



Board of Adjustment

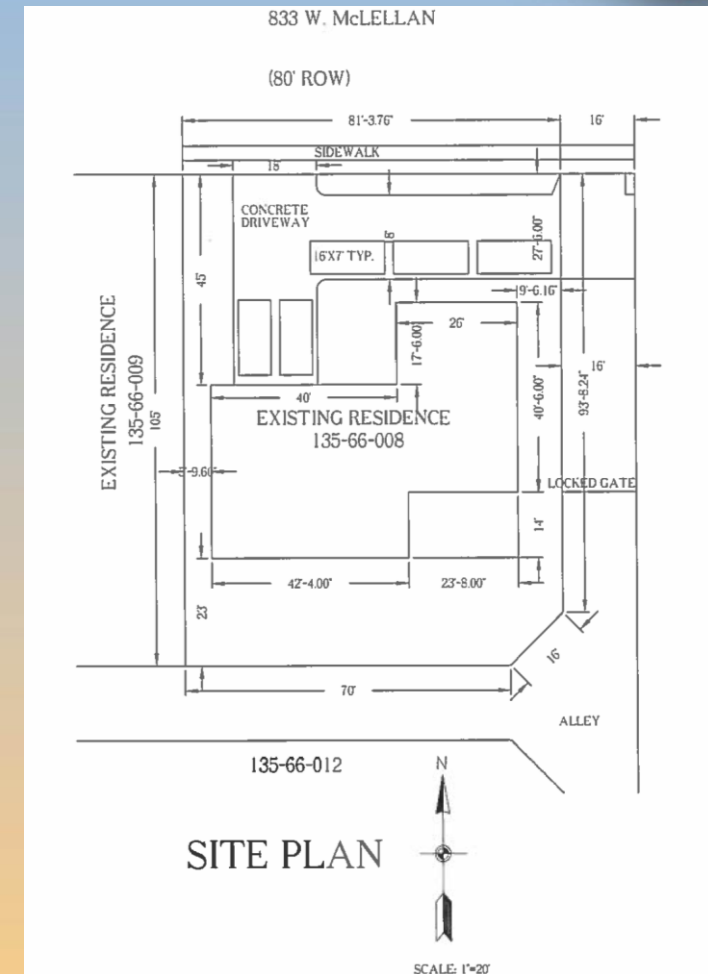


BOA25-00456



Request

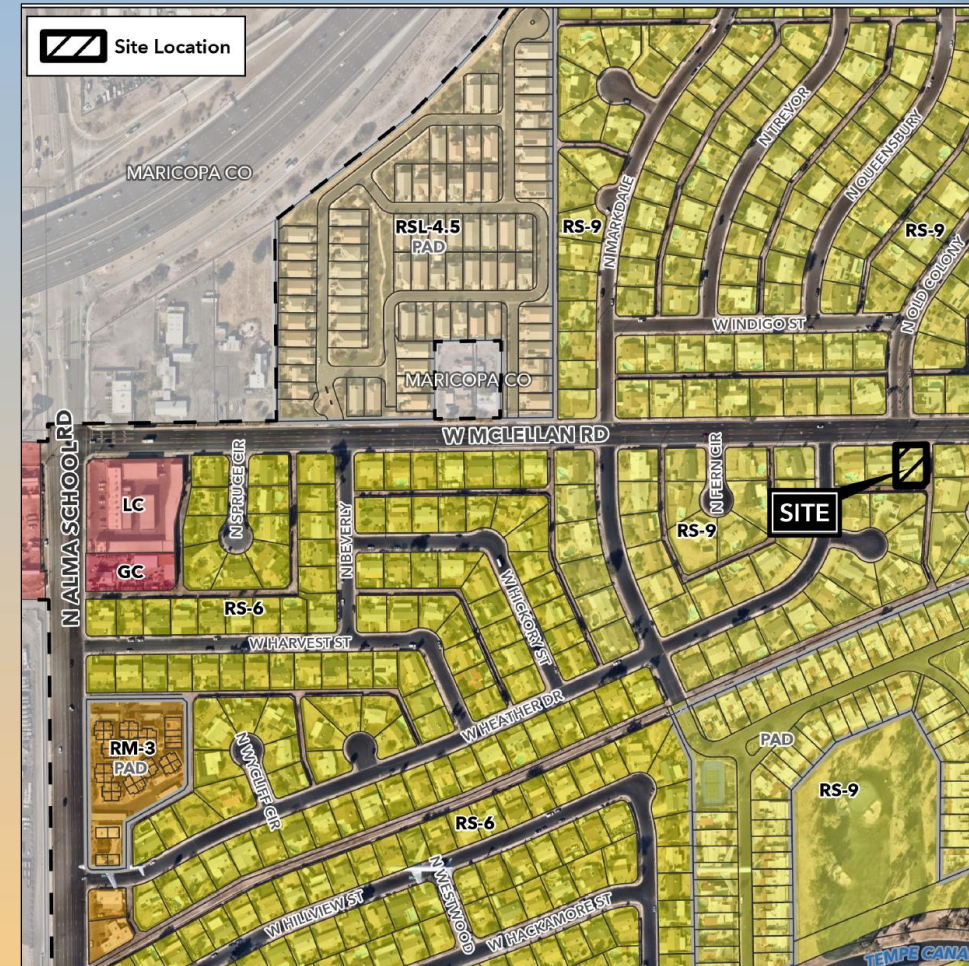
- SUP for reasonable accommodation to Special Use Permit to allow for a Transitional Community Residence





