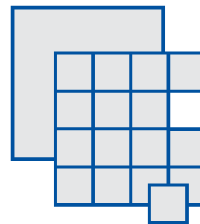


Skilled Nursing Facility Project Narrative



Submitted By:

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Introduction

Pew & Lake, PLC, on behalf of our client, is pleased to submit this narrative and related exhibits for a Site Plan Review, Design Review and Special Use Permit application. The proposed Skilled Nursing Facility is committed to providing high quality medical care and is looking forward to providing services in the City of Mesa. The proposed development is located at 5456-5516 E. Main Street and can be further identified as Maricopa County Parcel Numbers 141-77-055C, 055D, and 055E. **Figure 1** below presents the site outlined in red.

Figure 1 – Site Aerial



Existing Site Conditions

The existing site is vacant, relatively flat and unremarkable land. The site has direct access from Main St. The north end of parcel 141-77-055C currently has a large warehouse that Velda Rose Methodist Church utilizes for their annual rummage sale. Velda Rose Methodist Church is working with the applicant and the City of Mesa to split this parcel separating the warehouse from the Skilled Nursing Facility site.

Zoning & General Plan Analysis

The property is currently zoned LC (Limited Commercial). Hospitals and Skilled Nursing Facilities are an allowed use within the LC District with the approval of a Council Use Permit.

According to the City of Mesa General Plan, the Property is located in the Neighborhood Character Area. The proposed use is complementary and will maintain the current character of the area. Additionally, the subject site is located in the Transit Corridor and Station Area character area designation sub-types of the Mesa 2040 General Plan.

Figure 2 and **Figure 3** on the next page illustrate the existing zoning and General Plan of the subject site.

Figure 2 – Existing Zoning

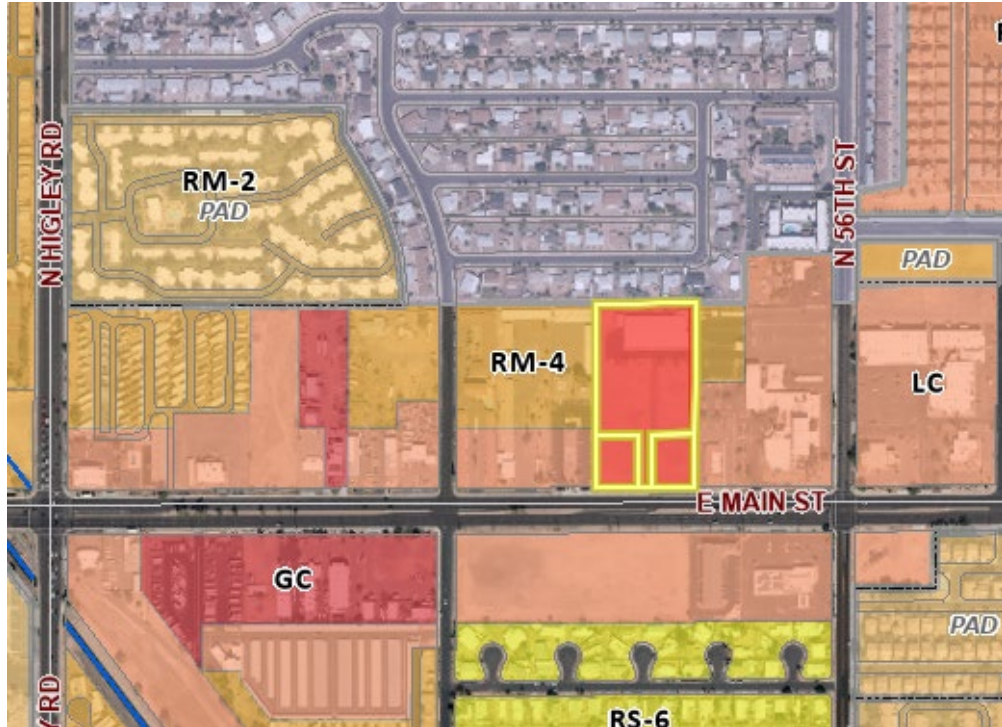
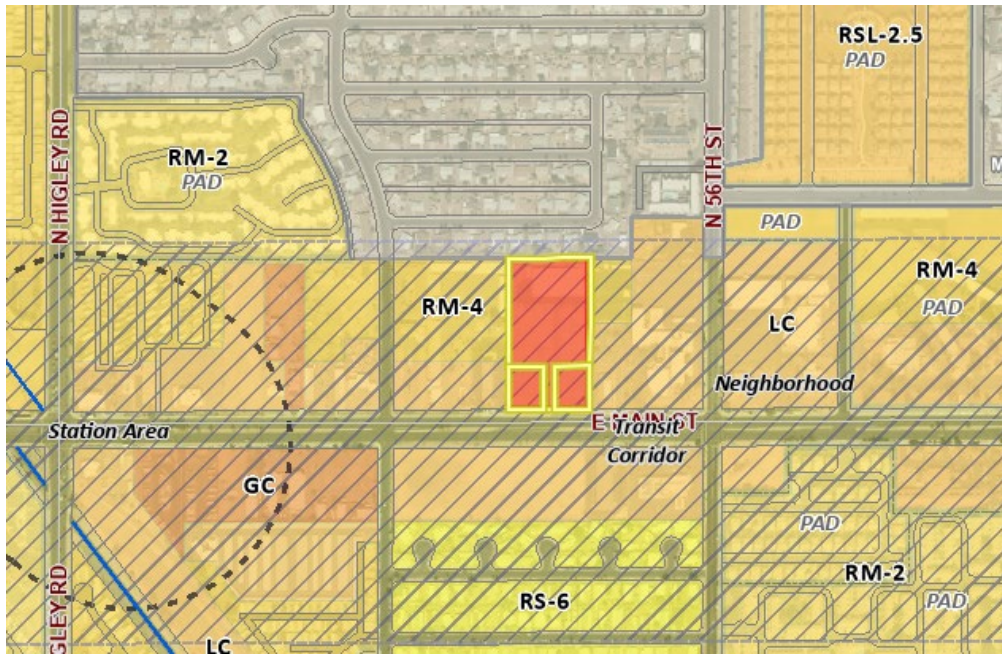


