

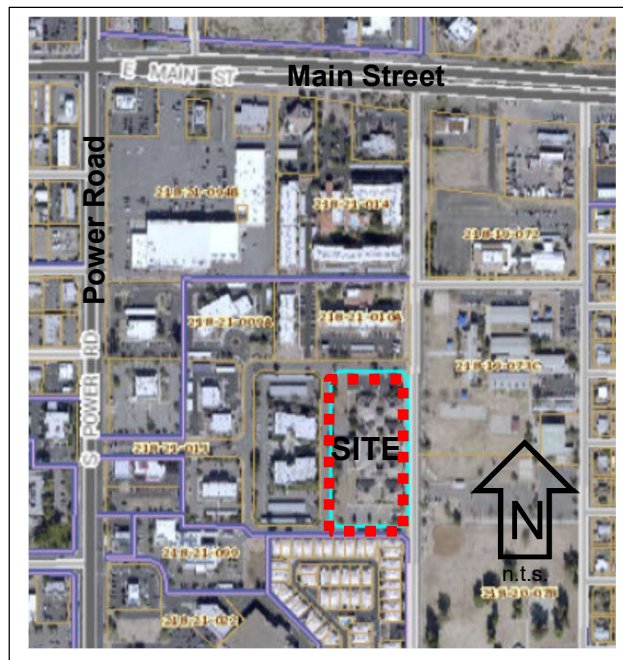
# Project Narrative

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## Council Use Permit

To allow for an In-patient Detoxification and Substance Abuse Treatment Facility within an existing medical office building located at  
140 South 70th Street in Mesa  
(south & east of the SEC of Main Street & Power Road)

### VICINITY MAP



Application #:  
Z17-\_\_\_\_\_

Submittal date:  
June 16, 2017

## **Introduction:**

This project narrative is part of the formal submittal package for a Council Use Permit (“CUP”) to allow for an In-Patient Detoxification and Substance Abuse Treatment Facility to occur within an existing medical office building (former Trillium Specialty Hospital; specialty hospital facility) located at 140 South 70<sup>th</sup> Street (south & east of the southeast corner of Main Street & Power Road).

The site area is approximately 4.11 acres in size, and is zoned RM-4. The Maricopa County Assessor’s Parcel Number (APN) is 218-21-012.

This narrative provides information for how the proposed facility will operate, and also how it will comply with the City of Mesa guidelines and Zoning Ordinance requirements for Social Service Facilities, as well as how it meets the criteria needed for approval of a Council Use Permit.

The tentative name for the facility is “Copper Sands”.

## **Project Overview:**

Copper Sands proposes to occupy the existing building that was the former Trillium Specialty Hospital to provide for an In-Patient Substance Abuse Treatment Facility.

This 128-bed facility, which has previously been utilized as a nursing home, was constructed at least 30 years ago, according to Maricopa County records. The site is part of a medical-health related facility and office campus that has served the area for over 30 years.

The building is one-story in height, and is approximately 50,105 square feet in size. The proposed use is to be located entirely within the existing building, with the only patient ingress/egress from the building from the west.

No new or additional improvements, site/building additions, or exterior alterations (other than signage along the west-side of the building) are expected to occur.

The facility will house up to 128 patients for in-patient detoxification and substance abuse rehabilitation. Patients will reside at the facility for the duration of their care and treatment, which is typically from 3 – 5 days for detoxification, and 30-60 days for rehabilitation. Typically, approximately 10 beds will be used for detoxification, and the remaining (up to) 118 beds used for rehabilitation.

During their stay, patients will receive individual therapy that includes medical treatment and stabilizations, counseling, group sessions, and various other positive activities. Onsite personnel will be available 24-hours, 7-days-a-week.

Rooms are located in “pods”, which are groupings of several rooms with internal access. At least two facility employees will be in every pod occupied by any patients at all times. Trained personnel are on site at all times.

