



# Board of Adjustment



# BOA26-00082

Charlotte Bridges, Planner II

April 1, 2026



# Request

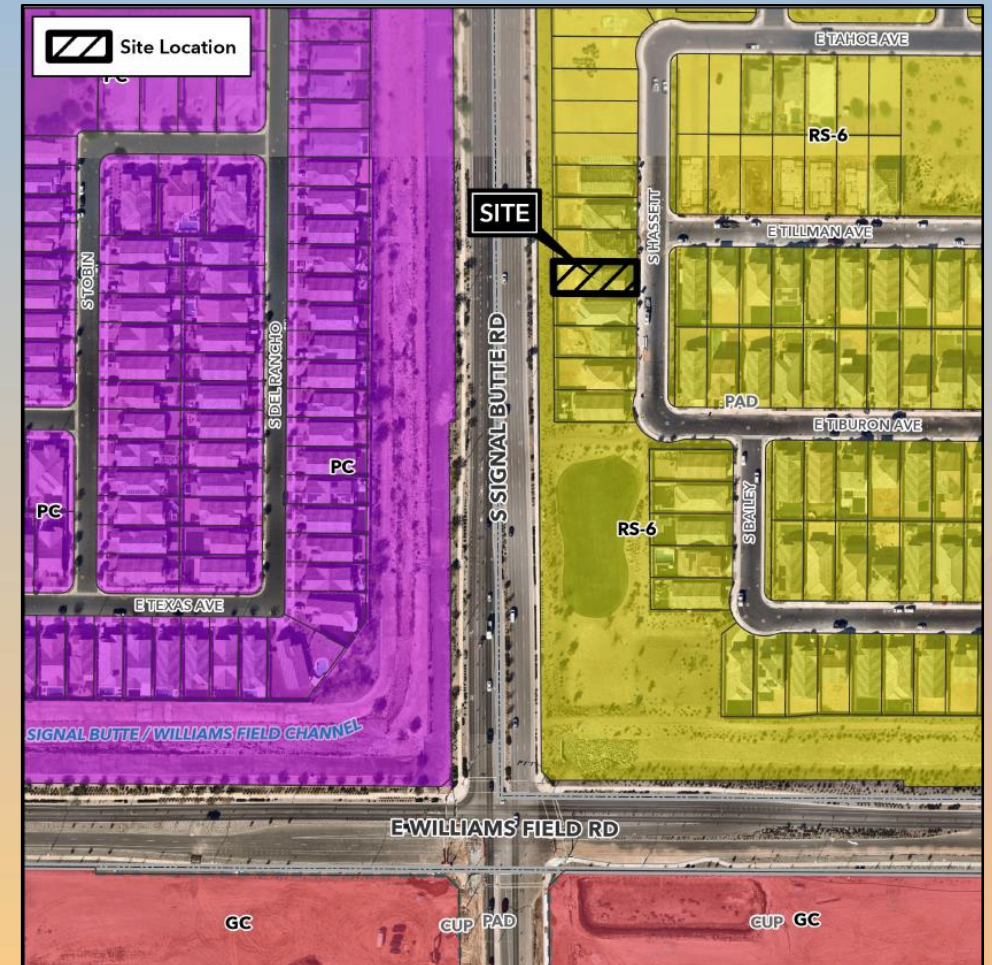
- Special Use Permit to allow for a Transitional Community Residence





# Location

- 5848 S Hassett
- East of Signal Butte Road
- North of Williams Field Road
- Located on the west side of Hassett

