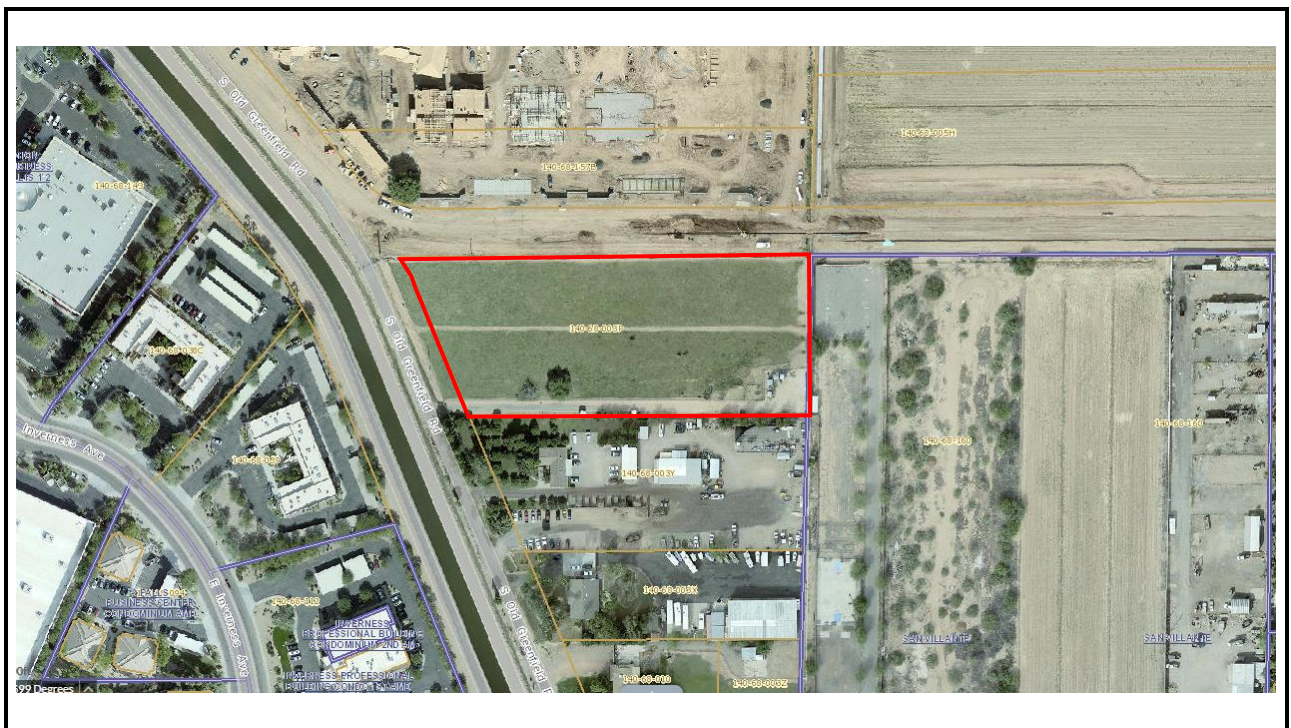




PB Bell Communities
SWC Banner Gateway Drive and "Old" Greenfield Road
Rezoning and Special Use Permit Project Narrative
April 1, 2019

