



Planning and Zoning Commission

AGENDA

STAFF REPORT

TO: CASA GRANDE PLANNING AND ZONING COMMISSION
FROM: James Gagliardi, City Planner
MEETING DATE: May 1, 2014

REQUEST

Request by Gunnar Langhus, 6720 SW Macadam Ave Suite 100, Portland, OR, 97219, for the following land use approvals on 6.33 acres located at 1640 N. Peart Rd., APN 505-05-003N:

- 1. DSA-14-00014: Conditional Use Permit** approval to allow for the operation of a group home on an R-3 Zoned residential property.
- 2. DSA-14-00013: Major Site Plan** approval to construct the Caliche Senior Living Assisted Living Facility.

APPLICANT/OWNER

Gunnar Langhus, Ankrom Mosian
Architects, Inc.
6720 SW Macadam Ave, Suite 100
Portland, OR 97219
P: 503-977-5248
Email: gunnarl@ankrommoisan.com

Fasano Family LLC.
10129 SW Washington St
Portland, OR 97225
P: 503-292-4927
DeArmond Family LLC
11463 Broadacres Road NE
Hubbard, OR 97225
P: 503-981-8873

HISTORY

September 4, 1973: The site was annexed with the passage of Ordinance No. 486 and zoned R-3 with the annexation.

July 10, 2003: Major Site Plan approved for this parcel for Phase II of Villas by Mary T, but has since expired.

