



City of Glendale
Development Services Department
Planning Division

Failed
 Conditionally Approved
 Approved

CUP24-03 Conditionally Approved

Sydney Tirella _____ 11/4/2024 _____
 BY DATE

arc one associates, LLC
 1427 N. 3rd Street, Suite 100
 Phoenix, AZ 85004
 Office: (602) 241 7871
 Fax: (602) 241 7874
 Info@arconeassociates.com

**Conditional Use Permit Narrative
 60th Avenue Assisted Living Facility
 CUP24-03**

NAME OF REQUEST: 60TH AVE ASSISTED LIVING
LOCATION: North of the northwest corner of 59th Avenue and Peoria Avenue
APN: 143-02-002L
ZONING DISTRICT: PAD (Planned Area Development)
COUNCIL DISTRICT: Barrel
REQUEST: The applicant is requesting a Conditional Use Permit to operate an assisted living and memory care facility.

Introduction:

The purpose of this project is to obtain the rights and entitlements to develop, maintain, and operate a new Assisted Living Facility in Glendale. To operate an Assisted Living Facility in the City of Glendale the C-1 (Neighborhood Commercial) designation requires a Conditional Use Permit (CUP) to use the property for an Assisted Living and Memory Care Facility per Table 2.500-1. This CUP application will run concurrently with the General Plan Amendment Application and the application to Rezone from PAD to C-1).

Site Zoning:

The site's current zoning designation falls under a PAD from 1985 (Case #Z-85-15) for Office/Commercial in the General Plan Development, which has not changed and is the reason we are applying for a Zoning Change from PAD to C-1 (Neighborhood Commercial), a General Plan Amendment, and a Conditional Use Permit with the City of Glendale.

A commercial use permit for an Assisted living facilities can be more seamlessly integrated into residential neighborhoods compared to office buildings, maintaining the residential character of certain areas while providing necessary services. Also, they contribute to a balanced mix of uses within the city, supporting the plan's goal of diverse and vibrant neighborhoods. The reasons are as follows:

Appropriateness of the New Proposal:

1. **Enhanced Community Integration:** The Planned Commercial designation with assisted living aligns better with the needs of the surrounding community by providing accessible

commercial services and residential options. This integration fosters a more vibrant, mixed-use environment that supports both daily living needs and commercial activities.

2. **Increased Pedestrian Orientation:** The focus on pedestrian-friendly design within Planned Commercial developments encourages walkability and reduces the reliance on vehicular traffic. This is particularly beneficial for assisted living residents, who may prefer or require nearby amenities that are easily accessible on foot.
3. **Comprehensive Development:** The requirement for the proposed development ensures that it is complementary to surrounding uses and provides connectivity with existing developments. The transition to Planned Commercial with assisted living will be thoughtfully designed, with careful consideration given to the relationship between various site elements. This comprehensive planning approach leads to a more cohesive and functional development compared to the potentially fragmented nature of office designations.

Context of Surrounding General Plan Designations:

The surrounding areas likely include a mix of residential, commercial, and other land use designations. By transitioning to Planned Commercial with assisted living, the new proposal creates a bridge between these different uses, fostering a more integrated and sustainable community structure.

1. **Compatibility with Residential Areas:** Through thoughtful and innovative design, the Planned business designation minimizes growth and land use disputes and encourages business operations that are harmonious with neighboring residential communities. This is essential to bringing in new business and residential prospects while preserving the standard of living for current residents.
2. **Support for Employment and Services:** The community's aim to improve job opportunities and services is in line with the focus on commercial growth. The plan also addresses the expanding need for a variety of housing options by including assisted living, especially for senior citizens who gain from being close to services and amenities.
3. **Sustainable Land Use Patterns:** By combining commercial and residential activity into planned developments, the shift encourages sustainable land use patterns, which reduces urban sprawl and enhances resource and infrastructure efficiency.

Overall, the transition from General Plan Designation of Office to Planned Commercial with assisted living is a more appropriate and beneficial approach. It enhances community integration, supports pedestrian-friendly environments, and aligns with the broader goals of sustainable development and efficient land use within the context of surrounding designations.

