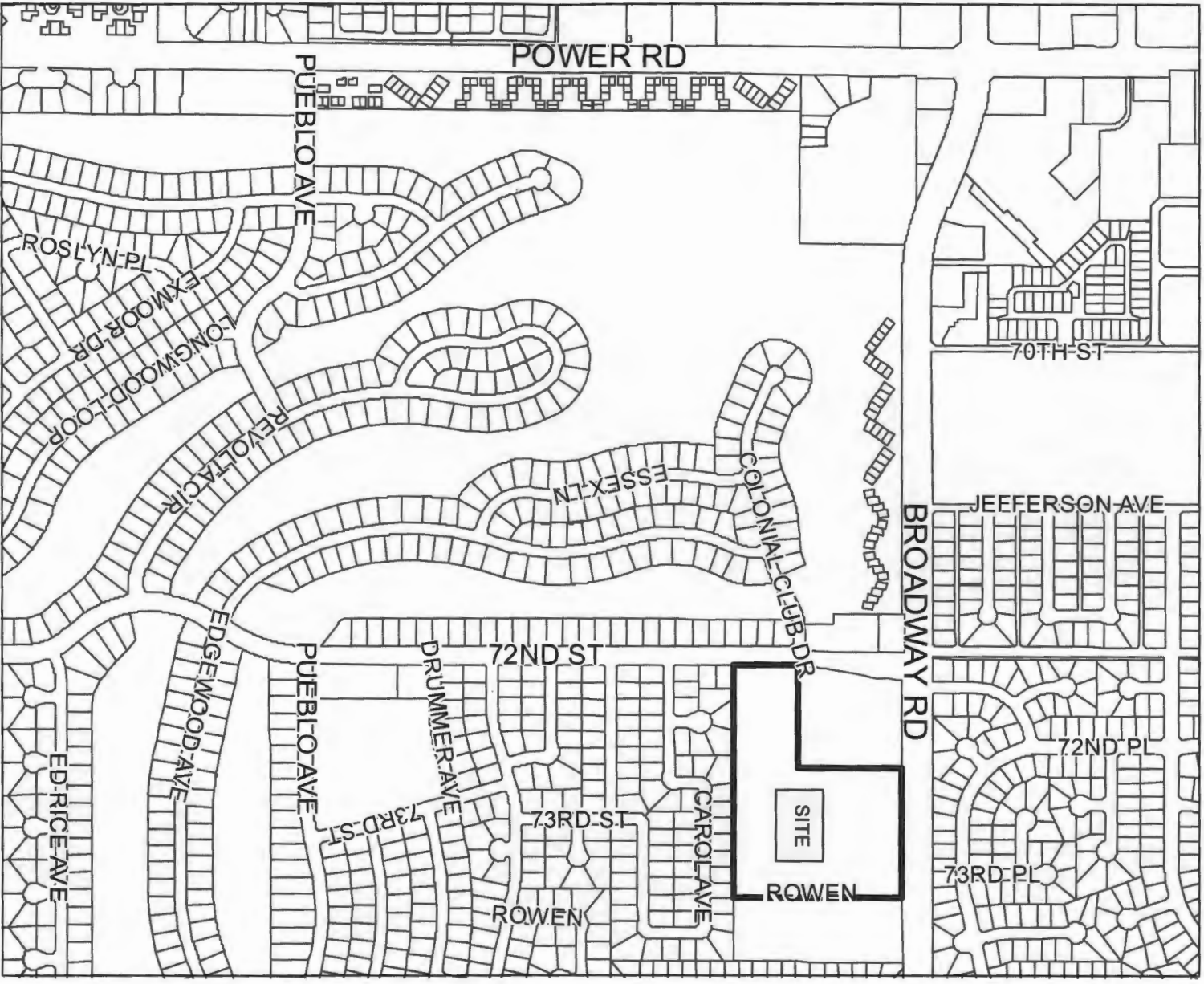


# PLANNING AND ZONING VICINITY MAP



Z13-015

Z13-015

Z13-015

Z13-015

Z13-015

Springdale Village  
7255 E Broadway Road  
Mesa, AZ 85208

Request for Modification to Zoning Ordinance 2684

**History**

Springdale Village is the premier "Continuum of Care Community" in East Mesa that is distinguished from all others by the full range of care and service they provide, including short-term Transitional Rehabilitation, Skilled Nursing, Assisted living, Independent Living and Restaurant.

