



Board of Adjustment

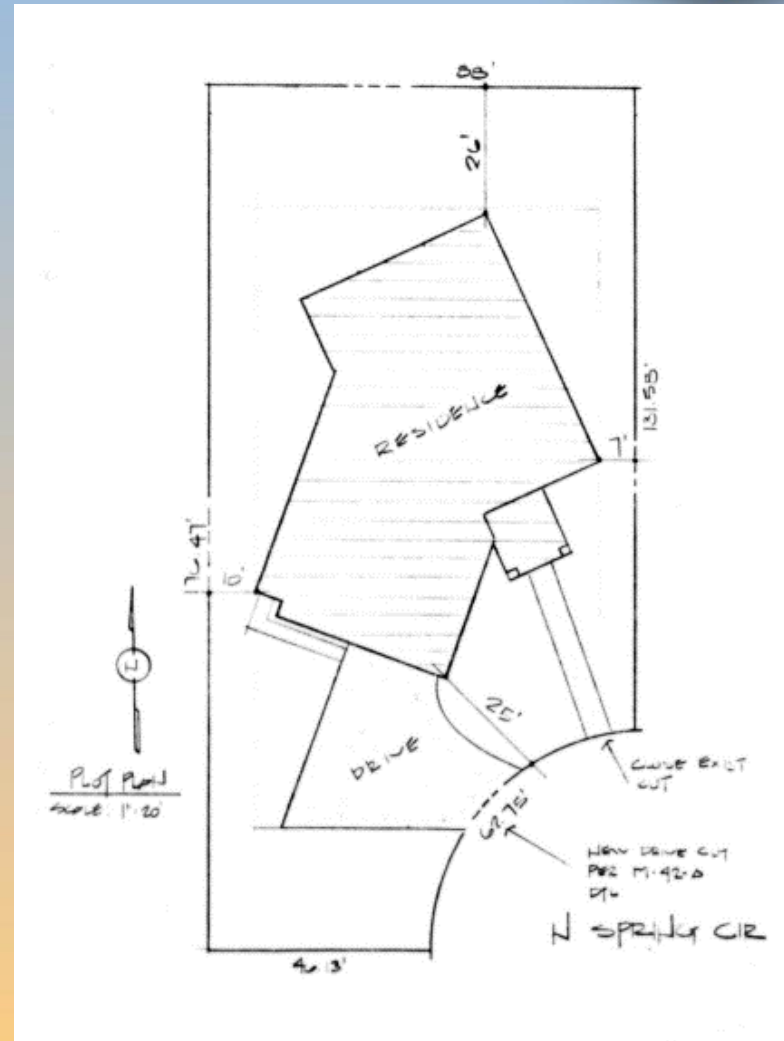


BOA23-00955



Request

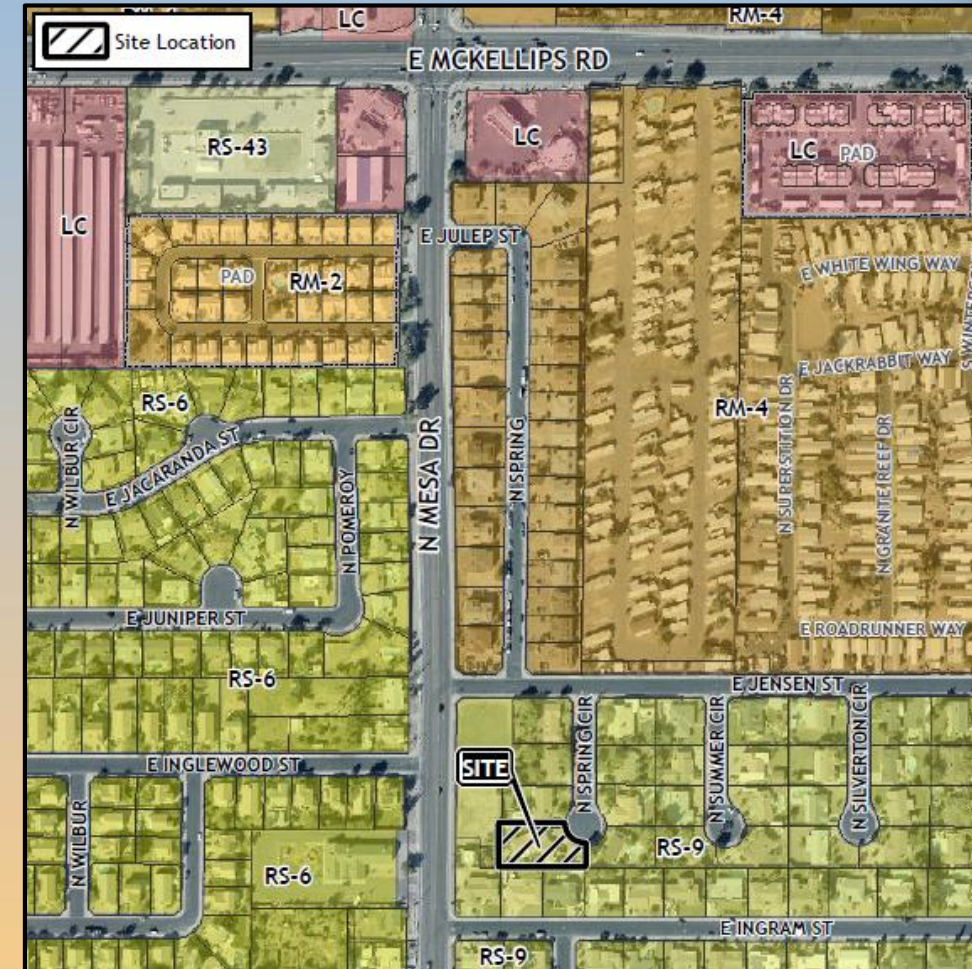
- SUP for reasonable accommodation to the spacing requirements for Community Residences to allow a Community Residence within 1,200 feet of an existing Assisted Living Home and within 1,200 feet of an Assisted Living Center





