

REVISION OF JUSTIFICATION/COMPATIBILITY STATEMENT

Address: 833 W McLellan Rd, Mesa, AZ 85201

Proposed Use: Secured Behavioral Health Community Residence

Zoning Ordinance Reference: Section 11-31-14(A), Mesa Zoning Ordinance

1. Purpose of Request

This request seeks approval for a **Special Use Permit** and reasonable **accommodation** from the 1,200-foot spacing requirement due to the presence of an existing Community Residence 900 feet to the east, and 990 feet of a registered Community Residence to the northwest from the proposed location. Janisa Manor, the proposed facility will serve individuals with behavioral health needs in a secured, structured, and supportive residential setting.

PROPERTY OVERVIEW – JANISA MANOR LLC

Name of the Community Residence: **Janisa Manor LLC**

Type of Community Residence: **Transitional Community Residence**

Length of Tenacy: **Up to 1 year**

Type of Facility: **Secured Behavioral Health Residential Facility**

Number of individuals: **10**

Age Range: **above 18 years**

Licensing agency: Arizona Department of Health Services

Explain what services are provided at the facility; assist with Activities of Daily living, treat plan as per the court – assisting with medication administration and follow up appointment if any. More information is provided below.

Explaining how the residents are supervised at the facility. 24 hour supervision. More information is provided below.

A secured behavioral health residential facility in Arizona is a specialized, court-mandated setting that offers intensive, supervised care for individuals with serious mental illnesses who require a secure environment to support their treatment and rehabilitation

- **Secure Environment:** The term "secure" refers to premises that limit a patient's egress in the least restrictive manner consistent with the patient's court-ordered treatment plan.
 - **“Limits egress”** means **residents cannot freely leave** the facility.

2. Court-Ordered Treatment

These facilities **only house individuals placed by a court order** under:

- **ARS §36-550.09** (seriously mentally ill and chronically resistant to treatment), or
- **ARS §13-4521** (forensic commitments – persons found incompetent or needing restoration to competency).

Such orders usually require:

- **Supervised treatment in a secure setting;**
- **Strict conditions on movement**, especially off-site activity;
- **Approval by the court or treatment team** for any outings.

3. Least Restrictive Environment

- Some patients **may be eligible for escorted outings** (e.g., medical appointments or supervised community integration like walking);
- **Unescorted or independent outings are highly restricted**, and not permitted without explicit authorization in their treatment and legal plan.

In summary:

Client are not allowed to leave independently from a secured behavioral health residential facility in Arizona unless specifically authorized by their court-approved treatment plan. The facility is legally required to **limit unsupervised egress** to protect the individual and the community, and to comply with the court order.

2. Community Integration and Non-Interference

The proposed use will **not interfere with the community integration** of the residents of any existing community residences, assisted living homes, or assisted living centers. Residents of the proposed facility will be supported in participating in daily life and community interactions appropriate to their needs and treatment plans.

As noted above, **patients are not allowed to leave independently** from a secured behavioral health residential facility. The facility is legally required to **limit unsupervised egress** to protect the individual and the community, and to comply with the court order..

3. Compatibility with Surrounding Area

- The residence will maintain a **single-family home appearance** with no exterior signage or modifications that suggest a non-residential use.
- All operations will conform to residential standards with respect to **traffic, parking, noise, and neighborhood impact**.
- The site will be staffed 24/7 to ensure **resident safety, neighborhood compatibility**, and responsible management.

4. Preservation of Residential Character

The facility will retain a **single-family residential appearance** and will be operated in a way that is consistent with the surrounding neighborhood. There will be **no signage**, commercial activity, or exterior changes suggesting institutional use.

- 24/7 staff will provide care and supervision;
- Noise, traffic, and parking needs will remain minimal;
- There will be **no intensification** of activity beyond what is typical for a home of this size.

5. No Clustering or De Facto Institutional District

The proposed facility use will **not create or intensify a cluster** of similar facilities, nor will it contribute to the creation of a **de facto social service district**.

The surrounding area remains predominately residential in use and character. The existing assisted living home and the proposed behavioral health residence serve **different populations**, further limiting any cumulative impact.

Compliance with Other Development Standards – Chapter 31

The proposed use **complies with all other applicable development standards** under Chapter 31 of the Mesa Zoning Ordinance, including but not limited to:

- Lot size and frontage;
- Setbacks and height restrictions;
- Parking requirements;
- Landscaping .

This ensures the residence will operate in full alignment with the **residential zoning context** and neighborhood expectations.