

Special Use Permit for Parking Reduction

Date: June 25, 2018 (Revised August 30)

Introduction: The Canyon Vista Recovery Center owns approximately 1.73 acres located at 860 N Center Street parcel numbers 137-22-095J & 137-22-095L. There are eight existing buildings on site, one of which is having the interior renovation project that is the subject of this submittal.

The Special Use Permit (SUP) is being submitted concurrently with the Council Use Permit (CUP) filed on June 25, 2018 for the renovation of one of the living quarters in the Social Service Facility.

The Property is zoned RM-2 Residential Multiple Dwelling District and subject to a Council Use Permit (CUP). The Mesa 2040 General Plan designates the Property as Neighborhood Traditional land use, which allows for a mix of residential uses and densities as well as limited commercial and services uses.

This SUP has been filed in accordance with chapter 32 and 70 of the Mesa Zoning Ordinance and is filed to request a modification to the parking standards.

Background: The Property has operated as a residential behavioral health facility for 16 years up until Summit BHC Mesa, LLC dba Canyon Vista Recovery Center acquired it on June 7, 2017. The Property is improved with eight (8) single story buildings totaling 21, 727 SF, (landscaping, large fully-enclosed courtyards, parking, and other associated site improvements. The Property is fully fenced along the north, south, east and west property lines. Vehicular and pedestrian access to the Property is provided via one concrete driveway from Center Street. There are also pedestrian access gates to N. Drew Street on the west side of the property.

Canyon Vista's residential treatment programming consists of an intensive 24/7 clinically managed structure of daily living activities intended to address Substance Use Disorder (SUD). Clients reside full-time on the premises during their treatment, which includes daily group education, weekly individual counseling, weekly discharge planning, accountability and therapeutic community service, ongoing 12-step facilitation therapy, assistance in the self-administration of medication, intensive case management, and discharge planning and care coordination. Treatment generally lasts an average of 30 days, followed either by a discharge plan or continued residency during transition to fully establish a foundation for independent living skills.

Each building's information on the site is listed below:

Bldg #1: R-4 Occupancy, Addiction Recovery, 2,850 SF, 5 bedrooms, 10 beds

Bldg #2: R-4 Occupancy, Addiction Recovery (Proposed I-2 Occupancy, Addiction Recovery Detoxification), 2,848 SF, 5 bedrooms, 10 beds

Bldg #3: R-4 Occupancy, Addiction Recovery, 2,781 SF, 5 bedrooms, 10 beds

Bldg #4: R-4 Occupancy, Addiction Recovery, 2,774 SF, 5 bedrooms, 10 beds

Bldg #5: R-4 Occupancy, Addiction Recovery, 2,776 SF, 5 bedrooms, 10 beds

Bldg #6: R-4 Occupancy, Addiction Recovery, 2,839 SF, 5 bedrooms, 10 beds

Bldg #7: R-4 Occupancy, Addiction Recovery, 2,838 SF, 5 bedrooms, 10 beds

Bldg #8: Business Occupancy, Administrative, 2,021 SF



There are currently 28 on-site parking spaces including 2 ADA spaces. The required parking count is 55 spaces based on one parking space per 400 square feet with 21,727 square feet between the eight buildings on site. Based on the type of proposed renovation to the facility and parking patterns over the past year, the facility feels that the current 28 parking spaces on site will be adequate after the proposed renovation. The criteria to address a parking reduction per section 11-32-6 and 11-70-5 of the Zoning Ordinance is also listed below.

Parking Reduction: A request for a parking reduction requires a Special Use Permit and is required to address Section 11-32-6 of the Zoning Ordinance. Each of the criteria in the section are addressed below.

1. Special conditions—including but not limited to the nature of the proposed operation; proximity to frequent transit service; transportation characteristics of persons residing, working, or visiting the site—exist that will reduce parking demand at the site;

Response: The parking on site is primarily only required for employees and visitors. Once clients are checked in to the facility they do not leave until they have completed the duration of their treatment which is typically about 30 days. The clients' vehicle is generally not stored in the on-site parking area during their stay. Visiting hours are limited from noon to 5PM on Saturdays and Sundays. Visiting hours will be scheduled per program to ensure that parking is available for visitors. During the weekdays, the parking spaces are primarily used by staff. The maximum first shift consists of a maximum of 13 employees, second shift includes a maximum of 7 employees, and third shift includes a maximum of 6 employees. There will be some overlap during shift changes. There are no shift count changes, bed rooms, or beds being added as a part of the proposed renovation project.