Location

- Within the 1700 block of North Spring Circle
- South of McKellips Road
- East of Mesa Drive





General Plan

Neighborhood

- Safe places for people to live
- Wide range of housing options allowed
- Existing use complies with the goals of this character area





Zoning

- Single Residence-9
- Single residence use permitted
- Community Residences permitted subject to compliance with Section 11-31-14





Site Photos



Looking west from Spring Circle



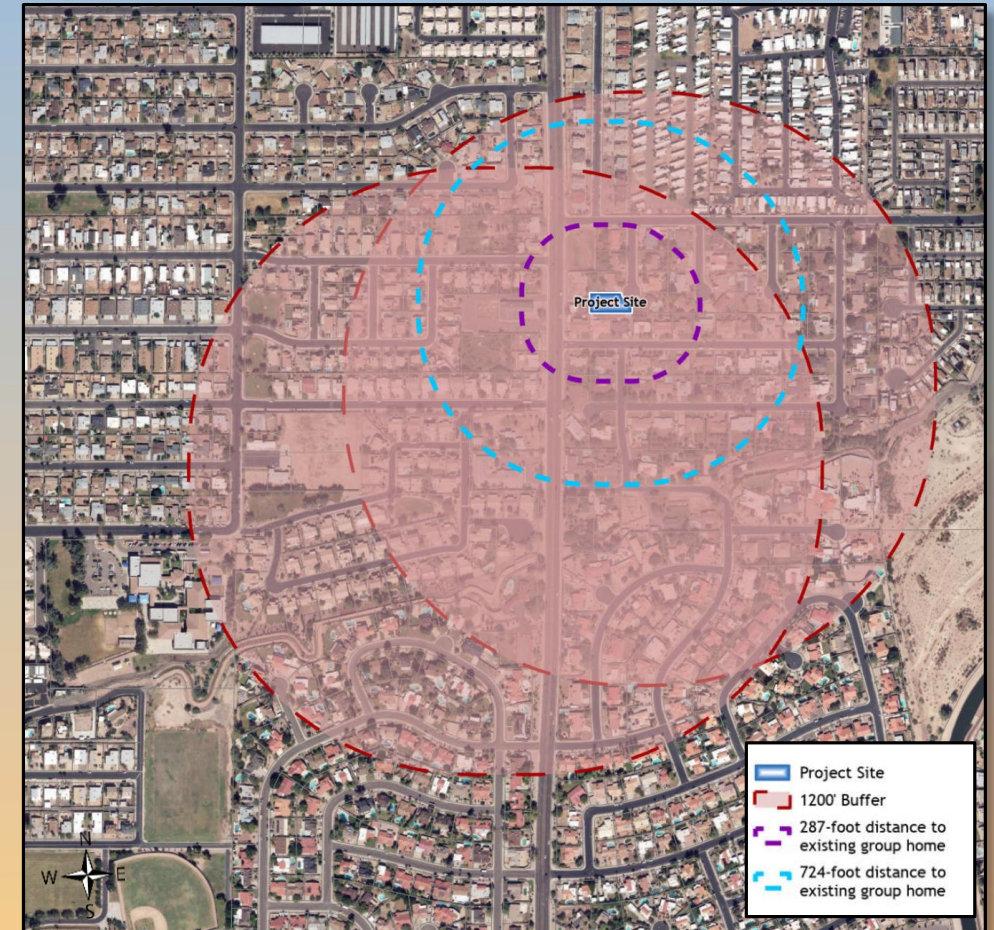
Spacing Requirement

Per Section 11-31-14(A)(1), a proposed Community Residence:

- Must be 1,200 feet from the closest existing Community Residence, assisted living home or assisted living center

Per Section 11-31-14(D):

- A Community Residence that does not meet the spacing requirements may request reasonable accommodation through the SUP process

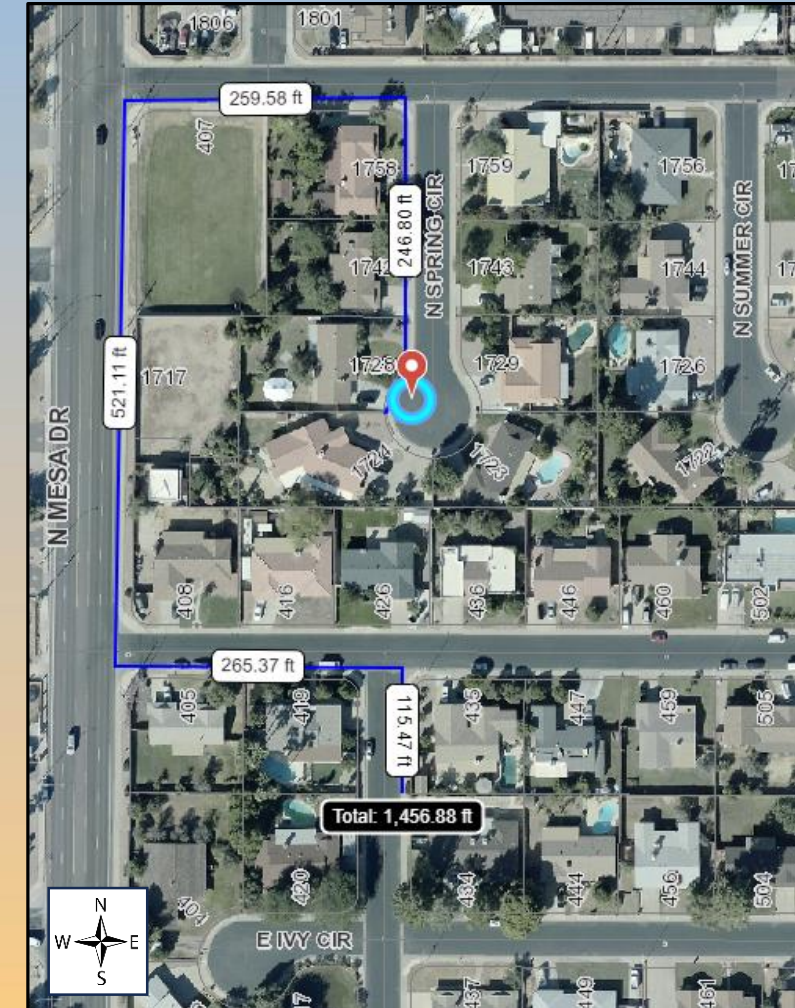




Spacing Requirement

Proposed Community Residence is:

- 287 feet, measured as the crow flies & 1,457 feet ground distance from closest existing assisted living home
- 724 feet, measured as the crow flies & 1,574 feet ground distance from closest existing assisted living center







Approval Criteria

Per Section 11-31-14(D)(1):

- ✓ 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, or their ability to interact with neighbors without disabilities; and the presence of other community residences, assisted living homes, or assisted living centers will not interfere with the community integration and interaction of the residents of the proposed use;
- ✓ The proposed use in combination with any existing community residences, assisted living homes, or assisted living centers will not alter the residential character of the surrounding neighborhood by creating or intensifying an institutional atmosphere or by creating or intensifying a de facto social service district by clustering or concentrating community residences, assisted living homes, or assisted living centers; and
- ✓ The proposed use complies with all other development standards in this Chapter.



Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Meets required findings for a SUP in Section 11-31-14(D)(1) of the MZO

Staff recommends Approval with Conditions



Board of Adjustment