The facility fronts Hearthstone Drive to the west, with vehicular access to the site and facility from two existing driveways and an interior looped drive from Hearthstone Villas Drive.

11 parking spaces are placed along the interior driveway, adjacent to the “entrance” on the west (4 of which are handicapped-accessible). 30 parking spaces for staff and guests are located along the northside of the site, with access from two driveways off Aspen Avenue. Another parking area with 30 spaces for staff and guests is located along the southside of the site, with access from two driveways off Baywood Avenue. A service-only drive is located off 70<sup>th</sup> Street.

The site is heavily landscaped, utilizing mature bottle trees, eucalyptus and palm trees along the four frontages of the site. If needed, additional plant material will be provided to bring the site into compliance with City of Mesa landscape codes.

This site is extremely well-suited for the proposed development in that it is located in a medical-office park development with compatible uses.

The site is part of a larger health related and treatment facility complex which includes the New Hope Behavioral Health Center to the west, which operates an out-patient methadone treatment facility at that location. According to their staff, the facility services approximately 600 patients with out-patient substance abuse care. Additional medical-health related office uses are to the west.

To the north of the site is Fellowship Square, a 3-story assisted-living facility. To the south is an age-restricted townhome community, Hearthstone Villas.

To the east of our site is the Jefferson Elementary School, with Jefferson Park located immediately to the south of the school.

Although both this site and Jefferson Elementary School share frontage on opposite sides of 70<sup>th</sup> Street, Jefferson Elementary faces east, not west. School buses load and unload, under supervision, on the northside of the school. The school has a 12’ fence along much of 70<sup>th</sup> Street, facing the subject site. The proposed Copper Sands facility not only faces west, but access is also limited to the western side of the building, away from Jefferson Elementary School.

Additionally, it is highly unlikely that any children walk or ride bikes to Jefferson Elementary from the west, as to the west of the school is a large medical complex, as well as commercial uses. To the north of the school are more medical and commercial uses. To the south of the school is a 55+ neighborhood and a city park. Further out to the west, north, and south are major arterial roads, where it is not likely that parents

would allow an elementary school-age child to cross unsupervised. Any residential uses within the arterial streets that could have school-age children are to the east of Jefferson Elementary School. Mesa Public Schools have, by letter, chosen not to oppose this request, subject to the following three stipulations, which we agree to:

- No signage shall be placed along 70<sup>th</sup> Street (other than directional signage for the service area)
- This will be an in-patient facility only (no out-patient services)
- Anyone who is involuntarily discharged from the facility will be required to either be picked up by a friend or family member, or utilize a taxi or ride-sharing service to leave the neighborhood entirely. Anyone refusing such transportation will be followed or escorted until he/she exits the neighborhood and reaches Broadway Road, Main Street or Power Road.

In addition, we are voluntarily providing Jefferson Elementary School the following:

- \$5,000.00 per year (discretionary funds)
- From time to time, at the request of the principal of Jefferson Elementary School, provide training for staff, students and parents in regard to substance abuse issues.

The Principal of Jefferson Elementary School personally supports this request.

The proposed use of this site and building will be in full compliance with the criteria required for Social Service Facilities as defined in Section 11-31-26 of the City of Mesa Zoning Ordinance, as well as the Social Service Facilities Guidelines provided by the City of Mesa. Details regarding how this facility will address the criteria as a Social Service Facility, and also how it meets the requirements for a Council Use Permit, are noted below, along with the operational aspects of the proposed use.

Also included with this application submittal is an “as-built” site plan of the existing facility.

### **Plan of Operation:**

The proposed operation of this facility is described below. Certain and specific items noted below are designed to serve as a “good neighbor” to those who live and work in the area.

### Operational Aspects:

The operational aspects of the proposed facility are noted below. A number of these aspects are designed to show that this facility will be a good neighbor and fully comply with the “Good Neighbor Policy”.