Location:

The selected location for the Assisted Living Facility is Parcel #143-02-002L, a 1.61-acre vacant infill site in Glendale, Arizona. The site is surrounded by high, medium, and low-density residential zoning, as well as the Home Depot commercial parcel. The setback requirements ensure that the physical building is a minimum of 60 feet from any residential lot adjoining the rear property line, 27 feet away from the right-of-way on 59th Avenue, and another 25 feet from any right-of-way activity on 60th Avenue (Mercer Lane), providing a feeling of open space rather than congestion.

General Building Design:

The facility is planned as a 30,000-square-foot, 2-story structure, standing 30 feet tall, and will offer 60 individual studio-type apartments. Amenities will include a community kitchen and dining area, administration and staff offices, spaces for group gatherings, and areas for quiet relaxation. The design prioritizes the safety and comfort of residents, staff, and guests.

Site and Building Data:

The utilities for the facility will include water from the City of Glendale, sewer services from the City of Glendale, electric services from APS, and gas from Southwest Gas. The health department is the Maricopa County Health Department. The zoning designation for the site is PAD, and the Assessor Parcel Number is 143-02-002L. The site area coverage will be limited to 30% of the net area, and the proposed coverage is 26%. Open space in the development is 35,501 S.F. equivalent to 50.57% which exceeds the 20% minimum. The building will have a total square footage of 18,397 S.F. gross and 14,345 S.F. net, on an existing lot size of 70,198 S.F. (1.61 Acres) gross. The building will be 2 stories, reaching 30'-0" in height to the top of the parapet. The building will be constructed with Type V-B construction and will include a building sprinkler system (with deferred submittal). The type of occupancy for the building will be "I-1" Institutional.

Services and Care:

The proposed Assisted Living Facility aims to provide senior living options for individuals with minimal needs and aid with daily living and care. The facility will also include a memory care unit for those requiring a higher level of care. It is designed to support seniors in living independently within a safe and comfortable environment. Staff will be on-site and available to assist the residents with personal hygiene, bathing, grooming, dressing, eating, toileting, mobility, shopping, meal preparation, housework, and household management, as well as to address all medical and non-medical needs. 7 employees are considered on a normal shift.

Mitigation of Anticipated Use Impact:

To address concerns, the development team has already taken steps to mitigate potential issues. The two-story building's impact on neighboring residents' privacy has been minimized by the building's distance from side and rear property lines, limiting the number of windows facing adjacent neighbors. Also, the site walls and proposed landscape design will serve as major site barriers mitigating most of the concern of privacy. Night lighting will be minimal and shaded away from neighbors with use of landscape and site walls as screenings, ensuring no nuisance lighting reaches adjacent properties. Noise concerns are addressed by positioning gathering areas away from neighbors, limiting the hours of any outside gatherings and using landscaping and existing site walls to reduce noise transmission.

The concern of congestion, over building, and lack of open space feel in immediate area for immediate residents has been mitigated by exceeding the mandatory 60' rear, 27' side, and 25' front setbacks. Also, the 2-story option greatly reduces the building footprint leaving more open space than required. The pedestrian circulation plan was completely designed with the 'open space feeling'

in mind. Open space is a major factor considered in all aspects of the project because we want this to be a pleasant open and spacious atmosphere for residents, neighbors, and guest.

Traffic generated by the development will be minimal, especially outside of 7 am to 6 pm business hours. The parking lot design considers sight visibility and circulation for residents, staff, guests, emergency, and service vehicles.

The hours of operations will be 24 hours a day because it is an Assisted Living Facility. However, staff will be limited outside of the normal 7am to 6pm workday to just essential personnel only such as care givers, nurses, and nurse's aides.

The City of Glendale has determined that no additional ROW needs to be dedicated for this development.

