

JUSTIFICATION/COMPATIBILITY STATEMENT

This statement of justification/compatibility is being written in hopes of obtaining a SUP to change the use of cottage # 1 located at 5037 E. Broadway Road, Mesa, AZ 85206.

Project Description

The community was originally designed by nationally-recognized experts in Alzheimer's and Dementia Care. The community has 10 separate cottages.

Nine of the cottages are utilizing our unique concept of households grouped in secured neighborhoods. We have 3 secured neighborhoods with 3 cottages in each neighborhood. The neighborhoods provide the look, feel and familiarity found in your own home. Each of the 3 secured neighborhoods are secured with 58 inch wrought iron fencing with a self-closing code entry gates. Thus, allowing the residents to move about freely within their secured neighborhood. The neighborhoods are surrounded by walking paths, gazebos, courtyards and an abundance of trees, flowers and plants. The 3 neighborhoods were created to house 3 different levels of acuity at the memory care facility, beginning, immediate and advanced stages of Alzheimer's and Dementia Care. Each cottage has 10 bedrooms with their own bathroom, a community kitchen, dining room, living room, laundry room and a medical room. All cottages have back porches.

The above 9 cottages are licensed assisted living for a total of 90 residents.

The 10th cottage known as cottage #1 has previously been licensed as a 7 bed hospice facility. This cottage is fenced in and not part of the Alzheimer/Dementia neighborhoods. Cottage #1 sits closest to Broadway Road is the subject of our special use permit.

Previously Copper Village leased this cottage to licensed hospice companies. In the past 10 years we have had 3 different Hospice groups who could not succeed economically. This was due to the independent companies not being able to keep the beds full. Copper Village assisted living regularly had residents they transferred over to the Hospice cottage as the advance staged residents neared the end of their lives.

Proposed use for Cottage

We are applying for a special use to be allowed to license cottage #1 as a skilled nursing facility. Copper Village does not have a hospice license and it is quite expensive to obtain. If we are allowed to license cottage #1 as a 7 bed skilled nursing facility we could serve our residents as well as residents in the community and other hospice patients. Our plan is to license the building as a skilled nursing facility that provides hospice care which would allow Copper Village to transfer their residents as needed as well having beds that other hospice companies can utilize for their patient care. By having a skilled nursing license we can provide hospice care and assist the hospice companies that cannot financially afford to have their own free standing building and we would not be seen as a competitor since we are not out marketing hospice care but marketing to hospice companies. We believe this service is needed and is in an area that is already providing a multiple of senior living services including assisted living and skilled nursing in the immediate area.

Parking & Traffic

It would have zero impact as we are not increasing our capacity. We would just be changing the use from a 7 bed hospice to a 7 bed skilled nursing facility.

None of our residents drive so the only vehicles that would be utilizing our parking facilities are the resident's family members and employees.

Similar uses in surrounding area

There are 10 skilled nursing facilities within 3 miles of our location, while they all have specialty services that they offer they are all licensed as skilled nursing facilities.

Citadel Post Acute

Distance: **next door**

5121 East Broadway Road
Mesa, AZ 85206

Montecito Post Acute Care And Rehabilitation

Distance: **.7 miles**

51 South 48th Street
Mesa, AZ 85206

Advanced Healthcare Of Mesa

Distance: **1.4 miles**

5755 East Main Street
Mesa, AZ 85205

Desert Blossom Health & Rehab Center

Distance: **1.5 miles**

60 South 58th Street
Mesa, AZ 85206

Mi Casa Nursing Center

Distance: **1.9 miles**

330 South Pinnacle Circle
Mesa, AZ 85206

Good Samaritan Society-Mesa Good Shepherd

Distance: **2 miles**

5848 East University Drive
Mesa, AZ 85205

Mission Palms Of Mesa Health And Rehabilitation Ce

Distance: **2.1 miles**

6458 East Broadway Road
Mesa, AZ 85206

Symphony Of Mesa

Distance: **2.4 miles**

3130 East Broadway Road
Mesa, AZ 85204

Sante Of Mesa

Distance: **2.5 miles**

5358 East Baseline Road
Mesa, AZ 85206

Springdale Village Health Care

Distance: **2.8 miles**

7255 East Broadway Road
Mesa, AZ 85208