Springdale Village consists of three distinct lifestyles that are fully integrated.

Independent Living

Springdale Village Independent Living Apartments are a 55+ community offering 120 resort style apartments.

Assisted Living

Springdale Village Assisted Living is licensed to provide Supervisory and Directed Care services through the Department of Health Services. The Assisted Living has 82 licensed beds.

Healthcare Center

Springdale Village Healthcare Center is licensed through the Department of Health Services and is a 122 bed facility. Services provided in the Healthcare Center include: Nursing, Rehabilitation (Physical Occupational and Speech Therapy), Dietary Management, Activities and Social Services.

Restaurant

Services Assisted Living, Independent Living Residents and families of Residents.

The property was rezoned in 1992 to include classifications of C-1 and R3/R4. There were six Conditions stipulated in the Zoning Ordinance No. 2684 pertaining to the Healthcare facility.

1. Compliance with the basic development as shown on the site plan and elevations submitted, except as noted below;
2. Compliance with all requirements of the Public Works Department;
3. Dedication of all rights-of-way required by the City Code at the time of the City's request for dedication;
4. Recordation of cross-easements and reciprocal parking easements with the remainder of the adult care facility and with the adjacent parcel to the west;

5. Compliance with the letter dated March 4, 1992 from Linda Carlson to Gordon Sheffield, which is included in the zoning case file: and
6. The use of the property shall be limited to a nursing home, a restaurant and a community building for a retirement-oriented residential facility

**Request**

The Applicant is requesting a modification to Zoning Ordinance No. 2684 to delete condition #6. This modification will allow the Applicant to offer Rehabilitation Services on an outpatient basis to all residents residing within the Springdale Village Campus (Independent Living, Assisted Living, and Nursing & Rehabilitation) as well as the general public. The property is currently zoned N-C (C-1).