As a treatment facility, care will be administered to patients 24/7; however, all operations are conducted indoors. Visitation hours will be minimal. Generally speaking, although patients volunteer to come to the facility, those arrivals are typically done by appointment. Visitations to residents of this facility will be via a scheduled appointment. Therefore, walk-ins – whether patient or visitor – will be rare.

The doors to the facility will remain locked and secured at all times. The main door will have a doorbell (or similar type of announcer) along with video surveillance. Additional video monitoring will be provided for the exterior in general. Curb-side deliveries will be accommodated through the building front door or via the service entrance.

No outside activities are proposed, and all uses occur indoors (except that smoking will be permitted in a screened and secure outdoor patio area); therefore, no noises or sounds that can be heard outside the walls of the facility are expected to occur. Should any outdoor noises occur on the site, they will be addressed by staff.

Staff will make sure that no potential clients or others congregate outside of the building.

A “contact sign” will be placed on the outside of the building, near the front door, that notes the name and phone number of a responsible party that will be available 24/7 in case of emergency or other needed contact.

Any security issues that occur will be addressed immediately by facility management in order to fully address the issue.

Any complaints that are received will also be addressed immediately. Should the complainant leave his/her name and phone number, he/she will be contacted within 24 hours.

A patient will never be allowed to simply walk outside unsupervised, except on discharge, and that will only be allowed when the person being discharged is either being picked up by someone or is using a taxi or ride-sharing (Uber, Lyft, etc.) type of service.

Any outside trash will be picked up by the staff and disposed of in the proper trash receptacles. A dumpster is located outside for garbage removal. Medical waste will be removed from the site by specially trained companies.

Because the building was previously used as a medically-related facility (specialty hospital / nursing home), each room has been designed similar to a hospital or urgent

care room. There are also centralized cooking facilities (to be provided by staff, not by the patients), dining area, offices and a nursing station.

Also, because the previous use of the building was as a specialty hospital / nursing home facility, with its associated existing building design features and construction methods, no change to the occupancy status (as defined by the Building Code) of the building is anticipated, nor are additional upgrades proposed or needed to the building itself. Fire protection was also installed to accommodate the previous specialty hospital / nursing home facility use and will remain for this use. Should any building, fire code, or other alteration or upgrade be required by the City of Mesa, it will be promptly addressed.

No additional exterior signage, other than the contact sign noted above and an identification sign on the west side, is expected to occur.

As mentioned previously, no new or additional improvements, site/building additions, or exterior alterations (other than signage) are expected to occur, except as required by the City of Mesa.

The applicant, property owner, and the operator of the facility understand that the plan, approved Council Use Permit and any conditions of approval are binding on all future operators of a substance abuse detox facility at this location.

#### Staff:

As noted previously, onsite personnel will be available 24-hours, 7-days-a-week.

All staff, including medical (doctor, nursing, etc.), counselors, and administrative staff will be at or above the experience, training, education and other qualification levels as would be found at any high-end medical office or hospital. In addition, each person will receive, or have received, training specific for addressing substance abuse issues and side effects. Medical and counseling personnel will also be “on-call” and available when needed.

#### Patients:

The “typical patient” volunteers to stay at the facility, and will be closely monitored and repeatedly tested. This is a place for healing and healing only.

While going through the detoxification phase of this program, each patient will be closely monitored. After detoxification, patients will be assessed before going to the rehabilitation phase of the program. Those that remain for rehabilitation at this facility (approximately 30 to 60 days) will spend their days in individual and group therapy that includes counseling, group sessions, therapeutic writing, reading, and various other

positive and wholesome activities. Occasional offsite trips may occur to positive environments and opportunities for community service.

Anyone who does not wish to comply with the strict rules and healing regimen, including the use of drugs or alcohol, will be involuntarily discharged from the facility. This will require the person to be picked up by a friend or family member, or utilize a taxi or ride-sharing service to leave the neighborhood entirely. Those voluntarily wishing to leave will be discharged in a similar manner. Anyone refusing such transportation will be followed or escorted until he/she exits the neighborhood and reaches Broadway, Main Street or Power Road.