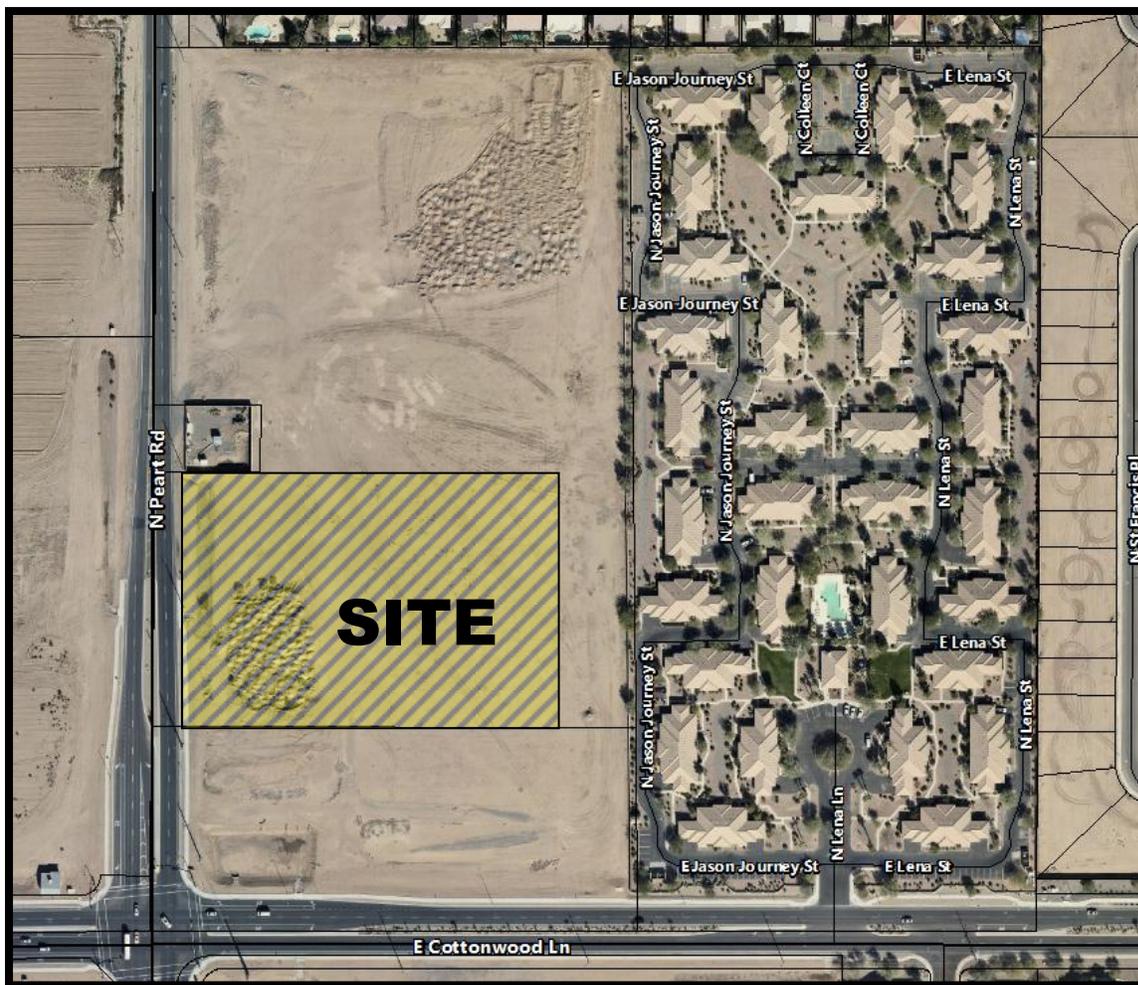
PROJECT DESCRIPTION

Site Area	4.87 acres
Current Land Use	Neighborhoods
Existing Zoning	R-3 (Multi-Family Residential)

Surrounding Land Use and Zoning

Direction	General Plan 2020 Designation	Existing Zoning
North	<i>Neighborhoods</i>	R-3 (Multi-Family Residential)
East	<i>Neighborhoods</i>	R-3 (Multi-Family Residential)
South	<i>Neighborhoods</i>	B-1 (Neighborhood Business, undeveloped)
West	<i>Neighborhoods</i>	PAD (G Diamond Ranch Planned Area Development)

SITE CONTEXT AERIAL



General Discussion:

The Applicant is requesting the approval of a Conditional Use Permit and a Major Site Plan for a 52,370 sq. ft. assisted living facility on a 4.87-acre parcel (Exhibit A). The City

Code considers assisted living facilities a group home use. The R-3 zone district permits group homes with the approval of a Conditional Use Permit. A Major Site Plan is proposed for this Conditional Use for the assisted living facility. Within this proposed three-story facility, there will be assisted living consisting of 28 studio units, 51 one-bedroom units, and 2 two-bedroom units. There will also be a 21-room memory care and adult day care component. It is anticipated for there to be 30 staff members during peak hours. Directly to the east is the existing Villas by Mary T residential community, and to the north is the proposed Villas by Mary T expansion (DSA-14-00012). Villas by Mary T provides multi-family housing for people age 55 and older.

Given that there is a relationship between an age-restricted community and an assisted living facility, connectivity has been designed between Villas by Mary T and the proposed assisted living facility to ensure pedestrian access. It would be anticipated that residents at Villas by Mary T potentially have family or friends within the assisted living facility. The proposed design of the facility and its landscaping is compatible and similar to the Villas by Mary T site, promoting compatibility with the surrounding neighborhood.

CONFORMANCE WITH CONDITIONAL USE PERMIT REVIEW CRITERIA
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The Planning and Zoning Commission, in approving a Conditional Use Permit, shall find as follows:

That the site for the proposed use is adequate in size and topography to accommodate the use, and all yards, spaces, walls and fences, parking, loading and landscaping are adequate to properly relate the use with the land and uses in the vicinity;

Staff finds that the proposed use is adequate in size and topography to accommodate this use. The proposed plan's setbacks, parking and landscaping are adequate in size and comply with the City's minimum requirements.

That the site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use;

The Applicant submitted a Traffic Impact Analysis (TIA) which analyzes the project's impact to the existing and anticipated traffic conditions. This TIA is currently being evaluated by the City Traffic Engineer.

That the proposed use will have no adverse effect upon the abutting property;

No adverse effect upon abutting property is foreseen. The existing use to the east and proposed to the north is Villas by Mary T, an age-restricted multi-family development. The proposed assisted living facility is seen as a compatible use for Villas by Mary T as they both provide services to aging residents of the community. Property to the south is undeveloped and is zoned Neighborhood Business. The presence of an assisted living facility will serve as a good transition between future commercial businesses and residential uses to the north. There is sufficient parking on site to accommodate the use.