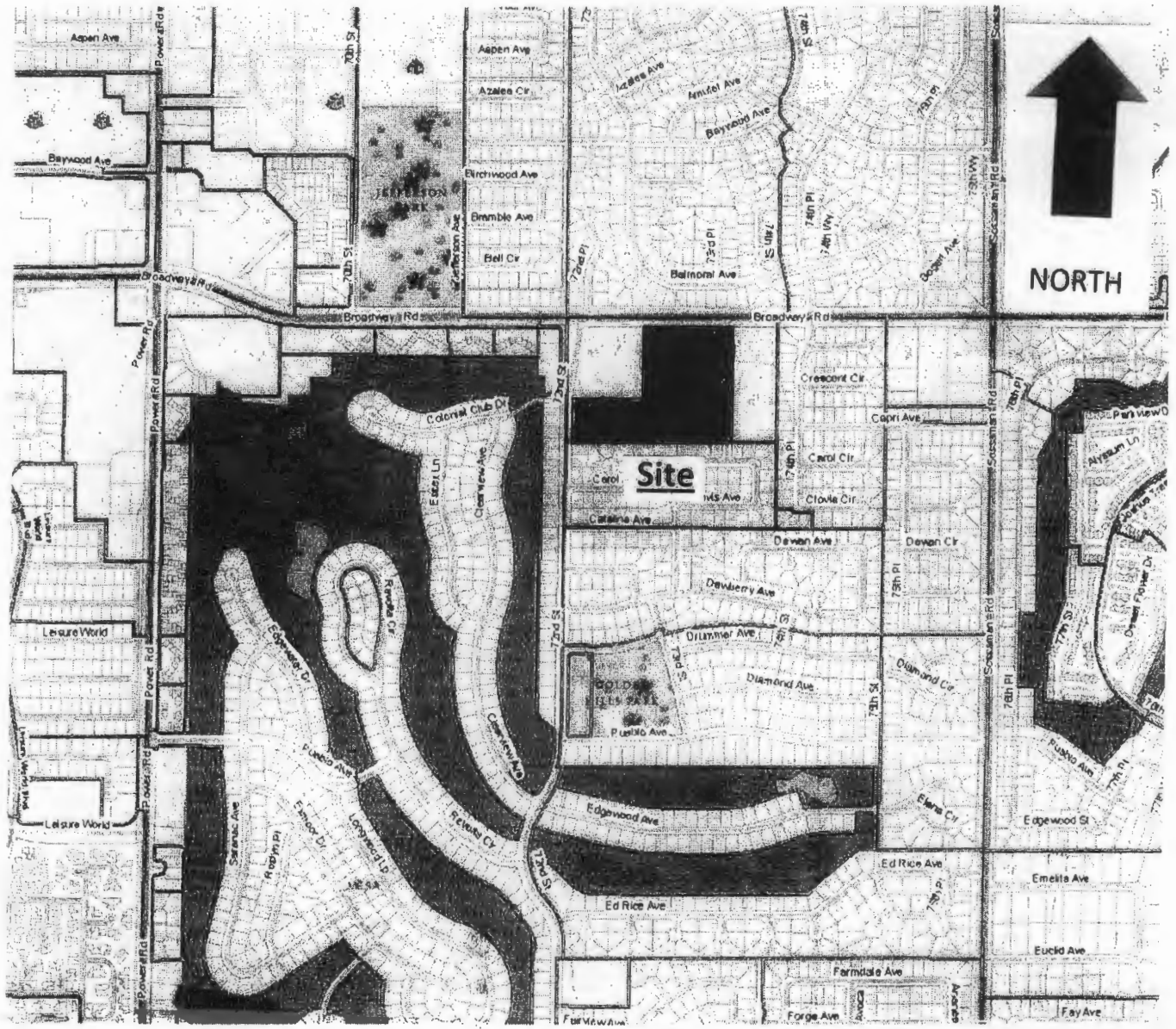
**Narrative**

The Springdale Village Healthcare Center is currently licensed and zoned to provide rehabilitation services to residents residing in the Healthcare Center. The requested modification to the Zoning Ordinance would allow Springdale Village to offer these same services to all residents on the campus through an out-patient license. Offering these services to the additional individuals will not require changes or modifications to the current physical facility or site plan. The facility is in full compliance with all building codes, Federal, State and City handicapped requirements and State Department of Health licensing conditions.

**Parking**

Patients from the Independent Living, Assisted Living and Healthcare Center will access the Rehabilitation Center by walking or wheel-chair. There is ample existing parking to accommodate the out-patient use as detailed in the enclosed Parking Study and highlighted in the recap below. The traffic counts were taken three times a day for 8 days. The times selected were 9:00 am, 12:00 pm and 5:00 pm. The purposes of these specific times were to measure available parking at the peak hours most likely to be utilized by the facility.

SPRINGDALE VILLAGE PARKING STUDY		
Total Parking Spaces Provided in Parking Section P1, P2, P3 & P4 (By Rehabilitation Center)	Average Parking Spaces Available in Parking Section P1, P2, P3 & P4 @ 9:00, 12:00 & 5:00	Additional Unassigned Parking Spaces Available in Independent Living
81	36	96



