



# Board of Adjustment

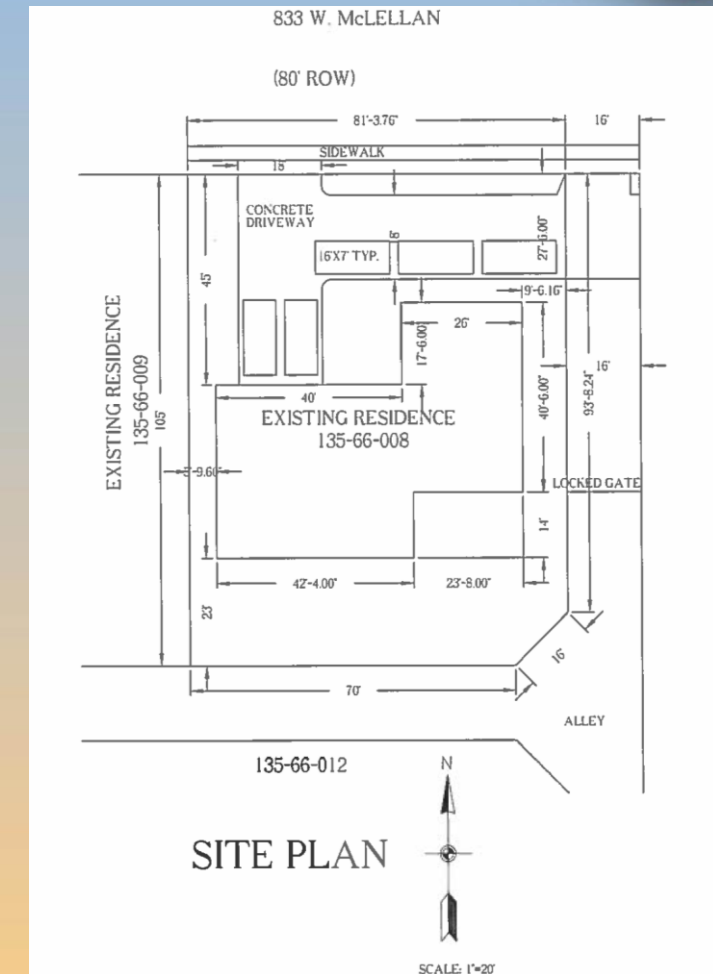


# BOA25-00352



# 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 Facility and within 1,200 feet of Community Residence

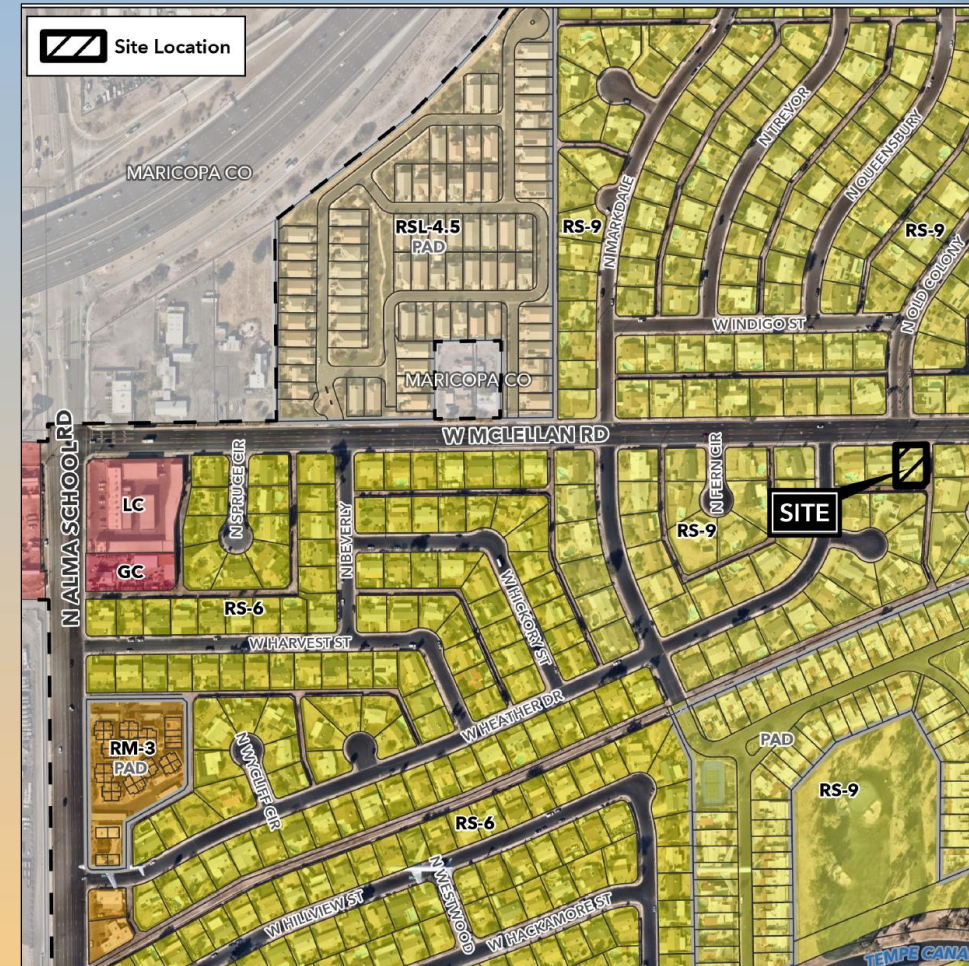






