



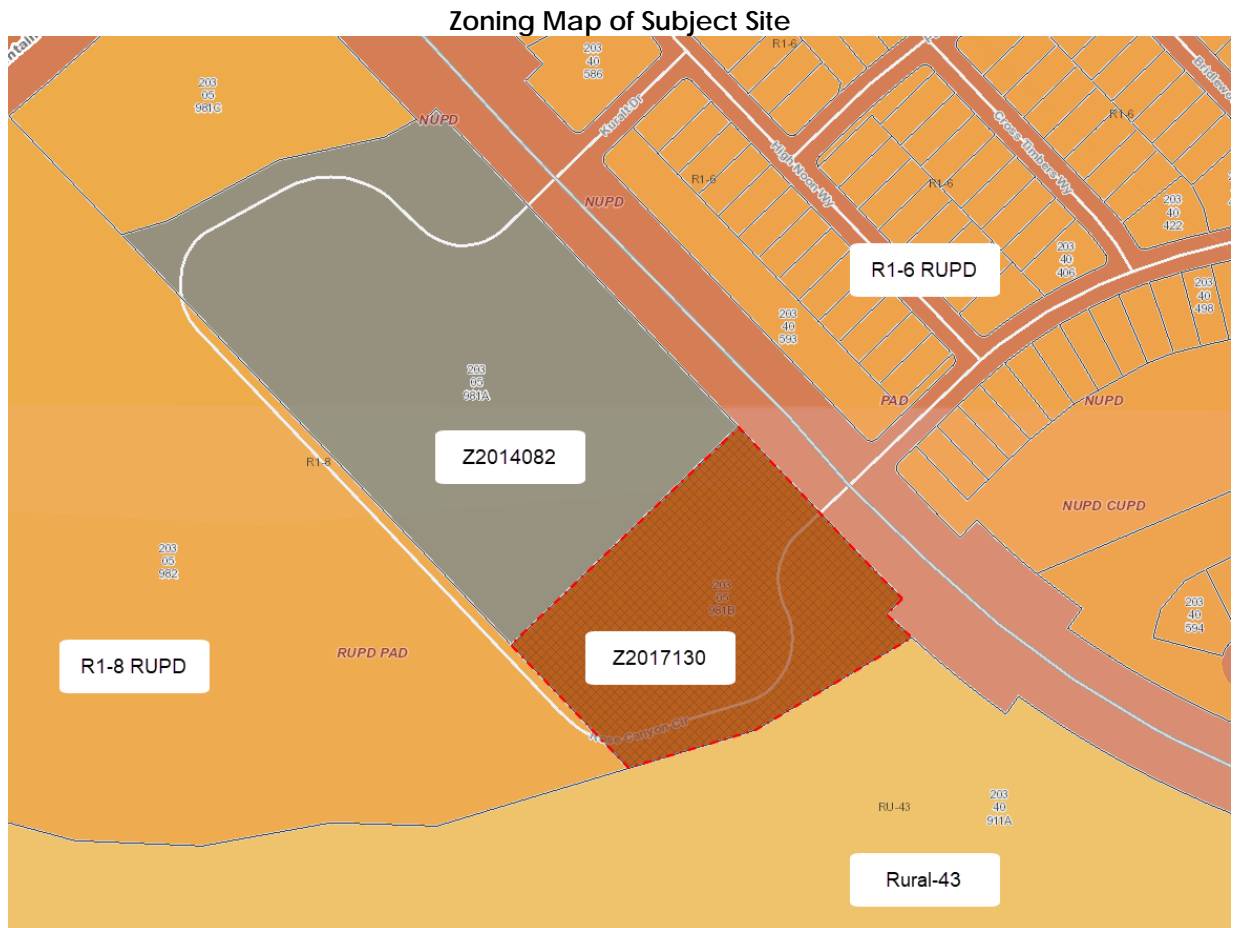
Report to the Planning and Zoning Commission

Prepared by the Maricopa County Planning and Development Department

Case:	Z2017130 – Merrill Gardens Anthem Cottage
Hearing Date:	January 17, 2019 (Continued from December 13, 2018)
Supervisor District:	3
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Applicant:	Aya Rojnuckarin, Urbal Architecture PLLC
Owner:	MG Anthem Holdings, LLC
Request:	Special Use Permit (SUP) Major Amendment for 13 independent living cottages in the R1-8 RUPD zoning district
Site Location:	Generally located 1,000' SWC of Daisy Mountain Dr. and Meridian Rd. in the Anthem area
Site Size:	4 acres
Density:	N/A
County Island:	N/A
County Plan:	Anthem DMP/Urban Residential Low (0-6 du/ac)
Municipal Plan:	N/A
Municipal Comments:	None
Support/Opposition:	None known
Recommendation:	Approve with conditions

Project Summary:

1. The request is to modify the current SUP (Z2014082) for a Group Care Facility to include 13 independent living cottages adjacent to the current facility. The proposed site is approximately 1,000' from the southwest corner of Daisy Mountain Rd. and Meridian Dr. in the Anthem area. Rose Canyon Circle roadway traverses the parcel and will be maintained with cottages. The request is to also modify the current SUP timeframe of 30 years to allow an additional 30 years per approval of this request.
2. The site is currently vacant and adjacent to the 93 unit existing senior assisted living site. The proposal is for the cottages to be an expansion of the existing facility and will be connected to the main building through a walking and cart path. Each cottage consists of 1,720 sq. ft. and will include a garage and golf cart. The proposal is for independent living cottages, however Merrill Gardens will provide meals, activities, garbage and maintenance to the residents, but will not be licensed for care services. If care is needed, residents will be moved to the main facility.
3. The cottages will be oriented to face inward and away from Meridian Dr., wrapping around Rose Canyon Circle and two proposed private drives within the site (see site plan on page 4). The applicant is requesting to include a 4' CMU wall and a 5' stone veneer wall within the front yard setback on Meridian Dr., where 3'-6" is the allowed height in the front yard setback. This deviation to the Maricopa County Zoning Ordinance is for additional screening of the site along Meridian Dr.

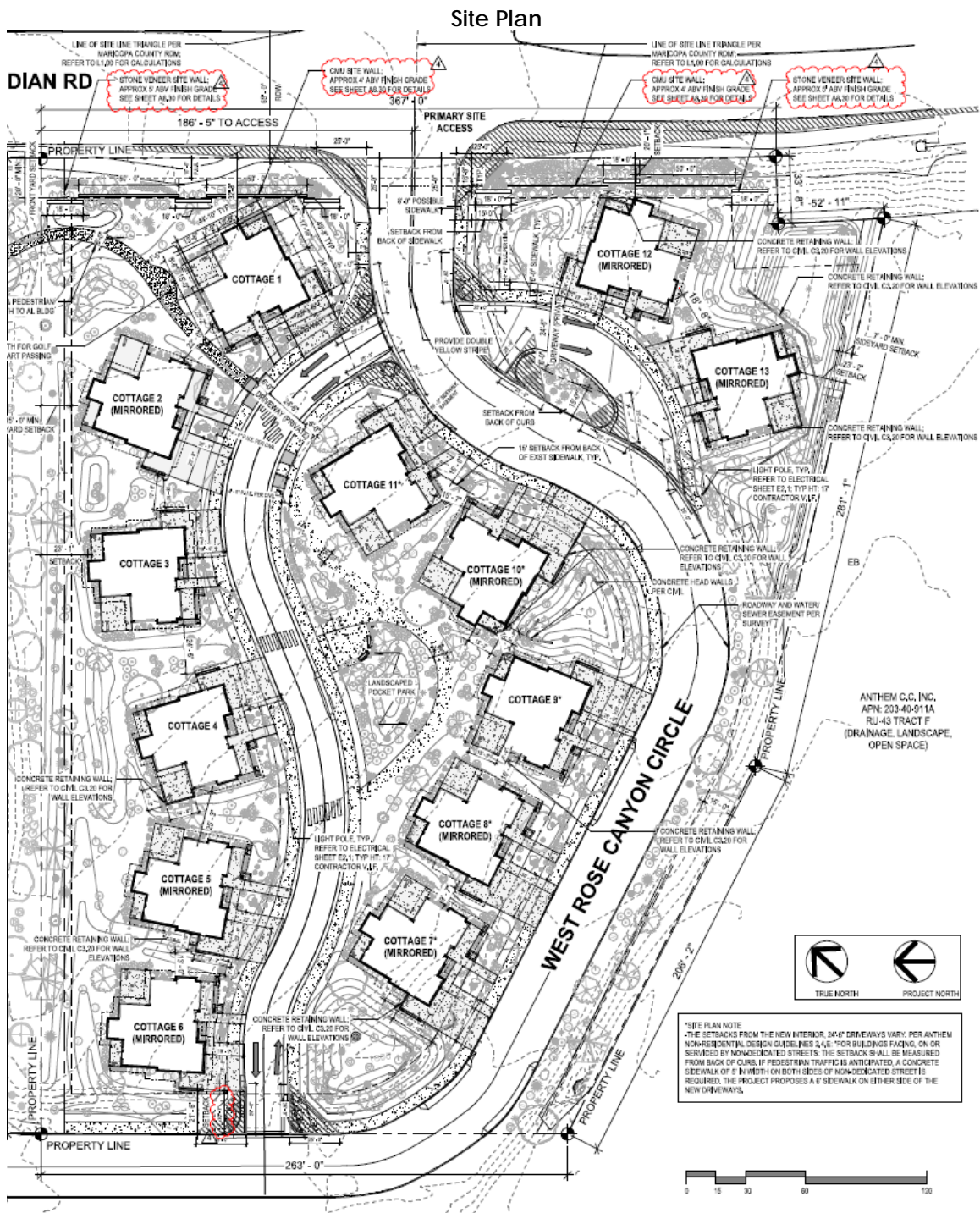


Aerial of Subject Site



Aerial Rendering





Existing On-Site and Adjacent Zoning / Land Use:

- 4. On-site: R1-8 RUPD / Vacant
- North: R1-8 RUPD, SUP / Group Care Facility
- South: Rural-43 / Vacant
- East: Principal Arterial, R1-6 RUPD / Meridian Rd., then Single-Family Residential
- West: R1-8 RUPD / Vacant

Utilities and Services:

- 5. Water: EPCOR
- Wastewater: EPCOR
- School District: Deer Valley Unified School District
- Fire: Daisy Mountain Fire District
- Police: MCSO

Right-of-Way:

- 6. The following table includes existing and proposed half-width right-of-way and the future classification based upon the Maricopa County Department of Transportation (MCDOT) Major Streets and Routes Plan.

Street Name	Half-width Existing R/W	Half-width Proposed R/W	Future Classification
Meridian Dr.	65'	N/A	Principal Arterial (Current)

Adopted Plan:

- 7. **New River Area Plan, Adopted 1999:** The site is within the Anthem DMP. The land use designation in the Anthem DMP is Urban Residential Low (0-6 du/ac). The SUP request is consistent with the DMP land use designation.

Public Participation Summary:

- 8. The applicant complied with the Maricopa County Public Participation Process with the required posting of the property and notification by first class mail to the adjacent property owners within 300' of the subject site and interested parties. No activity was reported by the applicant. Staff has not received any calls or correspondence to the request. There is no known opposition.

Outstanding Concerns from Reviewing Agencies:

- 9. N/A

Staff Analysis:

- 10. The proposed independent living cottages as part of an existing assisted living facility benefits the community by providing additional type of housing for aging residents. Staff believes the placement of the cottages along Rose Canyon Circle and private drives and not orientating towards Meridian Dr., will mitigate traffic and sound disturbance from the roadway.

Recommendation:

- 11. For the reasons outlined in this report, staff recommends the Commission motion for **Approval**, subject to conditions 'a' – 'g'.

- a. Development of the site shall comply with the Site Plan entitled "Merrill Gardens at Anthem Cottages", consisting of 26 full-size sheets, stamped received September 20, 2018, except as modified by the following conditions.
- b. Development of the site shall be in conformance with the Narrative Report entitled "Project Name: Merrill Gardens at Anthem Cottages", consisting of eleven (11) pages, stamped received September 20, 2018 except as modified by the following conditions.
- c. The following Planning Engineering comments shall apply:
 1. The Drainage Waiver DRB2018002 must be approved.
 2. Any construction (driveway, utilities, etc.) within Meridian Road Right-of-Way will require a Maricopa County Department of Transportation (MCDOT) Right-of-Way Permit.
- d. This Special Use Permit shall expire 30 years from the date of approval by the Board of Supervisors (February 13, 2049). All of the site improvements shall be removed within 60 days of such termination or expiration.
- e. The following R1-8 deviation shall apply:
 1. Up to 5' CMU wall within the front yard setback.
- f. The Following Daisy Mountain Fire Department conditions shall apply:
 1. Access roadways, fire line and hydrant placement and fire protection sprinklers per NFPA13 are compliant with the Fire Codes.
 2. A fire alarm system per NFPA 72 will be required for I-1 occupancies.
 3. Plans must be submitted for final approval and permitting for the fire hydrants, fire sprinklers, fire alarm and building construction drawings for review for fire life safety prior to the C of O inspections.
- g. The granting of this change in use of the property has been at the request of the applicant, with the consent of the landowner. The granting of this approval allows the property to enjoy uses in excess of those permitted by the zoning existing on the date of application, subject to conditions. In the event of the failure to comply with any condition, and at the time of expiration of the Special Use Permit, the property shall revert to the zoning that existed on the date of application. It is, therefore, stipulated and agreed that either revocation due to the failure to comply with any conditions, or the expiration of the Special Use Permit, does not reduce any rights that existed on the date of application to use, divide, sell or possess the property and that there would be no diminution in value of the property from the value it held on the date of application due to such revocation or expiration of the Special Use Permit. The Special Use Permit enhances the value of the property above its value as of the date the Special Use Permit is granted and reverting to the prior zoning results in the same value of the property as if the Special Use Permit had never been granted.

Presented by: Jaclyn Sarnowski, Planner
Reviewed by: Matthew Holm, AICP, Planning Supervisor

Attachments: Case Map (1 page)
Vicinity Map (1 page)
Site Plan (reduced 8.5"x11", 2 pages)
Narrative Report (11 pages)
Planning Engineering (1 page)
MCESD comments (1 page)
Daisy Mountain Fire Letter (2 pages)