

Project Narrative

Planning and Zoning Board Application

Spectrum Retirement Mesa
Brown Road & Ellsworth Road



Prepared for:

Spectrum Retirement Communities, LLC
200 Spruce Street, Suite 200
Denver, CO 80230

Prepared by:

Berry Riddell LLC
Wendy Riddell, Esq.
Ashley Porter, Planning Assistant
6750 East Camelback Road, Suite 100
Scottsdale, Arizona 85251

PURPOSE OF REQUEST:

The purpose of this request is to rezone the entire project site to LC with a Special Use Permit for a parking reduction, a Special Use Permit to allow for assisted living within the Limited Commercial zoning designation and obtain approval for the development of an approximate 107,144 sq. ft. senior living facility to be operated by Spectrum Retirement Communities (the "Project"). The site is located within the Desert Uplands General Plan area and lies within two zoning designations; RS-43 (Residential Single-Dwelling) and LC (Limited Commercial).



DESCRIPTION OF PROPOSAL:

The proposal is for a new 1 to 2-story, 107,144 sq. ft. senior living facility located west of the NWC East Brown Road and North Ellsworth Road. The project site is vacant and includes three parcels (218-06-141B, 218-06-141C and 218-06-141D) comprising a total of approximately 9.52 acres. Currently, parcel 218-06-141B is zoned RS-43 and parcels 218-06-141C and 218-06-141D are zoned LC. Rezoning the entire site to LC with a Special Use Permit will allow for development of an assisted living facility. The facility will include 167 units, comprised of 97 independent living units, 52 assisted living units and 24 memory care units. Each free-standing casita will feature two units with two bedrooms, two bathrooms a private patio and garage. Each dwelling unit contains a full bathroom and kitchenette or full kitchen in the casita units. Common area amenities include a central dining room, private dining rooms, wellness center, and beauty shop, meeting room, theater, library, game room, a swimming pool and gated courtyard with a terrace.

Spectrum Retirement Communities as the owner/operator will develop a unique assisted living community providing three (3) lifestyle options:

- 1) Independent Congregate Care Living
- 2) Assisted Living
- 3) Memory Care

Spectrum Retirement Mesa will offer seniors over the age of 55 a way to live a healthy and fulfilling life through its month-to-month rental program. It is not a nursing home or apartment community. Spectrum Retirement Communities has a national reputation for building high quality communities. With home offices in Denver, Colorado they have facilities in 11 states, with nearly 3,000 units in 25 communities. Their typical location is in or adjacent to an established residential area, or on infill site, on or near a boundary between commercial and residential uses and near shopping and amenities. The proposed Mesa site is categorized by all of these features.

RELATIONSHIP TO SURROUNDING PROPERTIES:

The project site is surrounded by the following uses and zoning:

North: Residential single-family homes. R1-6 Zoning

East: CVS. LC Zoning

Southeast: Basha's Supermarket and retail stores. LC Zoning

South: Office complex and single-family homes. OC and RS-6 Zoning

West: Vacant. RS-9 Zoning

As outlined above, this site is located in an established residential and commercial area with a variety of supporting retail and service uses nearby. The mix of supportive and compatible land uses in the immediate vicinity of the subject site played a role in the site selection. Spectrum Retirement Communities prefers to locate in close proximity to civic, residential and commercial land uses.

Mesa Population by Age

Age	2015
15-34	28.3%
35-54	23.6%
55-74	19.8%
75-85+	7.3%

The location chosen for Spectrum Retirement Mesa is appropriate given the mixture of compatible uses in the immediate vicinity and the demographics in the surrounding area. Demographically, there will be a strong demand for assisted living in the vicinity as evidenced by the demographic data above. In 2015, more than a quarter of the Mesa population is above 55 years old. Spectrum Retirement Communities believes there is and will continue to be strong demand for this type of senior housing.

GENERAL PLAN:

Mesa's General Plan 2040 describes five key elements that will guide the continued development of the City, including the element of changing demographics. The two major demographic groups mentioned here are the baby boomers entering their retirement years, and the millennials that are just moving into the work force. The development of the Project serves the needs of both demographics, by providing a quality lifestyle for retired seniors and adding quality jobs to the employment base. As the elderly population in Mesa grows, the need for additional retirement facilities will increase.

In Chapter 4 of the General Plan, the need for an increase in additional housing units is further expressed. From the 2010 population of 482,503, Mesa is expected to grow by approximately 174,430 persons for a total population of 656,933 by 2040. With the expectation that the average household size will drop to approximately 2.4 persons per unit due to an increase in single person households, Mesa will need between 270,000 and 280,000 dwelling units over the planning period. The dominant type of housing provided in Mesa is Single-Residence. An increase in Multi-Residence units will be needed.

The General Plan Character Type for this site is Neighborhood as part of the Desert Uplands Subtype. The primary focus of the Neighborhood Character Type is to provide clean, safe and healthy areas where people want to live. The Project specifically designs their communities in a way to promote this type of environment. Spectrum's facilities have proven to be compatible with established single-family residential neighborhoods.

LOCATION, ACCESSIBILITY AND CIRCULATION:

The 9.52 acre project site is located on East Brown Road just west of North Ellsworth Road near the entrance to Arizona Freeway 202. East Brown Road is a minor arterial with 105' of right-of-way, while North Ellsworth Road is a minor arterial with 110' of right-of-way. A driveway circles the entire site and fire can circulate all the way around the building, and connects to the property to the east through a driveway at the southeast corner of the site. At the neighborhood meeting held on December 7th, neighbors expressed that there was a strong preference not to connect the street to the north. There will be a masonry wall and landscaping constructed on the north boundary to screen the site and provide a buffer for the neighbors.

Vehicular access will occur from Brown Road, with 30' driveways on the southwestern and southeastern corners of the site. Two additional driveways will be constructed on the northeastern and southeastern corners of the site connecting the property to the adjacent site on the eastern side.

A total of 145 parking spaces will be provided, which includes 5 accessible spaces. Parking is located on the southern entrance and western and eastern sides, with a driveway extending around the entire building. There will be 133 parking spaces encircling the main building and each casita will feature four parking spaces. With 1.2 parking spaces required for each independent living unit and 1 parking space per assisted living unit, total required parking for

this site is 192 units. Spectrum Retirement Communities currently operates over 25 assisted living facilities across the United States and has based their anticipated parking requirements on what has been found to be sufficient at their various other locations. Due to the highly dependent nature of this type of community, a reduction in the required parking is found to be consistently appropriate for each site. Here, we request a Special Use Permit for a reduction in the total amount of required parking to 145 spaces. Spectrum has chosen to utilize their space for abundant landscaping, which tends to be a better use for their intended residents than parking.

The City of Mesa will provide sanitary sewer, potable water and gas. Electricity will be provided by SRP.

SITE & BUILDING:

At the time of the application, the site was vacant. Anticipated start of construction will occur after the entitlement and permitting processes are complete, anticipated to be one to one and a half years.

Building Design:

The design of Anthem Senior Living will feature high quality architecture and building materials resulting in a safe, comfortable, functional and attractive development. The main building is two stories in height and will not exceed an elevation of 30' measured as the mean height between the plate line and the ridge of the roof as defined by Mesa zoning ordinance. The building has been designed to blend in with the surrounding communities by utilizing stucco in natural tones, sand-colored stone veneer and a concrete tile roof. The facades are given interest with varying roof transitions, pop out areas and scoring patterns.

Each of the three one-story casitas will feature two dwelling units. Each two bedroom, two bathroom unit will include a private patio and garage. Varying architectural features create an attractive visual design that compliments the desert landscape, incorporating materials such as decorative stone veneer and wrought iron.

Developer will provide landscaped, shaded, and lighted pedestrian paths and walkways from parking areas to buildings. A monument sign has been proposed that will be composed of stone veneer with cast stone capstones.

It is anticipated that the development will occur in one phase.

