

Herein is the account of our encouragement to our neighbors to provide input, regarding the proposed development of an assisted living facility at 3558 E. McDowell Rd.

Coincidentally, there is another proposed development of an assisted living facility nearby, by an out-of-state developer- Avanti. The neighborhood meetings to discuss this matter actually gave me a platform to introduce to these same neighbors, many of whom would receive my future mailings, what we plan to do.

① May 24, 2016

A neighborhood meeting convened at the home of Mr. Lewis Lenz. There has been some neighborhood concern about the proposed large AL development north of the intersection of Val Vista and McKellips. I attended the meeting as a concerned neighbor, which I am, but I also came prepared. Should there be an opportunity to present my plans as a source of comparison, I was ready. That evening, I was asked to describe what I had already done at the SE corner of Val Vista and McDowell and what I planned to do on the NW corner. The round table discussion voiced a hearty agreement for me to develop another "problem corner" into what has already proven to be a "good neighbor" in the area. Before leaving, I gave to everyone a Citizen Participation Plan and encouraged them, face to face, to call me.

June 16, 2016

A second, larger meeting was convened at Living Word Bible Church to discuss the large development once again. My face was recognized. Once again, I came prepared and was asked to describe my business and how my business impacted the neighborhood- in terms of traffic, noise etc. I honestly was not intending to be used to foil an approval for the rezoning issue under discussion. I was just too glad to have an opportunity to meet again with neighbors who might wish to weigh in on my project. Once again, I left with neighborhood support.

② July 14, 2016 In anticipation of my planner's vacation and the deadline of July 25 for submittal of plans/mailings, I delivered all copies and stuffed envelopes. Paid my fees.

③ July 23, 2016 I received the attached email from a neighbor, Troy Peterson.

To date: I speak frequently with Lew Lenz as he continues his focus on the proposed development by Avanti. Per his request, to help him illustrate contrast between Avanti and what the neighborhood does like, I am providing him details of my current business. I treasure his friendship and recommendations. I honored the sentiments of the Citrus Sub Area in the development of the SE corner in 2008, and will do the same at the NW corner.

⑧ Aug 2, 2016 I finally received a reply from my email efforts to connect with the president of the Montana Dorada HOA. I had an envelope earmarked for the HOA with no address to mail it to. He is pleased to learn that it will be mailed tomorrow, Aug 3.

Also today, Aug 2, I spoke with Lew Lenz. He called me, concerned about the posted signs as indicating a Planning and Zoning hearing. I reassured him that there was no further zoning change up for discussion. Although I had pointed out to the City that I am not pursuing a zoning change (current zoning is appropriate for the project), I had been told to post it anyway- with the verbiage to describe the development of an Assisted Living facility. He informed me that as the co-chair of the Citrus Sub Area, he would send out an email to everyone, explaining the confusing sign. P.S. Neighborhood remains in opposition to the large Avanti development proposed for the Val Vista / McKellips intersection; but "we're in favor of yours...You have set the standard." Thank You Lew.



## Citizen Participation Plan for Emerald Groves Total Care

Date: May 24, 2016

**Purpose:** This plan is to inform citizens, property owners, and neighborhood associations in the vicinity of 3558 E. McDowell, NW corner of Val Vista and McDowell, of the application for development of the vacant land.

The original application was submitted and approved in 2010. Plans stalled because of the economy downturn. However, the dream is still alive for a second assisted living facility, built to mirror the former project on the SE Corner of Val Vista and McDowell. If you have been satisfied with our compliance with neighborhood preferences in the 2008-2009 development of the SE Corner, then you will hopefully be pleased with our proposed development of the NW Corner. Plans will be resubmitted for the same architectural style and layout, same buffer of citrus trees, same careful screening of parked cars and the overall same lush green landscaping.

We have endeavored in the past to meet the medical and social needs of aging seniors within a facility that doesn't resemble an institution, but rather a home. We have also avoided the density found in the "big box" continuing care communities- again in favor of a smaller community, more in harmony with the neighboring single family homes. The new plan has the same goals, for its appearance but for a more specialized population, i.e. those who need Memory Care in addition to the attendance to medical issues.

Hang on to this piece of paper. If you are within the requisite radius of our proposed building, you will receive a copy of this, plus drawings of the elevations. We welcome your input, so give me a call. If you are not in the radius but would like more information, please call me:

Jennifer Tonna 480-234-0126

Mesa address: 3710 E. McLellan Rd. Mesa 85205

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From: Patrick Tonna plonna@msn.com  
Subject: Citizen Participation Plan for the development of Emerald Groves Total Care, an assisted living facility  
Date: July 6, 2016 at 8:53 PM  
To: All homeowners /HOA associations /and schools within the vicinity of the NW Corner of McDowell Rd and Val Vista Drive

**Citizen Participation Plan for the development of Emerald Groves Total Care, an assisted living facility**

**Purpose:** This letter is inform everyone within a 1000' radius of our application to develop the vacant land on the NW Corner of Val Vista Dr. and McDowell Rd.