# Location

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







# General Plan

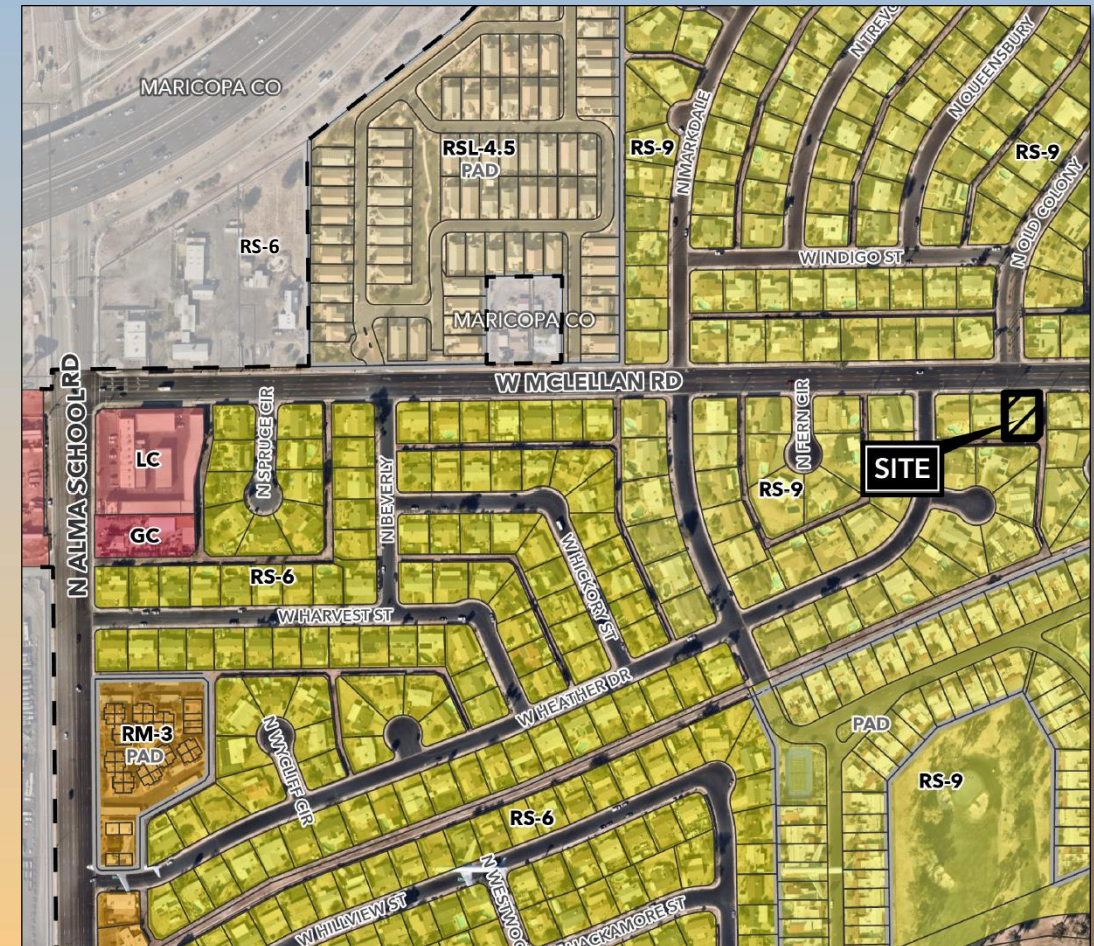
- Single-family residential is a principal land use