### **Compliance with Social Service Facilities criteria:**

The proposed use of this site and building will be in full compliance with the criteria required for Social Service Facilities as defined in Section 11-31-26 of the City of Mesa Zoning Ordinance, as well as the Social Service Facilities Guidelines provided by the City of Mesa.

These include the following (language from Zoning Ordinance is in *italics*, with the responses immediately following):

- A. **Location.** *Social Service Facilities are not allowed on Main Street, within the designated Town Center Redevelopment Area.*

The subject site, which is located south and east of the southeast corner of Main Street and Power Road, is not located within the Town Center Redevelopment Area.

- B. **Minimum Standards.** *All Social Service Facilities shall provide: adequate and accessible sanitary facilities, including lavatories, rest rooms and refuse containers; sufficient patron seating facilities for dining, whether indoor or outdoor; effective screening devices such as landscaping and masonry fences in conjunction with outdoor activity areas; a plan of operation, including but not limited to, patron access requirements, hours of operation, measures used to control potential client congregation on the site during non-operating hours, security measures, litter control, and noise attenuation.*

*Further, evidence of compliance with all Building and Fire Safety regulations and any other measures determined by the City Council to be necessary and appropriate to ensure compatibility of the proposed use or uses with the surrounding area shall be provided with permit applications.*

As noted above, the proposed use of the subject site and existing building meets these criteria as follows:

- There are also bathroom facilities within the building (outside of the rooms), which include handicapped-accessible facilities, for visitors and staff. These are available during facility hours.
- An indoor dining area, with a kitchen, will provide and meals for each patient and staff (some meals may be served in rooms). Adequate seating, with at least one seat provided for every two guests served during the meal period.
- The number of beds for the proposed use (128) is the same as that for the previous tenant (as a specialty hospital / nursing home facility).
- There are sufficient bathroom and shower facilities to accommodate each patient.
- Although all activities occur indoors, and patients are not allowed outdoors (except for a secure smoking area).
- There is extensive existing landscaping throughout the site.
- As the previous use of the facility was as a specialty hospital / nursing home facility, no changes to the tenant improvements of the building are expected, and no change is expected to the occupancy status as it relates to the Building Code. The facility will comply with all applicable City of Mesa Building and Fire Safety requirements, and should any changes or upgrades be required, they will be implemented as soon as possible.
- The Plan of Operation noted above includes the elements noted in the Social Service Facilities requirements related to patron access requirements, hours of operation, measures used to control potential client congregation on the site during non-operating hours, security measures, litter control, noise attenuation, and other operational aspects of the proposed use.

**C. *Applicable Guidelines.*** *All Social Service Facilities are subject to the Social Service Facilities Guidelines adopted by the City.*

In addition to the above, this proposed facility shall comply with the Social Service Facilities Guidelines adopted by the City of Mesa.

**D. *Criteria for Review of Council Use Permit:*** *When required, the review of the Council Use Permit shall include a review and determination regarding the following items:*

1. *The use is found to be in compliance with the General Plan, Sub Area Plans and other recognized development plans or policies, including the Social Service Facility Guidelines and will be compatible with surrounding uses.*



The site is designated as “Specialty Medical Campus” within the current City of Mesa General Plan. The proposed use is consistent with this designation. Other than the Social Service Facilities Guidelines, we are not aware of any Sub Area Plans or other plans or policies that affect the proposed use.

2. *A finding that a plan of operation has been submitted, which includes, but is not limited to, acceptable evidence of compliance with all zoning, building, and fire safety regulations.*

The Plan of Operation included in this Project Narrative addresses these, and other, operational and development aspects of this proposal.

3. *A finding that a "good neighbor policy" in narrative form has been submitted, which includes, but is not limited to, descriptions of acceptable measures to ensure ongoing compatibility with adjacent uses. Such policies shall include, but are not limited to, the name and telephone number of the manager or person responsible for the operation of the facility; complaint response procedures, including investigation, remedial action, and follow-up; and litter control measures.*

We believe that the Plan of Operation, as described above, will ensure that we will act to be a “good neighbor” to those who live and work in the area.