The original application was submitted and approved in 2010. Plans stalled because of the economy downturn. However, the dream is still alive for a second assisted living facility, built to mirror the former project on the SE corner of the same intersection. Although there have been no changes to the original, approved plans, there have been some changes to the City's code that requires a "start over."

If you have been satisfied with our compliance with neighborhood preferences in the building, and its landscaping, on the SE Corner, then you will be pleased with the plans for the NW Corner. Plans will be resubmitted for the same architectural style and layout, same buffer of citrus trees, same careful screening of parked cars and thoughtful landscaping out to the curb.

We have endeavored in the past to meet the medical and social needs of aging seniors within a facility that doesn't resemble an institution or an apartment complex- but rather a home. We have avoided the density found in the "big box" continuing care communities- again in favor of a smaller community, more in harmony with the neighboring single-family homes. Why another? Some aging seniors have a specialized needs for a different floorplan, more helpful to those with Memory Care issues. In servicing this need, smaller is actually better.

Enclosed with this letter is a site plan and a rather stretched-out representation of what the front elevation will look like.

Please keep your eyes on the property for notification of public hearings. We are tentatively on the Planning and Zoning calendar for August 17, 2016. That will be confirmed to us before the sign goes up.

In the meantime, we can be reached by phone or email if you have questions or concerns. Don't hesitate to reach out to us.

Thank You



Jennifer Tonna

480-234-0126

[emeraldgroves@hotmail.com](mailto:emeraldgroves@hotmail.com)

Mesa Address: 3710 E. McLellan Rd. Mesa, Az 85205

NW Corner of Val Vista and McDowell

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Troy Peterson

Sat 7/23/2016 4:24 PM

To: emeraldgroves@hotmail.com <emeraldgroves@hotmail.com>;

Jennifer,  
Thank you for the information that was mailed out regarding the intent to develop another Emerald Groves facility on the northwest corner of Val Vista and McDowell. The existing Emerald Groves facility has been a good neighbor. I am very much in support of your proposed development.

--  
Troy Peterson

# Re: Nearby Property Development



Montana Dorada HOA

Tue 8/2/2016 4:02 PM

Inbox

To Jennifer Tonna <emeraldgroves@hotmail.com>

Sounds great, thank you Jennifer!

Brandon  
Montana Dorada HOA

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**From:** Jennifer Tonna <emeraldgroves@hotmail.com>  
**Sent:** Tuesday, August 2, 2016 3:31 PM  
**To:** Montana Dorada HOA  
**Subject:** Re: Nearby Property Development

Brandon,  
I just found an envelope containing an earlier notification, same subject, tagged for Montana Dorada.  
I'm popping that in the mail to you.  
Will go out in the morning.  
Call me if you have any questions.  
Thanks  
Jennifer

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**From:** Jennifer Tonna <emeraldgroves@hotmail.com>  
**Sent:** Tuesday, August 2, 2016 3:22 PM  
**To:** Montana Dorada HOA  
**Subject:** Re: Nearby Property Development

Hi Brandon,

Today was the day we submitted all the mailings to the City; those with addresses and those without.  
Will try to snag your envelope back and address it properly.  
I will forward this email on to our General Contractor, as he has another errand to run, to the City. Will tell the City that we succeeded in contacting one more neighborhood.  
Thanks for getting back to me.  
Jennifer

From: Montana Dorada HOA <mdhoa@hotmail.com>  
Sent: Tuesday, August 2, 2016 1:55 PM  
To: Jennifer Tonna  
Subject: Re: Nearby Property Development

Jennifer,  
Thank you for contacting me. Here is our mailing address.  
Montana Dorada HOA  
Attn: Brandon Barrett  
3527 E Pearl Circle  
Mesa AZ 85213

Thank you,  
Brandon Barrett

On Jul 28, 2016, at 11:51 AM, Jennifer Tonna <[emeraldgroves@hotmail.com](mailto:emeraldgroves@hotmail.com)> wrote:

Good Day Brandon,

I am Jennifer Tonna, property owner of the NW corner lot at Val Vista and McDowell Rd. As part of City compliance, I need to notify HOAs within one half mile of my intention to develop the property into an assisted living facility, very similar to the one on the SE corner. I do not have an address for you as president of the Montana Dorada Homeowners Association. And I would like to add you to the list of people I have contacted. I will be sending out a mailing early next week. Should you wish to contact me, I can be reached at [emeraldgroves@hotmail.com](mailto:emeraldgroves@hotmail.com) or by cell phone 480-234-0126

Signage will be placed on the property, inviting neighbors to attend the P & Z hearing on August 17th.

Thus far, response has been favorable- favorable towards what we have already done on the SE corner, favorable towards a future project.  
Do not hesitate to contact me.