That the proposed use shall be in conformance with the General Plan;

The designated land use per the General Plan for this site is *Neighborhoods* (see map below). This land use designation allows multi-family uses and encourages mixed use. The presence of an assisted-living facility would be appropriate within the *Neighborhoods* land use provides a compatible mixture of uses as it's a transition of use for future business uses to the south and multi-family residential uses to the east and north.

That the conditions stated in the approval are deemed necessary to protect the public health, safety and general welfare.

The conditions of approval of this Conditional Use Permit request are deemed necessary to ensure public health, safety and general welfare.

CONFORMANCE WITH MAJOR SITE PLAN REVIEW CRITERIA

In accordance with Section 17.68.070 of the Zoning Code the Planning and Zoning Commission shall consider the following in review of Major Site Plan applications:

Relationship of the plan elements to conditions both on and off the property;

The proposed building and site is designed to be visually and functionally compatible with the surrounding existing and proposed development.

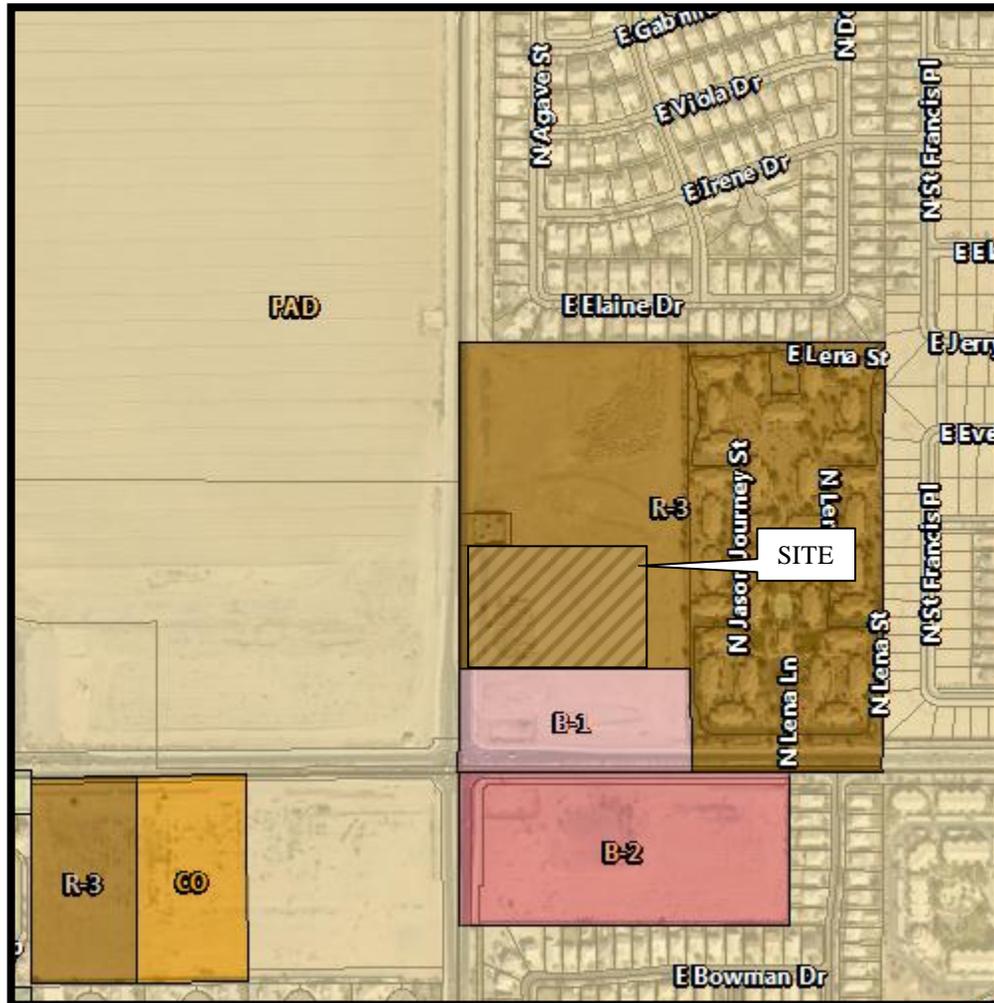
Conformance to the City's General Plan;

The proposed use is in conformance with its *Neighborhoods* land use designation which supports a range of residential and commercial uses.

