

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.

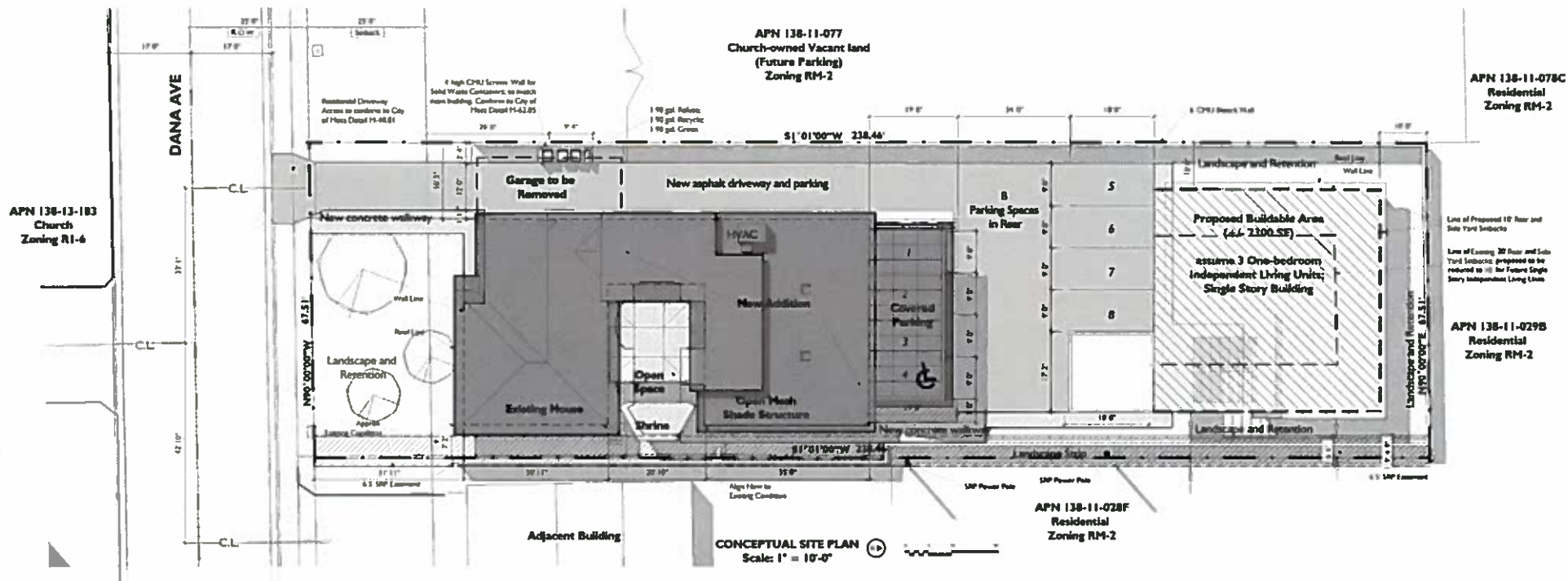
At the end of September we hosted a community engagement session at Presentation Hall at Christ the King. Councilman Glover was unable to attend the session, but his Council Assistant Andrew Calhoun spoke in support of Maggie's Place at the session. There were no concerns raised by neighbors or community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



PERSPECTIVE VIEW

PROJECT DATA

Address = 1542 E. Dana Ave, Mesa AZ 85204
Assessor Parcel Number = 138-11-029-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