Location

- 833 West McLellan Road
- East of Alma School Road
- West of Country Club Road
- Located on the south side of McLellan Road





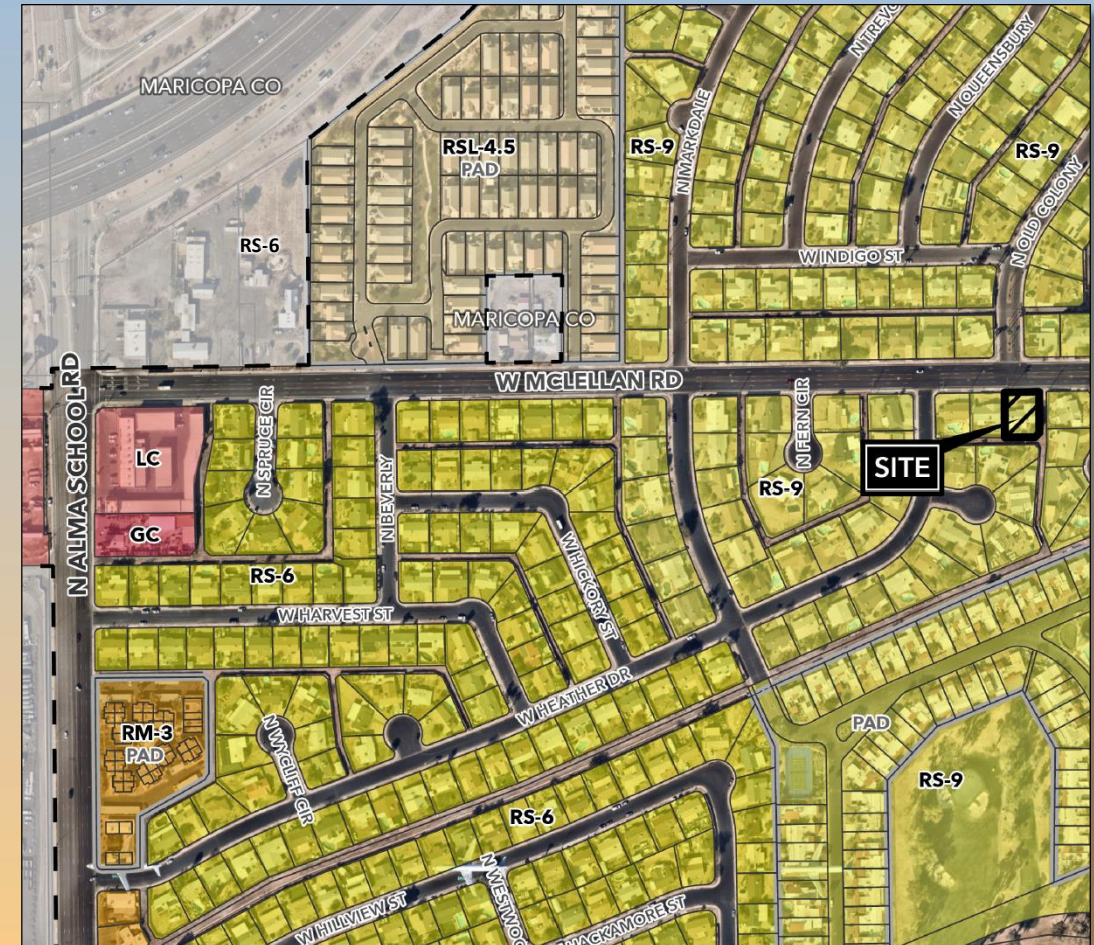
General Plan

- Single-family residential is a principal land use



Zoning

- Single Residence-9
- Single residence use permitted
- Transitional Community Residences require approval of a SUP





