

Project Narrative

Planning and Zoning Board and Design Review Board Application

Spectrum Retirement Mesa
Brown Road & Ellsworth Road



Original Submittal: March 28, 2016
Second Submittal: May 23, 2016

Prepared for:

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

Prepared by:

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PURPOSE OF REQUEST:

The purpose of this request is to rezone the entire project site to RM-2 PAD with a Special Use Permit to allow for a nursing home within the Residential zoning designation and obtain approval for the development of an approximate 107,144 sq. ft. nursing home (“Senior Living”) to be operated by Spectrum Retirement Communities (the “Project”). The site is located within the Desert Uplands General Plan area designation of Neighborhoods and lies within two zoning designations; RS-43 (Residential Single-Dwelling) and LC (Limited Commercial).



DESCRIPTION OF PROPOSAL:

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. 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 sites, 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.

The proposal is for a new 1 to 2-story, approximate 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 RM-2 PAD with a Special Use Permit will allow for development of a Senior Living facility. The facility will include 173 units, comprised of 97 independent living units, 52 assisted living units and 24 memory care units. Each free-standing casita features 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.

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 Suburban 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.

The guidelines for Suburban specify that development should consist of one to two-story buildings but that there are areas where higher density and three to four story buildings are appropriate. These areas include lots along arterial streets and at major intersections.

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 Project with 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. The neighbors have also expressed a strong desire that there be no lights installed along East Glencove Avenue in order to preserve their night skies.

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 144 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 132 parking spaces encircling the main building and each casita will feature four parking spaces. The calculations for the parking requirements are shown in the table below.

Use Category	Total Units	Parking Required
Nursing Home (Memory Care)	24	1.0 space/400 sq. ft. = 17
Assisted/Independent Living	149	1.0 space per room + 2 = 151
Total	173	168

Based on the requirements for each use, the total parking required is 168 spaces. The total of 144 represents a 14% reduction from the requirement. 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 14% reduction in the total amount of required parking to 144 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 that is residential in character. 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. A monument sign has been proposed that will be composed of stone veneer with cast stone capstones.

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. Particular attention will be paid to the lighting on the northern side of the building to ensure that lighting is screened and shielded. Low level security lighting will be utilized in order to minimize the level of light emitted by the project. The neighboring residents to the north have a strong sensitivity to additional light in this area.

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

Development Standards:

Lot and Density Standards			
Standard	Requirements (RM-2)	PAD Standards	Proposed
Minimum Lot Area	7,200 sq. ft.	350,000 sq. ft.	373,522 sq. ft.
Minimum Lot Width	60'	850'	878'
Minimum Lot Depth	94'	395'	404'

Building Form and Location			
Standard	Requirements (RM-2)	PAD Standards	Proposed
Maximum Height	30'	30'	30'
Front Setback	20'	15'	15'
Eastern Setback	15'	20'	30'
Western and Rear Setback	25'	40'	45'
Maximum Residential Density	15 du/acre	20 du/acre	20 du/acre
Minimum Separation Between Buildings on the same Lot	30'	45'	53'

PAD

A PAD is proposed here to restrict the use on the site to Senior Living and the supporting accessory uses, as discussed above.

Landscaping:

The landscaping plan has been specifically designed to blend with the desert landscape. All trees used within this project will be nursery grown and as much existing vegetation as possible will be salvaged and used on site. The selection of trees includes Willow Acacia, Desert Ironwood and Foothills Palo Verde.

The applicant has been working closely with the neighbors to the north, and will pay careful attention to the landscape and wall treatment along the northern boundary.

1. PROJECT GROSS SITE AREA IS 452,662 SQUARE FEET, OR 10.39 ACRES.

- LEGAL DESCRIPTION (TOTAL SUBJECT PROPERTY)

TOGETHER WITH ALL THAT PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN LYING NORTH OF THE CENTERLINE DESCRIBED IN DOCKET 11796, PAGE 263, RECORDS OF MARICOPA COUNTY, ARIZONA.

