



City Council

ZON24-00405

Mary Kopaskie-Brown, Planning Director

January 13, 2025
1



Request

- Major Site Plan Modification
- mending Conditions of Approval
- To allow for a skilled nursing facility





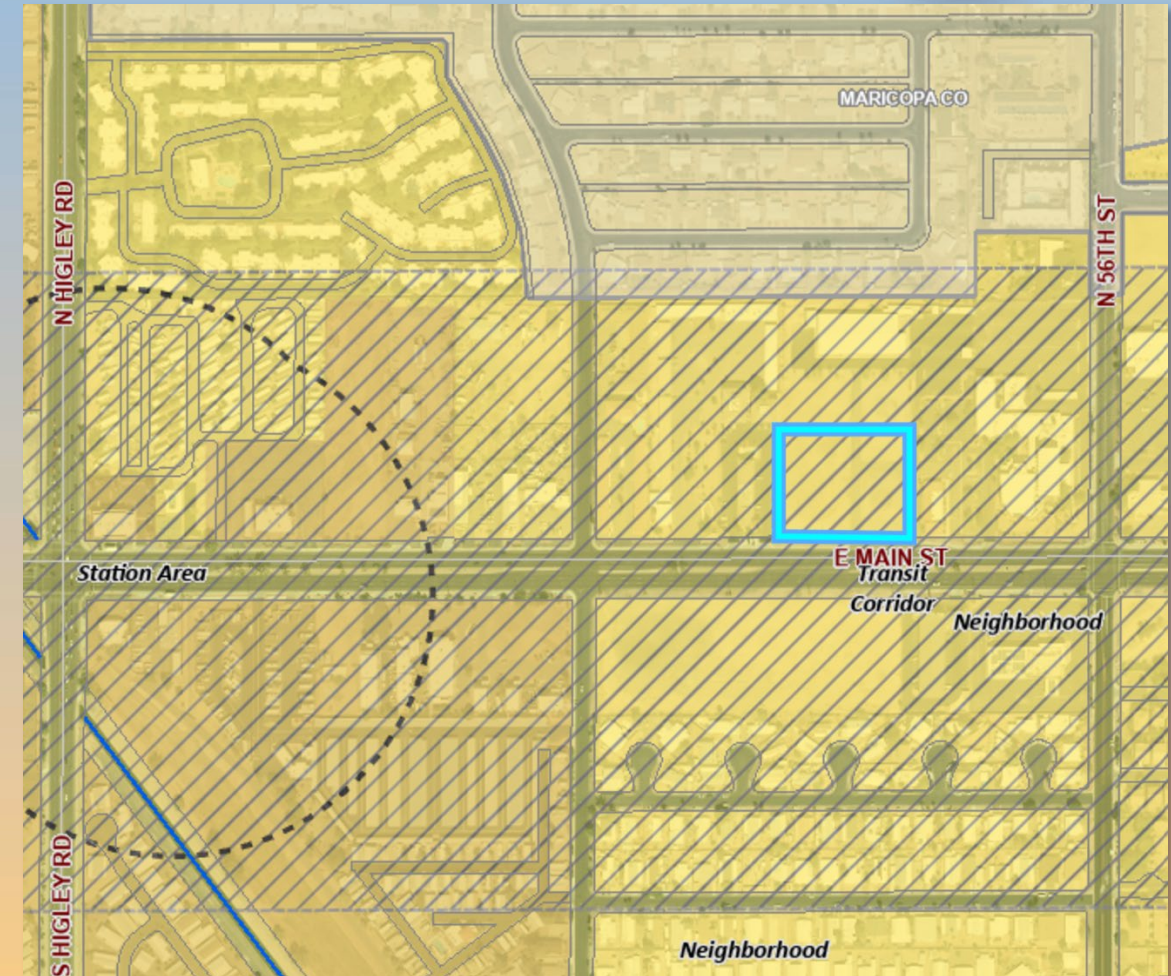
General Plan

Neighborhood, Suburban:

- Safe places for people to live, feel secure and enjoy their community
- Skilled Nursing Facility is a residential use type

Transit, Corridor:

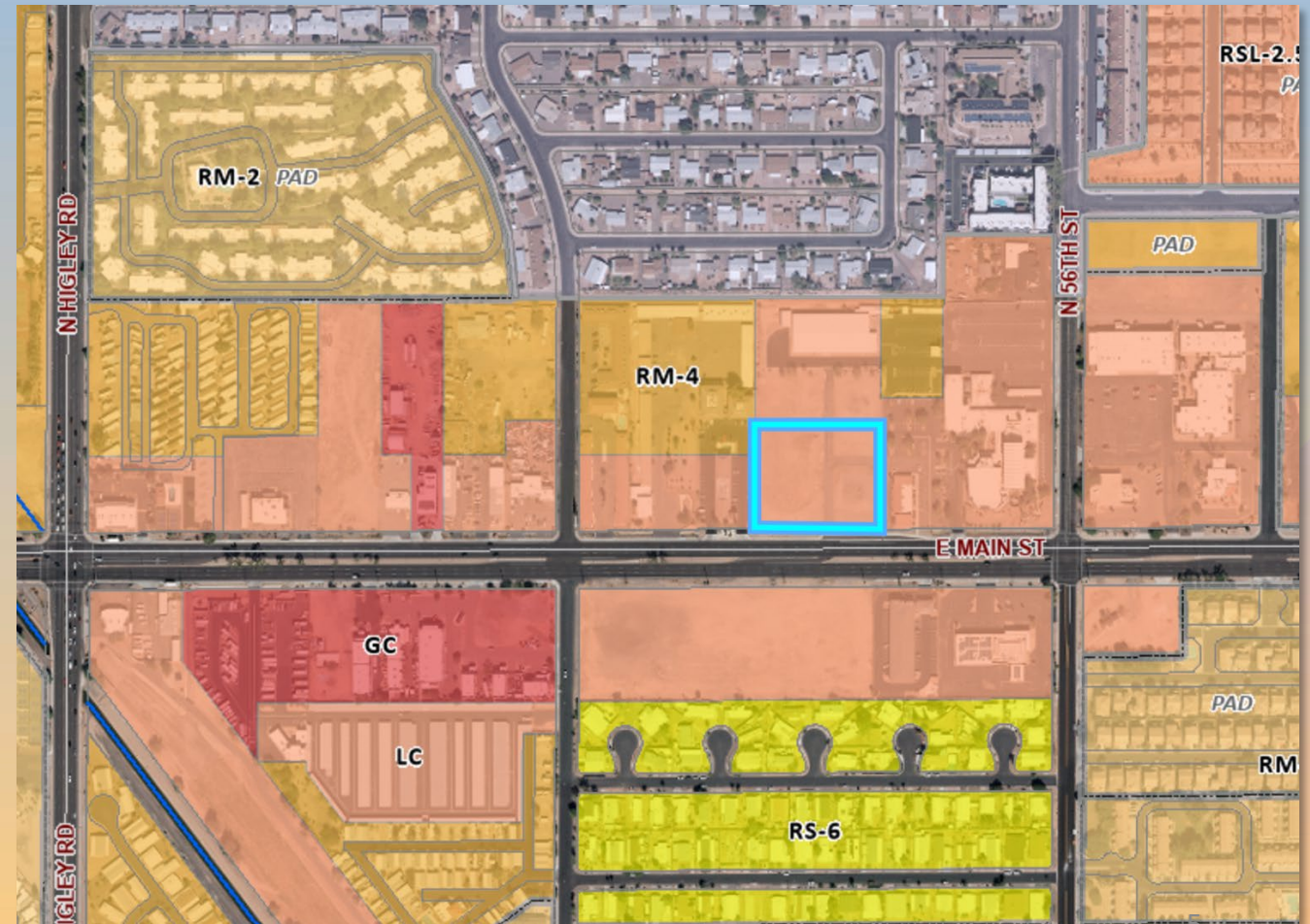
- Urban pattern with buildings brought close to the front property lines and parking behind or beside buildings





Zoning

- Limited Commercial (LC)
- Skilled Nursing Facility is a permitted use in the LC District if not within the Airport Overflight Areas 1 or 2





