

PROJECT NARRATIVE AND CONCEPT PLAN

To: Las Campanas Development Review Board (DRB)

From: Robert G. Longaker III, PLA, AICP
The WLB Group, Inc., an LJA Company
4444 E Broadway Boulevard
Tucson, AZ 85711
Cell: 520.664.4302
Email: rlongaker@lja.com

Subject: Proposed Belltower Congregate Care Facility

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Introduction

This submittal is being made in compliance with Section IV.D of the Las Campanas Specific Plan which states the following:

The Development Review Board (DRB) will be established by the master developer, and membership will be comprised of the master developer and/or its designated representative(s). The scope and authority of the DRB will be established in its by-laws. These by-laws, along with written procedures for project review, will be prepared by the master developer prior to submittal to Pima County of the first plat or development plan. All plans, plats or development plans must be submitted to the DRB and receive written approval from the Board prior to submittal to the County.

Location of Subject Property: The location of the subject property is shown on *Exhibit A: Location Map*.

Size of Subject Property: 8.6 Acres.

Tax Assessor Parcel Number: 304-76-1590.

Existing Zoning: Las Campanas Specific Plan with underlying zoning districts of Cultural Center and Medium Density Residential (MDR).

Proposed Use and Compliance with Existing Zoning

The proposed use of the subject property is a congregate care (assisted living) facility. This proposed use is permitted on the subject property by the Las Campanas Specific Plan (LCSP), described as follows:

1. The existing zoning of the subject property per the LCSP is Cultural Center and Medium Density Residential.

2. Per section V.C.5.b.2 of the LCSP, permitted uses in Cultural Center include “other uses as provided in NAC – Neighborhood Activity Center.”
3. Per section V.C.4.a.1 of the LCSP, permitted uses in NAC include “as allowed in MHDR – Medium High Density Residential.”
4. Per section V.C.3.a.3 of the LCSP, permitted uses in MHDR include “congregate care.”

Description of Proposed Project

The proposed project is a congregate care (assisted living) facility that would provide supervisory care services, personal care services and ancillary services to residents. The facility would be privately operated and be licensed in accordance with state and local regulations and strictly adhere to health and safety codes to maintain legal operating status.

The proposed facility would include the following primary elements, which are also shown on *Exhibit B: Belltower Congregate Care Facility - Concept Plan*:

- 14 single-story buildings measuring approximately 60' x 80' (4,800 square feet). The final building size would be determined in the future when the developers will work with an architect on building design. Each building would consist of 10 rooms, meaning that the proposed facility would contain 140 rooms. Please note that the building layout is preliminary and it is possible the final site layout could include more or fewer buildings and rooms.
- The architectural style of the buildings has not yet been determined but is anticipated to be consistent in style and materials with buildings in the immediate area.
- Parking areas for use by future residents, visitors and employees. The proposed facility meets Pima County Zoning Code parking requirements for required resident, visitor and employee parking. Due to the nature of the project as a congregate care facility, additional parking spaces meeting Americans with Disabilities (ADA) requirements would be provided.
- A vehicular access drive providing access to the facility would be constructed and connect to Belltower Drive, a public road. The access drive within the proposed facility would be private and maintained by the operators of the facility.
- Sidewalks providing pedestrian connectivity throughout the facility.
- Outdoor patios associated with the buildings providing shade and seating.
- Landscaping in all common areas utilizing drought and heat-resistant plant materials in accordance with Pima County landscape regulations.
- Utilities required to serve the proposed facility, including water, sewer, electric, gas and communications, would be extended into the site and installed underground. Please note that the concept plan takes into consideration existing utility easements located throughout the property and was designed to minimize easement conflict.

The proposed facility would also comply with the Las Campanas Specific Plan development standards for congregate care facilities which include the following:

- Minimum Site Area: Two acres.
- Maximum Density: One guest room per two thousand square feet of the site area.
- Maximum Building Height: 24 feet
- Maximum Site Coverage: 40 percent of gross site area.
- Minimum Site Setback:
 - Front: 20 feet.
 - Side: 10 feet each side.
 - Rear: 10 feet.
- Minimum Landscape Coverage: 10 percent of gross site area.

Compatibility with Surrounding Uses

The proposed facility will be compatible with the existing uses surrounding the site. The residential communities to the west and east of the site consist of single-family detached, single-story units, constructed with materials appropriate for the desert climate. The proposed buildings within the facility will also be single story and architecturally designed in a similar manner.

The proposed facility will not produce excessive noise or light and as such will not be a nuisance to surrounding properties. Traffic volumes associated with the proposed facility are low due to the nature of the use and will not overburden Belltower Drive, Desert Bell Drive or Esparanza Boulevard. Please note that during the future preparation of Site Construction Permit and associated site improvement plans required by Pima County, a traffic impact analysis will be required. This analysis would assess existing roadway conditions and capacities, as well as the traffic that would be generated by the proposed facility. If roadway improvements are required based on this analysis, necessary improvements would be made by the developer of the facility.

The proposed facility would join Green Valley Recreation, and the existing Las Campanas Center is conveniently located near the site and could be used by future residents.

Upcoming Steps

To construct the proposed facility, a Site Construction Permit (SCP) would be required from Pima County. This would require the preparation and approval of the following primary plans and reports:

- Final site plan.
- Grading, paving and drainage plan.

- Water and sewer plans.
- Electric, gas and communications plans.
- Drainage report.
- Traffic impact analysis.
- Soils report.
- Landscape plan.
- Native plant preservation plan.
- Building plans (prepared by architect).

Thank you for the opportunity to present these materials to the Las Campanas Development Review Board. We look forward to meeting with you to discuss the proposed facility and listening to your feedback.

EXHIBIT A: LOCATION MAP



LEGEND

----- SUBJECT PROPERTY



NOT TO SCALE