Over the last year there have been approximately 5 clients to use the on-site parking during their stay. It is estimated that 20 spaces (71%) will be used by staff and a maximum of 5 spaces (18%) by clients during the peak demand on the weekdays.

Summit BHC also has a similar site in Monroe Georgia called Twin Lakes Recovery Center. This facility has 55 beds and 25 parking spaces (including 3 accessible spaces). There is a maximum of 15 staff on the day shift with smaller staff counts on the other two shifts. The average number of client cars in the parking lot is 1. This parking space to bed and parking space to staff count is comparable to Canyon Vista.

Based on these counts and similar sites, the existing parking is adequate to meet the project's parking needs.

2. The use will be adequately served by the proposed parking; and

Response: According to the Parking Generation ITE Manual 3rd Edition, the Congregate Care Facility (Land Use: 253) requires 0.5 spaces per dwelling unit. City code requires 1 space per 375 square feet for general office space. With 35 dwelling units and 2,021 square feet of administration office space the total count using these requirements would be $(35 \times 0.5) + (2,021/375) = 23$ spaces.

Canyon Vista has successfully operated this facility for the past year with no impact to adjacent properties and no complaints have been filed related to the parking.

The existing 28 parking spaces will adequately serve the Canyon Vista Treatment Facility renovation.

3. Parking demand generated by the project will not exceed the capacity of or have a detrimental impact on the supply of on-street parking in the surrounding area.

Response: No on-street parking is proposed. All parking for the Canyon Vista Recovery Center is provided on-site.

There is a pedestrian gate on the west side of the property that provides access to Drew Street, but this gate will be locked at all times and will be for emergency access only. In addition to the fire department, the facility will also have a key, but will not use the gate for employees, clients, or visitors. All visitors are instructed to enter the facility through the main lobby or the Palo Verde building in front of the site. There is a visitation policy that will highlight that no parking is allowed on Drew Street or other neighborhood streets to gain access to the Canyon Vista facility. The parking demand will not exceed the on-site parking capacity and facility policies are in place to prevent use of neighborhood streets for parking, therefore the facility will have no impact to on-street parking.

Parking Reduction: A request for a parking reduction requires a Special Use Permit and is required to address required findings specified in Section 11-70-5 of the Zoning Ordinance. Each of the required findings in the section are addressed below.

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;

Response: Complies. The General Plan designates the Property's land use as Neighborhood Traditional. The RM-2 zoning on the Property is consistent with the Neighborhood Traditional land use designation, which supports limited services uses, such as Social Service Facilities.

There is only one other SUD facility within one mile of the facility, Evolution Way located at 724 W University Drive which performs assessments and diagnosis, in-take appointments, and short-term outpatient detoxification.

The existing Canyon Vista facility is sensitive to its neighbors and is committed to providing the community and City with materials that inform the public about the need for this type of service and the rules and regulations governing its use, operation, and placement and will continue to do so with this proposed renovation.

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;

Response: Complies. The purpose of the RM zoning districts is to provide areas for multiple-residence housing, as well as to “also provide for residential care facilities . . . limited and small-scale residential support activities . . . that are appropriate in a residential environment”.

The existing Social Service Facility is in conformance with and advances the goals and objectives of the General Plan and the Neighborhood Traditional land use designation and the proposed renovation will be as well. The RM-2 zoning on the Property is consistent with the Neighborhood Traditional land use, which supports limited services uses, such as Social Service Facilities.

The proposed Social Service Facility renovation is also subject to the City’s Social Service Facilities Guidelines.

Compliance with these “Social Service Facilities Guidelines” is addressed below.

3. The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area, nor will the proposed project or improvements be injurious or detrimental to the neighborhood or to the general welfare of the City; and

Response: Complies. The existing facility has been in operation for the past year and has not been injurious or detrimental to the adjacent or surrounding properties. The proposed renovation will not alter the standard operation of the existing facility. The proposed detox renovations to the current Social Service Facility will not alter function and operation of the existing facility and will be licensed by the State. Therefore, there will be no injurious or detrimental impacts to the adjacent or surrounding properties

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

Response: Complies. Adequate public services, public facilities and public infrastructure are available to service the existing facility and will continue to be available to the proposed renovation.