# Zoning

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







# Site Photos



Looking south from McLellan Road





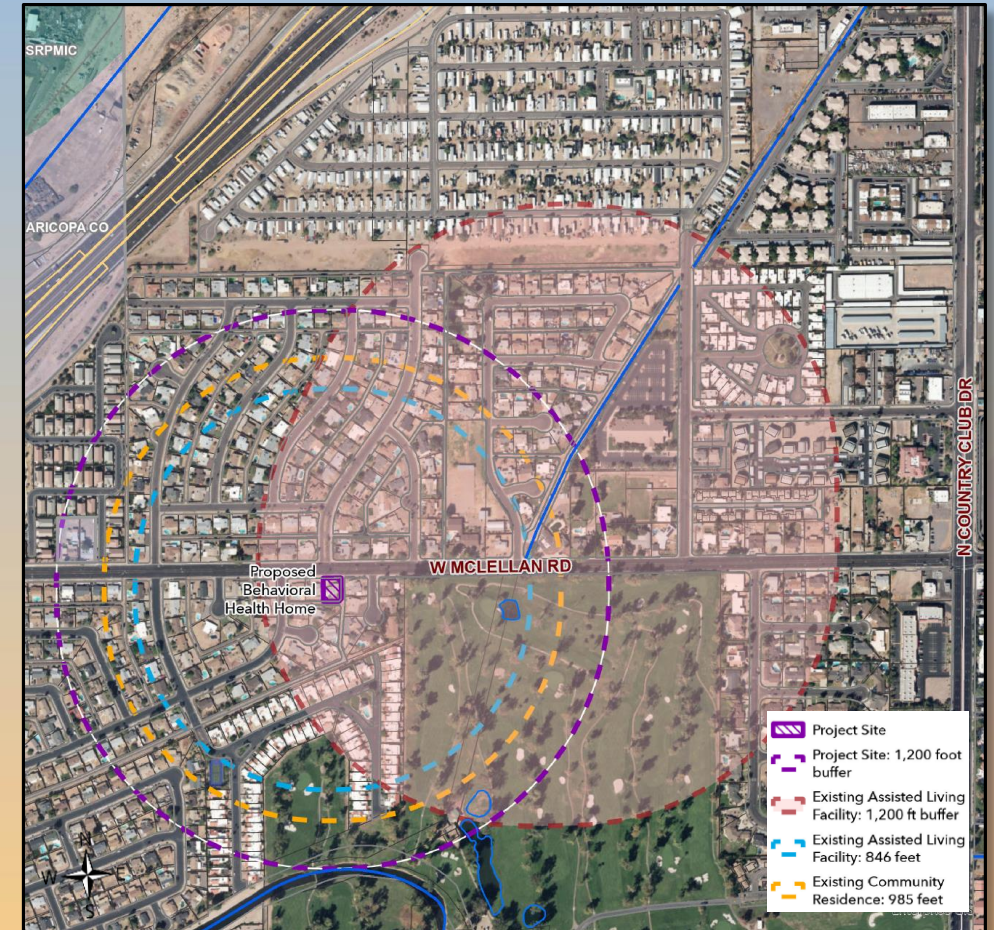
# Spacing Requirement

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:

- 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

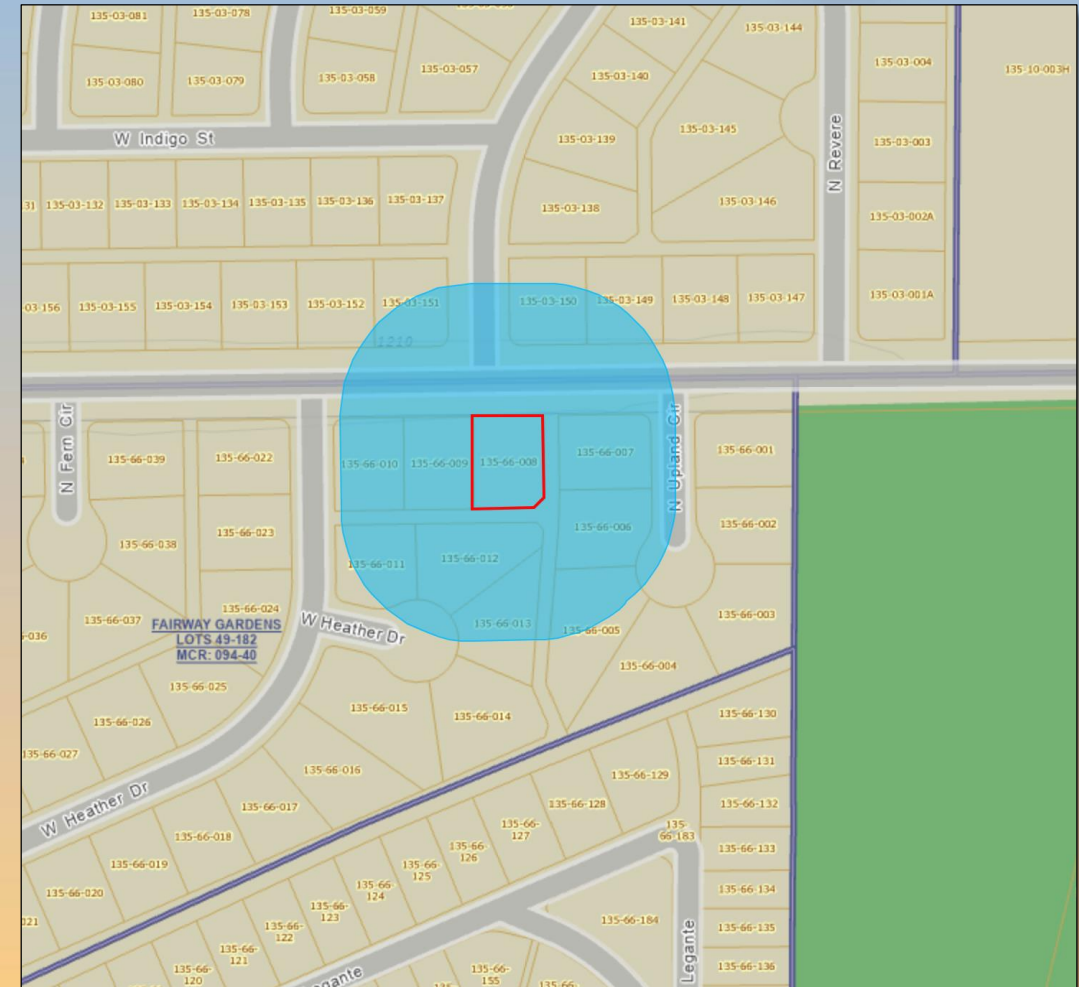






# Citizen Participation

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







# Approval Criteria

## Per Section 11-31-14(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 2050 Mesa General Plan
- ✓ Meets required findings for a SUP in Section 11-31-14(D)(1) of the MZO

*Staff recommends Approval with Conditions*





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