N0°00'00"E ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 1 NORTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, AS MEASURED BETWEEN A BRASS CAP IN HAND HOLE AT THE SOUTHEAST CORNER OF SAID SECTION 9, AND A BRASS CAP IN HAND HOLE AT THE EAST QUARTER CORNER OF SAID SECTION 9, USING GLOBAL POSITIONING SYSTEMS.

A BRASS TAG, ON TOP OF CURB, LOCATED ON THE NORTHEAST CORNER OF ELLSWORTH RD AND BROWN RD. 2012 CITY OF MESA BENCHMARKS.
NAVD 88' ELEVATION = 1632.025'








* TO BE MODIFIED WITH SITE REZONING RM-2-PAD.

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



LEGEND

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



NT:

SPECTRUM RETIREMENT
COMMUNITIES, LLC
200 SPRUCE STREET, STE 200
DENVER, CO 80230
PH: (303) 360-8812
FAX: (303) 360-8814
ATTN: MIKE LONGFELLOW

GASTINGER WALKER &
817 WYANDOTTE
KANSAS CITY, MO 64105
PH: (816) 421-8200
FAX: (816) 421-1262
ATTN: LAURA SCOTT

OLSSON ASSOCIATES
7250 NORTH 16TH STREET,
STE 210
PHOENIX, ARIZONA 85020
PH: (602) 748-1000
FAX: (602) 748-1001
ATTN: REECE HENRY

OLSSON ASSOCIATES
7250 NORTH 16TH STREET, STE
210
PHOENIX, ARIZONA 85020
PH: (602) 748-1000
FAX: (602) 748-1001
CONTACT: PIM VAN DER GIESSEN

OLSSON ASSOCIATES
7250 NORTH 16TH STREET,
STE 210
PHOENIX, ARIZONA 85020
PH: (602) 748-1000
FAX: (602) 748-1001
ATTN: KIMBERLY KELSKI

SIGHT VISIBILITY TRIANGLES (NEW DRIVE)

$$L = \frac{15 \times SD}{15 + a} = 353.77 \quad (\text{USE } 355)$$

WHERE a = 11.5' (PER FIGURE A)
WHERE SD = 625' (SIGHT DISTANCE)

$$R = \frac{15 \times SD}{15 + f} = 163.04 \quad (\text{USE } 165)$$

WHERE $f = 42.5'$
WHERE $SD = 625'$ (SIGHT DISTANCE)



drawn by: <u> </u> SJV designed by: <u> </u> PV project no.: <u> </u> 015-3345 date: <u> </u> 03.25.16		PRELIMINARY IMPROVEMENT PLAN COVER SHEET		REV. NO.	DATE	REVISIONS DESCRIPTION
MESA SENIOR LIVING- SPECTRUM RETIREMENT MESA, ARIZONA- BROWN RD & ELLSWORTH RD		MESA, ARIZONA		2016 REVISIONS		
SHEET C001 1 of 9						

drawn by: _____ SJ
designed by: _____
checked by: _____ P
project no.: 015-334
date: 03.25.1

SHEET C001
1 of 9

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

SITE PLAN KEYNOTES

- 1 PROP. SCREEN WALL
- 2 PROP. 6" CURB & GUTTER
- 3 PROP. ADA PARKING SPACES
- 4 PROP. ACCESS RAMP
- 5 PROP. DOUBLE WIDE SOLID WASTE /
RECYCLING 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)
- 16 PROP. CURB FLUSH TO PAVEMENT
- 17 PROP. PAVEMENT
- 18 PROP. MONUMENT SIGN
- 19 PROPERTY CONSOLIDATION (REMOVAL
OF EX. INTERIOR BOUNDARY LINE)
- 20 PROP. RAMADA
- 21 PROP. DRIVEWAY PER MESA STD. DTL.
M-42
- 22 PROP. FIRE HYDRANT
- 23 PROP. FLAG POLE
- 24 PROP. WATER VAULTS
- 25 PROP. DOUBLE WIDE RECYCLING
CONTAINER LOCATION
- 26 PROP. OFFSITE DRAINAGE SWALE
- 27 PROP. EXTRUDED CURB