1. Introduction

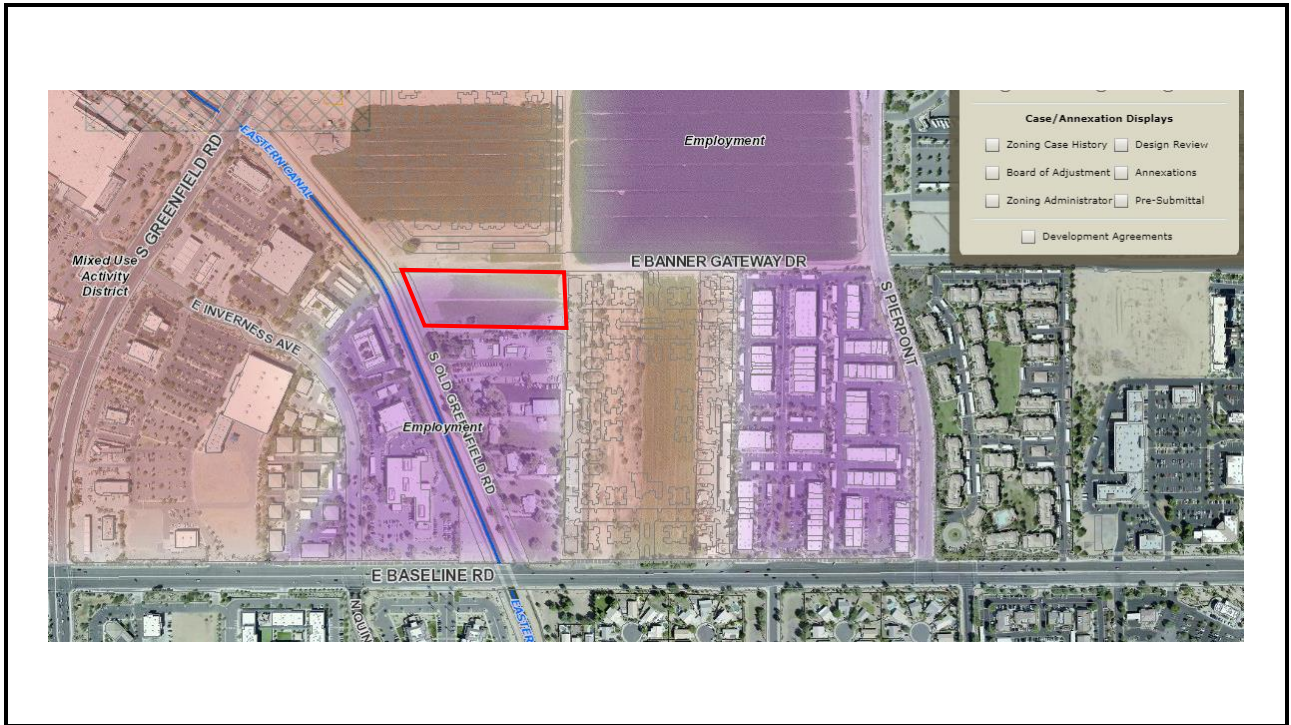
Pew & Lake PLC, on behalf of PB Bell, is pleased to submit this project narrative to the City of Mesa for Inspira at Gateway, a proposed Senior Housing Community on approximately 4.11 acres located at the southeast corner of Banner Gateway Drive and "Old" Greenfield Road in the City of Mesa. The property is identified by Maricopa County Assessor's Parcel number 140-68-003P and is shown in the graphic below.



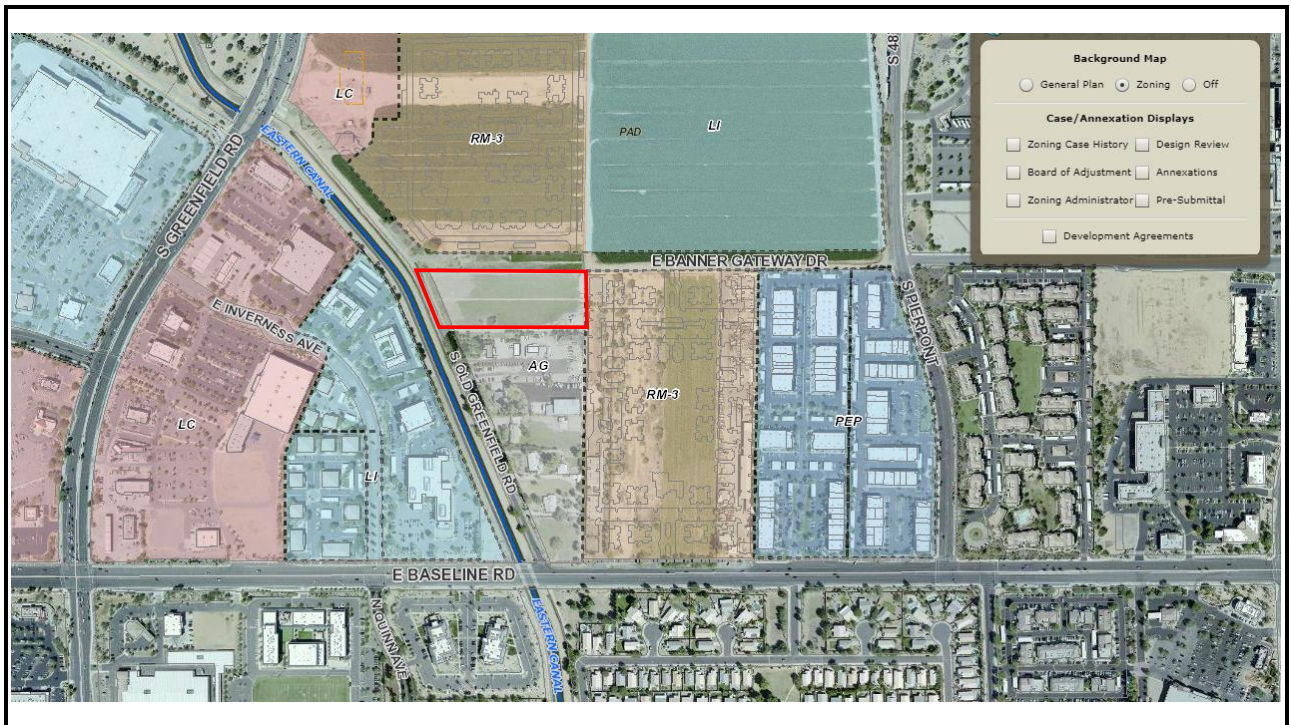
2. Existing General Plan Designation and Zoning Classification

