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Planning and Zoning Board

Case Information

ZONING CASE#: Z13-015 PLN2012-00047
LOCATION/ADDRESS: 7255 East Broadway Road
GENERAL VICINITY: Located south and east of East Broadway and South Power Roads
ZONING REQUEST: Modification of Ordinance 2684
PURPOSE: This request will allow the nursing facility to offer outpatient rehabilitation services to all residents and the general public.
COUNCIL DISTRICT: District 5
OWNER: Blake Gillman
APPLICANT: Ed Smith
STAFF PLANNER: Lesley Davis

SITE DATA

PARCEL NUMBER(S): 218-55-004E
PARCEL SIZE: 10± acres
EXISTING ZONING: NC and RM-3
GENERAL PLAN DESIGNATION: High Density Residential 15+ units per acre (HDR 15+)
CURRENT LAND USE: Existing nursing facility

SITE CONTEXT

NORTH: (across Broadway) Existing manufactured home subdivision – zoned RS-6 PAD
EAST: (Across Rowen) Broadway Christian Church – zoned RS-7
SOUTH: Existing single residence – zoned RS-7
WEST: Existing office development – zoned OC

STAFF RECOMMENDATION: Approval with conditions. Denial
P&Z BOARD RECOMMENDATION: Approval with conditions. Denial
PROPOSITION 207 WAIVER SIGNED: Yes No

PROJECT DESCRIPTION/ ZONING REQUEST

This request is for Springdale Village Healthcare Center, which is located at 7255 East Broadway Road, which is located south and east of Broadway and Power Roads. The site is currently zoned Neighborhood Commercial (NC) and Residential Multiple Dwelling – 3 (RM-3). Springdale Village Healthcare Center provides a full range of care and services including short term transitional rehabilitation, skilled nursing, assisted living, independent living and a restaurant. The front portion of the site was rezoned in 1992 to accommodate the additional use of the restaurant (Z92-13, Ordinance 2684). The proposal is to delete condition 6 from Ordinance 2684, which limited the site to a nursing home, restaurant and community building for a retirement-oriented residential facility. The owner would like to add outpatient rehabilitation services on the site. The elimination of condition 6 in the ordinance for this property would allow them to expand their services to include the outpatient rehabilitation. This is a permitted use in the NC zoning district.

NEIGHBORHOOD PARTICIPATION

The applicant has completed a Citizen Participation Plan, which included mailing written notifications to property owners within 1000-feet of the subject property and registered neighborhoods within 1-mile of the property. The applicant also held a neighborhood meeting on March 28, 2013.

At the writing of this staff report staff had not received any phone calls or inquiries regarding this request.

GENERAL PLAN

The Mesa 2025 General Plan designation for this site is High Density Residential 15+ (HDR15+, 15.0 + du/ac). This identifies locations where high-density multi-family residential, two- and three- story apartments, condominiums, and townhouse residential products are desirable. The inclusion of Office and/or Commercial land uses may be permitted if the requirements set forth in their specific categories are achieved.

The existing development is in conformance with the General Plan.

STAFF ANALYSIS

The overall project has several components. There are independent living apartments on the southern and eastern RM-3 portions of the development as well as the existing assisted living, healthcare center and restaurant, which are on the portion zoned NC, along Broadway Road. The property owner is requesting to modify ordinance 2684, to remove condition 6, which restricts them from allowing the nursing facility from offering outpatient rehabilitation services to residents in the independent living apartments as well as to the general public.

The request would increase the parking requirements for the site. The applicant has provided a site plan and parking analysis in their project narrative. They have demonstrated that there is adequate parking for the proposed use. The applicant has also stated in their narrative that they anticipate the majority of those utilizing the outpatient services would come from the independent living apartments on site, which would not have a negative impact on parking.

CONCLUSION:

This change to the ordinance for the property would not alter the site plan or the facility itself. Outpatient rehabilitation services are also a permitted use in this zoning district. Therefore, staff is recommending approval subject to the following conditions:

CONDITIONS OF APPROVAL:

1. Compliance with the basic development as described in the project narrative provided.
2. Full compliance with all City development codes and regulations.
3. Compliance with all conditions of approval for Ordinance 2684, except to remove condition 6.

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