Thank You,  
Jennifer Tonna

# Sign posting on northwest corner of Val Vista Drive and McDowell Road

Lew Lenz's latest  
email to  
neighbors

Wed 8/3/2016 1:59 PM

Inbox

To: Lewis Lenz <lew.mesa@msn.com>;

cc: Scott Jensen <scottj25@hotmail.com>; Tom Sikora <tom.sikora@tomar.com>; Scott & Karen Bingham <karen.bingham59@gmail.com>; Helen Williams <HCWPINTO@aol.com>; John Babiarz <John@greenfieldcitrus.com>; Chris Brown <cbrown@spectrumconstruction.com>; Michelle Jorgensen <rjorgensenfamily@cox.net>; Lou & Carol Kish <thelazyk@cox.net>; Shelly Senior <dsenior22@gmail.com>; Harper Chris & Tracye <tracye@harpersroofing.com>; Bedford Douglass <bedfordaz@gmail.com>; Mike Saager <michael@saagerproperties.com>; Tim Carroll <tcarroll14@cox.net>; Gloria C Cruz <gcruzsummacare@gmail.com>; Chris & Tracye Harper <tracyekaye@gmail.com>; Jennifer Tonna <emeraldgroves@hotmail.com>; Hiram Allen <hallen@matrixscientific.com>; Kathy Knight <kathryncknight@gmail.com>; Kevin Grace <kgrace54@cox.net>; George Graves <george.graves@gecoin.com>; Larry Tyler <larry.tyler@medtronic.com>; Martin Midgley <MTMAZ@cox.net>; Michael Norberg <mnorberg@cniaz.com>; Dwight Duncan <dwright@econlit.net>; Richard Bark <richardbark100@gmail.com>; David Day <david@daysrus.com>; Martha Sharp <frhommom@aol.com>; Mark Sederstrom <mark.sederstrom@gd-ms.com>; Gerald Pitts <gerald@wyomingcompany.com>; John Gustafson <jgustafson3@cox.net>; John Clemons <clemonsjp@aol.com>; Bryan Allred <bjallred@yahoo.com>; Roger Decker <rdd@udallshumway.com>; Scott & Linda Miritello <linniemi@cox.net>; Pat Richards <prichards49@hotmail.com>; Wei Yu <weiyu2001@hotmail.com>; John Paul Jones <jpj@buelerjones.com>; Julie Brady <bradeebuzz@msn.com>; Mark Reeb <markreeb@reebgroup.com>; Mark Foster <fostersmail@yahoo.com>; Paul Welker <paul@sunridgeproperties.com>; David Wallis <diww@gknet.com>; Holly Wattles <hollywattles@yahoo.com>; Branden Barret <mdhoa@hotmail.com>; Julie Barrett <juliebarrett42@gmail.com>; Shawn Duncan <az4kids@hotmail.com>; Renee Borgia <reneeborgia@gmail.com>; Christy Sinclair <christysinclair29@hotmail.com>; Tammy Farrell <tammyfpt@cox.net>; Brian McWherter <bmcwho01@gmail.com>;

## Citrus Area Update,

You may have noticed a large white sign on the northwest corner of McDowell Road and Val Vista Drive for a:

Planning and Zoning Hearing on Aug. 17, 2016 at 4 pm.

Request for: Site plan review to allow development of an assisted living facility

Applicant: Jennifer Tonna, 480-234-0126

Planning Division: 480-644-2385

**This is not a rezoning hearing, the rezoning previously approved in 2010 runs with the land.**

The original application was submitted in 2010 and approved by the City to change the zoning on this site from R1-35 to OS Office Services (now RS-35 and OC Office Commercial in the present zoning ordinance) and a Special Use Permit was also approved at that time to develop an assisted living/memory care facility on this site. Due to the economy downturn and other economic issues, the project was delayed and the site plan review and special use permit approvals timed out but the zoning change runs with the land and is still valid. The Planning staff decided to go back through a site review process to see if anything has changed. That's why you see the posted sign.



Although there have been no changes to the original approved plans on this northwest corner, there have been some minor changes to the City's code that requires this additional site plan review. This project will be a mirror image to the site you see on the southeast corner of this intersection, a project that is compatible and blends in well with the adjacent residential neighborhood. Both of these projects are in agreement with the Citrus Sub-Area Plan.

A little history on this project:

The 4 corner lots at this intersection of McDowell Road and Val Vista Drive and the lot on the northwest corner of the intersection of Brown Road and Val Vista Drive (it has a small fruit stand and the Living Word Bible Church surrounds it to the west and north) were evaluated during the preparation of the Citrus Sub-Area Plan in 2002. It was determined that it was not likely that custom homes would be built on these corners and that office development, under special conditions outlined in the Plan, would be an acceptable alternative for these 5 locations and these 5 locations only (see p. 10 of the approved Citrus Sub-Area Plan).

An office development was approved on the southeast corner of the McDowell Road and Val Vista Drive intersection but the project stalled and was put up for sale. The applicant, Jennifer Tonna, purchased the site and proposed an assisted living facility rather than an office. The CAH agreed to change an office development to an assisted living facility but it had to be designed and build under the same conditions as outlined in the Citrus Sub-Area Plan for an office development. The neighborhood supported the project and it was approved by the City. Therefore, this project is considered to be consistent with the Citrus Sub-Area Plan. The remaining undeveloped land in the Citrus Area will continue to be zoned for RS-35 residential development.

If you have any questions, please call me at 480 396 3945 or email me at [lew.mesa@msn.com](mailto:lew.mesa@msn.com)

Lew Lenz, co-chairman of the CAH