Development Standards:

Lot and Density Standards		
Standard	Requirements (LC)	Proposed
Minimum Lot Area	10,000 sq. ft.	452,662 sq. ft.
Minimum Lot Width	100'	883'
Minimum Lot Depth	100'	404'

Building Form and Location		
Standard	Requirements (LC)	Proposed
Maximum Height	30'	30'
Front Setback	15'	15'
Eastern Setback	15'	30'
Western and Rear Setback	25'	45'
Maximum Residential Density	25 du/acre	17.5 du/acre

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 7
EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY,
ARIZONA

CITY OF MESA
MARICOPA COUNTY

APN 218-06-104
ZONING: RS-9

- ① PROP. SCREEN WALL
- ② PROP. 6" CURB & GUTTER
- ③ PROP. ADA PARKING SPACES
- ④ PROP. ACCESS RAMP
- ⑤ PROP. SOLID WASTER CONTAINER LOCATION
- ⑥ PROP. COVERED PARKING
- ⑦ PROP. CONCRETE SIDEWALK (WIDTH PER PLAN)
- ⑧ PROPOSED PORTE-COCHERE
- ⑨ PROP. RETAINING WALL
- ⑩ PROP. FIRE LANE PATH
- ⑪ PROP. 10' DIA. UNDERGROUND DETENTION PIPE
- ⑫ PROP. LIGHT
- ⑬ PROP. VISIBILITY TRIANGLE
- ⑭ PROP. PARKING (STALLS ARE 9' X 18')
- ⑮ PROP. OUTFLOW LIFT STATION (FOR UNDERGROUND DETENTION TANKS)

- (A) EXISTING FIRE HYDRANT
- (B) EXISTING TRAFFIC SIGN
- (C) EXISTING STREET LIGHT
- (D) EXISTING DRIVEWAY TO REMAIN
- (E) EXISTING DRIVE TO BE REMOVED

GLENCOVE AVE

APN 218-06-141C
ZONING: LC

**SPECTRUM SENIOR LIVING COMMUNITY 167-UNIT
2 STORY BUILDING - 133 PARKING SPACES**

APN 218-06-140
ZONING: LC

EXISTING
CVS
BUILDING

APN 218-06-003N
ZONING: RS-9

APN 218-07-005Q
ZONING: RS-43

FALCON RIDGE
ZONING: RS-6

APN 218-07-001P
O-S

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PRELIMINARY SITE PLAN
PRELIMINARY SITE PLAN

SPECTRUM SENIOR LIVING
SPECTRUM MESA BROWN & ELLSWORTH

2016

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION
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EXPIRES 3/31/19



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ARIZONA

LEGEND

---	JURISDICTIONAL BOUNDARY
---	EXISTING PROPERTY LINE
---	PROPOSED EASEMENT
---	PROPOSED SETBACK
---	RIGHT OF WAY
---	SUBJECT PROPERTY LINE



DESIGN TEAM CONTACTS

OWNER/DEVELOPER
SPECTRUM RETIREMENT
COMMUNITIES, LLC
200 SPRUCE STREET, SUITE 200
DENVER, CO 80230
PHONE: (303) 360-8812
FAX: (303) 360-8814
CONTACT: MIKE LONGFELLOW

ENGINEER
OLSSON ASSOCIATES
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PHOENIX, ARIZONA 85020
PHONE: (602) 748-1000
FAX: (602) 748-1001
CONTACT: PIM VAN DER GIESSEN

ARCHITECT
GASTINGER WALKER
HARDEN+BEETRIPLETT BUCK
817 WYANDOTTE
KANSAS CITY, MO 64105
PHONE: (816) 569-0834
CONTACT: LAURA SCOTT

LEGAL DESCRIPTION

THE WEST 310.00 FEET OF THE FOLLOWING
DESCRIBED PROPERTY:

THE SOUTH 495 FEET OF THE SOUTHEAST
QUARTER OF THE SOUTHEAST QUARTER OF
SECTION 9, TOWNSHIP 1 NORTH, RANGE 7
EAST OF THE GILA AND SALT RIVER BASE AND
MERIDIAN, MARICOPA COUNTY, ARIZONA.

AND

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MERIDIAN, MARICOPA COUNTY, ARIZONA.

AND

A SMALL PORTION OF THE EAST PART OF TRACT "A", PRINCETON PARK, ACCORDING TO BOOK 112 OF MAPS, PAGE 12, RECORDS OF MARICOPA COUNTY ARIZONA.

SITE DATA	
EXISTING ZONING:	RS-43, LC
PROPOSED ZONING:	LC
GROSS AREA:	452,662 SF
NET AREA:	395,451 SF
LANDSCAPE AREA:	161,746 SF
TOTAL PARKING SPACES:	133
PROVIDED ADA PARKING SPACES:	5
MAIN BUILDING SQUARE FOOTAGE:	96,800 SF
CASITA SQUARE FOOTAGE (EACH):	3448 SF
TOTAL BUILDING SQUARE FOOTAGE:	107,144 SF

NOTE: DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.

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ASSOCIATES



REVISIONS

2016

PRELIMINARY PLAN

SPECTRUM SENIOR LIVING

SPECTRUM MESA BROWN & ELLSWORTH

MESA, ARIZONA

Drawn by: SJV
Designed by: _____
Checked by: PV
Project no.: 015-3345
Date: 03.25.2016

SHEET
1 of 1

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ARIZONA



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QUESTIONS

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WORTH

11

SENIOR L
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SPECTRUM ME

SPECTROSCOPY

SA ARB

Drawn by: _____ SJV

Designed by: _____
 Checked by: _____ PV
 Project no.: 015-3345
 Date: 03.25.16

SHEET C104
5 of 9

DWG: F:\Projects\015-3345\40-Design\AutoCAD\Preliminary Plans\Sheets\C_DTL_53345.dwg
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A PORTION OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 7
EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY,
ARIZONA



VICINITY MAP

NTS

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AND

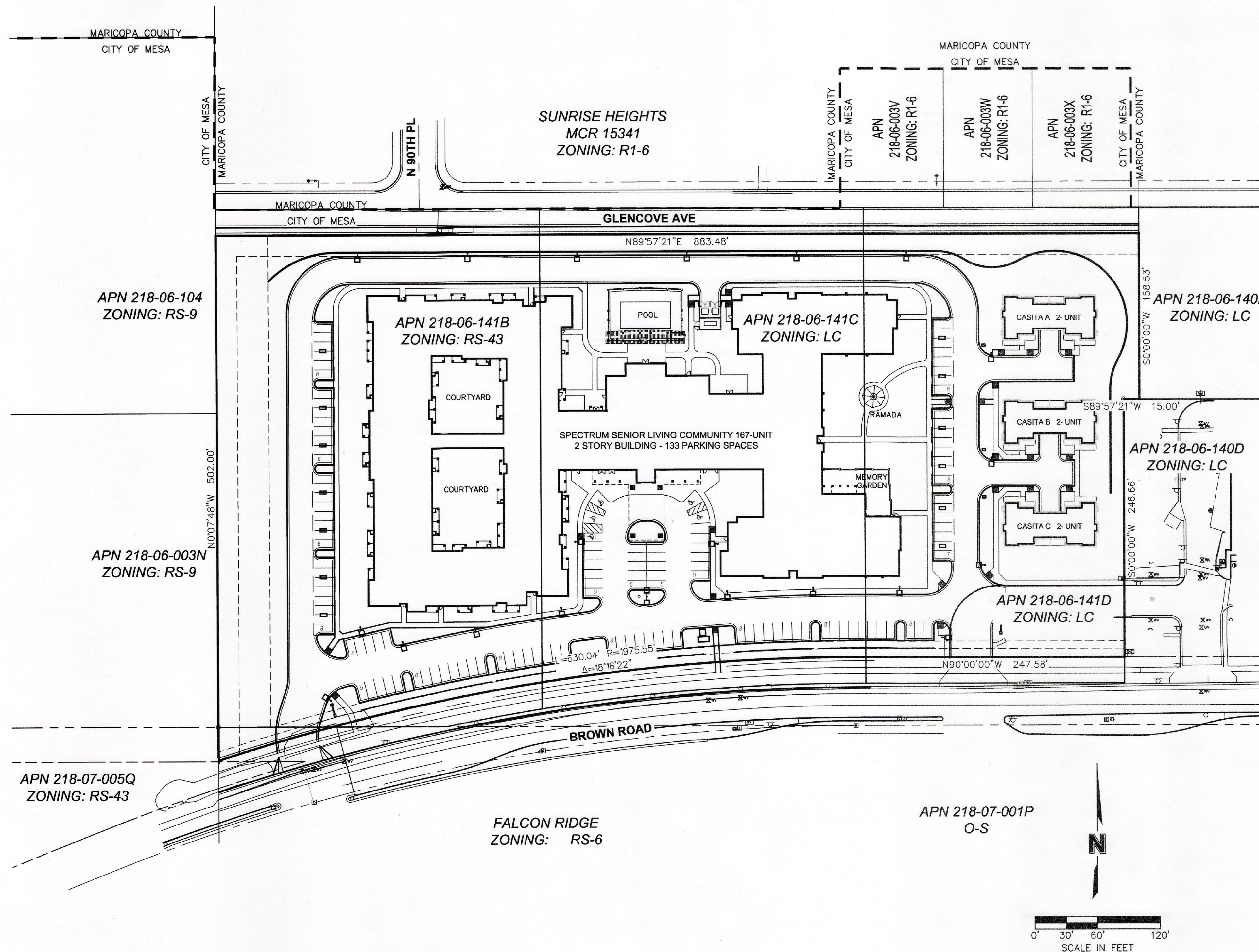
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AND








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ACCORDING TO BOOK 112 OF MAPS, PAGE 12, RECORDS OF MARICOPA
COUNTY ARIZONA.

