



## Planning and Zoning Board

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### *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.**