

# City Council Staff Report

April 20, 2016

**Applicant:** JRS

Development, LLC

**Location:** 1195 S Hwy 89

**Prepared by:** Sean Conroy,  
Community Development  
Director

**Public Hearing:** N

**Zone:** GC-1, NC-1, A-2

**Attachments:**

1. Applicant's Project Summary.
2. General Plan Map.

**REQUEST**

A discussion item regarding a proposal to create an assisted living, senior community on a parcel located at approximately 1195 S Highway 89.

**BACKGROUND AND PROJECT DESCRIPTION**

The applicants are seeking to create a senior/assisted living community in Mapleton City and have targeted a 10 acre property located at 1195 South and Highway 89. The applicants refer to their concept as Dignity Care. The community would include the following (see attachment "1" for more information):

- 26 4-plex structures for a total of 104 units.
- All units would be individually owned but restricted to 55 and older.
- A clubhouse facility would be constructed that would also serve as a healthcare office where residents could visit with medical professionals and receive treatment.
- Assisted care would be provided as needed to residents in their homes.

The applicant is seeking input from the Council to determine whether the proposed concept might be acceptable to the City.

**EVALUATION**

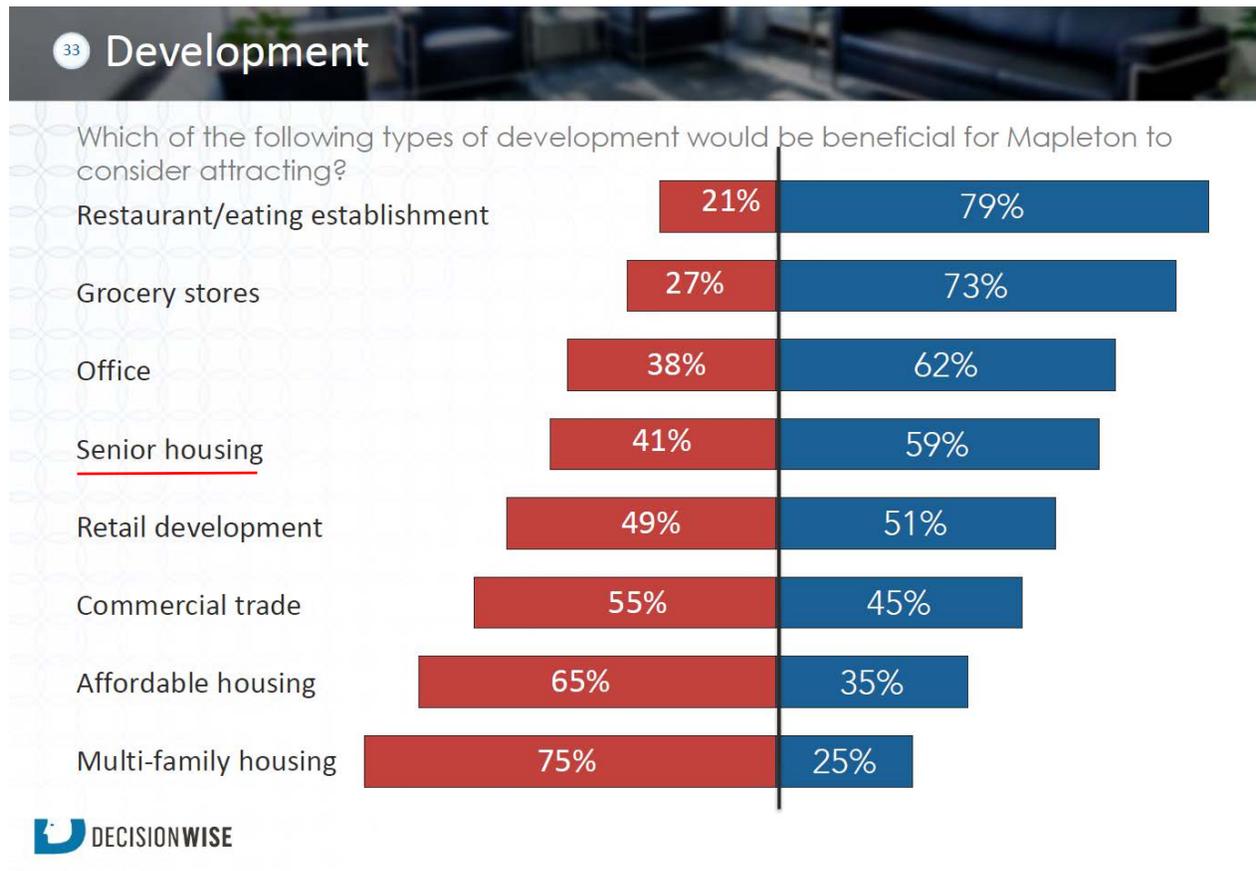
**General Plan & Zoning:** The western two acres that abut Highway 89 is general planned for commercial development, and the eastern eight acres is general planned for medium density residential (see attachment "2"). The zoning equivalents for these two designations are the General Commercial (GC-1) zone and the Residential Agricultural (RA-2) zone.