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C102	PRELIMINARY GRADING AND DRAINAGE PLAN
C103	PRELIMINARY UTILITY PLAN
C104	DETAILS
L101	LANDSCAPE PLAN
L201	NATIVE PLANT PRESERVATION PLAN
SL1.1	SITE LIGHTING PHOTOMETRIC PLAN
SL2.1	SITE LIGHTING SCHEDULES AND CUTSHEETS



----	JURISDICTIONAL BOUNDARY
=====	EXISTING PROPERTY LINE
-----	PROPOSED EASEMENT
-----	PROPOSED SETBACK
- - - - -	RIGHT OF WAY
=====	SUBJECT PROPERTY LINE
4" W	PROPOSED WATER LINE WITH SIZE
6" SS	PROPOSED SEWER LINE WITH SIZE
=====	PROPOSED STORM SEWER
G	EXISTING GAS LINE
W	EXISTING WATER LINE
SS	EXISTING SANITARY SEWER

ESMT = EASEMENT
SB = SETBACK
ME = MATCH EXISTING
R = RADIUS
S/W = SIDEWALK
PUE = PUBLIC UTILITY EASEMENT

8	PARKING COUNT
	WATER METER/BACKFLOW PREVENTER
	FIRE HYDRANT
	WATER VALVE
	MANHOLE
	CATCH BASIN INLET
	CATCH BASIN CURB INLET
	SIGHT LIGHTING

Preliminary Drainage

Retention Calculations (including half R.O.W.)

$$\text{Retention Required} = C \times P/12 \times A$$

Subarea I.D.	Area (acres)	Area (s.f.)	Coefficient	Rainfall (in.)	Total Require
		"A"	"C"	"P"	(C.F.)
On-Site	10.39	452662	0.90	2.2	74689
Total:					74689

Underground CMP Pipe Calculation

DIAMETER (ft)	Length (ft)	Number	Storage Volume (cf)
10	951	1	74691

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PRELIMINARY SITE PLAN

SPECTRUM SENIOR LIVING
SPECTRUM MESA BROWN & ELLSWORTH

MESA, ARIZONA

drawn by: SJV
designed by: _____
checked by: PV
project no.: 015-3345
date: 03.25.16

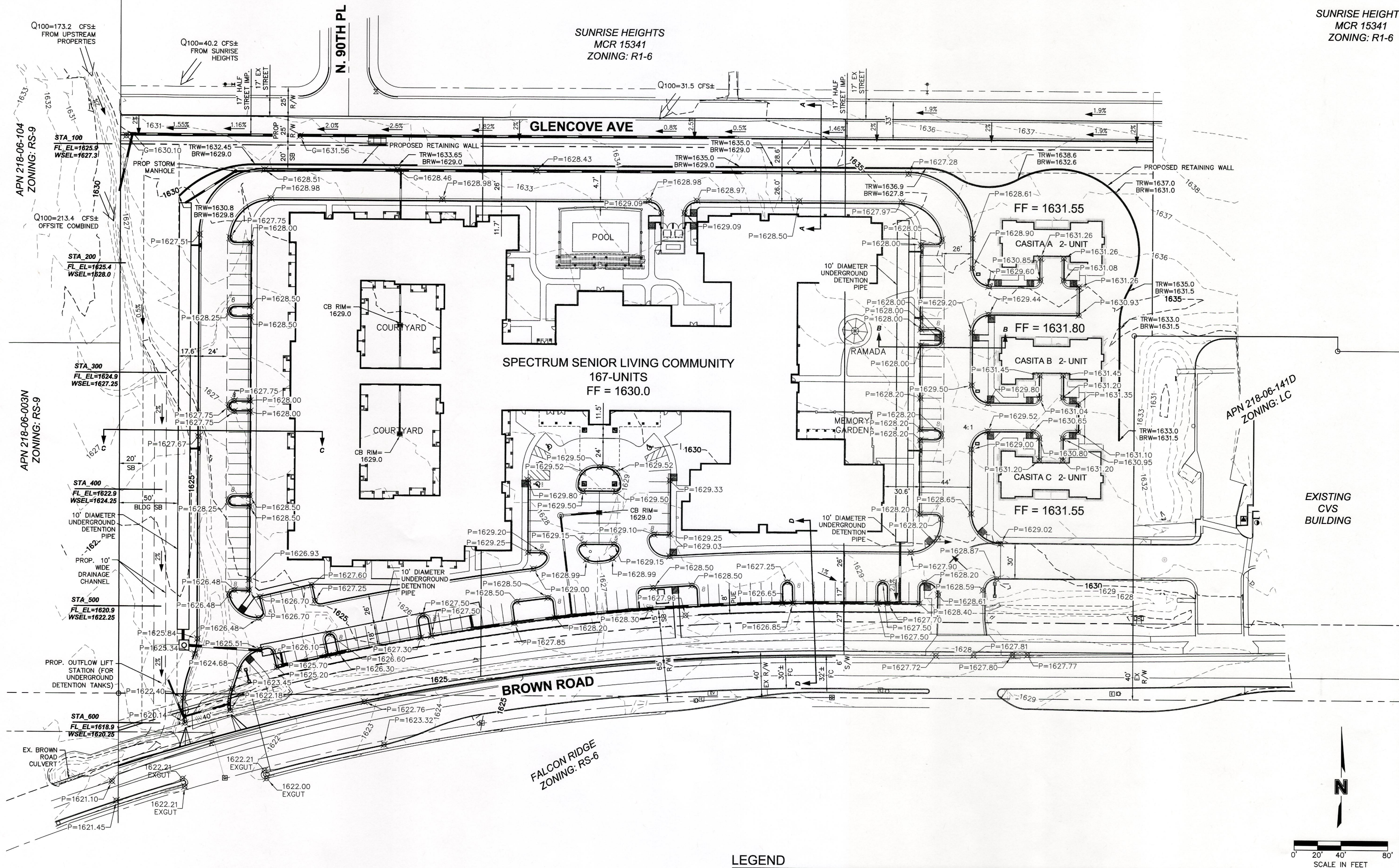
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2. RETENTION CALCULATIONS SUMMARY TABLE PROVIDED ON COVER SHEET.
3. CROSS SECTIONS ON DETAIL SHEET.


JURISDICTION BOUNDARY
 MINOR CONTOUR
 MAJOR CONTOUR
 PROPOSED DRAINAGE FLOW DIRECTION
 PROPOSED SLOPE
 PROPOSED PAVMENT ELEVATION
 PROPOSED CATCH BASIN RIM ELEVATION


 SUBJECT PROPERTY BOUNDARY
 MONUMENT LINE
 PUBLIC RIGHT-OF-WAY (R/W)
 EASEMENT LINE
 PROPOSED STORM DRAIN

0' 20' 40' 80'

SCALE IN FEET

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PRELIMINARY GRADING AND DRAINAGE PLAN

SPECTRUM SENIOR LIVING
SPECTRUM MESA BROWN & ELLSWORTH

Drawn by: _____
Designed by: _____
Checked by: _____
Project no.: _____

SHEET C102
3 of 9

REV. NO.	DATE	REVISIONS DESCRIPTION
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2016

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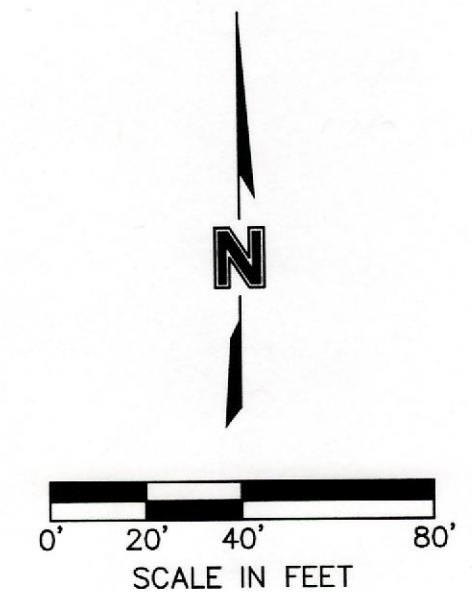