Springdale Village

7255 E Broadway Rd

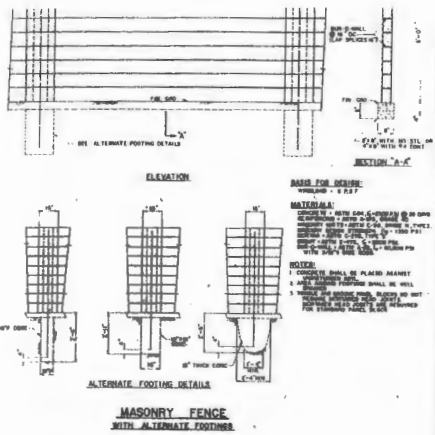
Mesa, AZ 85255

Vicinity Map



**Owner:**  
Springdale Village  
Renaissance East LLC  
7255 E Broadway Rd  
Mesa, AZ 85208

**Applicant:**  
Ed Smith  
10802 E Verbena Ln  
Scottsdale, AZ 85255  
480-205-8906

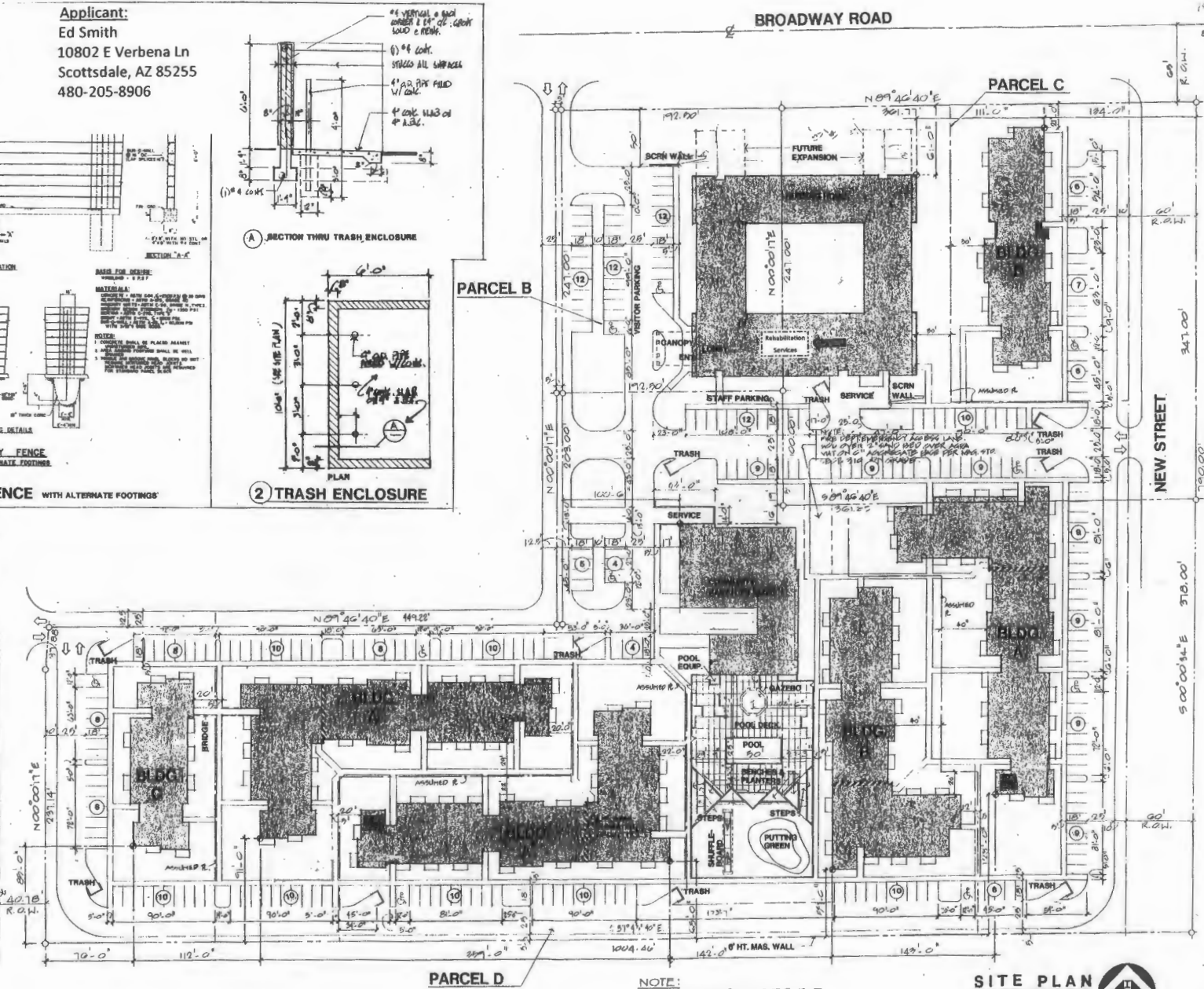


**1 MASONRY FENCE WITH ALTERNATE FOOTINGS**

**2 TRASH ENCLOSURE**



**3 HANDICAPPED PARKING SYMBOL**



**PARCEL D**

**NOTE:**  
SEE SHEETS 2 AND 3 FOR  
ENLARGED DRAWINGS OF FENCE  
AND RECREATION AREAS.



drawn:  
checked:  
revisions:



vanlandingham sayler & plate  
architects interior architects  
1832 E. Veterans Rd.  
300 W. Millie

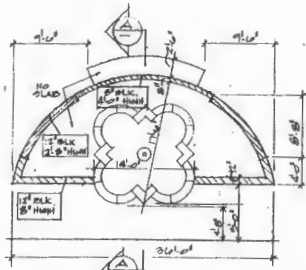
**SUN/MESA CARE CENTER**  
A LUXURY RETIREMENT COMMUNITY  
72nd STREET & EAST BROADWAY ROAD  
MESA, ARIZONA  
SITE PLAN, LEGAL DESCRIPTION, SITE DATA, PARKING, PLANT SCHEDULE