Conformance to the City's Zoning Ordinance;

Assisted living facilities are considered a Group Home use in the City Code. Group Home uses are permitted within the R-3 zone district with the approval of a Conditional Use Permit. If the Conditional Use Permit is approved, this assisted living facility use would be allowed within the R-3 zone. The proposed development complies in terms of setbacks, building height, landscaping, and parking facilities complies with the site's R-3 zoning development standards.

Zoning Map



The impact of the plan on the existing and anticipated traffic and parking conditions;

The project's impact to the existing and anticipated traffic and parking conditions is being evaluated by the City Traffic Engineer. Conditions of approval for the Conditional Use Permit and Major Site Plan are that modifications to the site's entrance at Peart Road be designed to the specifications of the City Traffic Engineer according to an

approved Traffic Impact Analysis, and that Peart Rd will be constructed to meet half-street standards.

The development proposes 88 parking spaces. A Group Home use requires one parking space per unit. A total of 81 parking spaces is required; therefore, the site complies with parking standards.

The adequacy of the plan with respect to land use;

The proposed plan is in compliance with the following applicable *Neighborhoods* Land Use category provisions as set forth in the General Plan 2020:

Appropriate Zoning

- R-3– Multi-Family Residential

Infrastructure and Mobility

- Paved streets constructed to City standards and connected to the City-wide grid at key access points.
- Development that is connected to an approved water provider and City sewer.
- Services that are within this land use category meet or exceed City norms.
- Utilities that are provided underground.

Spatial Form and Design

- A primary entrance to the building is connected by a sidewalk.

Pedestrian and vehicular ingress and egress;

Pedestrian access is provided by a sidewalk that connects to the roadway as well as pedestrian access proposed to the adjacent age-restricted community.

Vehicular access is provided with drop off locations for transportation of facility residents and on site and circulation around the building with one ingress and egress to Peart Rd limiting conflict with the residents of the site with mobility challenges. Two points of vehicular access is proposed between the assisted living facility site and the proposed Villas by Mary T expansion to the north.

It is a condition of approval that once that the TIA is revised as necessary and found acceptable, the Major Site Plan will need to be modified to reflect modifications with respect to the site's entrance onto Peart Rd and half-street improvements deemed necessary adjacent to the site.

Building location and height;

The building is located in the center of the site to accommodate onsite drainage retention, landscaping and parking. The height is proposed to be 35 ft., the maximum allowed within the R-3 zone district.

Landscaping:

The site plan proposes a mixture of desert-friendly trees, shrubs, accent plants and ground cover throughout the site. The landscaping is compatible with what the existing Villas by Mary T and its proposed expansion. The preliminary landscape plan meets relevant standards (Exhibit B).

Lighting:

All lighting will be sufficiently shielded in order to comply with the City's Light Control Ordinance.

Provisions for utilities:

The site may be serviced by the following utility providers:

- Sanitation Services (trash & sewer) - City of Casa Grande
- Water- Arizona Water Company
- Electricity- APS
- Gas- Southwest Gas
- Cox Cable
- Qwest Communications

Site drainage:

A preliminary drainage plan for the project was submitted and is currently under review by City Staff. It shall be a condition of approval for the Conditional Use and Major Site Plan that the Applicant shall provide necessary improvements to meet City standards for adequate drainage on and adjacent to the site.

Open space:

Staff has determined that the R-3 open space requirements (17.20.430) are not applicable to an assisted living development such as Caliche; however, the site does provide open space amenities within a court yard in the center of the building.