	REV NO.	DATE	REVISIONS DESCRIPTION
2016			REVISIONS

PRELIMINARY SITE PLAN	RIZONA
PRELIMINARY UTILITY PLAN	
SPECTRUM SENIOR LIVING	
SPECTRUM MESA BROWN & ELLSWORTH	

drawn by: SJV
designed by: _____
checked by: PV
project no.: 015-3345
date: 03.25.16

SHEET C103
4 of 9



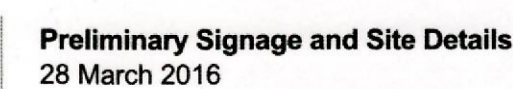
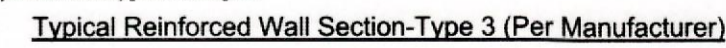
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DWG: F:\Projects\015-3345\40-Design\AutoCAD\Preliminary Plans\Sheets\C_UTL_53345.dwg
 USER: svossler
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 CMID_YBASE2(NOT SAVED) 53345
 CMID_PUTIL_53345
 CMID_TBLK_53345

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 7
EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY,
ARIZONA



Mesa Senior Living
Spectrum Retirement

SHEET C104
5 of 9

DWG: F:\Projects\015-3345\4
DATE: Mar 25, 2016 1:34pm

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South Elevation



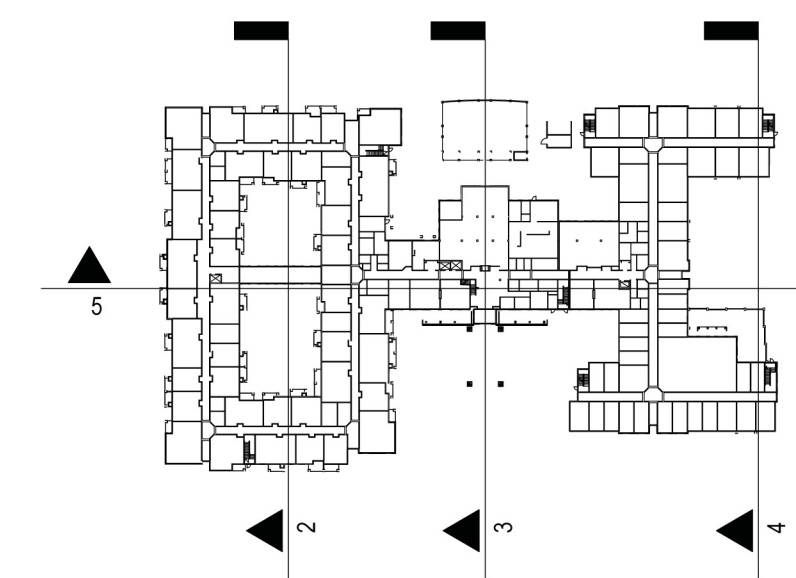
North Elevation



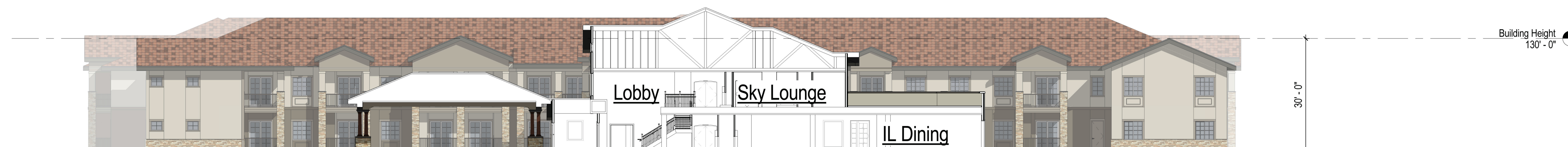
West Elevation



East Elevation



A - Section/Elevation - Looking West



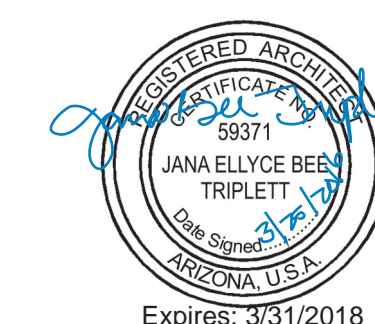
B - Section/Elevation - Looking West

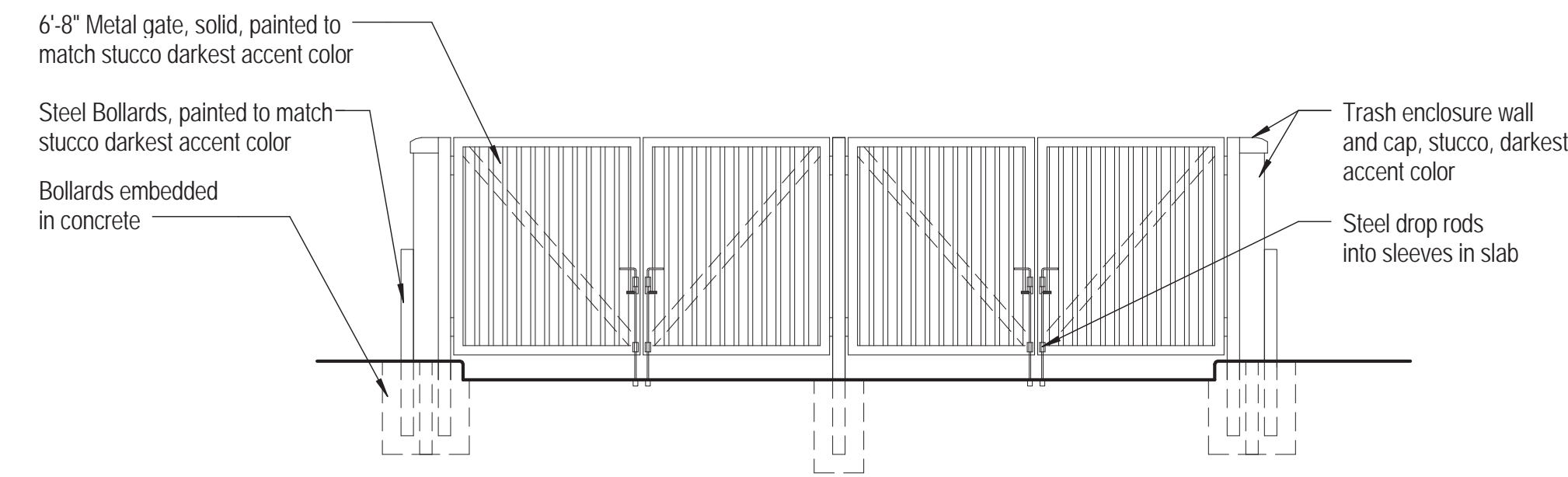


C - Section/Elevation - Looking West



D - Section/Elevation - Looking North

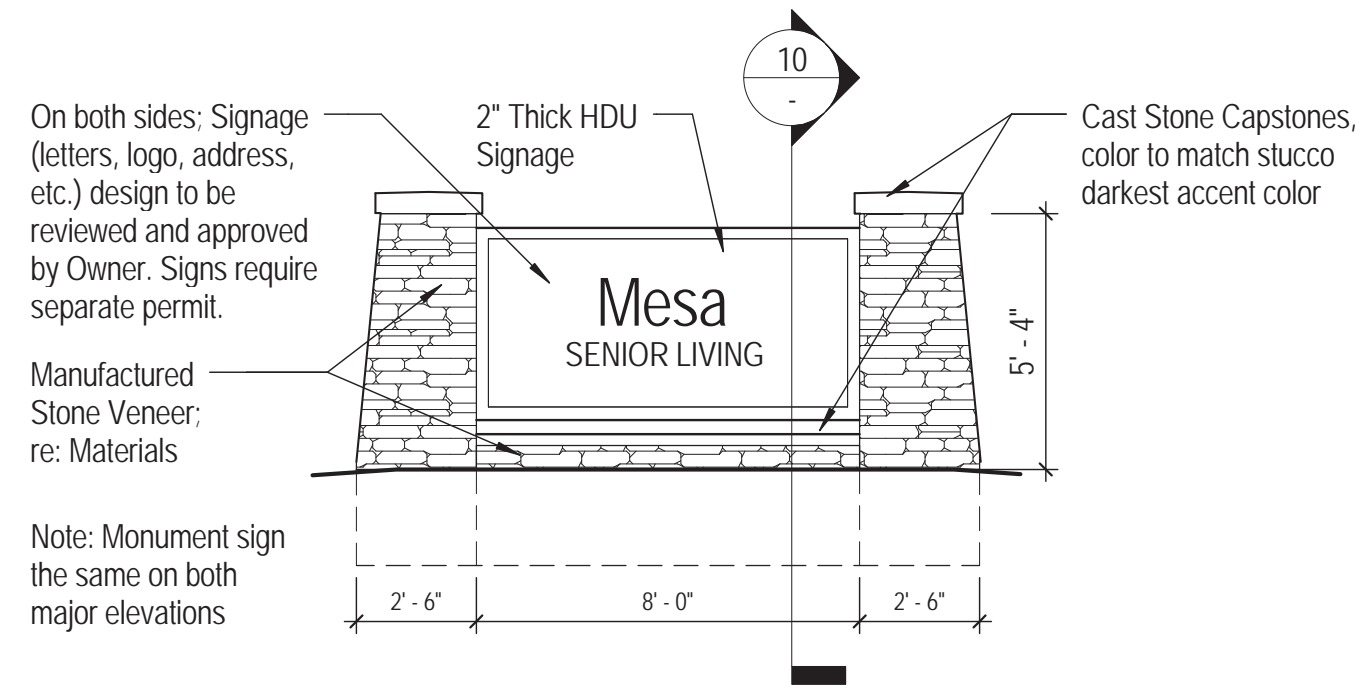




8 Elevation - Trash Enclosure

1/4" = 1'-0"

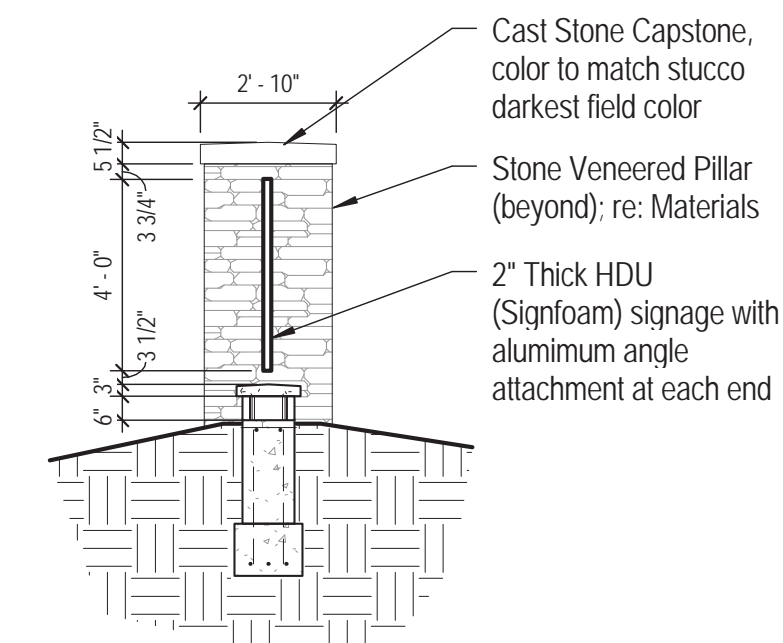
0 1' 2' 4'



9 Elevation - Monument Sign

1/4" = 1'-0"

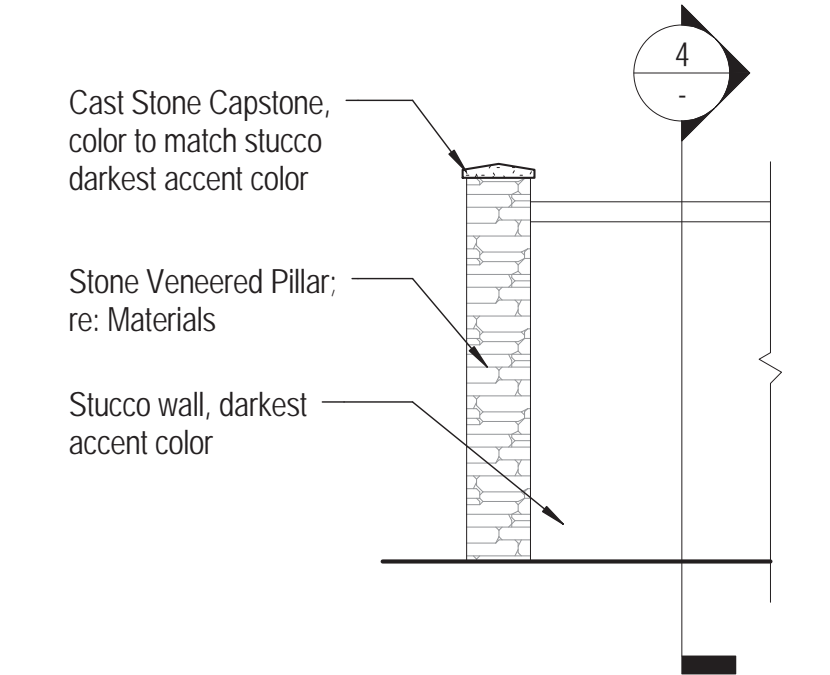
0 1' 2' 4'



10 Section - Monument Sign

1/4" = 1'-0"

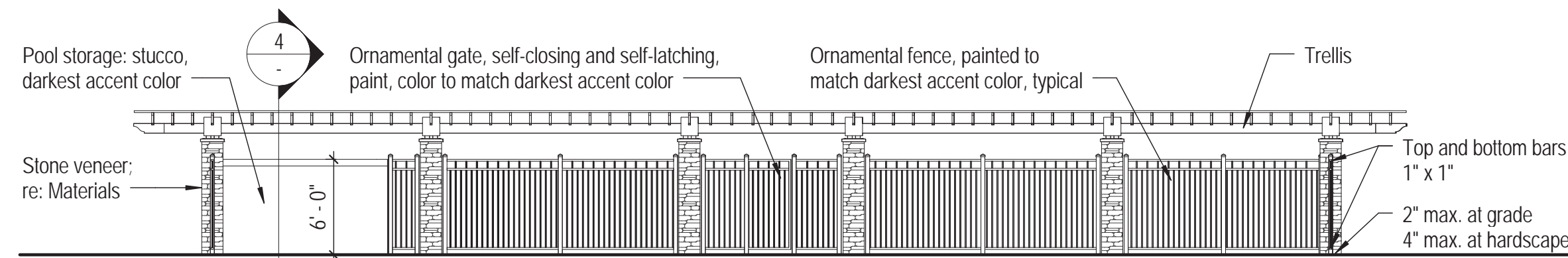
0 1' 2' 4'



11 Elevation - Memory Garden Wall

1/4" = 1'-0"

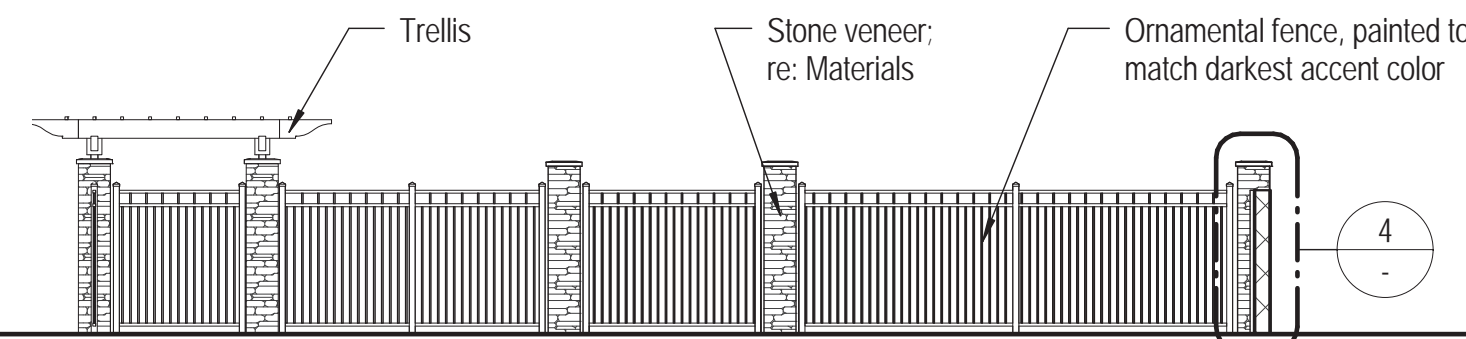
0 1' 2' 4'



5 Elevation - Pool Pergola

1/8" = 1'-0"