EXISTING KEYNOTES

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

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

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

APN 218-06-104
ZONING: RS-9

APN 218-06-141B
ZONING: RS-43

BUILDING 1
GFA 96,800 SF, 167 UNITS
HT=30', 2 STORY
FFE 1630.00

APN 218-06-141C
ZONING: LC

CASITA 1
GFA 3,448 SF, 2 UNITS
HT=13'-4", 1 STORY
FFE 1631.55

CASITA 2
GFA 3,448 SF, 2 UNITS
HT=13'-4", 1 STORY
FFE 1631.60

CASITA 3
GFA 3,448 SF, 2 UNITS
HT=13'-4", 1 STORY
FFE 1631.55

APN 218-06-141D
ZONING: LC

APN 218-06-140B
ZONING: LC

APN 218-06-140D
ZONING: LC

EXISTING
CVS
BUILDING

FALCON RIDGE
ZONING: RS-6

APN 218-07-001P
O-S

NOTE

ALL DIMENSIONS ARE TO FACE OF CURB
UNLESS OTHERWISE NOTED.



PRELIMINARY SITE PLAN

MESA SENIOR LIVING- SPECTRUM RETIREMENT
MESA, ARIZONA- BROWN RD & ELLSWORTH RD
MESA, ARIZONA

REVISIONS

REV. NO. DATE DESCRIPTION

2016

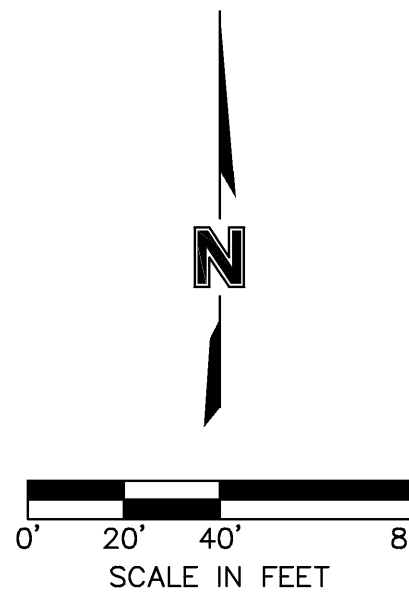
drawn by: SJV
designed by: PV
checked by: PV
project no.: 015-3345
date: 03.25.16