Site Photos



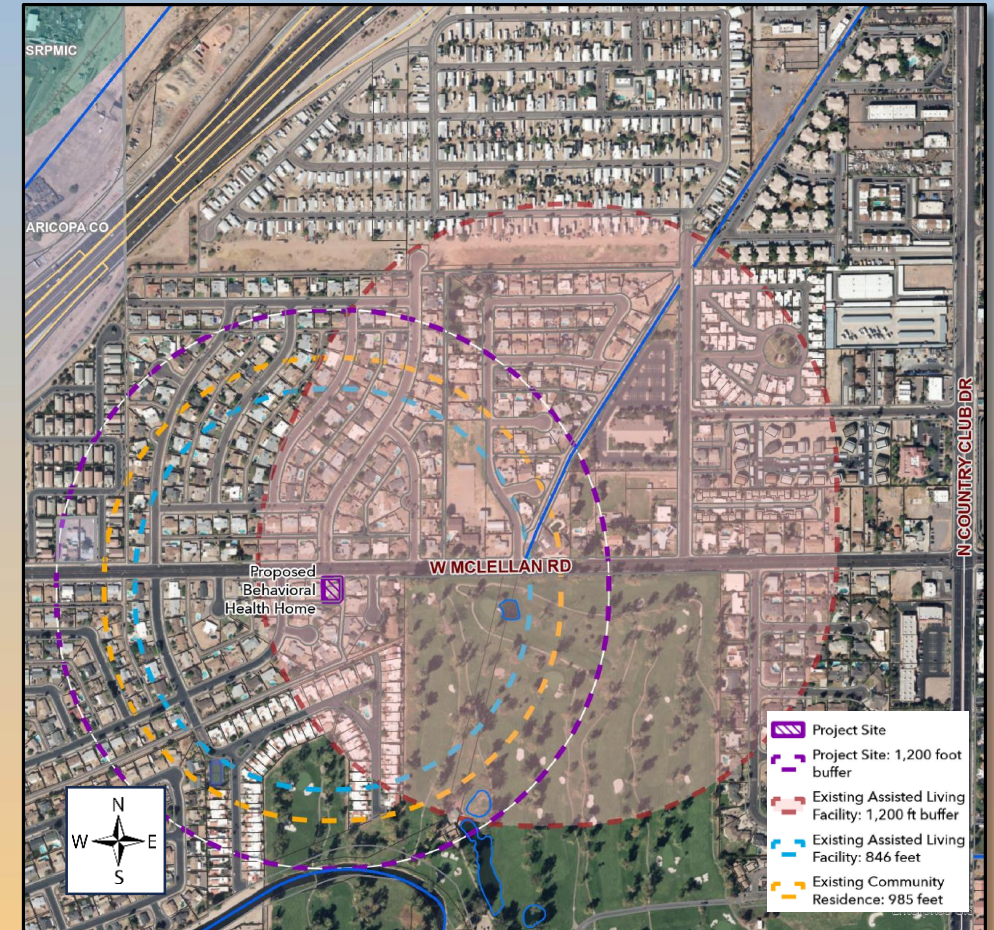
Looking south from McLellan Road



Separation Distances

Proposed Transitional Community Residence is:

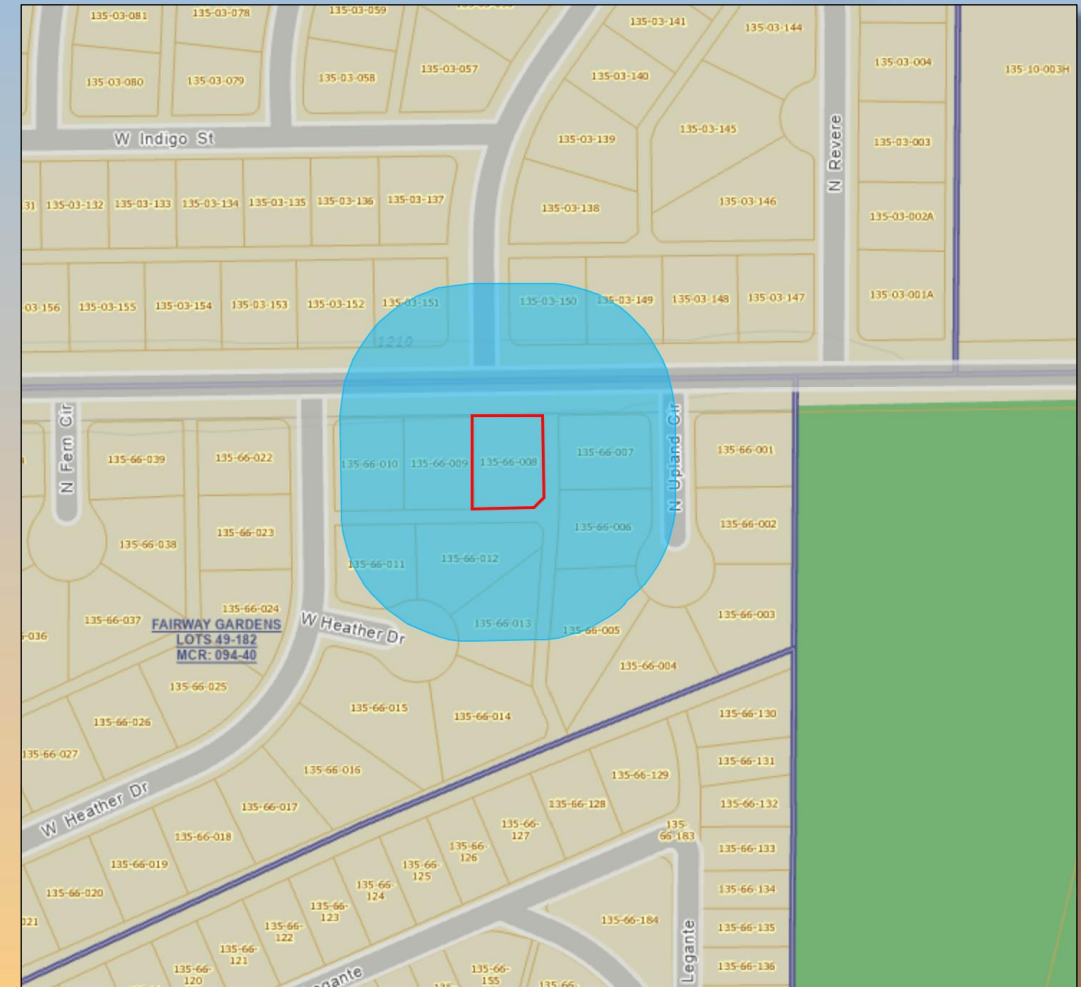
- 846 feet, measured as the crow flies & 1,048 feet walking distance from closest existing Assisted Living Facility
- 985 feet, measured as the crow flies & 1,697 feet walking distance from closest existing Community Residence





Citizen Participation

- Notified property owners within 150 feet
- No phone calls or emails





Approval Criteria

Per Section 11-31-14(B):

- ✓ The proposed use will be compatible with the residential uses allowed as of right in the zoning district; and
- ✓ The proposed use in combination with any existing community residences, assisted living homes, and assisted living centers will not result in a clustering of such uses or alter the residential character of the surrounding neighborhood by creating or intensifying an institutional atmosphere; and
- ✓ The proposed use will not interfere with normalization and community integration of the residents of any existing community residences, assisted living homes, or assisted living centers, and that the presence of other existing community residences, assisted living homes, or assisted living centers will not interfere with normalization and community integration of the residents of the proposed use;



Approval Criteria

Per Section 11-31-14(B):

- ✓ The applicant has submitted a "good neighbor policy" in narrative form that includes:
 - (a) A description of acceptable measures to ensure ongoing compatibility with adjacent uses;
 - (b) The name and telephone number of the manager or person responsible for the operation of the facility;
 - (c) Complaint response procedures including investigation, remedial action, and follow-up procedures; and
 - (d) The proposed use complies with all other development standards in this Chapter.



Findings

- ✓ Complies with the 2050 Mesa General Plan
- ✓ Meets required findings for a SUP in Section 11-31-14(B) of the MZO

Staff recommends Approval with Conditions



Board of Adjustment