Site Photo

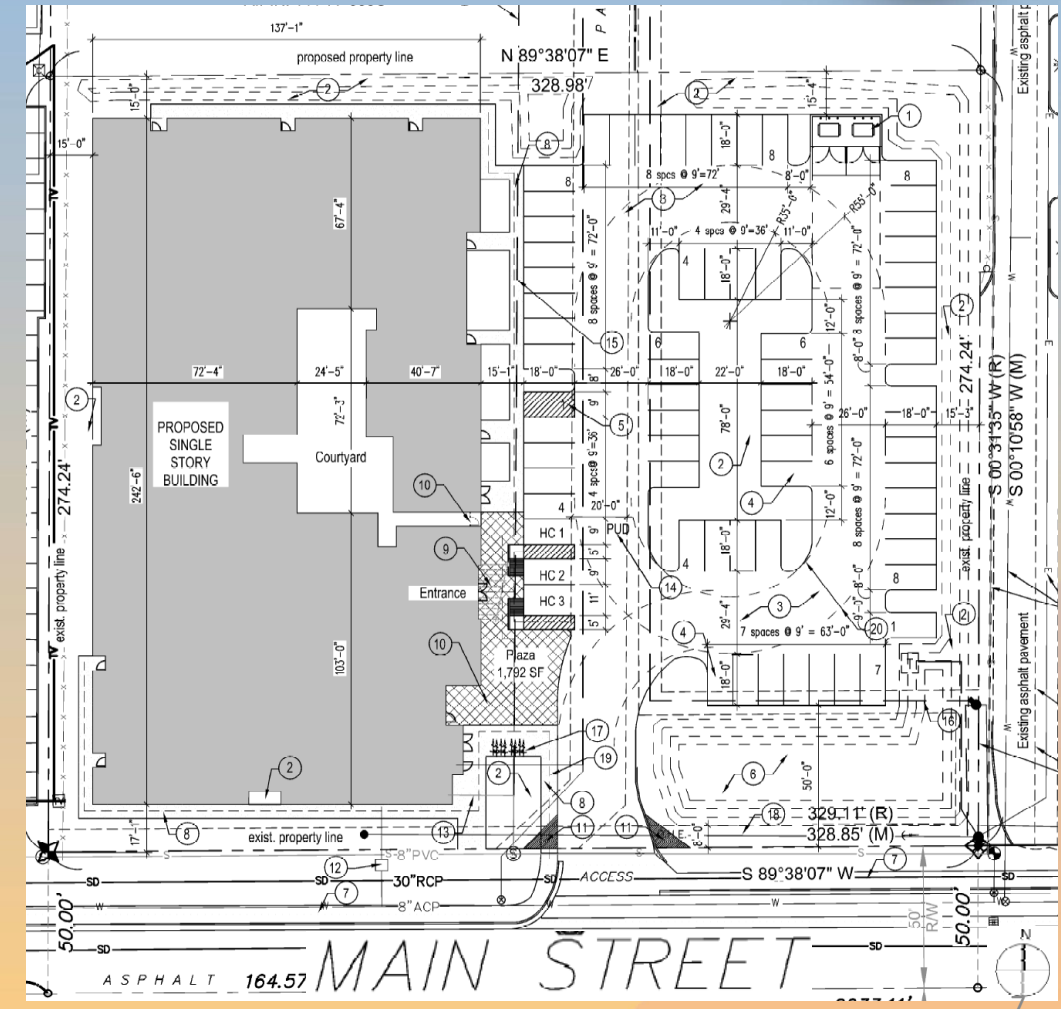


Looking north from Main Street



Site Plan

- New 29,995 sq ft building with courtyard
- Main entry on east side of building
- 84 total beds
- Parking on east half of site, with 68 parking stalls





Landscape Plan

SYMBOL	BOTANICAL NAME - COMMON NAME
TREES	
	ACACIA ANEURA - MULGA TREE
	CAESALPINIA CACALACO 'SMOOTHIE' - THORNLESS CASCALOTE
	PISTACIA LENTISCUS - MASTIC TREE
	PROSOPIS HYBRID 'RIO SALADO' - THORNLESS MESQUITE
SHRUBS	
	CAESALPINIA PULCHERRIMA - RED BIRD OF PARADISE
	EREMOPHILA GLABRA SSP. CARNOSEA - WINTER BLAZE
	EREMOPHILA HYGROPHANA - BLUE BELLS
	LEUCOPHYLLUM LAEVIGATUM - CHIHUAHUAN SAGE
	RUELLIA PENINSULARIS - DESERT RUELLIA
	SIMMONDSIA CHINENSIS - JOJOBA
ACCENTS	
	AGAVE AMERICANA - AMERICAN AGAVE
	AGAVE PARRYI - PARRY'S AGAVE
	BOUTELOUA GRACILIS - BLONDE AMBITION GRASS
	DASYLIRION WHEELERI - DESERT SPOON
	EUPHORBIA ANTISYPHILITICA - CANDELILLA
	MUHLENBERGIA RIGENS - DEER GRASS
GROUND COVERS	
	LANTANA X 'NEW GOLD' - NEW GOLD LANTANA
	LANTANA MONTEVIDENSIS - PURPLE TRAILING LANTANA
	DECOMPOSED GRANITE - 1" SCREENED, 2" MIN. DEPTH. COLOR 'PAINTED DESERT' BY ROCK PROS USA.





Citizen Participation

- Notified property owners within 1,000 ft., HOAs, and registered neighborhoods
- Staff has not been contacted by interested parties





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Meets the approval criteria for a Special Use Permit (Section 11-32-6.A and Section 11-70-5.E)
- ✓ Criteria in Chapter 69 of the MZO for Site Plan Review