The GC-1 zone allows assisted living facilities as a permitted use and does not specifically limit density. The RA-2 zone allows for roughly three units per acre, but does not allow attached housing. The City has several planned unit development (PUD) zones, all of which require more than 10 acres in order to apply. If the Council was supportive of the proposed concept, one of the PUD zones would need to be amended to be allowed on properties less than 10 acres.

**Density:** The proposed density of 104 units on just under 10 acres equates to approximately 10.5 units per acre. Residential subdivisions in the area, west of Highway 89 (constructed and/or approved), consist of densities ranging for three units per acre to one unit per acre. The Abbingdon Assisted Living Center is located approximately 700 feet to the north and consists of 63 rooms, but is located entirely in the GC-1 zone.

Based on the proposed site plan, approximately 99 of the units would be located in the eight acres that is general planned for medium density residential area. The allowed density in this area would be approximately 22 units after subtracting out right-of-way dedications. If the Council was supportive of this concept, staff would recommend that Transferable Development Rights (TDRs) be required in order to obtain the desired density.

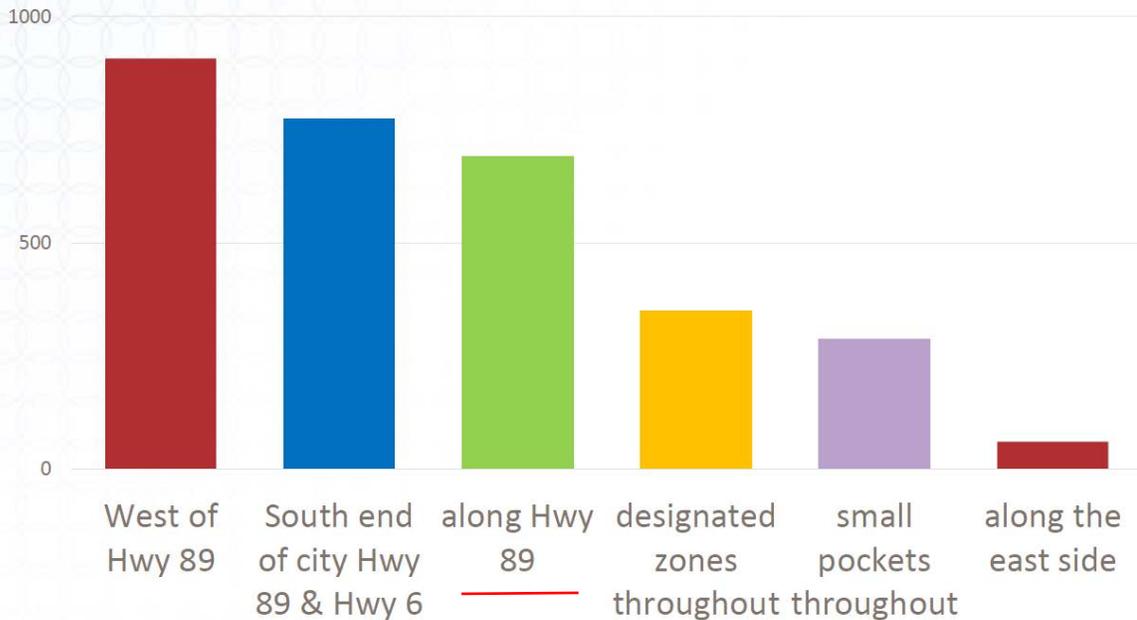
**Use & Location:** Last year, City residents participated in the MyMapleton community survey. One of the questions in the survey related to what types of uses would be beneficial to the City. There was some support for additional senior housing opportunities as shown below:



Another question that was included in the survey related to where multi-family housing would be most appropriate. The top community preferences included along Highway 89, west of Highway 89, and at the south end of the City as shown below. While this project fronts on Highway 89, it extends approximately 1300 feet to the east and eventually be surrounded by traditional single-family detached subdivisions.