Figure 3 – Existing General Plan Designation



Relationship to Surrounding Properties

The proposed use of a Skilled Nursing Facility has minimal to no impact on this site. The property is along Main Street just east of Higley Road. On the north side of the site there is the Velda Rose Warehouse and an existing residential community further north. The east side of the Property is adjacent to a medical/professional complex and Velda Rose Church. On the west side of the site is the Colonade Motel Suites. The southern boundary is Main Street with a vacant lot on the opposite side of Main Street.

Table 1 – Relationship to Surrounding Properties

Direction	General Plan Designation	Existing Zoning	Existing Use
Project Site	Neighborhood	LC	Vacant
North	Maricopa County	Residential	Residential
East	Neighborhood	RM-4 & LC	Medical & Professional / Church
South	Neighborhood	LC	Vacant/Residential
West	Neighborhood	RM-4 / LC	Motel

Project Description

The mission of the proposed Skilled Nursing Facility is to create and deliver innovative healthcare solutions that compassionately address the medical and recuperative health care needs of men, women, and children. This facility will bring the East valley a much-needed resource for people with medical and recuperative health care needs.

The proposed project will develop a facility that is approximately 32,000 square feet in size. The facility will be single-story and provide a total of 84 beds. There will be a central courtyard which will be utilized by patients and staff. As seen on the conceptual floor plans, the rooms are divided into quads and separate space for men and women is provided. There is a common dining room, medical exam rooms, office space, staff lockers, laundry, a medical lab, a meeting room, and wound care rooms provided. As seen on the floor plan, there are four isolation rooms located near the nursing station. The isolation rooms are for patients who need to be kept away from other patients for overall safety and wellbeing. Patients will remain in isolation until a medical professional allows the patient to join a shared dorm room. This Skilled Nursing Facility has been designed to accommodate a wide variety of needs on site.

Typically, patients are referred to the facility from hospitals or other medical providers. The facility does not offer walk-in accommodation. On average, a patient will stay approximately 30 days at the facility, but some may stay longer depending on their medical needs. Patients will be discharged when proper accommodation is in place for them to continue medical care. This facility does not offer outpatient care, but case managers will assist patients with finding outpatient care prior to their release, if needed. The proposed facility is not a drug or substance abuse rehab.

Special Use Permit

This request includes a slight reduction in parking, resulting in the need for a Special Use Permit. The required amount of parking required is 75 spaces. However, the current driveway is located centrally on the site and cannot be relocated. The required turning radius for fire and trash could not be designed at the front of the site. The solution was to locate the parking area to the east of the building which allowed for a street corner aesthetic that is complementary to the prevailing street architecture and provides easy access for pedestrians and drivers.

The Skilled Nursing Facility anticipates a maximum need of 45-50 employee parking spaces, including during shift changes on peak days. The peak days are Monday through Friday with a reduction of staff in the evenings, weekends, and holidays.

The facility anticipates no more than 3-4 patient vehicles on the property as almost 100% of the patients are admitted into the Skilled Nursing Facility through emergent/non-emergent transportation directly from the discharging acute, hospital facilities.

Visitors or other administrative leadership of facility/maintenance employees accessing the facility would be about 3-5 across the course of a typical business day.

The Skilled Nursing Facility currently operates two Phoenix based locations and our historical experience indicates that 45-59 parking spaces would be adequate for the Mesa Skilled Nursing Facility. The Site Plan included with this request a total of 68 spaces which will be ample parking for this location.

A Special Use Permit shall only be granted if the approving body determines that the project as submitted or modified conforms to all of the following criteria.

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 plan and/or policies;
 - a. The proposed project will advance the goals and objectives of the General Plan and Zoning District.
2. The location, size, design, and operating characteristics of the proposed project are consistent with the purposes of the district where it is located and conform with the General Plan and with any other applicable City plan or policies;
 - a. The proposed project is complementary in size, design, and operating characteristics of the area and will conform with the General Plan and any other applicable City plan or policy.
3. The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area, nor will the proposed project or improvements be injurious or detrimental to the neighborhood or to the general welfare of the City; and
 - a. The proposed project will be complementary to the surrounding areas.
4. Adequate public services, public facilities and public infrastructure are available to serve the proposed project.
 - a. There are adequate public services, facilities, and infrastructure available to serve the proposed project.

Lot Combination / Split

The applicant is working with Velda Rose Church and the City of Mesa to reconfigure the existing lot lines on site. The reconfiguration will result in new lots all of which will have access to a public street. The proposed Skilled Nursing Facility parcel boundary can be seen on the Conceptual Parcel Adjustment Exhibit included on the Site Plan submitted with this application.

Conclusion

The proposed offers a complementary use that will further support the community. The applicant looks forward to receiving input on this application and working with City staff to bring this project to fruition in the City of Mesa.