Loading and unloading areas:

Loading and unloading is proposed via a drop-off area in front of the facility. Drive access is proposed around the building for product delivery to occur on the south-side of the building within an area free from conflict with the onsite residents.

Grading:

A preliminary grading plan for this site is currently under review for the site (Exhibit C). A condition of approval for Major Site Plan is that the Applicant shall meet City grading standards.

Signage:

Signage will be reviewed and approved with a separate sign permit application.

Screening;

A proposed 6 ft. masonry wall is planned for the south portion of the site with an existing wall between the existing Villas by Mary T development to the east. A 13.9 ft. landscape buffer is proposed between the proposed Villas by Mary T expansion to the north.

Setbacks;

The site plan shows compliance with the setbacks established by the Multi-Family Residential zone (R-3).

	R-3 Min. Setbacks for conditional uses	Proposed Building Setbacks
Front	20'	~123'
Side	10'	~32'
Rear	20'	~40'

Other Related Matters;

Elevations

The proposed facility building features a similar design and aesthetics as the adjacent multi-family residences, and will be visually compatible to the surrounding uses (Exhibit D).

Materials and Colors

The building will be a similar construction to the adjacent Villas by Mary T, utilizing a stucco finish with design accents. The building's color palette incorporates a mix of browns with a muted red roofing material.

Refuse

Refuse will be stored within in an enclosure that meets City specifications as shown on the site plan.

PUBLIC NOTIFICATION/COMMENTS

Notification

Public hearing notification efforts for this request meet and exceed those requirements set out by City Code. They include:

- A notice was published in the Casa Grande Dispatch on April 13, 2014 for the May 1, 2014 Planning and Zoning Commission public hearing.
- Notice was mailed by the City of Casa Grande on April 16, 2014, fifteen days before the day of the hearing to each owner of property situated within 200 hundred feet of the subject property. The names and addresses of the owners were provided by the City of Casa Grande per Pinal County Ownership Data. An affidavit confirming this mailing was supplied by the City.

- A sign was posted by the Applicant on April 15, 2014 on the subject site. An affidavit confirming this posting has been supplied.

Inquiries/Comments

Staff has not received any inquiries or comments on the proposed development.

RECOMMENDED MOTION

Staff recommends approval of DSA-14-00014 (Conditional Use Permit) and DSA-14-00013 (Major Site Plan), **subject to the following conditions:**

1. The Major Site Plan and associated reports are modified as follows:
 - a. Place the assigned address on the plan: 1640 N Peart Rd.
 - b. Within the site statistics block, provide the required number of parking spaces in addition to the provided number of 88 stalls. Based on Elderly Housing use type, the required number is to be one space per unit, equaling 81 parking spaces.
 - c. Show the 20 ft. rear yard setback parallel to the east property line.
 - d. In the Site Statistics information block, change “proposed zoning R-3” to “existing zoning R-3”.
 - e. Modify the Major Site Plan to illustrate the new half-street improvements that the Applicant is required to construct to Peart Rd prior to the issuance of a Certificate of Occupancy for the building within the development. This may include the construction of a partial median as determined by the City Engineer. The Major Site Plan will need to be modified to reflect modifications with respect to the site’s entrance onto Peart Rd.
 - f. Revise the Preliminary Drainage Report to comply with the requirements of the City Engineer.
 - g. Modify the Major Site Plan to accommodate any drainage facilities required by the approved Preliminary Drainage Report.
2. Revise the TIA to analyze the traffic distribution and impacts where the Peart Rd entrance is restricted to a Right-in/Right-out due to the existence of a median on Peart Rd.
3. A Map of Dedication dedicating 70 ft. of Peart Road right of way shall be submitted and approved prior to the issuance of a Certificate of Occupancy for the building within the development.