29 Multi-family Housing Locations

Where would multi-family housing be most appropriate?



The Council may want to discuss the following questions:

- Would the proposed concept be appropriate somewhere within the City? If yes,
- Would the proposed location be appropriate? If yes,
- Would TDRs be required with any rezone of the property?

**RECOMMENDATION**

Provide guidance to the applicant.

**Attachment "1"**  
**Applicant's Project Summary**

Sean Conroy, AICP  
Community Development Director  
Mapleton City  
125 W 400 N  
Mapleton, UT 84664

**Re: Dignity Care Concept Summary – Mapleton City Work Meeting**

Mr. Conroy,

We appreciate the opportunity to meet with individual council members in a “work meeting” setting to discuss our proposed concept for the property located at 1195 South 1600 West in Mapleton.

We are proposing an Age Restricted (55+) community with 26 4-plexes, a clubhouse with onsite and in-home health and hospice care. Our DIGNITY CARE concept allows aging couples to live in their own home as they age and to provide them with services (healthcare, physical therapy, hospice, laundry, landscape maintenance, snow removal, etc.) in a scalable format that allows them to use the services they need when they need them.

As couples age, often one member’s health fails before the other. Traditionally, this circumstance would necessitate that the couple be separated as one member is taken out of the home and put into an “assisted living” or nursing facility. Our DIGNITY CARE concept would allow the couple to stay in their home, together, as healthcare is administered in the home at all necessary levels. Medicare often covers a significant portion of (if not all) of the in-home care.

Our partner, Aspire Home Health Care and Hospice ([www.aspireutah.com](http://www.aspireutah.com)), is a fully licensed in-home senior healthcare provider and will provide all onsite healthcare and other services as residents purchase their homes and move into the community.

Like traditional Age-Restricted communities, we will construct an impressive clubhouse that will be the social center for the community’s residents. The clubhouse will also double as a healthcare office where patients can visit with doctors and nurses, be prescribed medicine, and also receive physical therapy.

The DIGNITY CARE concept has proven very popular in South Jordan, Pleasant Grove, and other communities throughout Utah. As we have looked to expand into new areas, we looked closely at Mapleton because of the close-knit nature of the community and inevitable desire of the long-time elderly residents to remain there as they grow older and their healthcare needs increase.

Attached are several exhibits showing the property, rough conceptual plan, sample floorplans for the homes and the clubhouse as well as a personal letter from a member of our company describing his recent experience as his aging grandparents had to be separated as his grandfather’s health began to fail.

We look forward to the opportunity to speak with you and members of the City Council about our proposal and answer any questions you or they might have about DIGNITY CARE.

Thank you,

Jason Rickards

Member, JRS Development, LLC

To whom it may concern,

I am writing to share a personal, current situation in my family that would have been largely eliminated had Dignity Care been an option to my grandparents. 15 years ago my grandparents purchased a home in a 55+ community desiring to be around people of a similar age and activity level and enjoy the functions of a tight knit community. At the time my Grandma was in her mid-60's and Grandpa was in his early 70's- both of them in very good health. As the years progressed Grandpa became increasingly more in need of minor medical care right up until his situation peaked this past December. He slipped and sustained an injury to his leg, and as is all too often the case his health began to rapidly deteriorate. He was almost immediately moved into a traditional Assisted Care facility because his condition was simply too much for my 80 year old Grandma to care for him herself. Two things have come from this that have opened my eyes to the immense need for age-in-place facilities. First, after living together in a terrific marriage for nearly 50 years, for the first time in their married life my grandparents have found themselves living under different roofs. Second, the financial burden placed on their retirement saving has been staggering- amounting to over \$6000/month.

Our Dignity Care facility has the ability to offer all of the care that my Grandpa needs and would allow my grandparents to stay in the same home with each other right up to the minute we lose him. In addition it would be enormously beneficial to the financial future of my Grandma who is currently forced to burn through large sums of her retirement income. The traditional models of senior care place undue financial and emotional burdens on senior citizens and that understanding is what has led us to develop the proposed model.

