



Planning and Zoning Board

Staff Report

CASE NUMBER: ZON18-00510
LOCATION/ADDRESS: Within the 1700 and 1800 blocks of South Crismon Road (west side).
GENERAL VICINITY: Located west of Crismon Road north of Baseline Road.
REQUEST: Rezoning to amend existing conditions of approval; Site Plan Modification; and a Special Use Permit for assisted living.
PURPOSE: This request will allow for the development of a continuum care facility.
COUNCIL DISTRICT: District 6
OWNER: WEST OF 3RD LLC AND OPC UNIT OWNERS ASSOCIATION
APPLICANT: OVERLAND DEVELOPMENT
STAFF PLANNER: Wahid Alam, AICP

SITE DATA

PARCEL NO.: 220-81-815 to 220-81-939 (Buildings #3, 4, 5, 6, 7, 8 and 9) and 220-81-956 (common area)
PARCEL SIZE: 8.5± acres
EXISTING ZONING: Limited Commercial (LC)
GENERAL PLAN CHARACTER: Neighborhood-Suburban
CURRENT LAND USE: Undeveloped portion of "Odyssey Medical and Professional Center Condominium"

SITE CONTEXT

NORTH: Existing single-residence and multi-residence development-zoned RS-6 PAD and RM-2 PAD
EAST: (across Crismon Road) Vacant and commercial development-zoned LC
SOUTH: Day care-zoned LC and two buildings (Building #10 & 11)
WEST: Existing single-residence subdivision -zoned RS-6

STAFF RECOMMENDATION: Approval with conditions.

P&Z BOARD RECOMMENDATION: ☒ Approval with conditions. ☐ Denial

PROPOSITION 207 WAIVER SIGNED: ☒ Yes ☐ No

HISTORY/RELATED CASES

September 2, 1987:	Annexed into the City of Mesa (Ord. #2249).
October 5, 1987:	Rezone from County Rural-43 and R1-8 to City SR and R1-9 (Z87- 66, Ord. #2271).
June 7th, 2004:	Rezone from R1-43 to C-2 and site plan approval on ±45 acres for a multi-use commercial center on both sides of Crismon Road north of Baseline. Condition of approval #6 requires that all street improvements and perimeter landscaping for the “Crismon Commons West” development be carried out with the first phase of construction. (Z04-33, Ord. #4199)
May 4th, 2005:	Design Review approval for the right-of-way landscaping along both sides of Crismon, in the Crismon Road center median, and along the north side of Baseline. (DR05-038)
May 18th, 2006:	Recordation of “Crismon Commons East” plat on the east side of Crismon Road. (S04-42)
May 23rd, 2006:	Recordation of “Crismon Commons West” plat on the west side of Crismon Road. (S04-43)
May 24th, 2007:	Site Plan Modification and replat of “Crismon Commons West” for the development of eleven building medical and professional office complex. (Z07-051).

PROJECT DESCRIPTION / REQUEST

The proposed development, Three Fountain Senior Housing Facility, is a transitional living facility for seniors. The facility will include 194 units of independent living, assisted living and memory care with related amenities. The proposed unit mix will include 82 independent living units, 78 assisted living units and 34 memory care units. The facility will accommodate all units in a two-story building with courtyards. The request includes three components: amending the zoning to change the existing conditions of approval, Site Plan Modification, and a Special Use Permit for assisted living. This request will allow for the development of a continuum of care facility.

NEIGHBORHOOD PARTICIPATION:

The applicant has completed a Citizen Participation Process, which included a mailed letter to property owners within 1,000’ of the site, as well as HOAs and registered neighborhoods within a mile. The applicant held a neighborhood meeting on August 15, 2018. At the time that this report was written staff had not been contacted by any residents or property owners in the area. The applicant will be providing an updated Citizen Participation Report prior to the September 18, 2018 Study Session. An update will be provided by staff at that Planning and Zoning Board Study Session.

STAFF ANALYSIS

MESA 2040 GENERAL PLAN:

Staff has reviewed the proposal and found that it is consistent with the criteria for review as outlined in Chapter 15 (pg. 15-1) of the Mesa 2040 General Plan and has determined that the proposed use is in conformance with the General Plan.

