

# 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:

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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**

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

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 7<sup>th</sup>, 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.

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

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:

<b>Lot and Density Standards</b>			
<b>Standard</b>	<b>Requirements (RM-2)</b>	<b>PAD Standards</b>	<b>Proposed</b>
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'

<b>Building Form and Location</b>			
<b>Standard</b>	<b>Requirements (RM-2)</b>	<b>PAD Standards</b>	<b>Proposed</b>
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.



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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 218-06-104  
 ZONING: RS-9

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

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

SUNRISE HEIGHTS  
 MCR 15341  
 ZONING: R1-6

N. 90TH PL

GLENCOVE AVE

BROWN ROAD

FALCON RIDGE  
 ZONING: RS-6

APN 218-07-001P  
 O-S

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

APN 218-06-141C  
 ZONING: LC

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

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 1631.80

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

APN 218-06-140B  
 ZONING: LC

APN 218-06-140D  
 ZONING: LC

APN 218-06-141D  
 ZONING: LC

EXISTING  
 CVS  
 BUILDING



**MOLSSON**  
 ASSOCIATES

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REV. NO.	DATE	REVISIONS DESCRIPTION

PRELIMINARY SITE PLAN

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

2016

REVISIONS

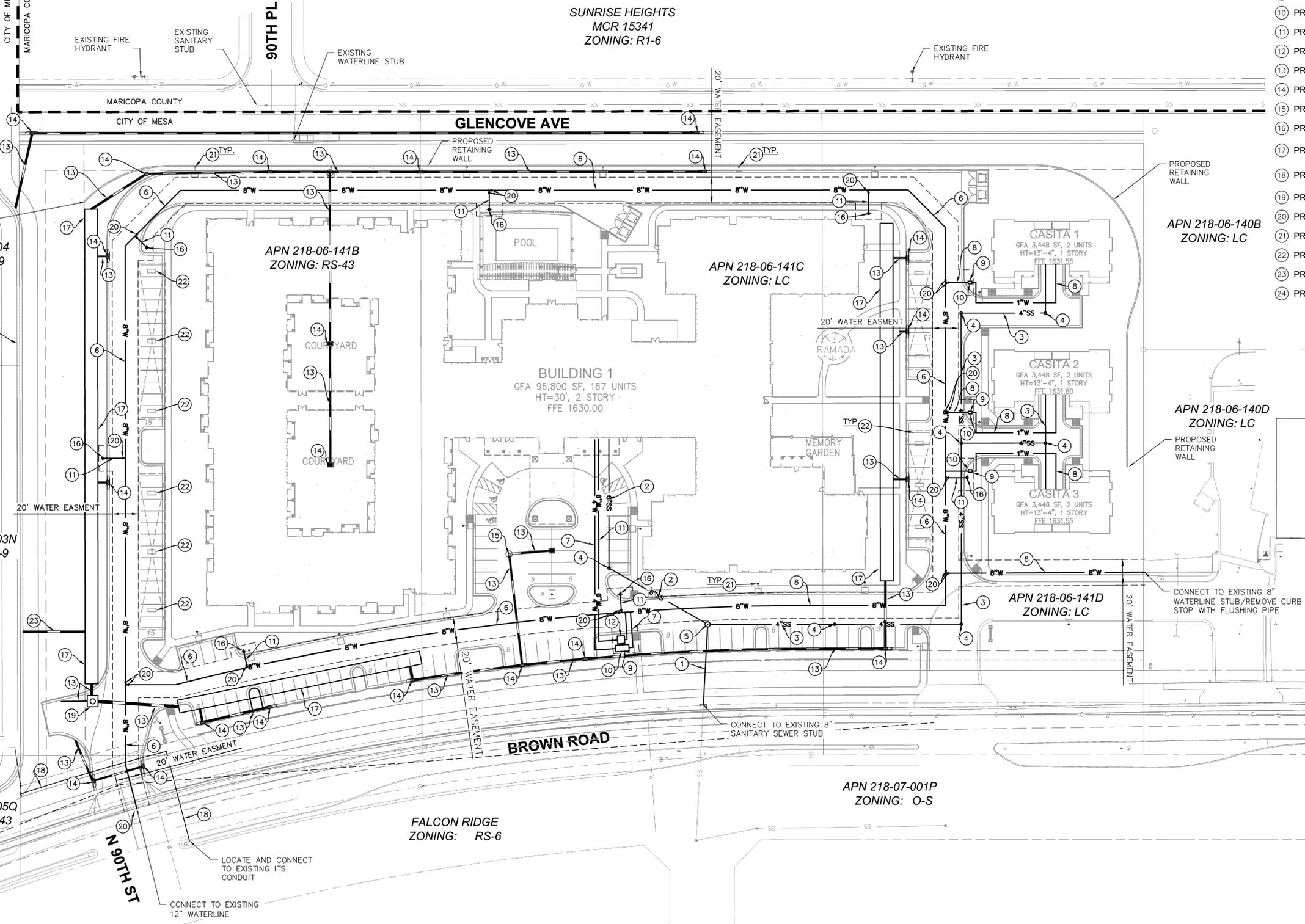
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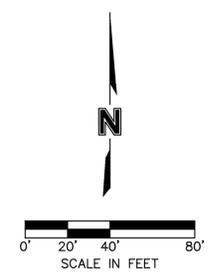
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 designed by: PIV  
 checked by: PIV  
 project no.: 015-3345  
 date: 03.25.16