All the best,

Ryan Sorensen



89

288 feet



# DIGNITY CARE

## "RYAN FIELDS"

104 units.

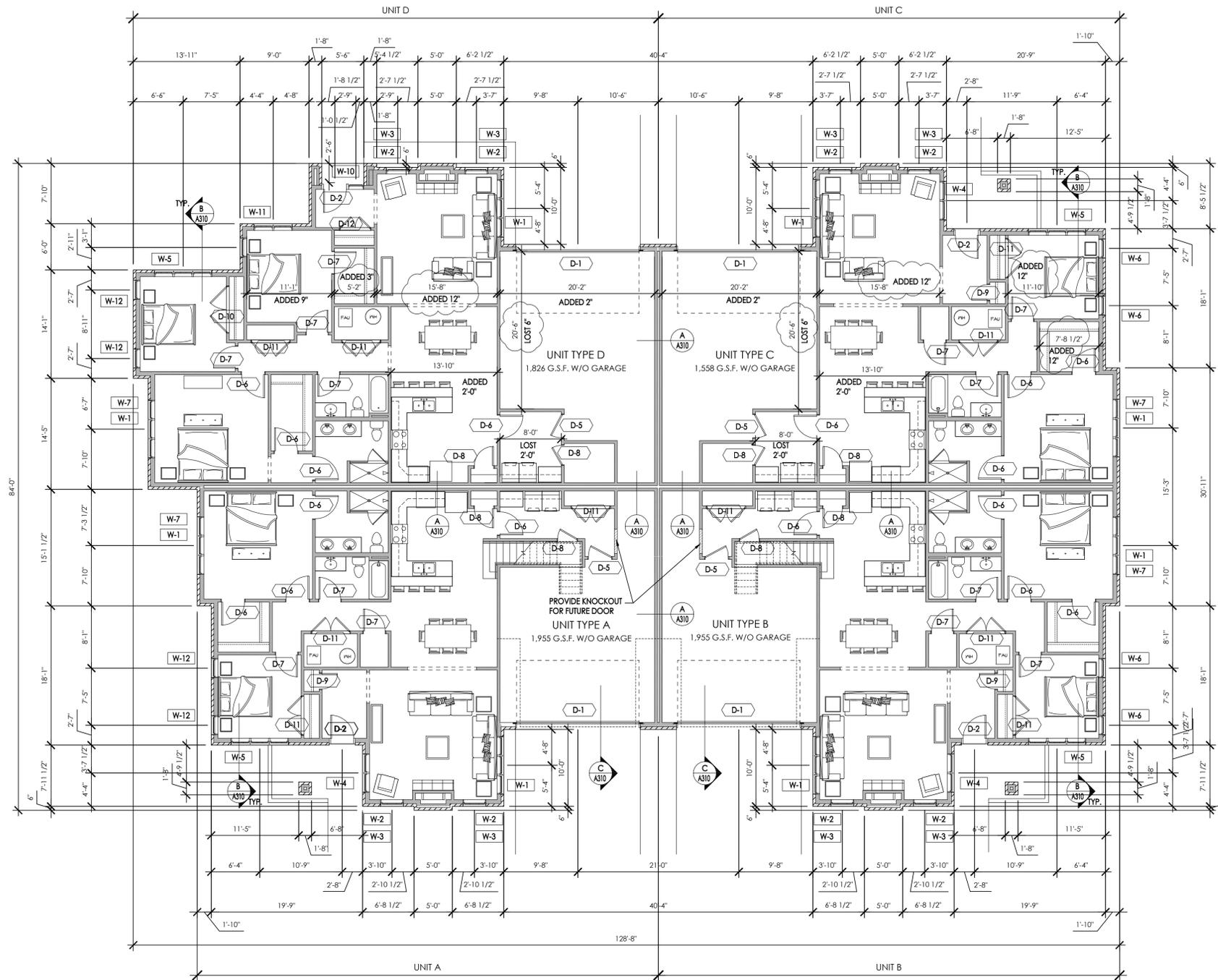
9.87 ACRES

10.5 units per ACR.