SHEET C101
2 of 9

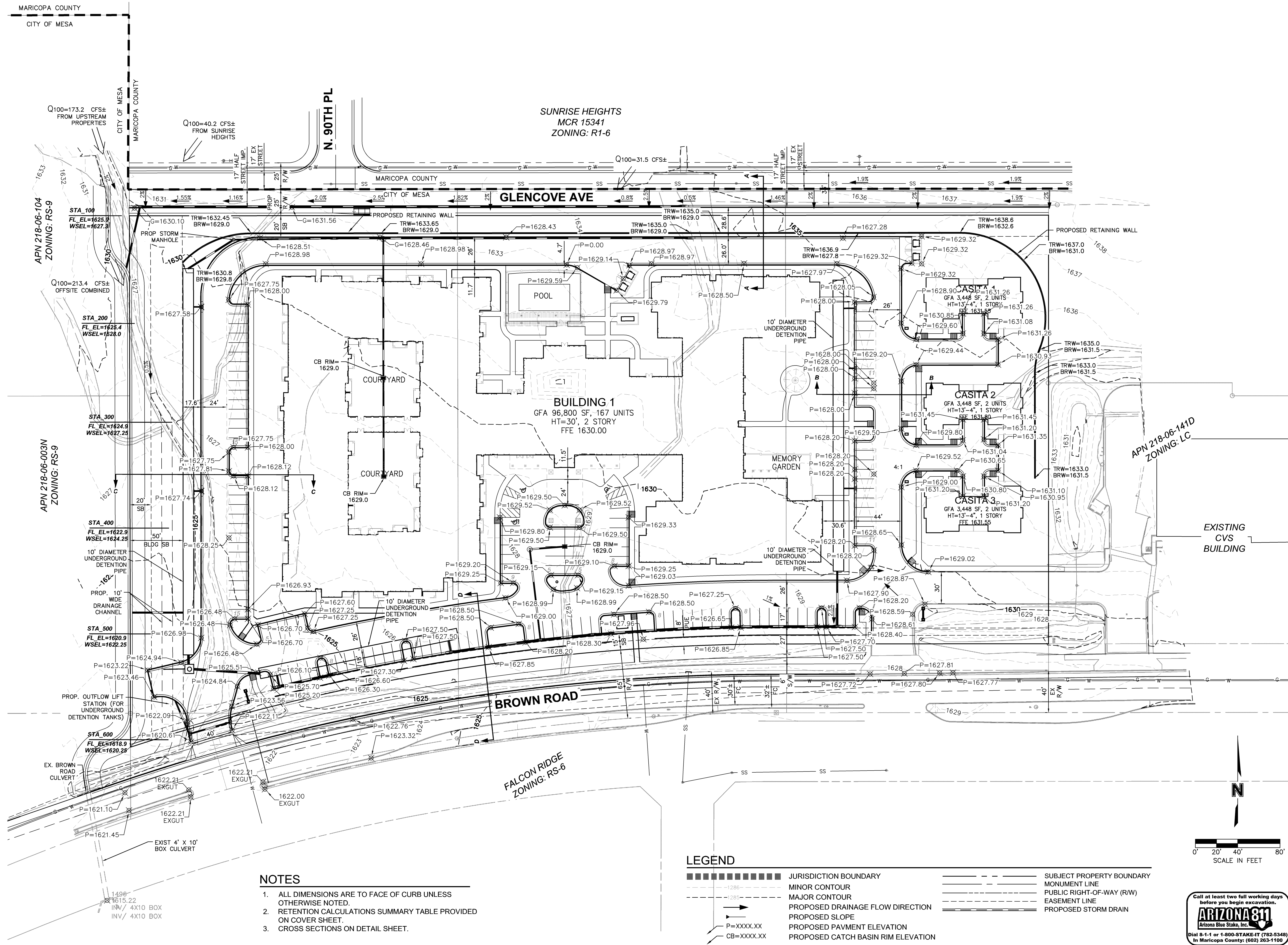


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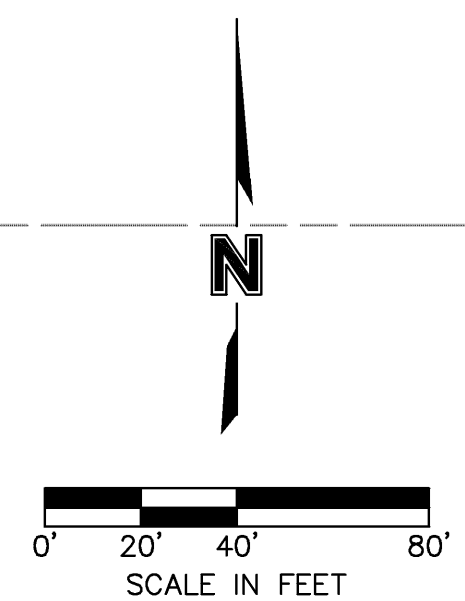
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- NOTES**
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 2. RETENTION CALCULATIONS SUMMARY TABLE PROVIDED ON COVER SHEET.
 3. CROSS SECTIONS ON DETAIL SHEET.