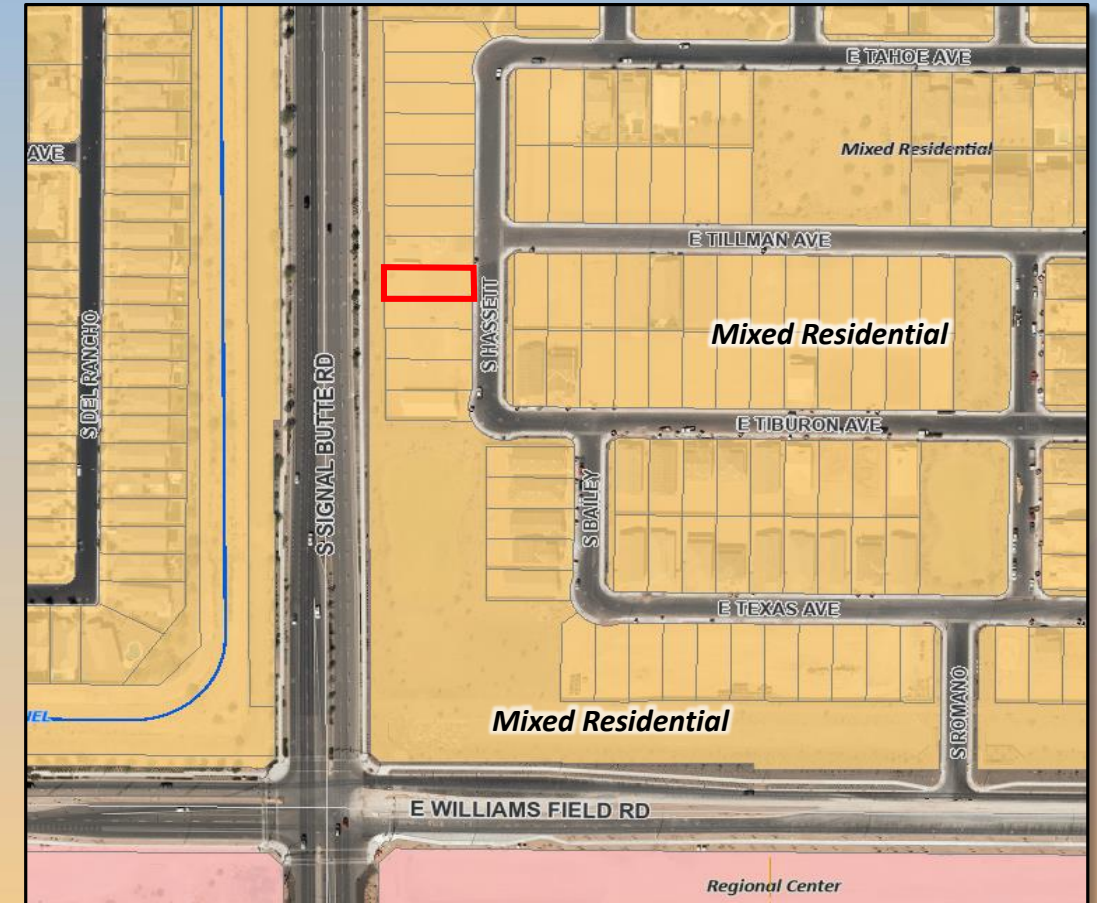




# General Plan

## Mixed Residential Placetype with a Sustain Growth Strategy

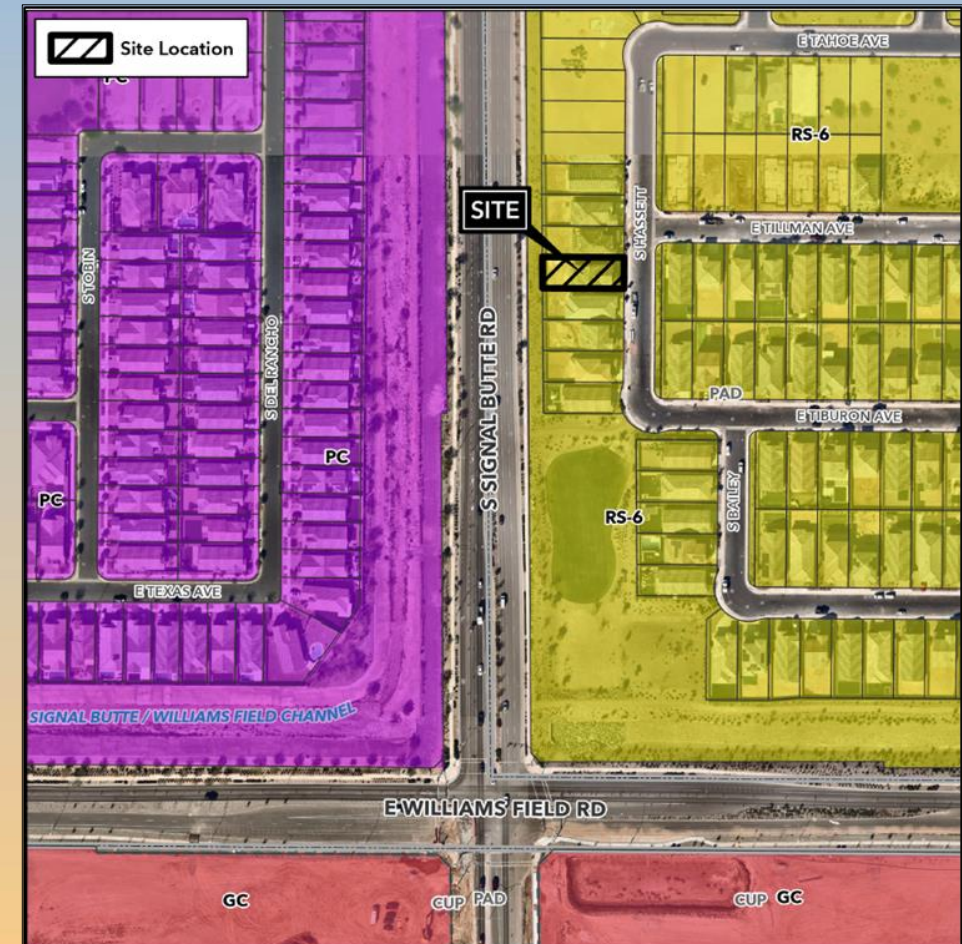
- Single-family residential is a principal land use





# Zoning

- Single Residence-6 with a Planned Area Development Overlay
- Single residence use permitted
- Transitional Community Residences require approval of a SUP





# Site Photos



Looking west from Hassett



# Citizen Participation

- Notified property owners within 150 feet
- Spreadsheet from neighbor





# 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*



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