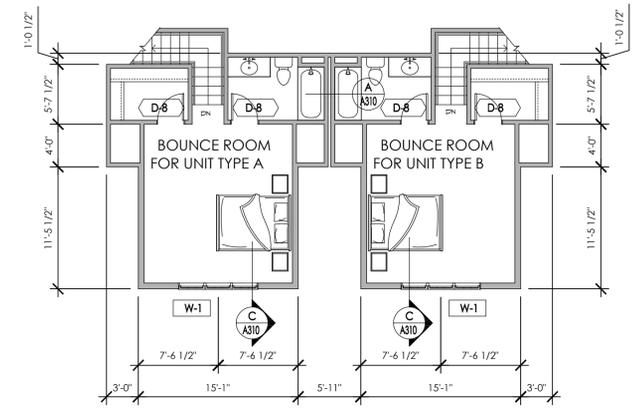


**GENERAL NOTES:**

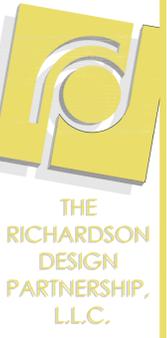
- A SEE SHEET A000 FOR PROJECT NOTES
- B SEE SHEET A121 FOR DOOR, WINDOW & FINISH SCHEDULE



**A** MAIN LEVEL FLOOR PLAN  
SCALE: 1/8" = 1'-0"



**B** UPPER LEVEL BONUS ROOMS  
SCALE: 1/8" = 1'-0"



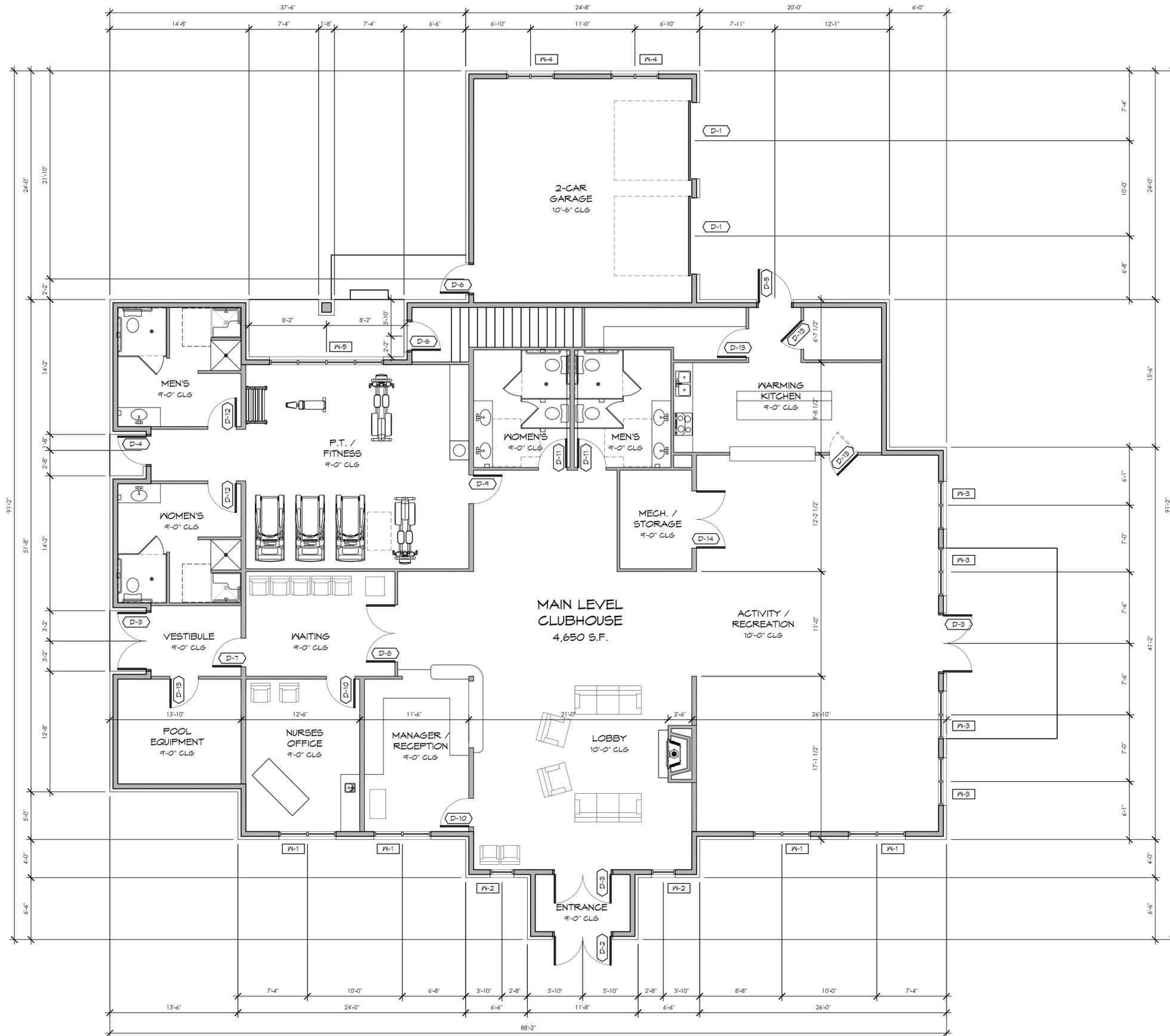
THE RICHARDSON DESIGN PARTNERSHIP, LLC.  
510 South 600 East  
Salt Lake City, Utah 84102  
P: 801.355.6868  
F: 801.355.6880

