

Project Narrative

January 21, 2020

Pre-Application Case: PRA19-00967

Project Address: 2260 East Brown Road, Mesa, AZ, 85213

Narrative:

We are requesting a Special Use Permit for the use of an assisted living facility on this property.

We are requesting a change in building use from an office space (for an insurance company) to an assisted living facility. The property is zoned OC, and an assisted living facility is an approved use in this zoning designation with a Special Use Permit.

Previously approved Board of Adjustments cases for this site include Z91-050 (Rezoning to OC), BA92-038 (Special Use Permit to allow a dwelling unit as an accessory use along with variances for parking and landscaping), and ZA98-051 (Variance for detached sign in required future right-of-way). We intend on maintaining these current standards.

The existing building and property are well established in this community. Our intent is not to disrupt the exterior of the building, existing parking areas, existing mature landscaping, and signage locations. However, we will be updating the landscaping along 23rd Street at the parking lot area, as well as the north property line, and update those portions of the site to current OC landscape requirements. This will also meet the approved condition of the previously approved BA92-038 case.

We will be modifying the interior walls of the existing building to create a more efficient and cohesive floor plan by rearranging the current 15 rooms. In addition, we will be eliminating the existing pool and updating the back yard to create a more inviting gathering space at the rear of the property.

For additional information, required Justification and Compatibility Statements are attached to this submittal.

Sincerely,

Phillip V. Westbrook

Justification & Compatibility Statement (Special Use Permit)

January 21, 2020

Pre-Application Case: PRA19-00967

Project Address: 2260 East Brown Road, Mesa, AZ, 85213

Statement:

We are requesting a Special Use Permit for the use of an assisted living facility on this property. The property is zoned OC, and an assisted living facility is an approved use in this zoning designation with a Special Use Permit.

Currently the property is being used as an office space for an insurance company. Previously approved Board of Adjustments cases for this site include Z91-050 (Rezoning to OC), BA92-038 (Special Use Permit to allow a dwelling unit as an accessory use along with variances for parking and landscaping), and ZA98-051 (Variance for detached sign in required future right-of-way).

The change in use requires that the site provides two (2) parking spaces, plus one (1) additional parking space for each room. We have fifteen (15) rooms, therefore the total number of parking spaces required for the requested use will be seventeen (17) spaces. Current parking includes five (5) spaces along Brown Road and fourteen (14) spaces in the parking area at the rear of the site along 23rd Street for a total of nineteen (19) spaces, so there is no need to modify the site from its current condition.

The building and property are well established in this community. Our intent is not to disrupt the exterior of the building, existing parking areas, existing mature landscaping, and signage locations. Therefore, this application will not impede or poorly impact the neighborhood with the proposed use. However, to further enhance the property, we will be updating the landscaping along 23rd Street at the parking lot area, as well as the north property line, and update those portions of the site to current OC landscape requirements. This will also meet the approved condition of the previously approved BA92-038 case.

We will be modifying the interior walls of the existing building to create a more efficient and cohesive floor plan by rearranging the current 15 rooms. In addition, we will be eliminating the

existing pool and updating the back yard to create a more inviting gathering space at the rear of the property.

In conclusion, we feel this application will further enhance the existing condition of this property, and therefore have a positive impact on the neighborhood.

Sincerely,

Phillip V. Westbrooks

- EXTERIOR PHOTOS -



FRONT ELEVATION



PARTIAL FRONT ELEVATION

- EXTERIOR PHOTOS -



SOUTHEAST CORNER



EAST ELEVATION

- EXTERIOR PHOTOS -



EAST ELEVATION AT PARKING LOT