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- ### 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



**MOLSSON ASSOCIATES**  
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 FAX: 602.748.1001  
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REV. NO.	DATE	REVISIONS DESCRIPTION

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

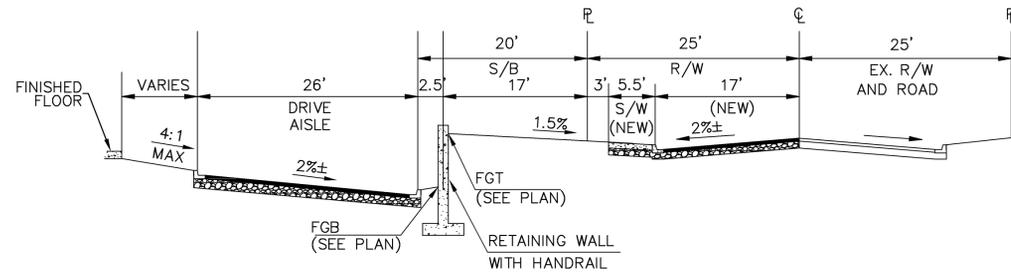
2016

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 designed by: FV  
 project no.: 015-3345  
 date: 03.25.16

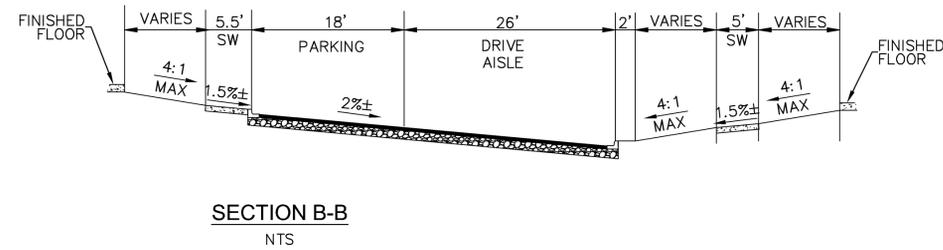
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# DETAILS