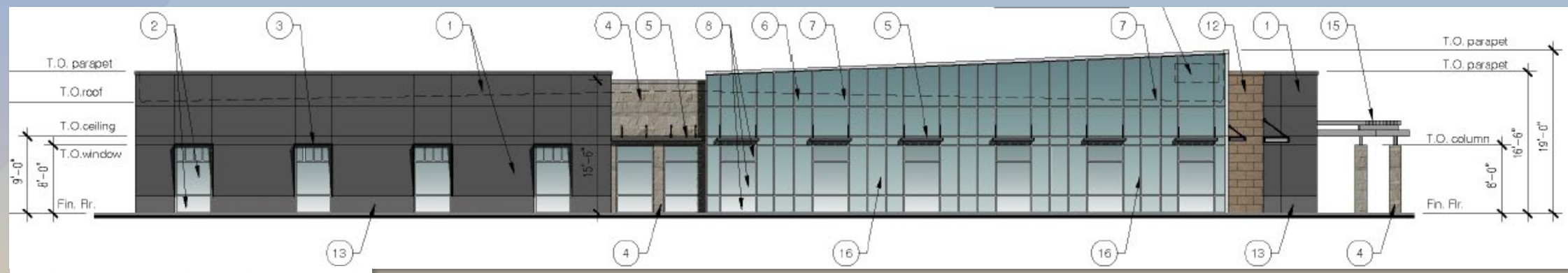
*Staff recommends Approval with Conditions
Planning and Zoning Board recommends Approval with Conditions (6 -0)*



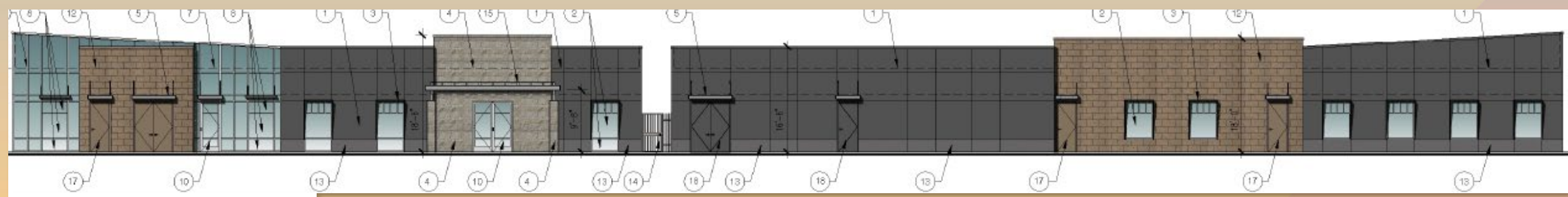
mesa·az



Building Elevations



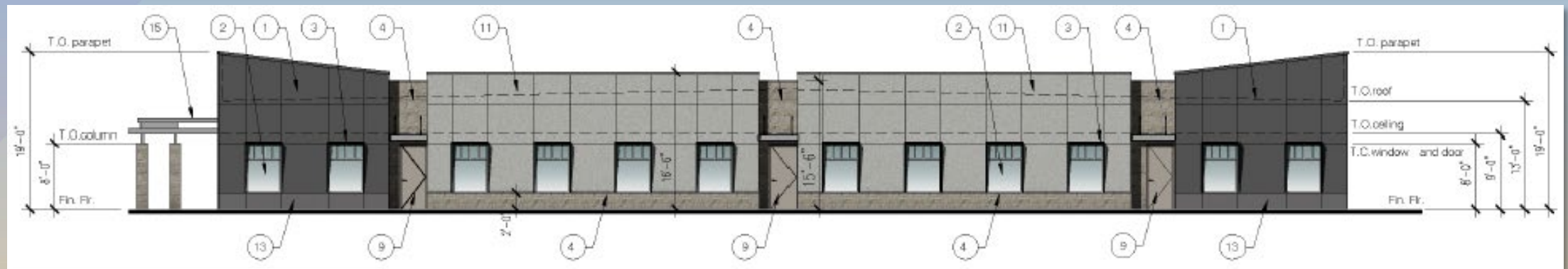
SOUTH EXTERIOR ELEVATION



EAST EXTERIOR ELEVATION



Building Elevations



NORTH EXTERIOR ELEVATION



WEST EXTERIOR ELEVATION



Special Use Permit

Section 11-32-6(A): Special Use Permit Required Findings

- ✓ #1 Special conditions – including but not limited to the nature of the proposed operation; proximity to frequent transit service; transportation characteristics of persons residing, working, or visiting the site – exist that will reduce parking demand at this site;
- ✓ #2 The use will adequately be served by the proposed parking; and
- ✓ #3 Parking demand generated by the project will not exceed the capacity of, or have a detrimental impact on, the supply of on street parking in the surrounding area.



Special Use Permit

Section 11-70-5(E): Special Use Permit Required Findings

- ✓ #1 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 plans and/or policies;
- ✓ #2 The location, size, design, and operating characteristics of the proposed project are consistent with the purpose of the district where it is located and conform with the General Plan and any other applicable plans and/or policies;
- ✓ #3 The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area, the greater neighborhood, or the general welfare of the City; and
- ✓ #4 Adequate public services, public facilities and public infrastructure are available to serve the proposed project