As shown on the next page, the project site is currently designated in the City of Mesa General Plan as Employment and designated as Agricultural (AG) on the City of Mesa Zoning map.

City of Mesa 2040 General Plan Land Use Map



City of Mesa Zoning Map



According to the City of Mesa General Plan, the Employment Designation on the property is primarily used for employment-type land uses of at least 20 acres, and typically have limited connection to the surrounding area. This Employment Land Use designation is no longer appropriate for this 4.1 acre parcel, that has recently been granted connectivity to the surrounding area through the extension of Banner Gateway Drive. Similarly, the current Agricultural zoning classification is no longer appropriate for a parcel of this size that is now adjacent to two large multi-family communities.

To provide context, the following photographs show the current development of the surrounding properties.



View west on East Banner Gateway Drive with the Subject Site on the left and the new Mark-Taylor property on the right



View east from NEC of Subject Site



View North on Old Greenway Road with Subject Site on right

3. Relationship to Surrounding Properties

As shown on the photographs above and the graphic below the site is bound on the north and east by two phases of a Mark-Taylor Apartment Community. The site is also bound on the west by an RWCD canal, beyond which lies light industrial and retail uses. The parcel is bound on the south by agricultural properties, which consist of a combination of residential and small business uses on these properties.

	General Plan Designation	Zoning	Existing Use
North	Mixed Use Activity	RM-3	Apartment Community
South	Employment	AG	Residential
East	Mixed Use Activity	RM-3	Planned Apartment Community
West	Employment	LI	RWCD Canal/Retail
Project Site	Employment	Agricultural	Vacant/Agricultural

4. Requests

Our request to the City of Mesa is for:

- a) Rezoning of the property from Agricultural to RM-4 (PAD).
- b) A Special Use Permit to allow for the nursing and convalescent (memory care) component of the development.
- c) Site Plan Approval.

5. Proposed Development

As shown on the Preliminary Site Plan provided with this pre-submittal application, the main entry to Inspira at Gateway is proposed to be on Banner Gateway Drive. PB Bell is proposing one contiguous building that ranges from two to three stories, with the three-story component placed at the westernmost end of the site. The proposed development will have all of the amenities necessary to make this senior housing community a success. Inspira at Gateway will be a uniquely designed community that will consist of 121 residences with comfortable studio, one-bedroom, on-bedroom plus den and two-bedroom floor plans with a range of 443 square feet to 1,149 square feet and averaging approximately 644 livable square feet per residence.

Features found within the residential units include:

- Nine and Ten-foot ceilings
- Full stainless-steel appliance packages in Independent Living Units.

- Premium cabinetry, undermount stainless steel sinks, and microwave
- Granite counter tops
- In unit washers and dryers (Independent living only)
- Custom cabinets and large pantry
- Walk-in closets (Independent Living only)
- Ceiling fans in living rooms and master bedrooms
- Basic cable, with all utilities included
- Ceramic plank Flooring and carpeting
- [30"x60" showers]

Community Amenities:

- Full-service dining room
- Patio Dining
- Room service
- Bistro with wine bar
- Library
- Game and craft rooms
- Beauty salon (hair, manicures and pedicures)
- Fitness center with age-appropriate fitness equipment, Free Weights, Cardio equipment and daily exercise and stretching programs
- Resort-style heated swimming pool
- Gardens and landscaped walkways
- Outdoor fireplace and patios
- Massage and Medical rooms
- Fully enclosed dog park
- Concierge
- Theater Room/Chapel with 120" television and A/V equipped
- Wireless internet access points (WAPs) will be available throughout the building (one system to serve nurses/staff and residents/visitors)
- 24-hour on-site management/nursing services for both Independent/Assisted Living and Memory Care and on call maintenance.
- Laundry services
- Covered parking

There are 129 parking spaces proposed for Inspira at Gateway. This provides a parking ratio of 1.06 parking spaces per dwelling unit, which is just under the required 1.2 spaces required by the Zoning Ordinance. However, by definition, individuals needing memory care do not drive and, typically, have fewer visitors than individuals in assisted or independent living units. After making a deduction for those residents, the revised, practical ratio is 1.47 units per dwelling unit, more than adequate to provide parking for residents, staff and guests.

