



Zoning Administrator Hearing **Minutes**

Mizner Conference Room
Mesa City Plaza Building, Suite 130
20 East Main Street
Mesa, Arizona, 85201

Draft

John Gendron
Hearing Officer

DATE May 6, 2008

TIME 1:30 P.M.

Staff Present

Jeff McVay
Brandice Elliott

Others Present

Reese Anderson
Leo Schonwald
Stephanie Rowe

CASES

Case No.: ZA08-040

Location: 9101 East Brown Road

Subject: Requesting a Special Use Permit (SUP) for an Assisted Living Facility in the O-S PAD zoning district.

Decision: Approved with conditions.

Summary: Case ZA08-038 was approved with the following conditions:

1. Compliance with the site plan submitted except as modified by the conditions below.
2. Compliance with all requirements of the Building Safety Division with regard to the issuance of building permits.

Findings:

- This request involves the location of an Assisted Living Facility in an existing office development. The office development was approved by City Council in 2006, and construction was completed in 2007. The development complies with all stipulations of both the Zoning and Design Review approvals. The site consists of two buildings, and the Assisted Living Facility will occupy the building located in the southern area of the property (noted as Building 2 on the site plan). Both buildings in the development are currently unoccupied.

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- The building in which the Assisted Living Facility will be located is approximately 5,200 square feet in area, with 4,100 square feet devoted to assisted living space, while 1,100 square feet would be allocated to a separately operated medical office. The building will consist of 9 rooms for residents, a great room, dining room, kitchen, a medical office and lounge, and two exam rooms. The applicant is not proposing to modify the site or exterior elevations to accommodate the new use.
- It was indicated during preliminary discussions with the future tenant of the building that an outdoor area would be provided in the area reserved for ground mechanical units, as noted on the site plan. The future tenant noted that the mechanical units had already been relocated to a different area on the site, and that approval had been received from Planning staff to do so. However, there does not appear to be a formal record indicating approval of this modification. If the mechanical units exist in the area designated on the site plan, then approval must be received from staff to relocate the units elsewhere on the site.
- The zoning approval for this development stipulates that medical uses shall not exceed 9,400 square feet of the total gross floor area for the project. Given that Building 1 is currently vacant, the total area proposed for medical use at this time is 1,100 square feet, which will be dedicated to the proposed medical office of Building 2. The proposed uses for Building 2 would require 6 spaces for the medical practice, and 9 spaces for the Assisted Living Facility. Therefore, of the 51 spaces provided for the overall development, there would be a surplus of 36 parking spaces that could accommodate the future tenants of Building 1.
- As justification for the proposed Assisted Living Facility, the applicant has noted that: 1) the development is consistent with the General Plan land use designation, surrounding zoning context, and existing character of the uses in the area; 2) the proposed Assisted Living Facility is separated from the Falcon Ridge Subdivision (located west of the development) by a 6-foot CMU wall; 3) the Signal Butte Flood Access Roadway functions as a buffer between the proposed Assisted Living Facility and Sonoran Village subdivision (located south of the development); and 4) there is a distance of 280-feet between the property line of the proposed Assisted Living Facility and the property line of Sonoran Village subdivision.
- The proposed Assisted Living Facility is compatible with adjacent developments, as it is complimentary to existing surrounding uses. Therefore, the proposed Assisted Living Facility will be compatible with, and not detrimental to, surrounding properties.

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Case No.: ZA08-041

Location: 22 West 9th Place

Subject: Requesting Special Use Permit (SUP) for an Assisted Living Facility in the R-2 zoning district.

Decision: Approved with conditions

Summary: Case ZA08-039 was approved with the following conditions:

1. Compliance with the site plan submitted except as modified by the conditions below.
2. Compliance with all requirements of the Building Safety Division with regard to the issuance of building permits.

Findings:

- This request involves the development of an Assisted Living Facility that will be an extension of the existing retirement community located just north, at 35 West Brown Road. The proposed facility is intended for the aging residents in the retirement community that are no longer able to be independent and require additional assistance with day-to-day routines.
- The proposed Assisted Living Facility will be a two-story development that consists of individual apartments, common dining and activity rooms, and nurse staff areas and offices. The narrative provided by the applicant indicates that all areas will comply with state licensing requirements for assisted living.
- The proposed Assisted Living Facility will incorporate design features from adjacent developments, including tile roof and colors. The applicant has indicated that the design of the proposed site is to facilitate continuity between the existing campus and the proposed development.
- The site plan identifies a proposed concrete walk at the northwest corner of the property that serves as a point of connection between the proposed Assisted Living Facility and the existing retirement community. While this connection would be constructed in the required landscape setback, it is essential to facilitating connectivity and compatibility between the two sites. Therefore, the pedestrian pathway would be considered as an element that accompanies the request for a Special Use Permit.

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- The proposed development will comply with all current Code requirements, including building and landscape setbacks, landscape quantities, and foundation base. Additionally, the proposed development provides 34 parking spaces where 28 spaces are required. As a result, the applicant has not requested any deviations from current Code development standards for the Assisted Living Facility.
- The proposed Assisted Living Facility is compatible with adjacent developments, as it is complimentary to the retirement community located north of the site, as well as the residential uses located west, east and south of the development. Therefore, the proposed Assisted Living Facility will be compatible with, and not detrimental to, surrounding properties.

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There being no further business to come before the Zoning Administrator, the hearing adjourned at 1:55 p.m.

The cases for this hearing were recorded on Zoning Administrator Flash Card, then burned to CD.

Respectfully submitted,

John Gendron
Hearing Officer

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