date: 7-26-04  
job no.: 04-6

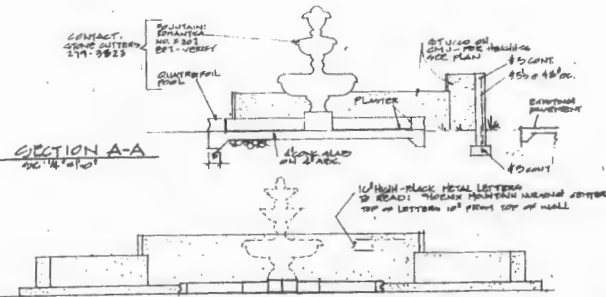


sheet  
**SP-1**  
of





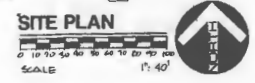
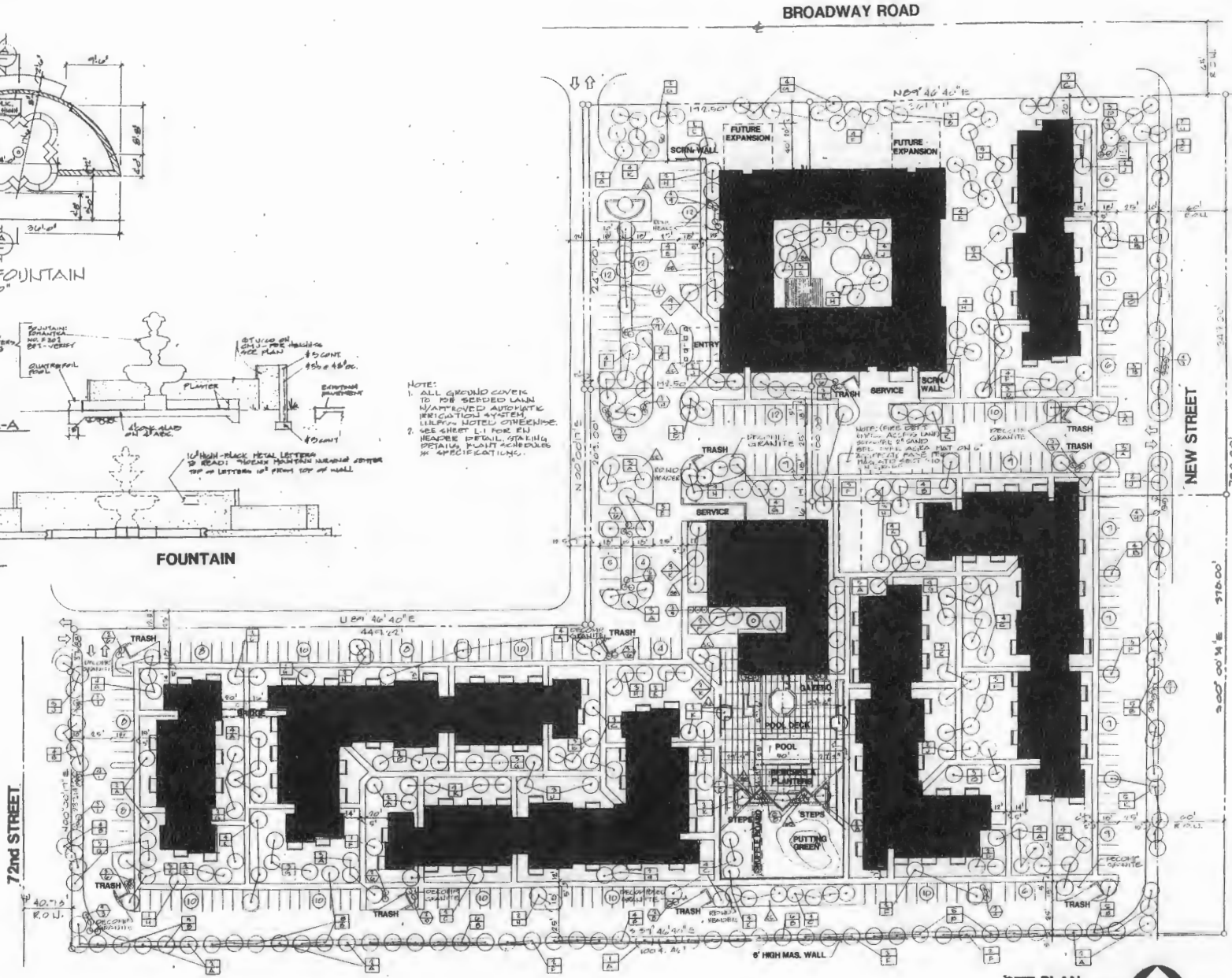
PLAN OF FOUNTAIN  
NO. 12. VA-110"



ELEVATION  
NO. 12. VA-110"

FOUNTAIN

NOTE:  
1. ALL GROUND COVER TO BE SEEDED LAWN MAINTAINED AUTOMATIC IRRIGATION SYSTEM. UNLESS NOTED OTHERWISE.  
2. SEE SHEET L-1 FOR EX HEADERS DETAIL, STAIRING DETAILS, PLANT SCHEDULES & SPECIFICATIONS.



drawn:  
checked:

revisions:



vanlandingham sayler & plate  
architecture interior-art planning  
phoenix, arizona 85018 602-284-3342  
1632 n. ashburn rd. 85001 602-776-5112  
300 w. willie prescott, arizona

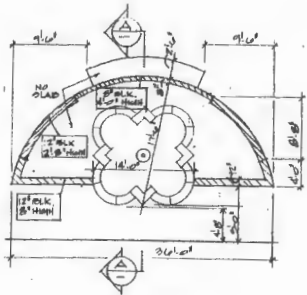
SUN/MESA CARE CENTER  
A LUXURY RETIREMENT COMMUNITY  
MESA ARIZONA  
72nd STREET & EAST BROADWAY ROAD

date: 1-20-84  
job no: 84-6

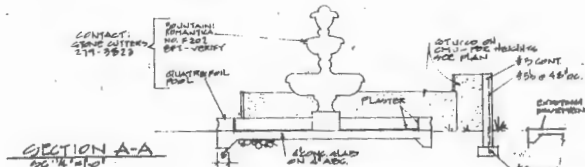


sheet  
L-2  
of

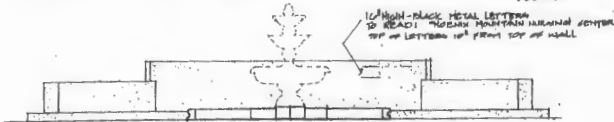




PLAN OF FOUNTAIN  
 60'-0" x 14'-0"