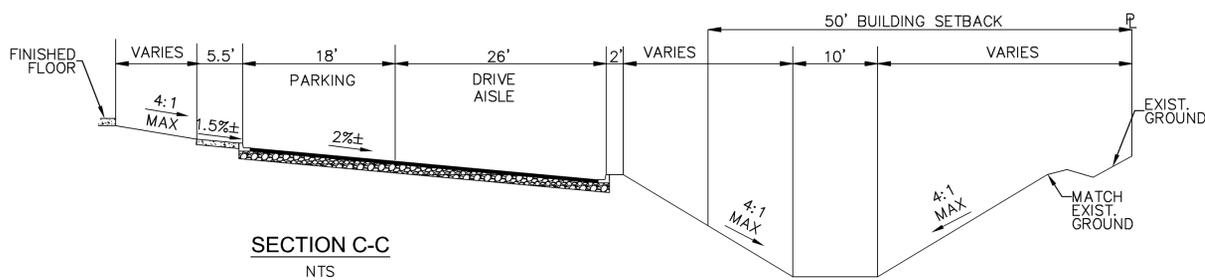
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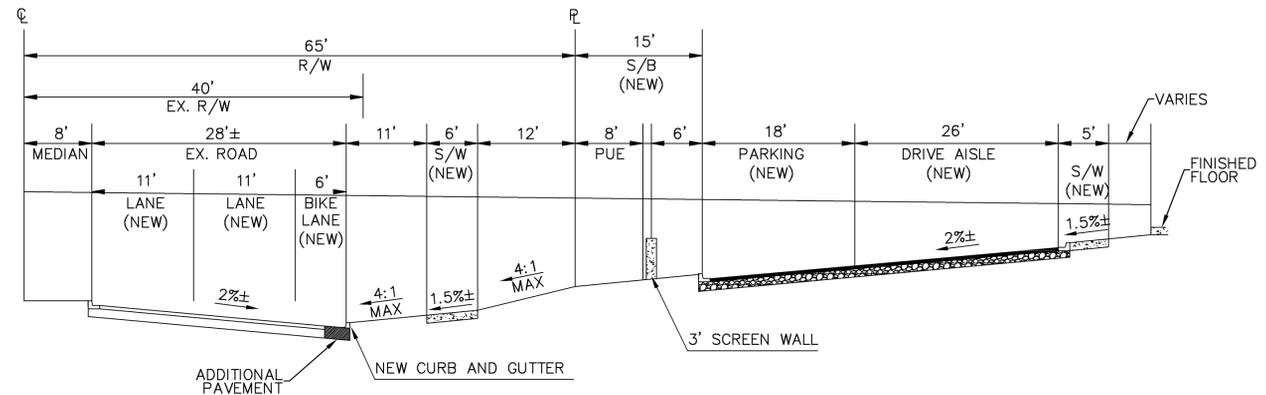
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NOT TO SCALE



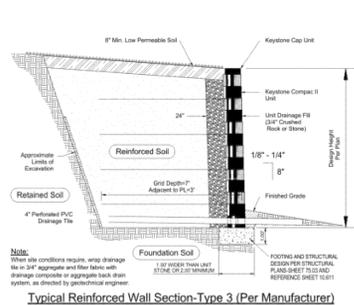
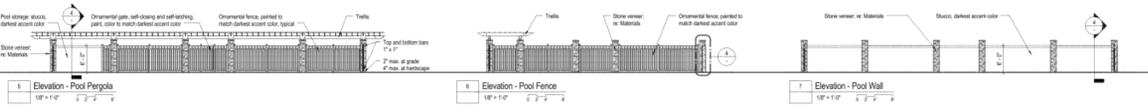
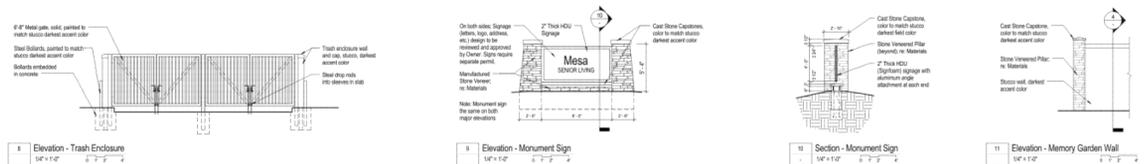
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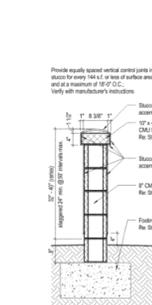
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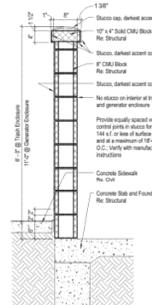
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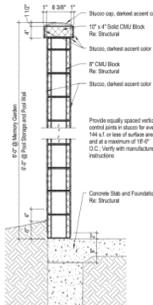
**1 Typical Reinforced Wall Section**  
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**2 Section - Site Screen Wall**  
1" = 1'-0"



**3 Section - Enclosure Wall**  
1" = 1'-0"



**4 Section - Memory Garden/Pool**  
1" = 1'-0"

REV. NO.	DATE	REVISIONS DESCRIPTION

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

drawn by: <u>SJV</u>
designed by: <u>PV</u>
project no.: <u>015-3345</u>
date: <u>03.25.16</u>

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