The proposed senior housing facility is compatible with the Neighborhood Suburban character type designation in the Mesa 2040 General Plan. The proposed senior housing is located within commercial development along Crismon Road. The Overland Senior Housing will be compatible with retail, restaurants under construction and existing health care facility across Crismon Road and will serve the surrounding neighborhoods.

ZONING:

The property is currently zoned Limited Commercial (LC). The proposed land use is allowed within the LC zoning district with a Special Use Permit (SUP).



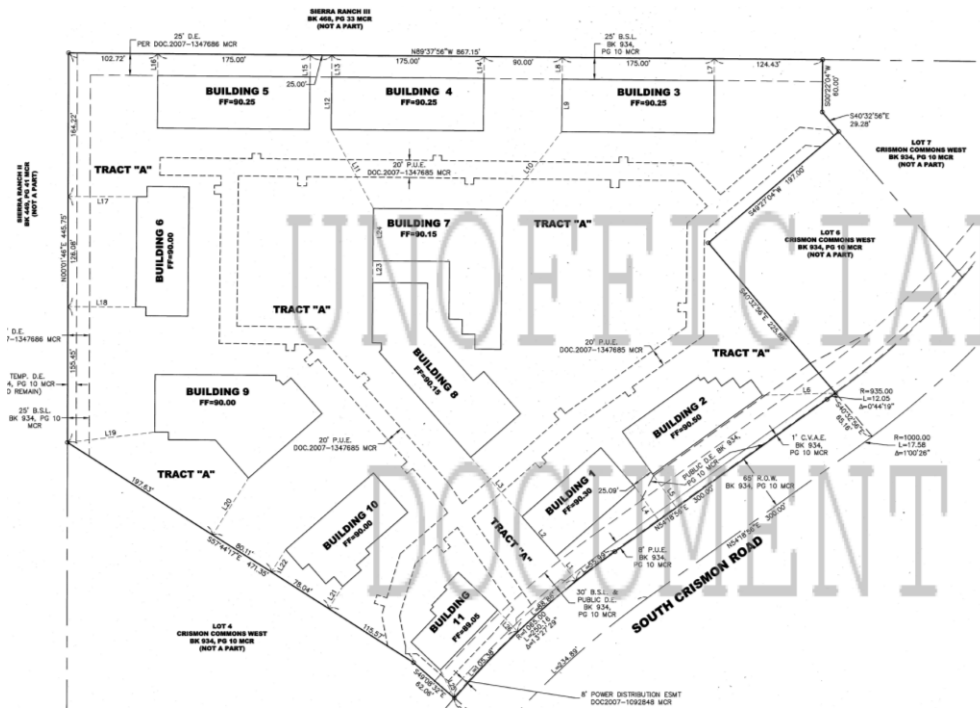
Zoning map of the area



The Site

The proposed development will occupy a portion of the previously approved “Odyssey Medical and Professional Center Condominium”. Since the approval in 2007 only two buildings out of eleven are built. The proposed development will not modify the area along Crismon Road and leave the two previously approved buildings. This proposal will only modify the rear portion of the approved center and replace the proposed seven buildings with one, large building.

The proposed site plan modification is a significant change to the basic development previously approved by the City Council, this proposal will require City Council approval.



SITE PLAN - MZO Section 11-69-5:

The proposed senior housing for 194 units will be built in one two-storied building and will be in the rear of the parcel behind the existing two buildings and the area along Crismon Road. The proposed development will share the existing driveway access from Crismon Road and will have a loop road around the building with parking stalls, trash enclosures, access to amenities, etc. The building will have five open-courtyard. The proposed development will maintain the existing 25' wide landscape yards along north and west property line.

The proposed site plan provides more than required setbacks along residential subdivision. The required setback is 50' for two storied buildings in LC district adjacent to RS district, the site plan provides 85'-94'. The required parking for 194 units is (194+ 2 additional for a total of 196) 196 spaces but the proposal provides 219 spaces of which 14 parking spaces will be shared with others.