4. The Conditional Use Permit DSA-14-00014 shall be in compliance with the approved Major Site Plan, DSA-14-00013.

Exhibits

- Exhibit A- Site Plan
- Exhibit B- Preliminary Landscape Plan
- Exhibit C- Preliminary Grading & Drainage Plan
- Exhibit D- Building Elevations
- Exhibit E- Narrative
- Exhibit F- Resolution

Exhibit B



Ankrom Moisan
ARCHITECTS

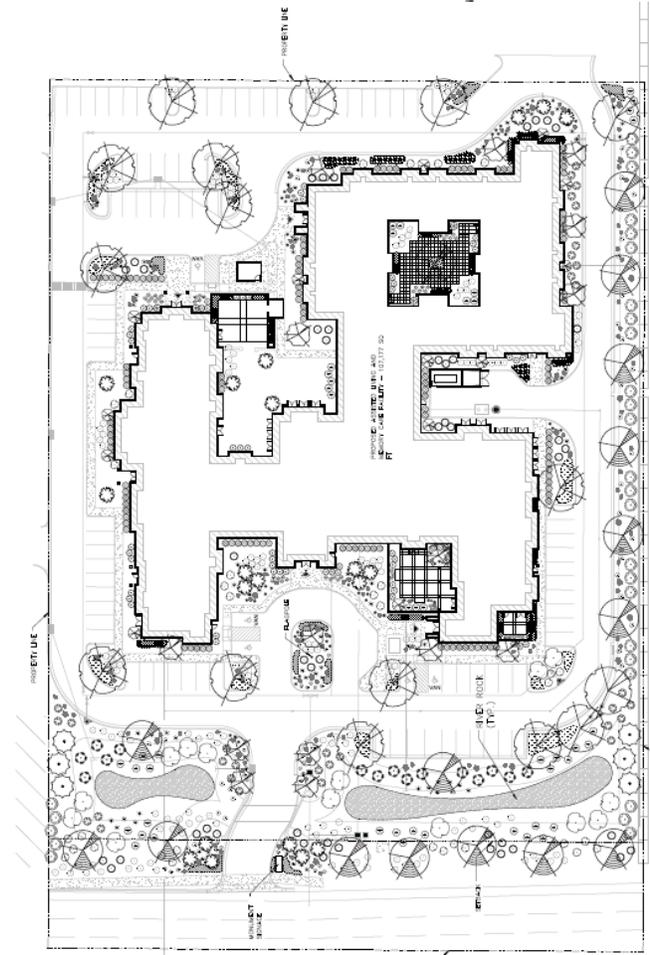
1000 BAY STREET, SUITE 200
SAN FRANCISCO, CA 94133
TEL: 415.774.1000
WWW.AMKM.COM

CLIENT NAME: CALICHE SENIOR LIVING
PROJECT NAME: CALICHE SENIOR LIVING
ADDRESS: COTTONWOOD LN & HEAT ROAD, GRANITE AVENUE, SAN FRANCISCO, CA 94133

DATE: 02/27/15
REVISION: 0000000
SCALE: 1" = 30'-0"

DATE: 02/27/15
REVISION: 0000000
SCALE: 1" = 30'-0"

OTTER LANDSCAPE ARCHITECTS INC. 1075 15TH AVENUE, SUITE 200, SAN FRANCISCO, CA 94133
PHONE: (415) 774-0011 FAX: (415) 774-0014 WWW.OTTERLA.COM



PHASE I
LANDSCAPE PLAN
SCALE 1" = 30'-0"

SYMBOL	TREE	COMMENT	SIZE	PLANTED
	Small Tree	Small Tree	12" DBH	As Shown
	Medium Tree	Medium Tree	18" DBH	As Shown
	Large Tree	Large Tree	24" DBH	As Shown
	Small Tree	Small Tree	12" DBH	As Shown
	Medium Tree	Medium Tree	18" DBH	As Shown
	Large Tree	Large Tree	24" DBH	As Shown
	Small Tree	Small Tree	12" DBH	As Shown
	Medium Tree	Medium Tree	18" DBH	As Shown
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	Large Tree	Large Tree	24" DBH	As Shown
	Small Tree	Small Tree	12" DBH	As Shown
	Medium Tree	Medium Tree	18" DBH	As Shown
	Large Tree	Large Tree	24" DBH	As Shown