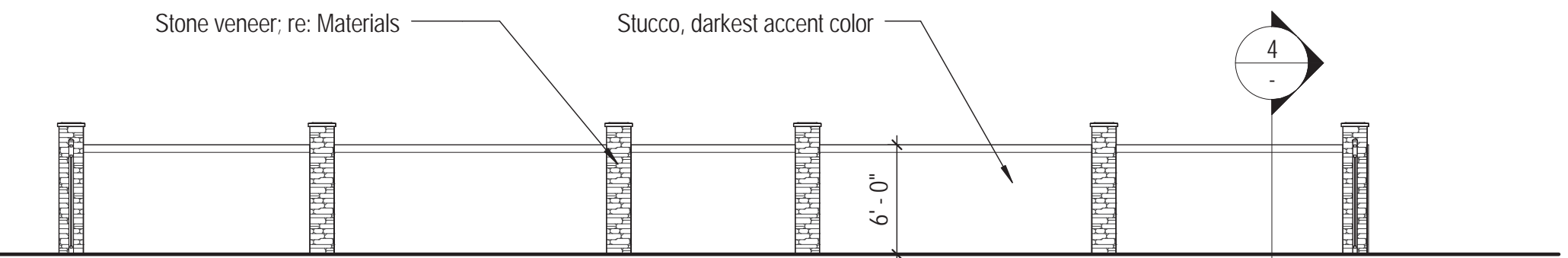
0 2' 4' 8'



6 Elevation - Pool Fence

1/8" = 1'-0"

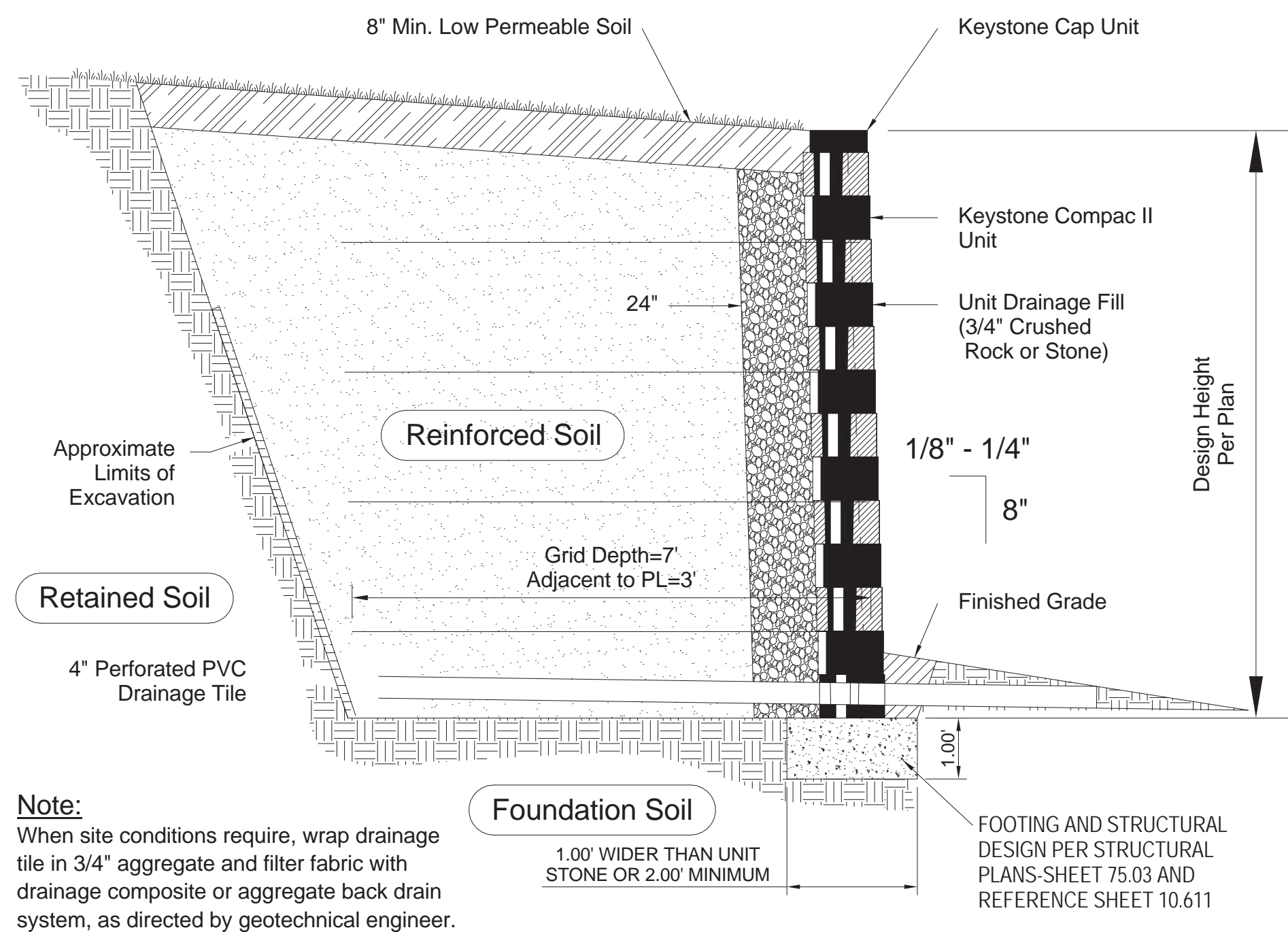
0 2' 4' 8'



7 Elevation - Pool Wall

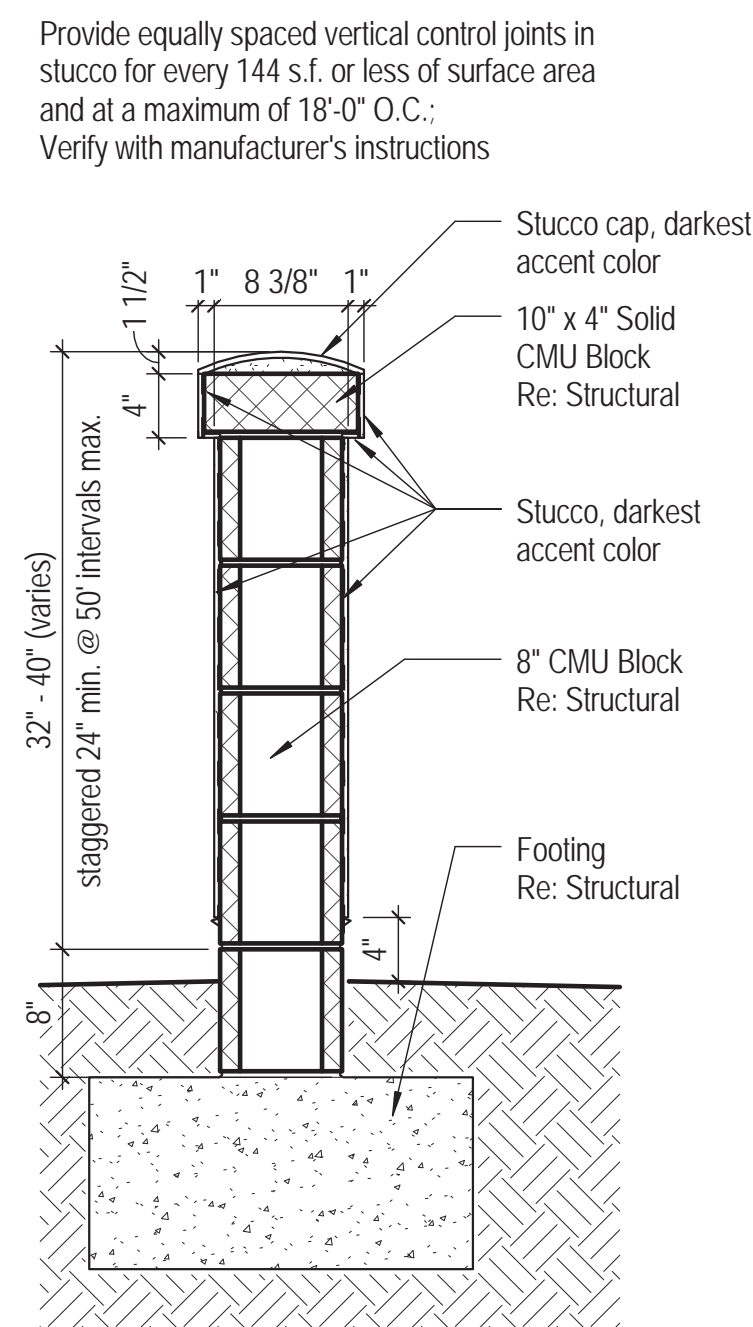
1/8" = 1'-0"