6. Proposed Development Standards and Requested Deviations

Shown below are the development standards for the underlying RM-4 zoning district, with the requested deviations shown in red.

RM-4 Development Standards		
Standard	Required	Proposed with PAD
Minimum Lot Size	6,000 sq. ft.	211,967 s.f.
Maximum Density	30 du/ac	29.44 du/ac
Minimum Lot Area per dwelling Unit	2,904 sq. ft.	3,486 sq. ft.
Maximum Height	40 feet	40 feet
Vehicle Parking:		
Independent Living (2.1 spaces/unit)	38	
Assisted Living (1.0 spaces/unit +2.0 spaces)	74	
Memory Care (1.0 per unit)	30	
Total Provided	142 Spaces	129 spaces
Minimum Building Setbacks:		
Front (Old Greenfield)	25 feet	25 feet
Street-Facing Side – (Banner Gateway Drive)	25 feet	20'-0"
Interior Side – South Side	45 feet	45 feet
Rear	15 feet	15 feet
Minimum Separation between buildings (three-story)	35 feet	35 feet
Maximum Building Coverage	55%	32.27%

As shown above, we are requesting two deviations from the RM-4 zoning district. The first is a reduction in the required parking, and the second is a minor reduction in the street-facing side setback.

The reduction in parking is justified by the nature of the operation being proposed. Unlike ordinary multi-family development, Inspira at Gateway is a proposed senior housing community with varying levels of care. Those residents in the Independent Living Component may drive cars, but typically there is only one car per unit, even if there are two residents. Those individuals in the Assisted Living and Memory Care components typically do not drive at all and typically have fewer visitors than one would expect. Moreover, the staff at Inspira will be working in shifts and some may choose to use public transportation to get to work. Based on statistics at other facilities operated by the developer, the amount of parking requested is more than enough to serve residents, staff and visitors. Provided as **Exhibit A** of this narrative is a Parking Analysis showing similar facilities in several East Valley cities, and the parking provided at each location. The parking ratios provided in facilities similar to Inspira at Gateway range from .63 to 1.2 spaces per unit, with an average ratio of .9 to 1. Our proposed ratio of .9 spaces per unit is consistent with similar facilities in the City of Mesa and surrounding communities.

The only dimensional development standard deviation requested in the PAD is a reduction in the street-facing side yard building setback. This deviation is being requested to allow the building to be placed as close to Banner Gateway Drive as possible, and to mitigate the impact of this development on the existing building on the property located on the southern boundary of the site. By moving the building to the north and placing a drive aisle and parking in the southern portion of the property, the building will be 67 feet from the southern property line, over 20' greater than the required side-yard setback.