LANDSCAPE CALCULATIONS:
TOTAL SITE AREA = 27,283 SF
LANDSCAPE AREA = 13,200 SF
LANDSCAPE COEFFICIENT = 0.484
TOTAL TREE PLANTING = 100
TREES REQUIRED = 31
SHRUBS REQUIRED = 39
LARGE SHRUB PLANTING = 100
TREES PROVIDED = 80
SHRUBS PROVIDED = 150+

NOTES:
1. All plantings are to be installed in accordance with the City of San Francisco's Department of Public Works, Office of Street and Landscape Maintenance, Standard Specifications for Street and Landscape Maintenance, Section 10.01, and the City of San Francisco, Department of Public Works, Office of Street and Landscape Maintenance, Standard Specifications for Street and Landscape Maintenance, Section 10.02.
2. All plantings are to be installed in accordance with the City of San Francisco's Department of Public Works, Office of Street and Landscape Maintenance, Standard Specifications for Street and Landscape Maintenance, Section 10.01, and the City of San Francisco, Department of Public Works, Office of Street and Landscape Maintenance, Standard Specifications for Street and Landscape Maintenance, Section 10.02.

Exhibit E

February 10, 2014

Paul Tice, AICP

Planning and Development Director

510 E. Florence Blvd

City of Casa Grande, AZ 85122

Subject: Caliche Assisted Living Facility at Peart / Cottonwood
Major Site Plan and Conditional Use Applications

Dear Mr. Tice:

On behalf of Link Development and Caliche Senior Living we are submitting Major Site Plan and Conditional Use applications for the Caliche Senior Living assisted living facility. It should be noted that a Major Site Plan application is also being submitted concurrently for the proposed Villas Plus by MaryT development which is adjacent to the proposed Caliche Assisted Living Facility. A site plan depicting the two projects has been designed to assist Casa Grande staff in their review of the two projects and to ensure connectivity and site coordination between the two projects.

The Caliche Senior Living facility is an assisted living facility featuring assisted living, memory care, and adult day care services. The development is proposed for the northeast intersection of Peart Road and Cottonwood Lane, adjacent to the existing Villas by Mary T of Arizona senior housing development. The proposed facility will be three stories in height and have a footprint of 52,730 s.f.; the facility will house approximately 100 residents. The assisted living component of the facility will contain 28 studio units, 51 one bedroom units, and 2 two bedroom units. The memory care component of the project will feature 10 private rooms and 11 semi-private rooms. It is estimated that 30 staff members will be on site during peak hours.

The proposed facility will house 100 residents in both assisted living and memory care settings. The memory care portion of the facility will be secured with monitored exits and key pad entry for all doors. Recreational facilities and open spaces for memory care patients are completely enclosed and secured to ensure the safety of patients.

The assisted living setting will feature housing for seniors who are in need of assisted living facilities that are a step down from a traditional nursing home where medical procedures are performed by staff. The assisted living facility will feature active recreational activities and opportunities for socialization for residents. An additional adult day care service will operate in the Caliche Senior Living Facility. The adult day care services will allow seniors who live with family and may have otherwise been homebound during the day to enjoy recreational and social activities with Caliche Senior Living residents in a safe, supervised setting.

Thank you for your consideration of this project. Link Development and Caliche Senior Living have worked closely with City of Casa Grande engineering and planning staff, public agencies and neighboring property owners to ensure that the Caliche Senior Living facility will be a positive addition to the City of Casa Grande.

If you have any questions regarding this submittal, please contact Gunnar at (763) 852-5484. We appreciate working with you on this project.

Sincerely,

Ankrom Moisan Architects, Inc.

A handwritten signature in blue ink, appearing to read 'G. Langhus', with a stylized flourish extending to the right.