0 2' 4' 8'



1 Typical Reinforced Wall Section

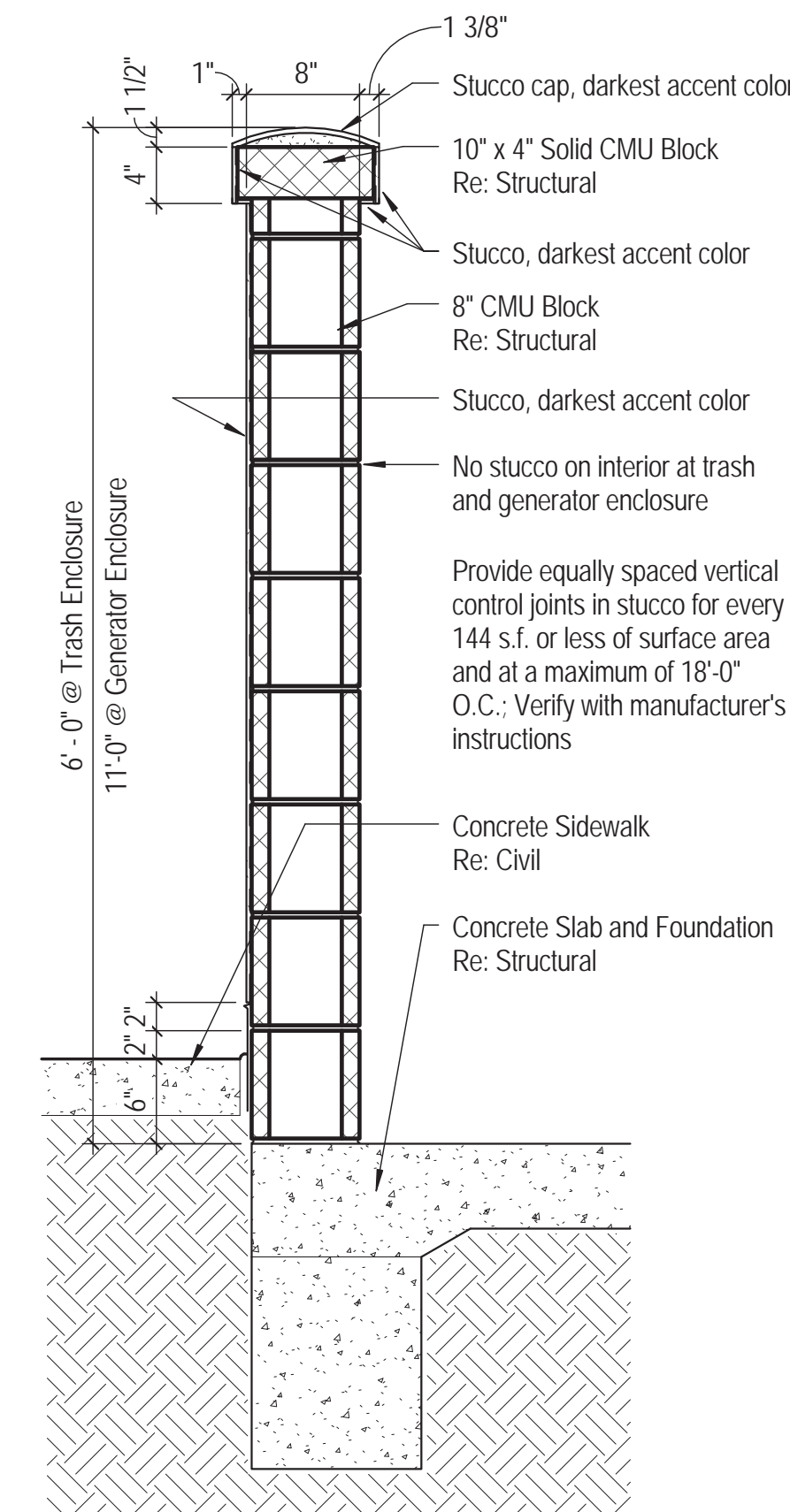
Not to Scale



2 Section - Site Screen Wall

1" = 1'-0"

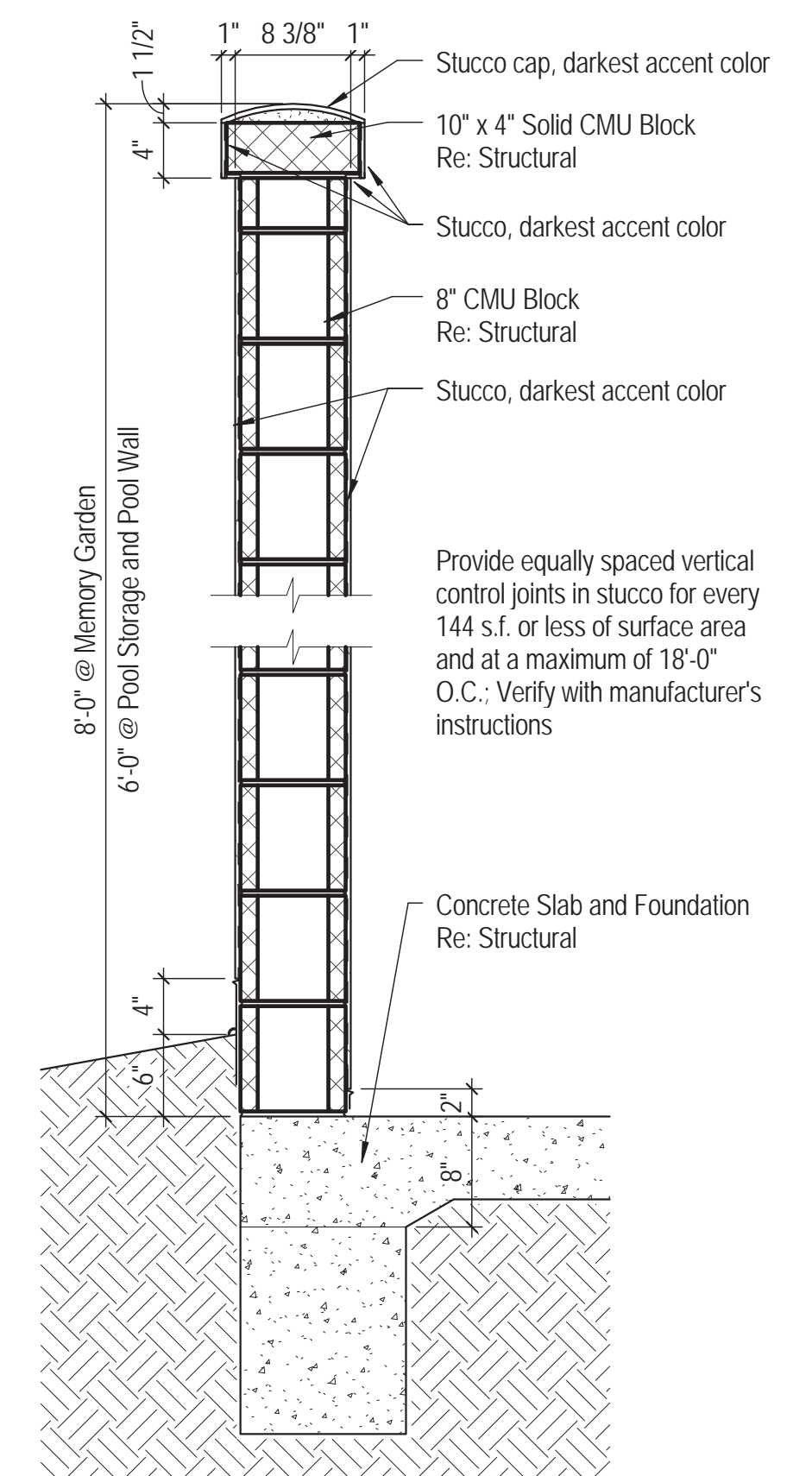
0 3' 6' 12'



3 Section - Enclosure Wall

1" = 1'-0"