THE GRAPHIC MATERIAL AND DESIGN ON THIS SHEET ARE NOT A CONTRACT. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE MATERIAL AND DESIGN CONTAINED HEREIN IS PROHIBITED. THE RICHARDSON DESIGN PARTNERSHIP, LLC © 2011. ALL RIGHTS RESERVED.

**HARVEST CROSSING VILLAS SENIOR LIVING COMMUNITY**  
10400 SOUTH 3200 WEST  
SOUTH JORDAN, UTAH

DATE:	DESCRIPTION
09.02.2014	PERMIT SET

RESIDENTIAL UNIT FLOOR PLANS  
PROJECT #: 10-211.01  
DRAWN BY: -  
CHECKED BY: -  
SHEET #  
**A110**



**A MAIN LEVEL FLOOR PLAN**  
SCALE: 3/16" = 1'-0"



**THE RICHARDSON DESIGN PARTNERSHIP, L.L.C.**

510 South 600 East  
Salt Lake City, Utah 84102  
P: 801.355.6868  
F: 801.355.6880

THE GRAPHIC MATERIAL AND DESIGN ON THIS SHEET ARE INTELLECTUAL PROPERTY OF THE RICHARDSON DESIGN PARTNERSHIP, L.L.C. NO PART OF THIS SHEET OR THE INFORMATION CONTAINED HEREIN IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE RICHARDSON DESIGN PARTNERSHIP, L.L.C. OR THE RICHARDSON DESIGN PARTNERSHIP, L.L.C. ALL RIGHTS RESERVED.

**HARVEST CROSSING VILLAS SENIOR LIVING COMMUNITY**  
10400 SOUTH 3200 WEST  
SOUTH JORDAN, UTAH  
PROJECT:

DATE	DESCRIPTION
06.27.2014	C.D.