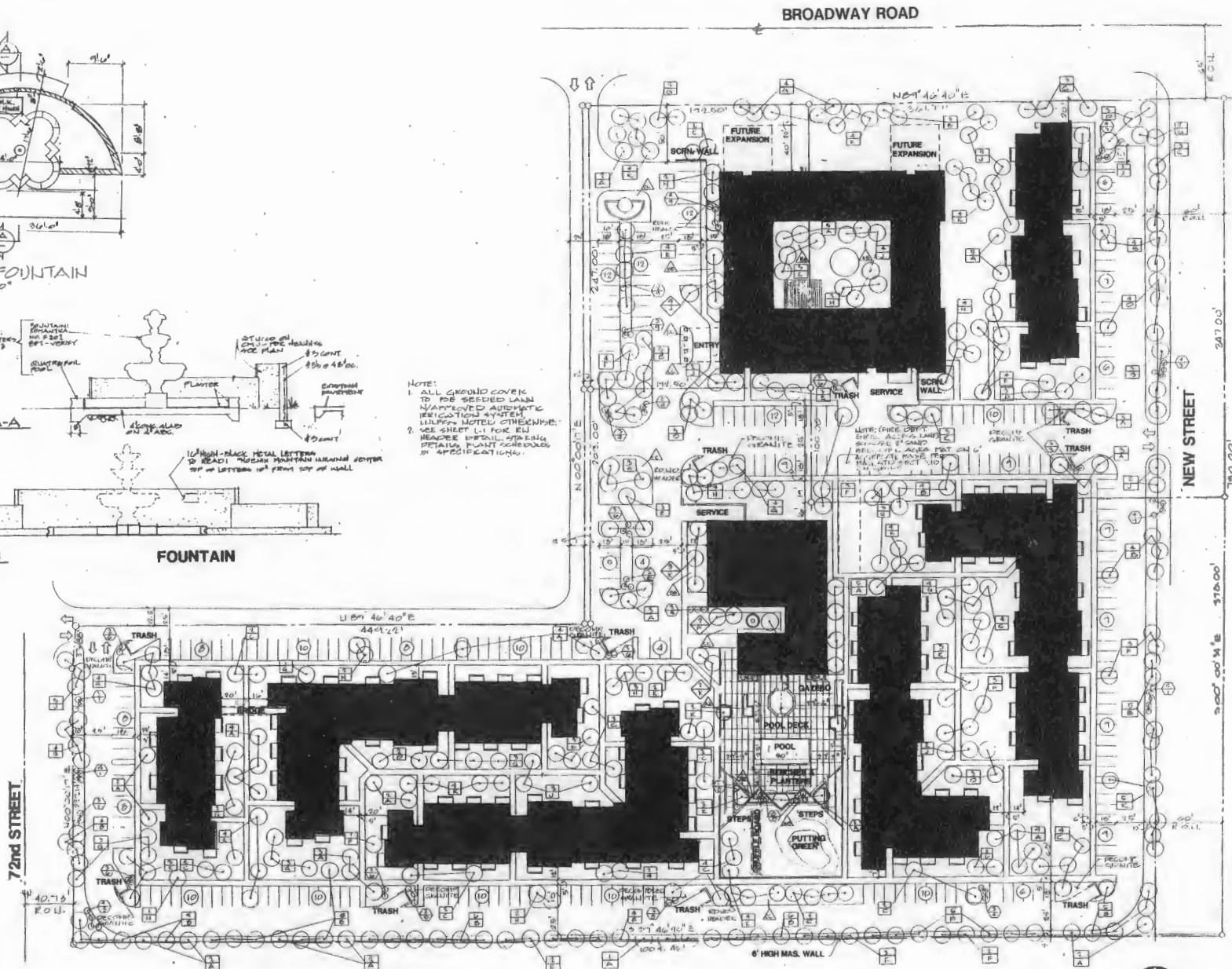
SECTION A-A  
 60'-0" x 14'-0"



ELEVATION  
 60'-0" x 14'-0"

FOUNTAIN

NOTE:  
 1. ALL GROUND COVER TO BE SEEDING LAIN UNAPPROVED AUTOMATIC IRRIGATION SYSTEM. IRRIGATE NOTED OTHERWISSE.  
 2. SEE SHEET L1 FOR ELL HEADRE DETAIL STRINGS DETAILS PLANT SCHEDULES & SPECIFICATIONS.