LEGEND

■■■■■■■■■■	JURISDICTION BOUNDARY	---	SUBJECT PROPERTY BOUNDARY
- - - - -	MINOR CONTOUR	---	MONUMENT LINE
- - - - -	MAJOR CONTOUR	---	PUBLIC RIGHT-OF-WAY (R/W)
→	PROPOSED DRAINAGE FLOW DIRECTION	---	EASEMENT LINE
P=XXXX.XX	PROPOSED SLOPE	---	PROPOSED STORM DRAIN
CB=XXXX.XX	PROPOSED PAYMENT ELEVATION		
	PROPOSED CATCH BASIN RIM ELEVATION		



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

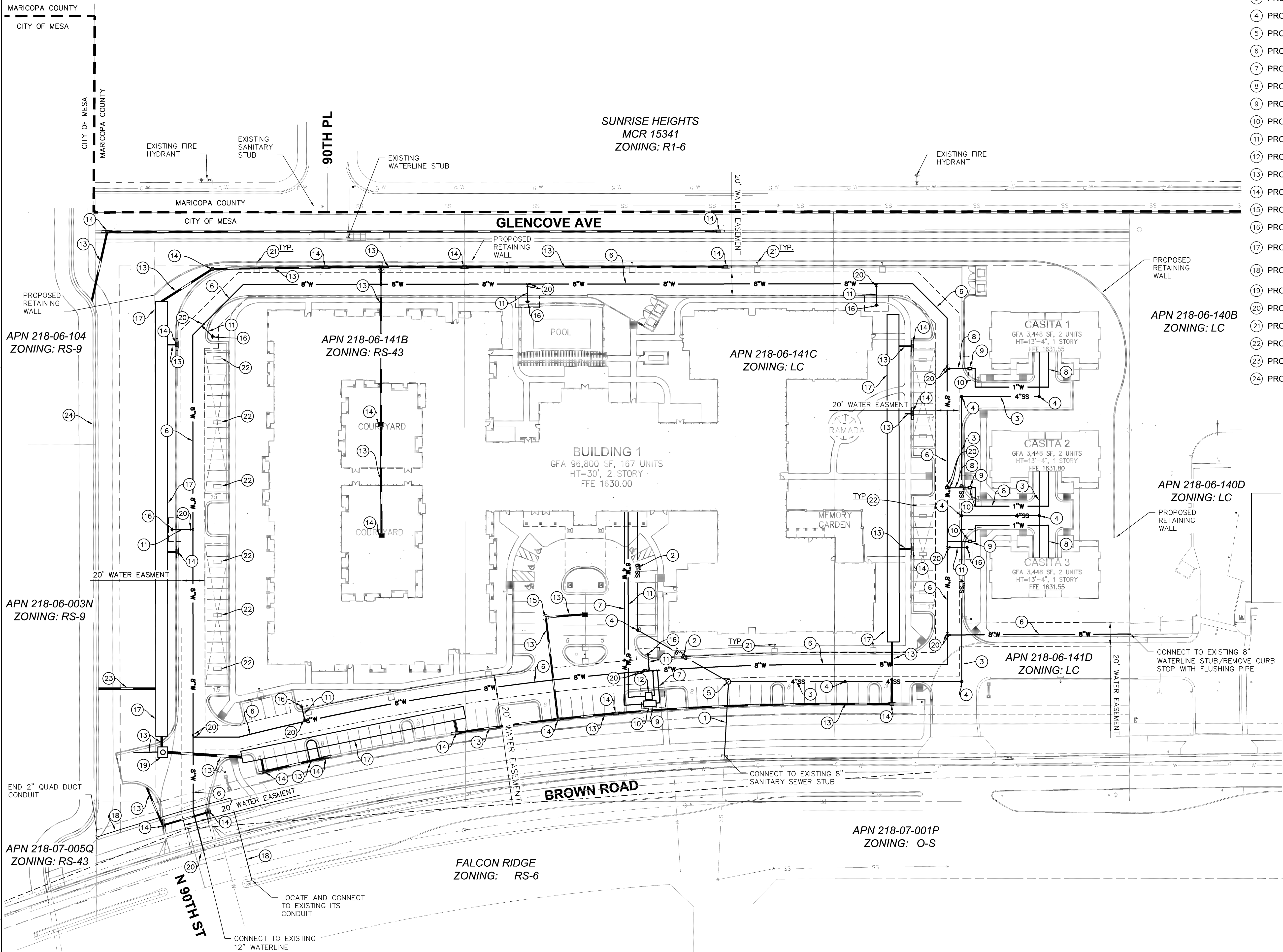
PRELIMINARY GRADING AND DRAINAGE PLAN		REVISIONS
MESA SENIOR LIVING - SPECTRUM RETIREMENT		
MESA, ARIZONA - BROWN RD & ELLSWORTH RD		
MESA, ARIZONA		2016
drawn by: _____		
designed by: _____		
checked by: _____		
project no.: _____		
date: _____		
SHEET C102		
3 of 9		