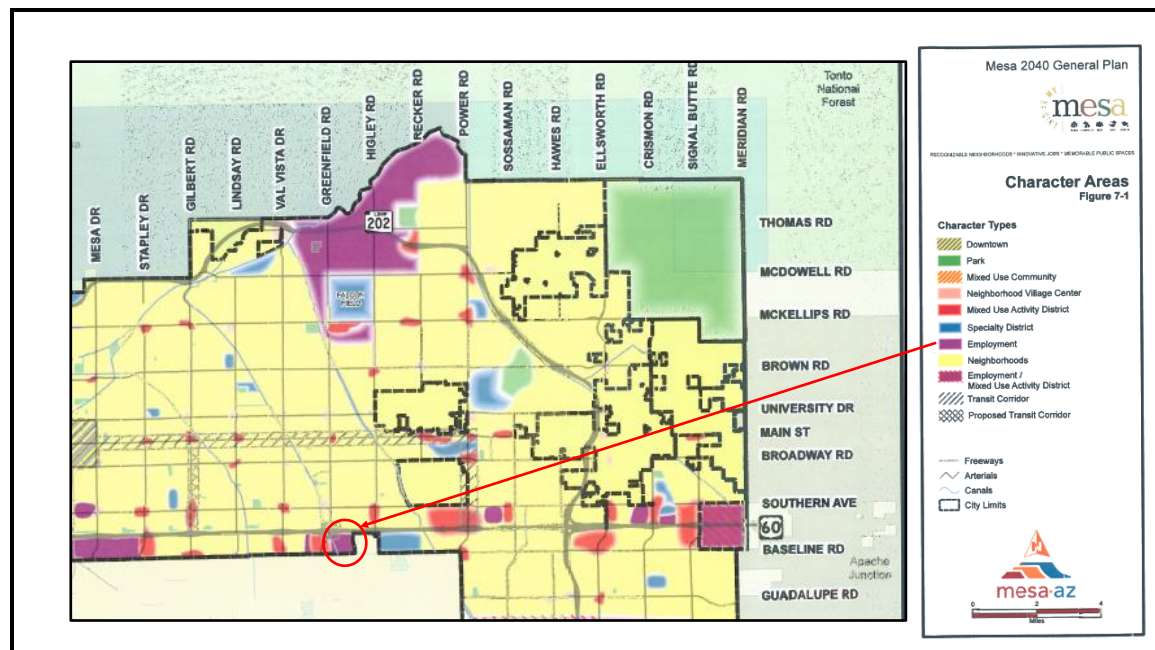
7. General Plan Analysis

As previously noted, the General Plan land use designation for this property is Employment. This character type is primarily used for employment-type land uses *of at least 20 acres* and typically have minimal connection to the surrounding area. The General Plan notes that residential uses in Employment Districts are rare, but if they are included, *they “need to be done in a manner that supports the continued development of the employment uses.”* For the reasons listed below, the applicant and developer believe that this project is consistent with the General Plan designation for this property.

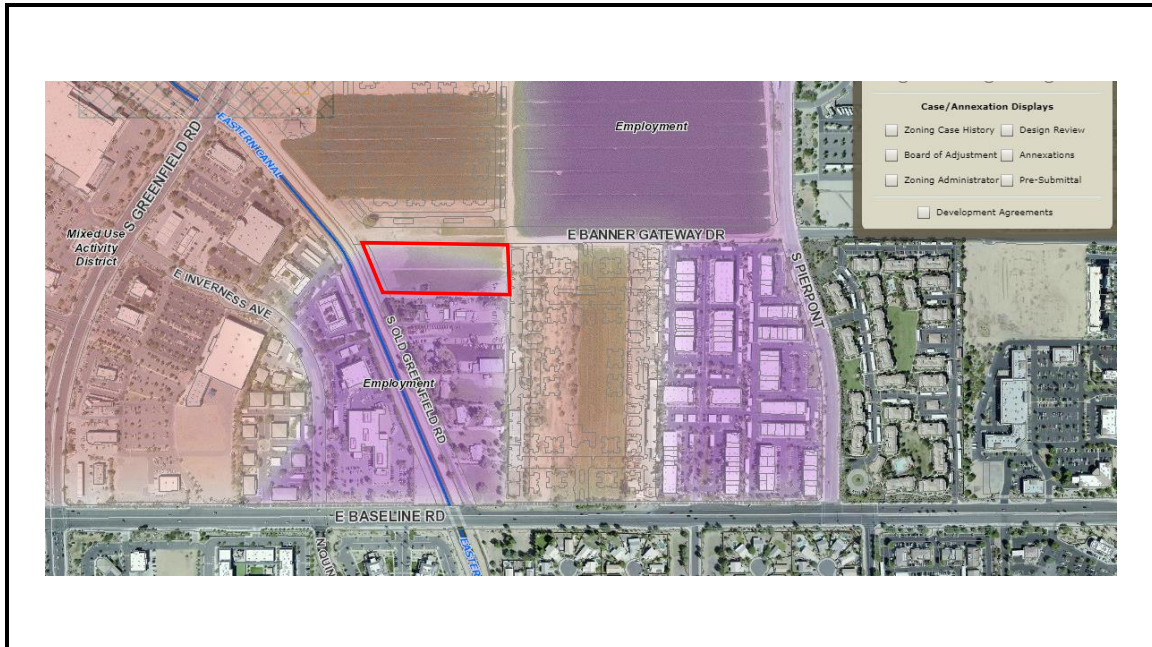
- a) **Parcel Size:** At 4.11 acres, this site is not likely to develop as a traditional Employment use with a high level of job creation. Its size precludes traditional office development since it does not provide enough space for an office and required parking. An office building the same size as the Inspira facility would require 350 parking spaces (1 space per 375 square feet). It is for this reason, we believe, that the Employment designation was primarily intended to create jobs but is typically, granted only to parcels of more than 20 acres.
- b) **Job Creation:** The Senior Housing proposed at Inspira should be considered an employment use. While it is true that individuals will be residing in this community, the number of employees required to manage the day-to-day operations of this community