PROJECT #: 10-211.01  
DRAWN BY: \*  
CHECKED BY: \*

**CLUBHOUSE FLOOR PLANS**

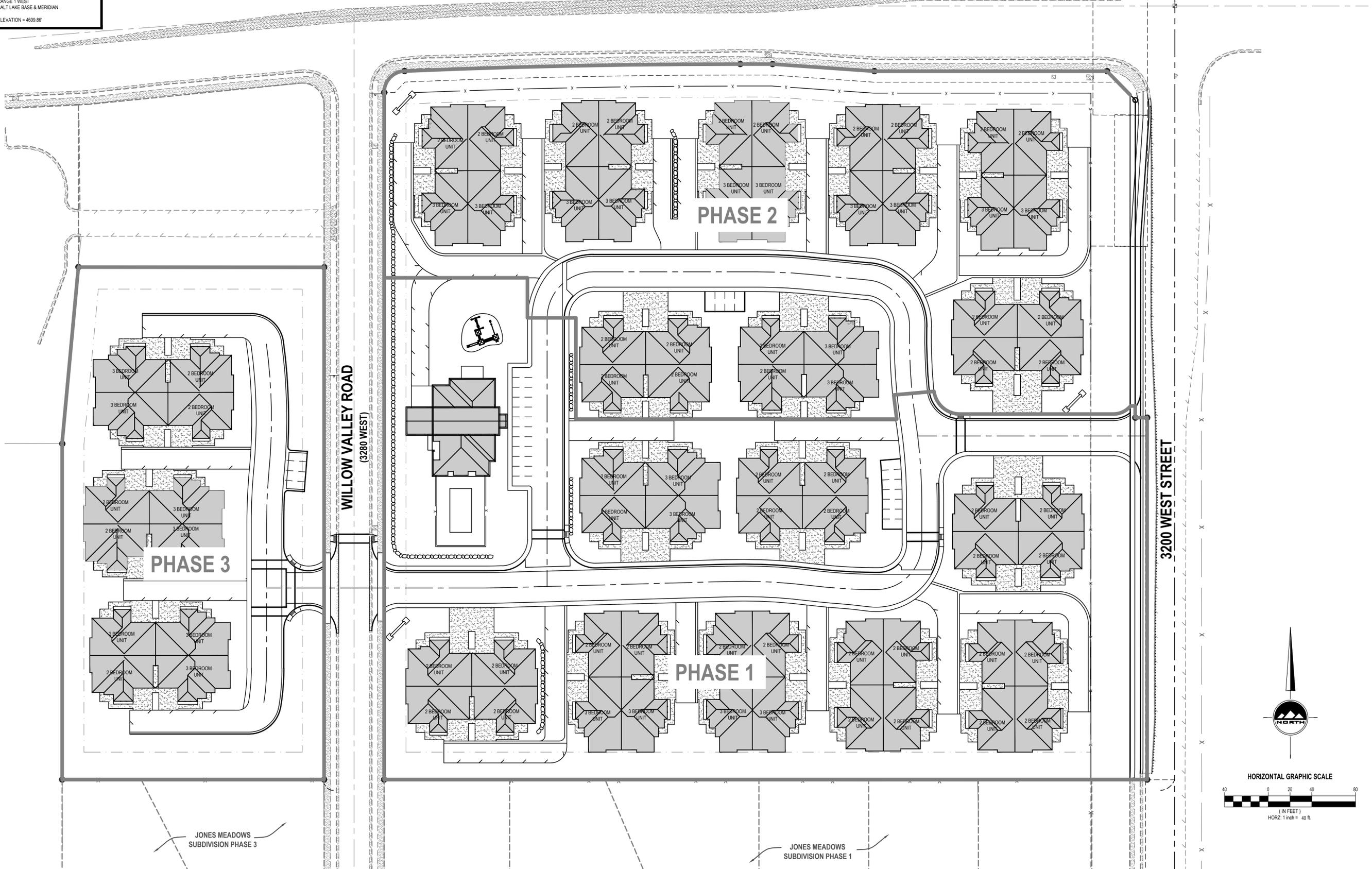
**A101**

SHEET #

CALL BLUESTAKES  
@ 1-800-962-4111 AT LEAST 48  
HOURS PRIOR TO THE  
COMMENCEMENT OF ANY  
CONSTRUCTION.

**BENCHMARK**  
NORTHEAST CORNER  
SECTION 17  
TOWNSHIP 3 SOUTH  
RANGE 1 WEST  
SALT LAKE BASE & MERIDIAN  
ELEVATION = 4609.86'

10400 SOUTH STREET



PHASE 3

PHASE 2

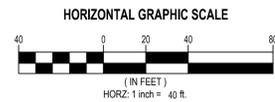
PHASE 1

JONES MEADOWS  
SUBDIVISION PHASE 3

JONES MEADOWS  
SUBDIVISION PHASE 1

WILLOW VALLEY ROAD  
(3280 WEST)

3200 WEST STREET



SALT LAKE CITY  
45 W. 10000 S., Suite 500  
Sandy, UT 84070  
Phone: 801.255.0529  
Fax: 801.255.4449

LAYTON  
Phone: 801.547.1100

TOOELE  
Phone: 435.843.3590

CEDAR CITY  
Phone: 435.865.1453

RICHFIELD  
Phone: 435.590.0187

WWW.ENSIGNUTAH.COM

FOR:  
ROCKWORTH COMPANIES  
9900 SOUTH 300 WEST, SUITE 310  
SANDY, UTAH 84070

CONTACT:  
CLIENT CONTACT  
PHONE: 801-000-0000  
FAX:

SOUTH JORDAN ADULT LIVING COMMUNITY

10400 SOUTH 3200 WEST  
SOUTH JORDAN, UTAH



PHASING PLAN

PROJECT NUMBER: 5305  
PRINT DATE: 11/21/12  
DRAWN BY: B. WATSON  
CHECKED BY: B. MORRIS  
PROJECT MANAGER: B. MORRIS

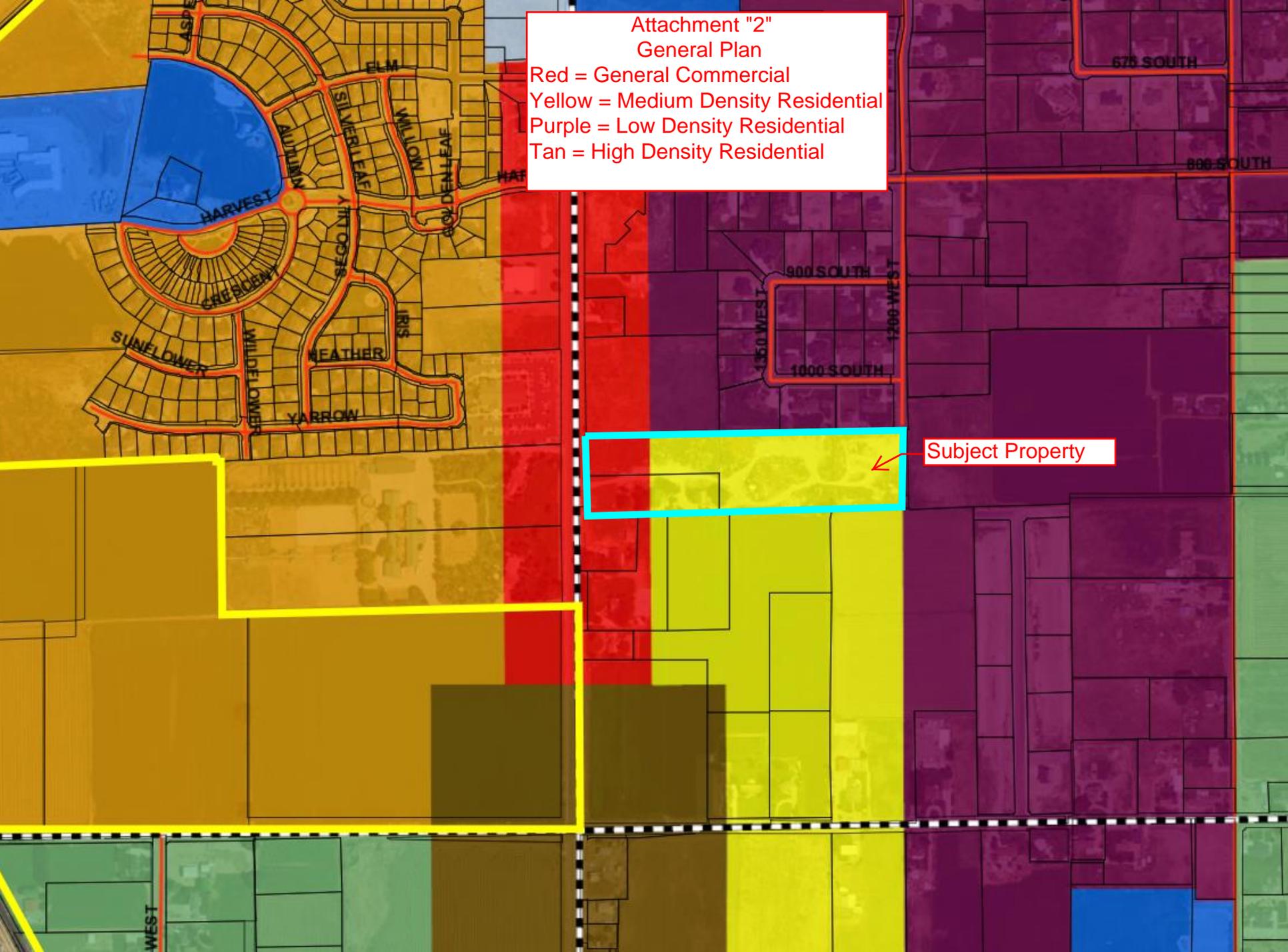
C 1.01

10400 S. 3200 W.  
WEST JORDAN - UTAH



Attachment "2"  
General Plan

- Red = General Commercial
- Yellow = Medium Density Residential
- Purple = Low Density Residential
- Tan = High Density Residential



Subject Property