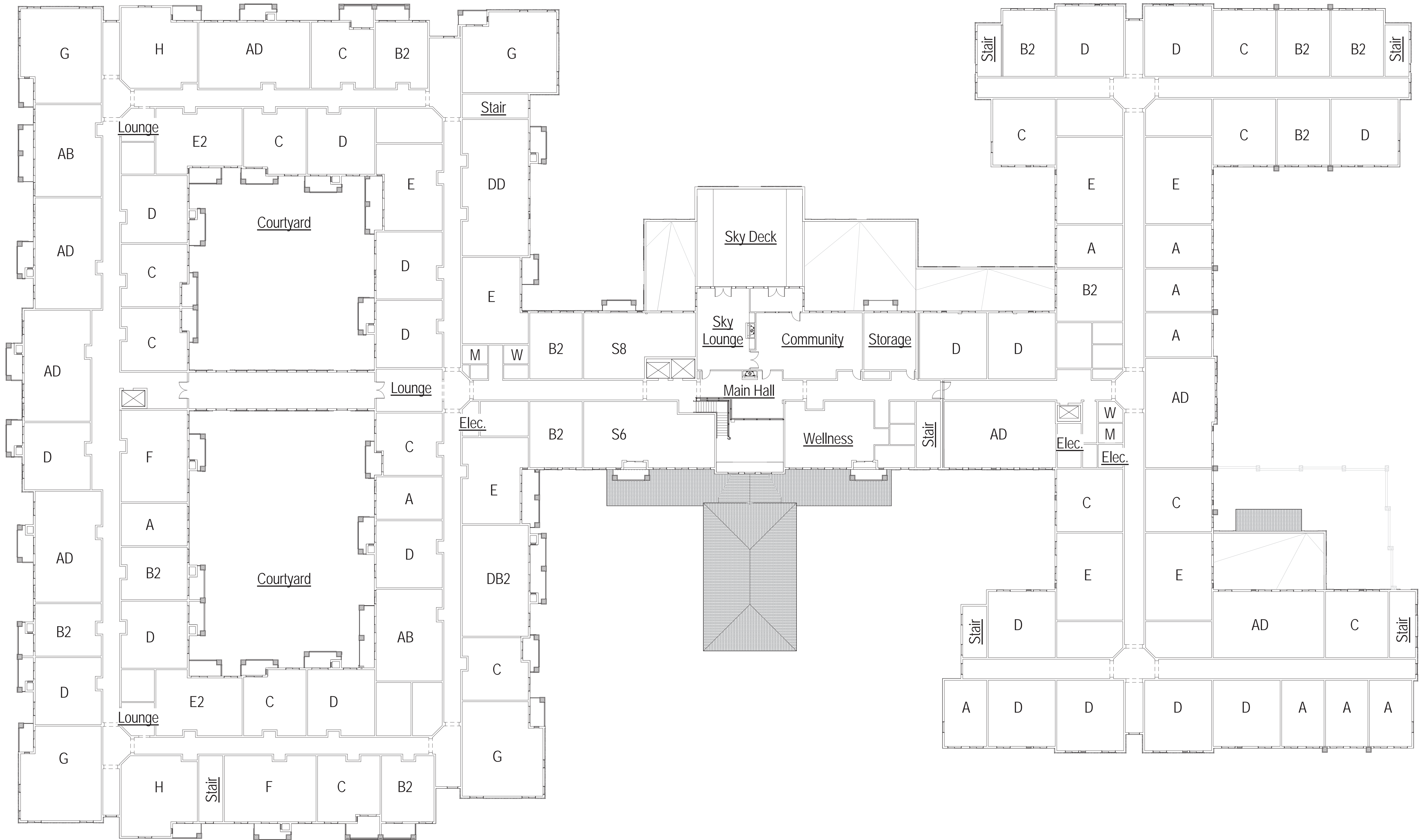
0 3' 6' 12'



4 Section - Memory Garden/Pool

1" = 1'-0"

0 3' 6' 12'



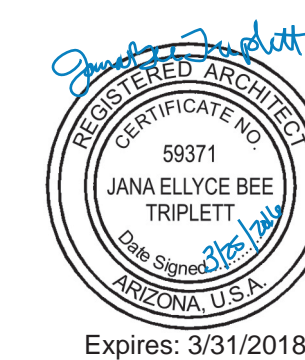
Gastinger Walker &

Preliminary Second Floor Plan
28 March 2016



1/16" = 1' - 0"

0 4' 8' 16'



Mesa Senior Living
Spectrum Retirement

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 7
EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY,
ARIZONA

S3 SINGLE ARM MOUNT AREA LIGHT, ID INDICATES
FIXTURE TYPE

D4 DUAL ARM MOUNT AREA LIGHT, ID INDICATES
FIXTURE TYPE

C5 CANOPY LIGHT, ID INDICATES FIXTURE TYPE

A. REFER TO SHEET SL2.1 FOR LIGHTING FIXTURE SCHEDULE AND LIGHTING CALCULATION SUMMARY.

7250 North 16th Street, Suite 210
Phoenix, AZ 85020-5282
TEL 602.748.1000
FAX 602.748.1001
www.olssonassociates.com

7250 North 16th Street, Suite 210
Phoenix, AZ 85020-5282

EX-113-31-18

REVISIONS

2016

SHEET SL1.1
8 of 9






Call at least two full working days
before you begin excavation.

ARIZONA 811
Arizona Blue Stake, Inc.

Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100



A PORTION OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 7
EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY,
ARIZONA

CALCULATIONS LUMINAIRE SCHEDULE								
SYMBOLS	LABEL	CATALOG NUMBER	DESCRIPTION	LAMP	FILE	LUMENS	LLF	WATTS
	C5	DSXSC LED-10C-700-30K-T5R-MVOLT	LITHONIA LED CANOPY	3000K LED'S	DSXSC_LED_10C_700_30K_T5R_MVOLT.IES	2,700	0.90	26
	F1	DLBF-B-3000K-CDB	LITHONIA LED GROUND MOUNT	3000K LED'S	NOT USED FOR PHOTOMETRIC DISTRIBUTION	592		12
	D4	CL1-A-30L-U-3K-3-DB-SSS-16-40-1	SPAULDING CIMARRON LED	30-3000K LED'S	CL1-30L-3K-4.IES	6,463	0.90	70
	S3	CL1-A-30L-U-3K-3-DB-SSS-16-40-1	SPAULDING CIMARRON LED	30-3000K LED'S	CL1-30L-3K-3.IES	6,192	0.90	70
	S4	CL1-A-30L-U-3K-4-DB-BC-SSS-16-40-1	SPAULDING CIMARRON LED	30-3000K LED'S	CL1-30L-3K-4.IES	6,463	0.90	70

HORIZONTAL LIGHTING CALCULATIONS						
AREA	SYMBOL	MAXIMUM	MINIMUM	AVERAGE	AVG/MIN	MAX/MIN
PARKING	+	3.08	0.17	1.34	7.9	18.13
DRIVES	*	2.07	0.01	0.70	-	-
PERIPHERY	#	2.32	0.00	N/A	N/A	N/A

Cimarron CL1

Area/Site Lighting D4, S3, S4



D-Series
LED Surface Canopy

REVISIONS DESCRIPTION

SPECTRUM SEE
SPECTRUM MESA BRO
RIZONA

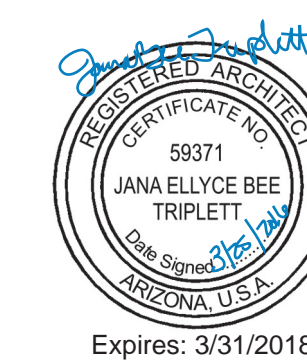
drawn by: ZMN
 designed by: RAZ
 checked by: FLE
 project no.: 015-3345
 date: 03.25.16

SHEET SL2.1
9 of 9



Gastinger Walker &

Preliminary Casita Rendering
28 March 2016



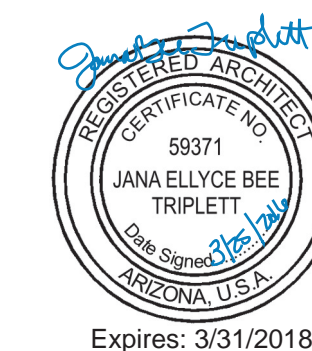
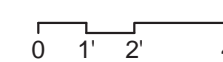
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Spectrum Retirement



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Preliminary Casita Elevations
28 March 2016

1/4" = 1'-0"



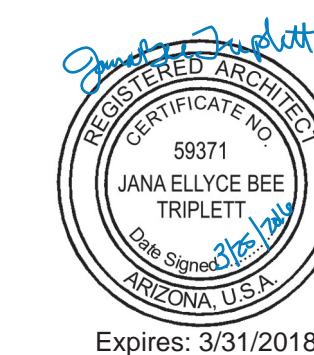
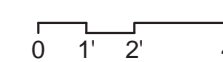
Mesa Senior Living
Spectrum Retirement



GastingerWalker&

Preliminary Casita Floor Plan
28 March 2016

1/4" = 1'-0"



Mesa Senior Living
Spectrum Retirement