Staff has reviewed the proposed site plan against the review criteria per section 11-69-5 of the Zoning Ordinance. Staff has a few minor concerns with the proposed site plan. The following is a discussion of these concerns and has recommended associated conditions of approval:

Landscaping

The frontage of the property along Crismon Road is vacant and will be developed in the future so there is no landscaping installed yet. As this is a group commercial center with existing development beyond this frontage the required landscaping should be installed with this phase of development the entire length of the property line along Crismon Road (Condition #5).

Future Site Plan Review

The pad sites along the frontage of the property along Crismon Road will not be developed at this time, all future development will require Planning and Zoning Board approval (Condition# 2).

Pedestrian Connectivity

The main entrance of the Senior Housing facility will be further away from Crismon Road, a direct pedestrian connection between the main entrance to the facility and side walk along Crismon Road should be provided (Condition# 8).

Airport Compatibility

The site is within the Phoenix-Mesa Gateway Airport Overflight Area Three (AOA 3), therefore specific airport related conditions of approval are included (Conditions# 10).

SPECIAL USE PERMIT – MZO Section 11-70-5:

The MZO requires a Special Use Permit (SUP) for assisted living facilities. A SUP shall only be granted if the approving body determines that the project as submitted or modified conforms to all the required findings. The findings for SUP are as follows:

Assisted Living Required Findings	Finding
1. The proposed development is consistent with the policies of the General Plan and advances the goals and objectives therein;	Approval of the proposed project will advance the goals and objectives of the General Plan by providing a variety of housing options in this area.
2. The location, size, design, and operating characteristics are consistent with the purposes of the district where the project is located and conforms with the General Plan and other applicable City plans and policies;	The proposal is for a two-story building that will fit well in this commercial setting adjacent to a residential neighborhood. All buildings in the area are allowed to be two-stories tall. The proposed development is consistent with the Neighborhood Suburban form and guideline characteristics.
3. It will not be injurious or detrimental to the adjacent or surrounding properties in the area nor will it be injurious or detrimental to the neighborhood or to the general welfare of the City; and	This is a fairly low intensity use that will not negatively impact the surrounding uses.
4. There are public services, public facilities and public infrastructure available to serve the proposed project.	The proposed development is surrounded by existing public services, public facilities and public infrastructure including health care, retail, commercial, etc. are available to serve the proposed project.

Staff finds that the above findings meet criteria identified in MZO Section 11-70-5 for Special Use Permit.

CONCLUSION:

The proposed project complies with the General Plan, Special Use Permit findings and meets all review criteria for Site Plan Review from Chapter 69 of the Zoning Ordinance (Section 11-69-5). Staff recommends approval with the following conditions:

CONDITIONS OF APPROVAL:

1. Compliance with the basic development as shown on the site plan, landscape plans and elevations, except as modified below:
2. Site Plan Review through the public hearing process of future development plans.
3. Compliance with all requirements of Design Review.
4. Compliance with all City development codes and regulations.
5. All limits of construction shall have temporary landscaping, extruded curbs, and screen walls where parking and loading/service areas are visible from the right of way.
6. Compliance with all requirements of the Subdivision Regulations.
7. Prior to issuance of a Certificate of Occupancy, install required landscaping for the entire length of the property facing Crismon Road.
8. Provide direct pedestrian connection from the main entrance of the facility to the sidewalk along Crismon Road.
9. Compliance with all requirements of zoning case Z07-051, except as modified by this approval.
10. Compliance with all requirements of Chapter 19 of the Zoning Ordinance including:
 - a. Owner granting an Avigation Easement and Release to the City, pertaining to Phoenix-Mesa Gateway Airport which will be prepared and recorded by the City (concurrently with the recordation of the final subdivision map or prior to the issuance of a building permit).
 - b. Written notice be provided to future property owners, and acknowledgment received that the project is within 5 mile(s) of Phoenix-Mesa Gateway Airport.
 - c. Due to the proximity to Phoenix-Mesa Gateway Airport, any proposed structure is subject to an FAA filing for review in conformance with CFR Title 14 Part 77.9, (form 7460), to determine any effect to navigable airspace, air navigation facilities. A completed form with response by the FAA must accompany building permit application for structures on this property.
 - d. Documentation by a registered Professional Engineer or registered Professional Architect demonstrating compliance with noise level reductions required by Section 11-19-5 prior to issuance of a building permit.