Gunnar Langhus

Exhibit F

RESOLUTION NO. DSA-14-00014

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION FOR THE CITY OF CASA GRANDE GRANTING A CONDITIONAL USE PERMIT FOR A GROUP HOME USE WITHIN THE MULTI-FAMILY RESIDENTIAL (R-3) ZONE FOR AN ASSISTED LIVING FACILITY INCLUDING MEMORY CARE AND ADULT DAY CARE SERVICES, LOCATED AT 1640 N PEART ROAD, CASA GRANDE, ARIZONA, A PORTION OF APN 505-15-003N, 4.87 ACRES.

WHEREAS, applicant Gunnar Langhus of Ankrom Moisan Architects, Inc. for Caliche Senior Living, has requested a conditional use permit;

WHEREAS, the conditional use permit is requested for an assisted living facility use with memory care and adult day care services at 1640 N Peart Road;

WHEREAS, the property is zoned Multi-Family Residential (R-3);

WHEREAS, an assisted living facility use with memory care and adult day care services is a Group Home use which is a conditionally permitted use within the Multi-Family Residential (R-3) zoning district;

WHEREAS, on the 1st day of May 2014, the Planning and Zoning Commission of the City of Casa Grande held a public hearing regarding the request for the conditional use permit;

WHEREAS, the Planning and Zoning Commission of the City of Casa Grande considered all public comments made at said hearing; and

WHEREAS, the Planning and Zoning Commission of the City of Casa Grande has determined that the proposed use would be appropriate for the location proposed, subject to the conditions set forth in this Resolution;

NOW THEREFORE, BE IT RESOLVED by the Planning and Zoning Commission of the City of Casa Grande, Arizona, as follows:

1. The Planning and Zoning Commission of the City of Casa Grande makes the following findings:

- a. The site for the proposed use is adequate in size and topography to accommodate the use, and all yards, spaces,

to properly relate the use with the land and the uses in the vicinity;

- b. The site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use;
- c. The proposed use will have no adverse effect upon the abutting property;
- d. The proposed use is in conformance with the General Plan; and
- e. The conditions stated in this approval are necessary to protect the health, safety and general welfare.

2. The Planning and Zoning Commission of the City of Casa Grande approves the conditional use permit by the Applicant subject to the following specific conditions:

- a. Modifications to the site's entrance at Peart Road will be designed to the specifications of the City Traffic Engineer according to an approved Traffic Impact Analysis.
- b. The applicant is responsible for constructing half-street improvements to City standards.
- c. A map of dedication will be submitted and approved dedicating 70 feet for Peart Road right of way.
- d. The applicant will provide necessary improvements to meet City standards for adequate drainage on and adjacent to the site.
- e. The applicant shall comply with City grading standards per an approved grading plan.
- f. The conditional use shall be in compliance with the approved major site plan, DSA-14-00013.

3. The Planning and Zoning Commission of the City of Casa Grande approves the conditional use permit request by the Applicant subject to the following general conditions:

- a. The granting of this Conditional Use does not relieve applicant from compliance with applicable building codes and other applicable regulations such as occupancy requirements and signage.
- b. That the special conditions shall constitute restrictions running with the land and shall be binding upon the owner of the land, his successors and assigns.

- c. That all conditions specifically stated under any conditional use listed in this chapter shall apply and be adhered to by the owner of the land, his successors or assigns.
- d. That the special condition shall be consented to in writing by the applicant.
- e. That the resolution granting the application, together with all consent forms, shall be recorded by the county recorder.

PASSED AND ADOPTED by the Planning and Zoning Commission of the City of Casa Grande, Arizona, this ____ day of _____, 2014.

P & Z Commission Chairman

Planning & Development Director

ATTEST: _____ City Clerk	APPROVED AS TO FORM: _____ Assistant City Attorney
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APPLICANT and OWNER'S CONSENT TO THE SPECIAL CONDITIONS

The applicant and owner, hereby consent to the special conditions as enumerated above in Section 2 as they relate to this request for a conditional use permit for a Group Home use at 1640 N Peart Rd, Casa Grande, AZ.

Gunnar Langhus for Caliche Senior Living
Applicant

Louis Fasano, Fasano Family LLC
Owner

Tom DeArmond, DeArmond Family LLC
Owner