

Sunshine Acres Children's Home

Narrative Statement

3405 N. Higley Road
October 18, 2018

Request:

Pew & Lake, PLC ("Applicant") on behalf of the Board of Directors for Sunshine Acres Children's Home ("Owner") hereby requests a modification to Zoning Case No. BA09-17, the previously approved Special Use Permit ("SUP") for a Comprehensive Youth Residence in the R1-90 zoning district. The property consists of approximately 119 acres located at the southeast corner of Higley Road and the Loop 202 Red Mountain Freeway (specifically, APN 141-40-006, 141-40-001A and 141-40-007A). This Special Use Permit modification request is for the purpose of submitting a revised master plan for the Sunshine Acres campus for the City's review and approval.

Background/Project History:

Sunshine Acres has, for decades, provided valuable services to children and teenagers by creating a living environment in which they can prepare for the responsibilities and maturity required of adult members of our community.

The property is currently zoned R1-90 and is designated in the General Plan for Employment and Public/Semi-Public uses. The Comprehensive Youth Residence use is permitted in the R1-90 zoning and district and existing and future expansions on the site will remain in conformance with the City's Zoning Ordinance. The following requirements for this use continue to be met, including but not limited to the following:

1. The site contains at least twenty (20) contiguous acres.
 - Sunshine Acres is located on 119 contiguous acres.
2. The facility is licensed by the State of Arizona.
 - Sunshine Acres is licensed by the State of Arizona, and has been since 1954.
3. The number of beds provided by the facility exceeds twenty-five (25).
 - Sunshine Acres currently has 60 beds and has expansion plans for up to 250 beds.
4. The facility provides on-site counseling, education and recreation catering specifically to the resident population.
 - Sunshine Acres provides these services, among others, to its resident population.

5. All applicable setbacks and building height requirements for the R1-90 zoning district are maintained.
 - As demonstrated on the Existing Site Plan, buildings and direct care program facilities all meet required setbacks. The updated Proposed Master Plan also proposes expansions that maintain these required building setback and height requirements of the R1-90 zoning district.
6. Appropriate ratio of residential and all support facilities to accessory retail/office uses is maintained
 - As demonstrated on the Proposed Master Plan, the aggregate gross floor area for these ancillary uses is only 3% of the total floor area in the Proposed Master Plan.
7. Sunshine Acres has complied with, and will continue to comply with, the recreational vehicle requirements under Section 11-5-8 of the Mesa Zoning Ordinance and the previous Board of Adjustment Case No. BA11-038:
 - The RV utility connections will only be used for mobile RV's, such as camper shells, tent trailers, motor homes, or travel trailers;
 - No park model RV units will be used;
 - No RV space will be used for longer than 6 months out of a 12-month calendar year; and
 - No RV accessory structures, as defined in MZO Chapter 87, will be constructed.

As demonstrated on the Proposed Master Plan, the aggregate gross floor area for these ancillary uses is only 3% of the total floor area in the Proposed Master Plan.

In addition to the requirements listed above, Sunshine Acres also has facilities that include Health Services, a Chapel, Visitor Center, Boutique (accessory retail), Recreation Building, School Building, Art Buildings, Administrative Offices and Pastor/Staff Residences. These accessory uses relate to the support and operation of the facility and may be expanded to include additional uses in the future, in accordance with those uses permitted in by the Zoning Ordinance. Most recently, a Greenhouse learning center was constructed on the northwest portion of the property.

Pending and Anticipated Campus Expansions:

Sunshine Acres relies on donations and grants for its expansions and "optional" improvement projects. This lends itself to creating unpredictable timeframes and expectations of exactly when and what will be constructed next. A Proposed Master Plan is included with this SUP amendment to better illustrate and convey the realistic expansions to be anticipated on the campus within the next ten to fifteen years.

The Proposed Master Plan contemplates future residential and direct care program facilities. Direct care program facilities are any building, facility or recreational area that supports the purposes and programs of Sunshine Acres. Future building locations are numbered and outlined in yellow. Existing buildings and facilities are numbered and outlined in black. A legend listing all of the building numbers, a brief description, building type and square footage, is also provided for additional context of the anticipated build-out of the site.

An updated recreation center is anticipated to be constructed within the next year (*See No. 104 of Proposed Master Plan*). This recreation center is located next to the existing aquatics center, which is along the campus' most southern road. A substantial donation has been received specifically for this endeavor and so its construction is eminent and anticipated to occur within the next year.

Donations for another Children's home has also been received and construction is expected to occur within the year. Other facilities slated for expansion, but not tied to any order or timeline include a larger dining hall (*See No. 110 of Master Plan*), which is located directly north of the existing dining hall in the western center of campus. The maintenance facility is anticipated to be located at the most northern area of the campus (*See No. 111 of Master Plan*).

Additional children homes are anticipated to be built at the northwestern corner of the campus (*See Nos. 99-102*), and additional staff housing is expected to be expanded in the same area of the newest staff homes centrally located (*See Nos. 90, 95-97*). Future Direct Program Facilities are located in the southwest area of campus, closer to the other existing facilities such as the horse barn, aquatics center and future rec center (*See Nos. 105-109*). Again, what those exact support facilities would be is not known at this time, as they are tied to donations, interests and needs at the given time. But an appropriate area has been designated on campus should additional programming become available.

Lastly, the expansion and update to Sunshine Acre's baseball field facility is anticipated to occur in the near future. Discussions have been held and a sizeable donation is being made to Sunshine Acres for the purposes of improving the baseball field. These improvements include not only the field, but ancillary structures or buildings such as bleachers, announcement stand and concessions, as well as an expansion to the parking. The baseball field facility will be an amenity for the residents. When it is renovated, it will have game activities and functions that will enable Sunshine Acres to benefit from some cost recovery.

Compatible with Surrounding Properties

Sunshine Acres is conveniently located near the southeast corner of Higley Road and the Loop 202 Red Mountain Freeway on the north side of Longbow Parkway. To

the south of the property is the Longbow Golf Course (on the south side of Longbow Parkway). To the north is vacant land owned by the City of Mesa and Arizona Department of Transportation (north of that is the freeway). The property immediately west, opposite Higley Road, is designated General Industrial on the City of Mesa General Plan Land Use Map and to the east is vacant land and planned for future Business Park use.

Sunshine Acres has existed in this location for many years and the surrounding property owners are familiar with the use, goals and mission of Sunshine Acres. We believe Sunshine Acres has been, and will continue to be, a good neighbor to surrounding property owners in the area. Approval of this SUP Modification will not have an adverse impact on any property owners in the vicinity.