4. *Evidence that acceptable documentation is present demonstrating that the building or site proposed for the use is in, or will be brought into, substantial conformance with all current City Development Standards, including, but not limited to, landscaping, parking, screen walls, signage, and design guidelines.*

The existing building and site conditions were developed to accommodate the previous use as a specialty hospital / nursing home facility, and therefore the use will be in substantial conformance with all applicable current City of Mesa development standards and codes. We will promptly work to address any needed or applicable City of Mesa standards.

### **Council Use Permit:**

In addition to the criteria of a Social service Facility noted above, the proposed use meets the review criteria of a Council Use Permit as follows (as noted in Section 11-70-6.D of the City of Mesa Zoning Ordinance), which states the following (language from Zoning Ordinance is in *italics*, with the responses immediately following):

- D. **Review Criteria.** *A CUP shall only be granted if the approving body determines that the project as submitted or modified conforms to all of the following criteria. If it is determined that it is not possible to meet all of the review criteria, the application shall be denied. The specific basis for denial shall be established in the record.*

1. *Approval of the proposed project will advance the goals and objectives of and is consistent with the policies of the General Plan and any other applicable City plan and/or policies.*

As noted previously, the proposed use is consistent with the land use designation (Specialty Medical Campus) of the General Plan. In addition, the proposed use furthers the goals and objectives of the General Plan by providing a needed use for the community (substance abuse detoxification and treatment), providing for an adaptive reuse of an existing vacant building, and providing for buffers and accommodations to existing residents in the area.

2. *The location, size, design, and operating characteristics of the proposed project are consistent with the purposes of the district where it is located and conform with the General Plan and with any other applicable City plan or policies;*

The Plan of Operation noted above, and adherence to the Good Neighbor Policy and Social Service Facilities as noted in the Project Narrative demonstrate that the proposed use complies with the purpose of the RM-4 zoning district and other applicable City of Mesa plans and policies.

3. *The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area of the proposed project or improvements in the neighborhood or to the general welfare of the City; and,*

As noted previously, all activities are to occur within the existing building, and more-than-adequate operational procedures will be in place to ensure that the use remains compatible with the area, and especially to existing residential uses. In addition, there are significant buffers already in place to ensure that the proposed use is not injurious nor detrimental to the area.

4. *Adequate public services, public facilities and public infrastructure are available to serve the proposed project.*

The site was developed over 31 years ago as part of a larger medical-office park development. At that time, on and offsite improvements and extensions of infrastructure were provided in accordance with City of Mesa requirements. The proposed use provides no additional impact on these facilities.

#### Addition:

A few comments on addition in general, and why this facility will be an asset to the neighborhood and the City of Mesa:

- Addiction is in every neighborhood: Statistically, an estimated 30% of Arizona households have some sort of drug/alcohol abuse problem: this building will have no such activity. It will be a place where the disease of addiction is treated, not enabled.
- This will be the one location where all can be assured that no alcohol or drug use will be tolerated.
  - Immediate expulsion if use occurs
  - If expelled, must be either picked up by a friend or family member, or utilize a taxi or ride-sharing service to leave the neighborhood entirely. Anyone refusing such transportation will be followed or escorted until he/she exits the neighborhood and reaches Broadway, Main Street or Power Road.

**Site & Building Information:**

APN: 218-21-012  
Site Size: 4.11 acres / 179,035 sq. ft.  
Address: 140 South 70<sup>th</sup> Street, Mesa 85206 (aka 215 South Power Road)  
Location: South and east of the southeast corner of Main Street and Power Road  
Existing Zoning: RM-4  
Building Area: 50,105 square feet (approximate)  
Building Height: 1-story  
Legal Description: Lot #8 of the Power Road Medical Village Parcel 1 – 8, Tract A.  
MCR Book 277, Page 10

**Applicant:**

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