners, neighbor associations, agencies, schools and businesses in the vicinity of the site of a Council Use Permit application for a Social Services Facility to be operated by Maggie's Place Arizona had adequate opportunity to learn about and comment on the proposed plans addressed in the application. This site is located at 1542 East Dana Avenue just across the street from the Christ the King Catholic Church in between Stapley and Gilbert Roads.

Contact:

Chariti J. Stern
Maggie's Place
P.O. Box 1102
Phoenix, AZ, 85001
602.262.5555
www.maggiesplace.org

Neighborhood Meeting:

- September 30, 2013 – Christ the King Catholic Church 1540 East Dana Avenue Mesa, AZ 85204, 6 -8 pm 1 citizen in attendance. A Maggie's Place FAQs (attachment A) and site plans (attachment B) were presented at the meeting. The meeting provided the neighborhood with an introduction to Maggie's Place, a description of the project, displays of the floor plans and elevations of the project, and a question and answer session. The meeting was attended by representatives of Maggie's Place, Christ the King Catholic Church, and the assistant to Vice Mayor Glover, Andrew Calhoun.

Correspondence and Telephone Calls:

- Invitation postcards (attachment C) were sent out September 16, 2014. 209 property owners within 1,000 feet of the project received the letter (see attachment D address list and Attachment E distribution map).
- Notification letters for a Special Use Permit for a Group Home application (attachment F) were sent out April 22, 2014. 73 property owners within 500 feet of the project received the letter (see attachment G address list and attachment H distribution map).
- Citizen Participation Notification Letters for a Council Use Permit application for a Social Services Facility (attachment I) were sent out May 9, 2014. 209 property owners within 1,000 feet of the project received the letter (see attachments D and E above for

address list and map). Additionally, registered neighborhoods within 1 mile and HOA's within 1/2 mile received this letter (see attachment J address list) comprising 45 contacts.

- Public Hearing Notification Letters for a Council Use Permit application for a Social Services Facility are being sent out June 4, 2014. Stuffed and sealed envelopes, copies of the letter and enclosures, distribution lists and distribution maps are being supplied as a separate package accompanying this report. The letters and enclosures are being sent to property owners within 500 feet, registered neighborhoods within 1 mile and HOA's within 1/2 mile.

Results:

No concerns, issues, and/or problems have been raised either at the neighborhood meeting or as a result of our 3 past mailed notifications.



The Hannah House FAQ's

Will The Hannah House affect the safety and peace of our neighborhood?

Maggie's Place safely operates four homes located in residential neighborhoods. Our community seeks to build a family environment in each of our homes, and with this comes a strong desire to create a safe and peaceful space in the home and surrounding areas. Recognizing that Maggie's Place moms may come from previous situations of danger, Maggie's Place has the following policies in place for the protection of our community and neighborhood:



- No current or past romantic interest of a mom is permitted on Maggie's Place property.
- Curfew is promptly at 10pm on weekdays and midnight on weekends.
- We have no tolerance for drugs, alcohol, violence and threats of violence. If any of these unfortunate circumstances occur, the person is asked to leave immediately and appropriate law enforcement personnel are called.
- Smoking is limited to a very specific single location in the backyard of the home.
- Members of our community are randomly and regularly drug tested.

Can a Maggie's Place home safely operate in close proximity to a school?

Since our founding in 2000, Maggie's Place has successfully and safely operated very near to an elementary school. The first Maggie's Place home, The Magdalene House (1419 E Garfield St Phoenix, AZ 85006) sits very near Garfield Elementary School. We've had a wonderful working relationship with Garfield Elementary, previously hosting meetings and events at the school and offering activities to engage their students.

Maggie's Place, when capacity allows, operates a Kids Program designed to foster positive neighborhood activities for children. Recent activities include: a visit from Santa each winter, Christmas cookie distribution, and a neighborhood Halloween party. Historically this program was much larger, including Easter basket distribution, available tutoring, Tuesday art projects, and career oriented summer activities.

Maggie's Place loves and deeply values children of all ages. We make every effort possible to ensure children are safe and protected.

How will The Hannah House affect Parish life at Christ the King Catholic Church?

Maggie's Place is very comfortable operating in close proximity to a Roman Catholic parish. Maggie's Place follows Catholic social teaching and encourages healthy, holy lives for all members of our community. Our community model fosters healing and growth, regular prayer, gratitude, and recognition of the dignity of all. Maggie's Place is grateful for, and no doubt benefits from, the grace that abounds through the work of a nearby parish.

The Elizabeth House, located in Tempe, is situated directly behind Holy Spirit Roman Catholic Church. Since then, MissionCorps members from The Elizabeth House enjoy the nearness of daily masses, and residents occasionally choose to participate in parish life activities (e.g. choir, religious education).

Following a fire in December 2008, The Magdalene House moved its operations to an empty convent behind St. Agnes Catholic Church. This temporary home, lovingly dubbed the "Magvent", was a natural fit for Maggie's Place.



Where will your guests and staff park?

Maggie's Place typically assigns a small fleet of three vehicles to each home; these vehicles are parked on or near our properties. On occasion Maggie's Place moms and Corps members have personal vehicles which are also parked on or near the property.



Recognizing that street parking is not the most viable option, Maggie's Place seeks to create appropriate and adequate parking surrounding each of our homes. While street parking may happen, we seek to eliminate it as much as possible.

Plans for The Hannah House will include adequate parking for all Maggie's Place vehicles, with a minimum of three additional spaces for visitors or personal vehicles.

Maggie's Place would request use of 2-3 parking spaces in the adjacent to-be developed parking lot (1540 E Dana Ave. Mesa, AZ 85204). The potential to share the developed parking lot would ensure that occasional large volunteer groups would have adequate space to park **without disrupting neighbors**.

Join Councilman Glover and Maggie's Place to discuss the future opening of The Hannah House (adjacent to Christ the King Roman Catholic Church). Maggie's Place is a nonprofit that provides houses of hospitality for pregnant and parenting women in need. The house will serve women in the Mesa area who need a safe and supportive place to stay during their pregnancy.

When: September 30th from 6 to 8 pm; presentation and comments at 6:30pm with Councilman Glover

Where: Christ the King Presentation Room at 1540 E Dana Ave. Mesa, AZ 85204

What: An event to introduce The Hannah House and Maggie's Place to the community

Light refreshments will be served.

For more details:

www.maggiesplace.org/hannahhouse

Follow us on:   



PO Box 1102
Phoenix, AZ 85001
602.262.5555
maggiesplace.org