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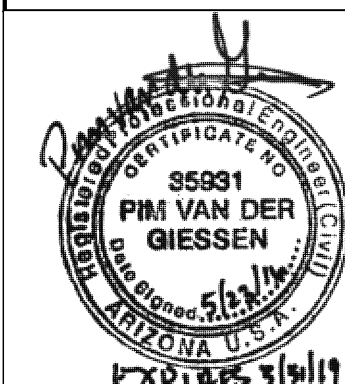
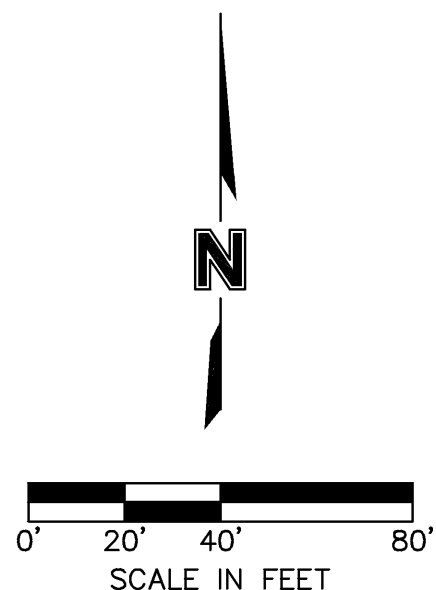
ARIZONA 811
EXP. 10/31/16
55931
P.M. VAN DER GIESSEN
PHOENIX, AZ

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USER: thutchinwss
CMLD_TBLK-53345



KEYNOTES

- 1 PROP. 8" SANITARY SEWER
- 2 PROP. 6" SANITARY SERVICE
- 3 PROP. 4" SANITARY SERVICE
- 4 PROP. SANITARY SEWER CLEANOUT
- 5 PROP. SANITARY SEWER MANHOLE
- 6 PROP. 8" WATER LINE
- 7 PROP. 4" WATER LINE
- 8 PROP. 1" WATER LINE
- 9 PROP. WATER METER LOCATION
- 10 PROP. DOMESTIC WATER BACKFLOW PREVENTER
- 11 PROP. 6" FIRE LINE
- 12 PROP. FIRE LINE BACKFLOW PREVENTER
- 13 PROP. STORM DRAIN PIPE
- 14 PROP. STORM DRAIN CATCH BASIN
- 15 PROP. STORM DRAIN MANHOLE
- 16 PROP. FIRE HYDRANT
- 17 PROP. 10' DIA. UNDERGROUND DETENTION
- 18 PROP. 2" FIBER QUAD DUCT CONDUIT FOR ITS LINE
- 19 PROP. OUTFLOW LIFT STATION
- 20 PROP. WATER VALVES
- 21 PROP. LIGHT
- 22 PROP. CARPORT LIGHT
- 23 PROPOSED 12" STORM DRAIN BLEED-OFF PIPE
- 24 PROP. OFFSITE DRAINAGE SWALE



REV. NO.	DATE	REVISIONS DESCRIPTION

PRELIMINARY UTILITY PLAN	2016
MESA SENIOR LIVING- SPECTRUM RETIREMENT	
MESA, ARIZONA- BROWN RD & ELLSWORTH RD	
MESA, ARIZONA	

drawn by: SJV
designed by: PV
checked by: 015-3345
date: 03.25.16

SHEET C103
4 of 9

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