By working closely with the City of Glendale and the local citizens we feel all negative impacts this development may impose will have been thought about, talked about, evaluated, resolved, and mitigated where appropriate. Therefore, we see no reason to have a sunset date/time levied on the Conditional Use Permit. We feel this Assisted Living Facility will be a great new addition to the City of Glendale.

Project Timeline and Phasing:

Following the approval of the conditional permit, we will begin documentation for the design review process. There will be no phasing this project. After all entitlements and permits are obtained in 2024 groundbreaking will occur and construction will begin immediately. Late 2024 to early 2025 is our target date to begin the construction of the site improvements and facilities. The plan is to build all in one phase to lessen the impact to the community. The target date of completion and full operational occupancy is November to December of 2025.

Community Engagement:

Throughout the development process, we will engage with the City of Glendale Staff, City Council Members, and local citizens of the Barrel Council District. We will involve the community through a rigorous Citizen Participation Plan, seeking input and feedback to ensure that the facility meets the needs and expectations of the residents and the community.

General Plan policies alignment:

An assisted living new development will support general plan policies such as housing diversity by offering specialized housing for seniors, it contributes to the variety of housing options in Glendale, ensuring that the needs of all demographics are met. Also, community services and facilities may have a positive impact. Assisted living developments ensure that essential services such as healthcare and daily living assistance are readily available, enhancing the quality of life for senior residents. The location promotes land use and growth management since it is integrated into residential areas, promoting balanced growth and efficient land use in accordance with the city's strategic development goals.

These policies align with Glendale's vision of creating a supportive environment for all community members, particularly its aging population:

1. Land Use Element (Goal LU-4 Policy LU-4.1)

The City should support and facilitate the creation of mixed-use projects that locate housing, employment, retail, entertainment, and services in condensed areas to support walkability and reduce vehicle trips.

The Land Use Element emphasizes a balanced mix of residential, commercial, and recreational areas to foster a sustainable community. An assisted living facility supports this balance by providing a residential option that meets the needs of Glendale's aging population, ensuring that housing options are available for all stages of life. This contributes to a diverse and inclusive community, aligning with the General Plan's goal of promoting land use patterns that accommodate growth while maintaining quality of life.

2. Housing Element (Goal HE-1 Policy HE-1.1)

The City should partner with the private sector to achieve goals for safe, affordable housing and coordinate housing programs and services to ensure consistency with the current Consolidated Plan.

The Housing Element seeks to ensure a variety of housing types and affordability levels. Assisted living facilities offer specialized housing for seniors, addressing a critical need as the population ages. By incorporating such facilities into the community, Glendale ensures that there are adequate housing options for seniors, which is crucial for accommodating the demographic changes anticipated in the future. This supports the objective of providing safe, accessible, and affordable housing for all residents.

3. Growth Areas Element (Goal GA-2 Policy GA-2.1)

The City shall concentrate growth in areas that may be served most efficiently.

The Growth Areas Element focuses on directing development to appropriate areas, promoting efficient land use, and minimizing urban sprawl. Establishing an assisted living facility in designated growth areas ensures that such developments are well-integrated into the urban fabric, enhancing the efficiency of land use and supporting the city's growth management strategies. This alignment helps to concentrate development in areas with existing infrastructure and services, thus supporting sustainable growth patterns.

4. Conservation, Rehabilitation, and Redevelopment Element (Goal CRR-2 Policy CRR-2.1)

The City shall encourage and support infill development to take advantage of existing infrastructure, community and educational facilities, and enhance existing neighborhoods.

This element emphasizes infill developments. Assisted living facilities can play a pivotal role in the revitalization of neighborhoods by introducing new investments and upgrading the built environment. These facilities often incorporate modern, accessible design and amenities, contributing to the overall improvement of the neighborhood's infrastructure and aesthetics.

Furthermore, they can serve as anchors for further community redevelopment efforts, stimulating economic activity and enhancing neighborhood vitality.

5. Neighborhood Preservation and Revitalization Element (Goal CRR-3 Policy CRR-3.1)

The city should encourage redevelopment and revitalization of areas with the greatest potential for long-term economic vitality by emphasizing public resources, tools, and incentives to catalyze private investment.