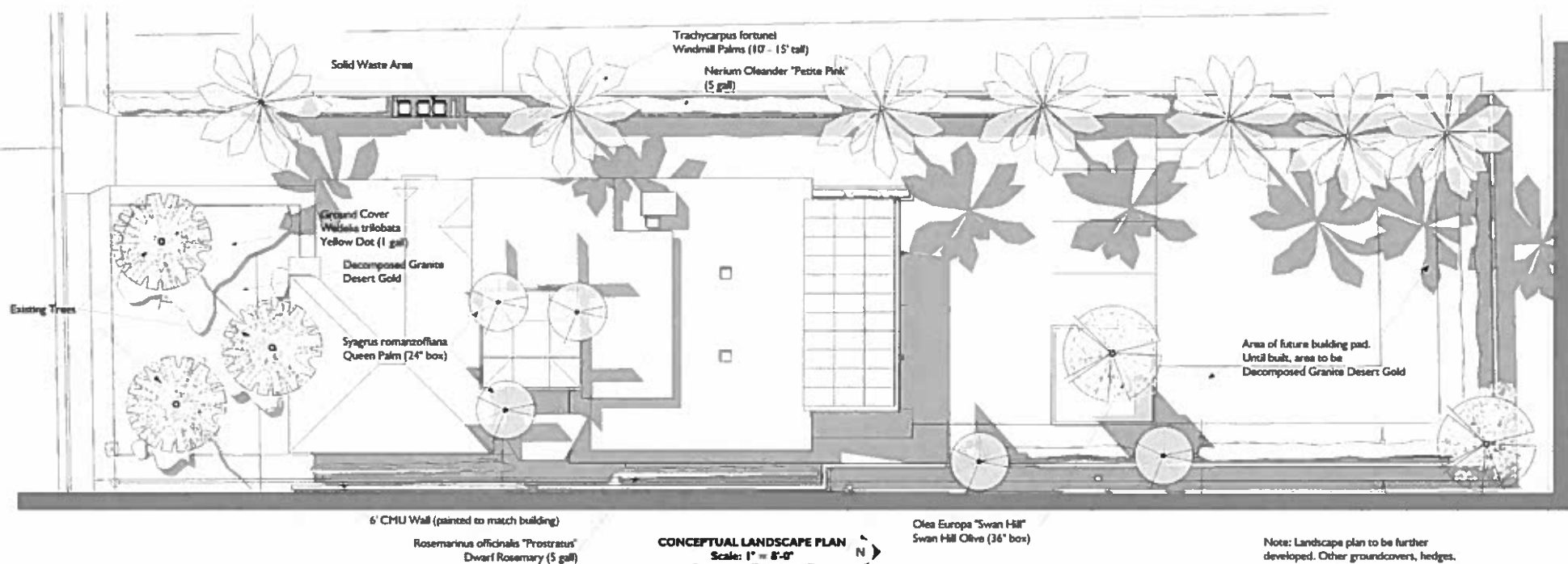
Current Zoning = RM-2
Front Yard Setback = 25'
Rear and Side Yard Setbacks = 20'
(adjacent to RS District see 11.5.5.A)

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



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



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.



1500
Conceptual Landscape Plan
Hannah House for Maggie's Place
1542 East Dana, Mesa AZ 85204

SA
Architecture
Planning
Design

SCHLORDER ARCHITECTS
1402 South 17th Place
Phoenix, Arizona 85004
T 480.761.6767
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www.schlorderarchitects.com

Drawing No.
SK-4
of 5
23 May 2014



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



SCHLOSSER ARCHITECTS
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Drawing No. **SK-3**
of 5
31 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



SCHILDNER ARCHITECTS
 1402 South 15th Place
 Phoenix, Arizona 85004
 Phone: 480.783.8787
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Drawing No. **SK-5**
 of 5
 21 May 2014

When recorded return to:

CITY OF MESA
Real Estate Services
P. O. Box 1466
Mesa, AZ 85211-1466

APN: 13811029A
¼, Sec. T N, R E

CONSENT TO CONDITIONS & WAIVER OF LAND USE LAW CLAIMS
("Consent & Waiver")

The undersigned is the owner(s) ("Owner") of the parcel of land described in Exhibit 1 hereto (the "Property"). Owner has applied for and seeks the City's approval for a Council Use Permit in case No. #Z14-031 (the "request is for a Council Use Permit for a Social Service Facility in the RM-2 zoning district").

Owner agrees and consents to all the conditions and stipulations approved as part of or in connection with the Land Use Application. Owner waives any claim under Arizona Revised Statutes § 12-1134, including any right to compensation for reduction to the fair market value of the Property, that may now or in the future exist as a result of, or that arises out of, the approval or application of the Land Use Application or any stipulations and/or conditions of approval to the Land Use Application.

Owner represents and warrants to being the owner of fee title to the Property or to being a person who has legal authority to bind all fee title owners of the Property to this Consent & Waiver. The terms of this Consent & Waiver shall run with the land and shall be binding upon all subsequent landowners. Owner consents to the recordation of this Consent & Waiver.

If Owner withdraws the application for the Land Use Application prior to final action by the City, Owner is released from this Consent and Waiver.

Dated this 17 day of JUNE, 2014.

OWNER:

OWNER:

BRIDGETTE Cosentino
Print Name Parish Manager

Print Name

Bridgette Cosentino
Sign Name

Sign Name

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 ½ 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 ½ 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.



PO Box 1102
Phoenix, AZ 85001
602.262.5555
maggiesplace.org

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

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