



Village Planning Committee Meeting Summary

Z-32-19-6

INFORMATION ONLY

Date of VPC Meeting	August 6, 2019
Request From	C-O/M-O SP (5.86 acres)
Request To	PUD (4.79 acres)
Proposed Use	Planned Unit Development to allow assisted living and memory care and accessory uses
Location	Approximately 360 feet south of the southeast corner of 32nd Street and Camelback Road

VPC DISCUSSION:

1 card was submitted wishing to speak, did not identify support or opposition.

2 cards were submitted in opposition, wishing to speak.

6 cards were submitted in favor, not wishing to speak.

Mr. Stephen Earl, Earl, Curley and Lagarde, representing the applicant, Ryan Companies, presented an overview of the request. He explained that the development would be for a senior living facility that had an assisted living, independent living and memory care component. He noted that there was a great need for a luxury senior living facility in the area. He stated that the applicant developed Sagewood Senior Living Community in northern Phoenix. He provided an overview of the surrounding uses and explained that they were working with adjacent property owners to ensure that appropriate setbacks and planting types were provided to mitigate potential impacts. He provided an overview of the modified elevations and setbacks along the southern property line. He expressed that the applicant was working with residents to ensure that the project incorporated excellent design. Lastly, he showcased evaluations of other projects that served as inspiration for their site to demonstrate the quality his applicant was committed to and provided an overview of projected traffic counts.

At this point in the meeting Mr. Blake McKee arrived bringing the quorum to 15 members.

Ms. Hayleigh Crawford asked if the development and amenities would be open to the public. **Mr. Earl** noted that the developed would be closed off to residents and resident visitors. **Ms. Crawford** asked what the occupancy rate for Morning Star was. **Mr. Earl** noted that they were at 91 percent capacity. **Ms. Crawford** asked what the projected monthly cost would be. **Mr. Tyler Wilson**, Ryan

Companies, noted that projected cost would be 4,000 to 8,000 dollars a month. **Ms. Crawford** asked is the proposed height of 56-feet included the parapets. **Mr. Earl** noted that the height would be 62-feet including the parapet.

Mr. Daniel Sharaby asked who the operator of the facility would be. **Mr. Wilson** noted that Life Care Services would operate the facility. **Mr. Sharaby** asked if they operated other facilities in Phoenix. **Mr. Wilson** noted that Life Care Services operated their Sagewood project. He noted that they were one of the largest senior living operations in the country and that a representative was present at their neighborhood meeting. **Mr. Sharaby** asked that they be present at the following village meeting to answer questions regarding operations.

Ms. Christina Eichelkraut asked is medical infrastructure would be included internally. **Mr. Wilson** noted that medical devices would be incorporated into the assisted living and memory care component.

Chairman Jay Swart noted that neighbors expressed frustration with an existing project south of the subject site. He noted that some changes had been made and asked Mr. Earl to clarify. **Mr. Earl** noted that the project Mr. Swart was referring to was the Helios Education Foundation. He explained that the construction hours were changed, security was added and that the project could no longer utilize his client's property for parking or storage.

Rich Barber, architect for the project, noted that he was available to answer any questions. **Chairman Swart** noted that neighbors appeared to be unhappy with the current design and asked if changes were forthcoming. **Mr. Barber** noted that they would continue working with the neighbors regarding the design.

Colleen Geretti, a resident in the area made the following comments:

- Concerned about design, height, blocking of views and long-term impacts.
- Questioned duration of construction.
- Asked if the number of units had changed.

Joe Prewitt, a resident in the area made the following comments:

- Concerned with ingress and egress as it related to Camelback Fountains.
- Concerned about alley, wanted alley to be closed off.

Jeff Aycock, a resident in the area noted that he was in favor and did not wish to speak.

Nancy McCallum, a resident in the area noted that she was in favor and did not wish to speak.

Edward McCallum, a resident in the area noted that he was in favor and did not wish to speak.

Joel Darnell, a resident in the area noted that he was in favor and did not wish to speak.

Mr. Earl, noted that the team was working on changes to the architecture and design of the building. He noted that the number of total units changed from 276 to 260. He noted that the applicant was committed to planting the perimeter with any tree the neighbors found appropriate to mitigate impacts on adjacent property owners. He noted that the project would be completed in one phase and that it would take approximately two years.

Karen Broome, a resident in the area made the following comments:

- Noted that she was not aware of the changes presented to the committee regarding increased setbacks.
- Expressed concern with upper windows looking into the backyard of adjacent property owners.
- Noted that she was told that the Village meeting was canceled by a member of the development team.

Ms. Hayleigh Crawford noted that she did not believe that the project was appropriate for the location as it would segment the site and be closed off to the public at a major commercial intersection.