Maintaining safe, livable, and desirable neighborhoods is a key focus of this element. Assisted living facilities contribute to neighborhood stability and safety by providing supervised, supportive environments for seniors. They also generate employment opportunities for residents and can increase the demand for nearby services and amenities, enhancing the overall livability of the area. By ensuring that seniors can age in place within their communities, these facilities foster social cohesion and community resilience.

6. Promote Sustainable Development Practices (Goal EN-1 Policy EN-1.1)

The Assisted living facility will incorporate sustainable practices, such as energy-efficient designs, use of renewable energy sources, and water conservation measures. These practices align with Glendale's goals to promote sustainability and reduce environmental impacts.

7. Protect and Enhance Natural Resources (Goal CON-1 Policy CON-1.3)

Assisted living facilities will be designed to minimize environmental footprint, ensuring minimal disruption to natural resources. Landscaping should include native plants, and stormwater management practices will help preserve local water quality.

8. Circulation Element (Goal C-1 Policy C-1.2)

The City shall implement safety programs and provide transportation services in accordance with all safety standards

The proposed Assisted living facility includes features such as accessible pathways and proximity to transit options, which align with the goals of providing efficient mobility options for all community members.

9. Circulation Element (Goal C-1 Policy C-1.1)

The City shall provide safe and effective transportation services for the whole population.

Assisted living facilities typically require robust public transit connections to serve residents, staff, and visitors. By integrating such facilities within the existing transit network, the proposal supports Policy C-2.5, ensuring compatibility with regional transit systems and enhancing connections to high-capacity transit corridors and nodes

10. Bicycling and Pedestrian Element (Gopal BP-1 Policy BP-1.3)

The City shall encourage businesses to provide facilities for their employees who commute to work by bicycle.

Pedestrian Facilities: The assisted living facility will include safe and accessible pedestrian routes, promoting walking as a viable transportation option. This aligns with the emphasis on creating a comprehensive system of bicycle and pedestrian facilities.

Community Awareness: By incorporating design elements that encourage walking and cycling, the proposal supports the goal of raising community awareness of alternative transportation modes. This is in line with the long-term planning goals to allocate sufficient resources for maintaining and expanding these facilities.

11. Enhance Transportation Connectivity (Goal GA-4 Policy GA-4.1)

The city should program and develop access from key high-volume transportation facilities to high intensity nodes in Growth Areas.

The Assisted living facility benefits from being in an area with good transportation connectivity. This supports the city's goal of improving transportation links within growth areas, ensuring residents and visitors can easily access the facility.

12. Encourage Economic Diversity (Goal GA-5 Policy GA-5.1)

The City shall encourage economic diversity in each Growth Area.

Assisted living facilities contribute to economic diversity by creating jobs in healthcare, maintenance, and administration. This aligns with Glendale's goal to foster diverse economic opportunities within growth areas.

Conclusion

The proposed development of an assisted living facility aligns well with the objectives and policies outlined in the Envision Glendale 2040 General Plan.

By providing a much-needed residential option for Glendale's aging population, the assisted living facility promotes a balanced and inclusive community. It supports sustainable development practices, enhances neighborhood stability, and contributes to the revitalization of aging neighborhoods. The facility's design will incorporate modern, accessible features and sustainable practices, minimizing its environmental footprint while enhancing local air quality and water conservation efforts.

The development also contributes to the city's goals of efficient land use and improved connectivity. It integrates well with existing transportation infrastructure, enhancing accessibility and supporting multi-modal transportation options. Additionally, by concentrating growth in designated areas and

promoting mixed-use development, the facility aligns with Glendale's strategy to foster vibrant, connected, and economically diverse communities.

Overall, the assisted living facility not only meets the current needs of Glendale's residents but also furthers the city's long-term vision for sustainable, inclusive, and well-connected growth. This proposal supports the public health, safety, and general welfare of Glendale's citizens, making it a valuable addition to the community.