

MINUTES OF THE OCTOBER 17, 2018 PLANNING & ZONING MEETING

- 6-b ZON18-00576 District 2.** Within the 6700 block of East Albany Street (south side), the 6700 block of East Akron Street (north side) and the 100 block of North Power Road (west side). Located on the west side of Power Road north of Main Street. (1.22± acres). Site Plan Review; and Special Use Permit to allow an assisted living facility and a Special Use Permit for reduction in parking for an assisted living facility. This request will allow for the development of an assisted living facility. Joseph Jurkiewicz, applicant; Olivia Jurkiewicz, owner.

Planner: Veronica Gonzalez

Staff Recommendation: Approval with conditions

Summary: Staffmember Veronica Gonzalez presented case ZON18-00576 to the Board. Ms. Gonzalez stated this request is for a site plan review for an assisted living facility with 39 units. Ms. Gonzalez explained a Special use Permit is required for this type of use within the OC zoning district, and included in the request is a Special Use Permit to allow a 45% reduction of the parking requirement.

Applicant Joshua Oehler, 1427 N. 3rd Street, Phoenix, spoke about the project. Mr. Oehler explained this facility provides personal care such as hygiene, meals, transportation and medication for residents that are fully able to function and independent but need personal assistance. He stated the facility will have 19 parking spots for employees and visitors and the tenants will not have cars. Mr. Oehler stated they have been working with surrounding commercial owners to allow shared parking for special occasions. The business directly to the south does not want to allow us shared use and the owners have been looking at other ways to alleviate the overflow parking. One way is to shuttle visitors during high use times such as holidays. The only access into the parking lot will be to come off of Power Road which restricts the parking spaces in front. Mr. Oehler stated in order to make the project work, they reduced the amount of units from 44 to 39.

Boardmember Crockett asked if the residents would be prohibited to have an automobile in their contract or is it due to the age of the residents and lack of mobility. Mr. Oehler responded the age of the tenants and due to their age and abilities they would not own a car. Owner Joseph Jurkiewicz, 9310 E. Main Street, confirmed the age of the resident typically restricts them from driving.

There was discussion among the Boardmembers possible options to prevent any parking in the surrounding residential neighborhood. Boardmember Allen inquired if they have a plan in place to shuttle the employees from another parking location due to safety and Mr. Oehler responded they are working with staff to create a policy that will be passed out to the neighboring residents which will provide information on how to

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contact either the General Manager or on site staff if they see staff parking in the neighborhood as well as a policy on how to respond to any complaints. Boardmember Crockett requested they be sensitive to these issues.

Boardmember Sarkissian inquired how the reduction in parking would be handled if another user goes into this facility. Staffmember Veronica Gonzalez responded the parking reduction in this case is for this type of use on this specific property. If there would be another user, the parking reduction would not be automatic and they would be required to come back for approval.

Boardmember Boyle inquired if there could have a stipulation requiring a sign be posted providing contact information. Staffmember Gonzalez stated they do not have a specific condition of approval to require signage. Mr. Wesley stated staff is still finalizing a Good Neighbor Policy and staff will not accept final approval if the applicant does not stipulate that contact information would be clearly visible.

It was moved by Boardmember Sarkissian and seconded by Boardmember Crockett to approve case ZON18-00576 with conditions:

That: The Board recommends the approval of case ZON18-00576 conditioned upon:

1. Compliance with the basic development as described on the preliminary elevations, preliminary landscape plans and as shown on the site plan (without guarantee of lot coverage).
2. Prior to submittal for a building permit, submit for review and acceptance by the Planning Director a revised site plan that has relocated the proposed light standards out of parking lot landscape islands.
3. Compliance with all requirements of Design Review.
4. Approval of a Development Incentive Permit (DIP) by the Board of Adjustment.
5. Compliance with all City development codes and regulations.
6. Approval of the Special Use Permit for reduced parking is conditioned upon the following:
 - a. Compliance with the operation plan as outlined in the parking demand report.
 - b. Prior to submittal of a building permit, submit a good neighbor policy for review and acceptance by the Planning Director that includes the following items:
 - i. The name and telephone number of the manager or person responsible for the operation of the facility.
 - ii. Parking complaint response procedures that include remedial action and follow up.

Vote: 6-0 Approved (Chair Dahlke, absent)

Upon tabulation of vote, it showed:

AYES – Astle, Sarkissian, Boyle, Allen, Crockett, Villanueva-Saucedo

NAYS – None

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Note: Audio recordings of the Planning & Zoning Board Meetings are available in the Planning Division Office for review. They are also “live broadcasted” through the City of Mesa’s website at www.mesaaz.gov