**SITE PLAN**  
 SCALE: 1" = 40'  
 NORTH

drawn:  
 checked:

revisions:



vanlandingham sayler & plate  
 architecture • interior • art • planning  
 1555 e. shawnee rd. phoenix, arizona 85016  
 300 n. central ave. phoenix, arizona 85001  
 605-966-3342  
 602-778-5112

**SUN/MESA CARE CENTER**  
 A LUXURY RETIREMENT COMMUNITY  
 MESA, ARIZONA  
 72nd STREET & EAST BROADWAY ROAD

date: 7-20-04  
 job no.: 04-6



sheet  
**L-2**  
 of



## History

As part of the Re-zoning application process it is required that the applicant provide to the City Planning and Zoning Department copies of the Neighborhood Notification packet that was to be mailed to all property owners within 500' of the property. It was decided by the applicant that they would hold a combined Neighborhood Meeting and Citizens Participation Meeting on Thursday, March 28<sup>th</sup> from 6:00pm to 7:00pm and invite all property owners within 1000 feet of the site as well as extend the same invitation to all Home Owners Associations and Neighborhood Associations within 1 mile of the site.

### Meeting – March 28<sup>th</sup>, 2013

The Applicant reserved the banquet room at Roberto's, which is the applicant's on-site restaurant. Tables, chairs and refreshments were provided to accommodate up to 50 people with the ability to expand to accommodations for an additional 50 if necessary. The Applicant provided signage directing attendees to the banquet room and provided each attendant with copies of the site plan and Project Narrative. Staff was in attendance to provide personal tours of Springdale Village facilities and answer specific questions regarding the zoning modification application.

Prior to the Meeting - two phone calls were received (1) Catherine Mullins and (2) resident of Springdale Village that I did not get his name. Both expressed absolute support for the proposed zoning amendment.

Meeting Night – The meeting was scheduled to start at 6:00pm, however, as of approximately 6:20pm there were no guests that had showed up. Finally, the daughter of a resident that resides in the assisted living portion of Springdale Village stepped in from the dining room and mentioned how much she appreciated the level of care Springdale Village offered her mother. She was very much in favor of the proposed modification to the current zoning that would allow Springdale Village the ability to offer physical therapy related services on an out-patience basis. A few minutes later the mother, son, and another resident of Springdale Village joined us for desert and all expressed their support in the proposed zoning modification. The Applicant has mailed out over 600 notifications to HOA's and property owners in the area and the evening concluded with four people attending our Neighborhood Meeting. Two of the



attendees were residents of Springdale Village and two were children of one of the residents. We have included the Sign-In Sheet from our meeting.

### Summary

Based on the small number that turned out at our combined Neighborhood Meeting and Citizens Participation Meeting we perceive there is no opposition to our request for the zoning modification. We do not anticipate a need to hold any further neighborhood meetings but remain available to answer any questions neighbors may have.

# SIGN-IN SHEET

Springdale Village  
Citizens Participation Neighborhood Meeting  
Thursday, March 28<sup>th</sup> @ 6:00 pm

NAME	PHONE	COMMENTS
Nancy Bartelt	435-770-6975	New Asset
David D. Bartelt	435-753-2528	
Anne L. Logan	970-403-9329	
Lynn Arterian	#145	
3-25-13	Call From Catherine MULLINS	
	480-981-5052	In Favor of Application.
3-29-13	EMAIL 17324 E. Birchwood Ave	
	MR. Stephen Schaitberger,	IN FAVOR OF APPLICATION