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SENT BY ELECTRONIC MAIL

City of Phoenix Planning Commission
200 W. Washington Street
Phoenix, Arizona 85003

RE: Lone Mountain Assisted Living Facility PHO-1-20 (Z-28-14-2)

Dear Chairman Justin Johnson and Members of the Commission:

Our office represents the property owner of the proposed Lone Mountain Assisted Living Facility located on the northeast corner of 43rd Street and Lone Mountain Road in Phoenix. This case is scheduled on the January 7, 2021 Planning Commission hearing agenda and the purpose of this letter is to provide you with additional background on our request.

This Planned Unit Development (PUD) was approved in 2015 as Case# Z-28-14-2. Our current request (PHO-1-20) is to simply modify the building footprint on the conceptual site plan associated with the PUD while staying within the already approved 40% maximum lot coverage. Importantly, we are not proposing any deviations or changes to the already approved development standards. Our request is recommended for approval by the Planning Hearing Officer ("PHO"). The PHO recommended approval based on his conclusion that 1) the proposed site plan is consistent with the existing development standards in the approved PUD; and 2) the proposed site plan is compatible with the intent of the approved PUD to establish a residential assisted living center and does not deviate from the proposed land uses, design guidelines, or sustainability guidelines approved by City Council. See attached PHO Action Report.

Despite the recommendation of approval from the PHO; there are some neighbors opposed to this case. We would like to provide you with our responses to the concerns expressed during the public hearings thus far.

What about school traffic?

The Assisted Living facility is an already approved use; no matter what the lot coverage is. The Applicant will be making street improvements on 43rd Street and Lone Mountain Road that will help the current situation. Furthermore, the Assisted Living facility generates very low traffic as the tenants do not drive. Finally, our traffic engineer found that this proposal will not have any substantial impact on the existing condition.

What about on-street parking?

There will be no on-street parking associated with this project; we have sufficient parking on the site.

What about food smells from dumpsters?

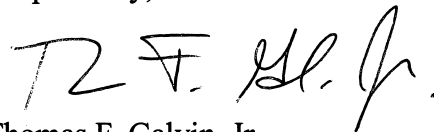
Assisted Living facility is already an approved use with a kitchen and will comply with Department of Health Services requirements on the disposal of food and other trash.

Making the building too big?

We are not changing the maximum lot coverage and we are not altering any of the approved development standards. The larger building footprint will have minimal impacts on the surrounding area due to the nature of the use.

In summary, our request complies with all of the approved development standards established in 2015. We are not asking for any deviations; we are simply asking to increase the building footprint within the already approved 40% maximum lot coverage. We look forward to attending the January 7th Planning Commission hearing to discuss this case further. Please do not hesitate to reach out to me directly if you have any questions or need additional information.

Respectfully,

A handwritten signature in black ink, appearing to read 'T. F. Galvin, Jr.', written in a cursive style.

Thomas F. Galvin, Jr.

Attachment: PHO Action Report