SACRAMENTO ASSISTED LIVING & MEMORY CARE
8685 GREENBACK LANE
SACRAMENTO CALIFORNIA
APN 261-0210-005
JUSTIFICATION STATEMENT

PROPOSAL

Rood Investments proposes to develop a 50,202 square foot Assisted Living and Memory Care Residence. Lifestyles Senior Housing Managers LLC will manage the 121 unit building.

REQUEST

We respectfully request a zoning ordinance amendment to allow the assisted living use in the LC zone. The current LC zone on the property is tied to the Oak Grove Professional Center as an office development. A Zoning Ordinance Amendment is required to allow the property to be developed for an assisted living facility. With the Zoning Ordinance amendment, we request the ALF/MC project be released of any conditions tied to the prior office development. Upon removal of the previous conditions we request a Special Development Permit to allow parking within the 50' front yard setback along Greenback Lane as required in the SPA.

OVERVIEW

Land Area:	3.4 acres
Existing Zoning:	Special Development Permit No. SPBS-2011-0005 with underlying SPA (Special Planning Area) – Limited Commercial (LC)
Proposed Zoning:	Zoning Ordinance Amendment
Existing Use:	Vacant Land
Proposed Use:	Assisted Living & Memory Care

DESIGN STANDARDS

We currently meet the design standards for the Limited Commercial with the underlying Special Planning Area.

- Lot Area
  - Required N/A
  - Proposed 3.4 Acres

- Density
  - Allowed — 10 dwelling units per acre
  - Proposed — 121 suites (89 Assited Living & 32 Memory Care) – As our use does not meet the definintion of dwelling units, density is not applicable for this project.

- Front Yard Setback (South - Greenback Lane)
  - Required — 50 feet from ultimate right of way along Greenback
  - Proposed — 20 feet to parking area – Special Permit Requested
    69 feet to 1-story portico
    100 feet to 2-story building

- Rear Yard Setback (North)
  - Required — 25 feet
  - Proposed — 119 feet

- Side Yard Setback (East)
  - Required — 6 feet
  - Proposed — 33 feet to building
    5 feet to drive aisle

- Side Yard Setback (West)
  - Required — 6 feet
  - Proposed — 34 feet to building
    5 feet to drive aisle

- Maximum Building Height
  - Maximum — 24 feet to 40 feet
  - Proposed — 28 feet

- Maximum Number of Stories
  - Allowed — 2 stories
  - Proposed — 1-2 story split

- Parking
  - Required — 40 spaces - 1 space for every 3 beds
  - Proposed — 46 spaces - 4 accessible & 42 open spaces

- Bicycle Parking
  - Required — 1 bicycle space for every 25 car space
  - Required Type — Class 1, lockers or Class 2, enclosed lockable area
  - Proposed — 2 spaces located near front entrance

JUSTIFICATION

We respectfully request consideration of a Zoning Ordinance Amendment and a Special Development Permit to allow development of a 121 suite Assisted Living and Memory Care Residence. We request the parking area along Greenback Lane be located within 20 feet of the ultimate right-of-way.

Due to the nature of our use, we are required to provide visitor parking at the controlled entrance of the building. This provides a safe and secure environment for our residents. In addition, the configuration of the site being long and linear does not allow us to provide the required 50 foot parking area setback. It is our opinion that providing significant building setback to the existing residential development to the North is of utmost importance. If we were to provide the 50 foot setback to Greenback, we would be encroaching upon the 50 foot open space area to the North.

The site is ideally suited for our senior housing use. The site is in close proximity to services such as shopping, recreation and medical needs while still being part of an established residential area.

This proposal would offer several benefits to the area, which include:

- Quiet Senior Residential Use – The proposed assisted living and memory care residence has 121 suites including studios, one bedroom, and two-bedroom types. The suites do not have kitchens and are not considered full dwelling units. They are different from conventional senior apartment units with full kitchens, in that the density effect would be negligible. In addition, only about 10 percent of the suites will be occupied by couples, keeping the overall building population low. This project will not create the problems typically associated with higher density developments, such as traffic, noise, or increased demand on public services.

- Low Traffic Generation – Residents, since they are in need of assistance, will seldom drive. Because residents do not drive, we expect less than two trips per day per suite for visitor and staff purposes, but without the peak hour trip generation. This is based on the Institute of Transportation Engineers report and is far below equivalent trips per unit for a multifamily project.

- Economic Impact – The facility would also have a positive impact on the economy in the area. The facility will create approximately twenty local full-time employees. Local food vendors will also benefit due to the commercial kitchen supplying three daily meals to the residents. In addition, our residents will contribute to the local economy in patronizing the medical, financial and entertainment sectors.

- Increases Local Tax Base – This project is privately funded with no publicly funded assistance.

- Low Impact on Public Services - The project will have minimal impact to public services in the area. Impacts to schools, parks and libraries will be negligible, since residents are on average 80-years old. The facility is designed to be self-contained with an on-site reading room, exercise/craft room, card room, chapel, and beauty salon. The facility provides van transportation services to the residents, and shuttles them to medical, banking, entertainment and shopping needs.

- Fulfills Need for Retirement Housing - Our research has found that there is a strong need for the unique Lifestyles program in this area. It would complement the other senior living facilities available in Sacramento.

CONCLUSION

In conclusion, we feel that this site is ideally suited for our use and would be a nice addition to the Sacramento area.

Thank you for your consideration.

lenity
architecture

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