requires that it be evaluated differently than traditional residential development. Attached to this narrative as **Exhibit B** is a list of the various employees that a community of this size requires. There will be over 70 individuals (17.5 jobs/acre) working in three different shifts providing the dining opportunities, activities, medical care and transportation services offered to the patients/residences of this community. It is important to note that these services are provided to all residents of the three components of this facility- Independent Living, Assisted Living and Memory Care.

- c) **Connection to Surrounding Area:** As previously noted, the Employment Designation of this property provides for residential uses when they are supportive of the continued development of Employment uses. This site has been strategically chosen for its proximity to the Banner Gateway Medical Center. Communities like Inspira and others benefit from being close to medical facilities since it reduces the amount of travel time that residents require for visits to medical professionals. Conversely, medical centers benefit from having a facility like Inspira nearby since they can refer patients to the facility, and in the case of emergency, the response time from medical personnel to the site is negligible. East Valley examples of senior communities adjacent to or in the nearby vicinity of a hospital abound: Banner Desert and Friendship Village, Chandler Regional and Solterra Senior Living, and Mercy Gilbert Medical Center and Merrill Gardens Senior Living.
- d) **Patchwork of Land Use Designations:** As shown in the graphic below, with the adoption of the Mesa 2040 Plan in 2014, all of the properties in the area bound by the 60 Freeway, Old Greenfield Road, Baseline Road and Pierpoint Drive were designated as Employment.



In 2015 and 2017, the Land Use Designations for the parcels directly north and east of the Inspira site (both of which are over 20 acres) were changed to Mixed Use Activity District to support the exclusive residential land use (apartments) of those properties. As a result of those changes, the resulting patchwork of land use designations shown below has created an island of Employment land that is unlikely to produce employment uses given the number and sizes of the various parcels.



In the pre-application submittal for this project, a minor General Plan Amendment was initially requested. Staff reminded the Development Team that, at just over four acres, this property was not appropriate for a General Plan amendment request. We would ask staff to consider:

- a. Allowing a minor General Plan Amendment for this property so that it is consistent with the adjacent properties,
- b. Determining that the Employment use of the property, jobs produced by the proposed community and other factors provide consistency with the General Plan and therefore merit staff support for this application, or
- c. Applying Section IV, Chapter 16(D) of the Mesa 2040 General Plan to this application which provides that, given the size of the parcel, this property does not require a General Plan Amendment and should be considered only through criteria in the zoning, and site plan procedures. It is important to bear in mind that the triangular shape on the General Plan map that includes the properties bound by Baseline Road, Old Greenfield Road/RWCD canal, Banner Gateway Drive and the Mark Taylor Apartments is only 11.4 acres. The development of these parcels in a manner inconsistent with the character area, even if taken in their entirety, should not require approval of a General Plan amendment.

8. Special Use Permit Criteria

Pursuant to City of Mesa Zoning Ordinance Section 11-70-5, a Special Use Permit may only be approved if the approving body determines that a request conforms to certain criteria. Each of the criteria are shown below with our response shown in ***bold italics***:

- a) 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.

See discussion in Section 7, above.

- b) 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.

See discussion in Section 7, above.

- c) 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.

The proposed project will not generate a significant amount of vehicular or pedestrian traffic, nor will it emit any of the items typically considered as injurious to a neighborhood, such as odor, dust, noise, vibration, smoke, heat or glare. The proposed use is compatible with surrounding structures and uses and behavior will be controlled both inside and outside the premises so as not to be injurious to the surrounding neighborhood or the City of Mesa.

- d) Adequate public services, public facilities and public infrastructure are available to serve the proposed project.

As determined in the pre-submittal conferences and 1st Review comments provided by City staff, there is adequate public infrastructure available near the proposed development. Insipra at Gateway, as a self-contained development with on-site recreational and medical facilities, will not contribute to an increase in school populations, nor will this project place an undue burden on public facilities like emergency services, parks or libraries.

9. Conclusion

The proposed use of this property as an assisted living, memory care and independent living campus will complete the residential pattern of development that has recently occurred in the area and will be developed in synergy with the nearby medical facilities. The applicant and developer look forward to with City staff to bring this project to fruition in the City of Mesa.