

Citizen Review
At Pebble Creek Eagles Nest
2/24/15

Neighborhood commercial – fast food/gas station

Meditate the exposure to the subdivision around the Renaissance – permit December 2015

Levels of care: Maids, shuttle service, highly independent

Assisted living- Some assistance

Room Service-need help to shuttle/dining etc. the more you need the higher the cost – caregivers – not a nurse.

Not offering skilled nursing

Additional medical care – home health care would be allowed

Memory care-new to Pebble Creek/Robson

Separate activities/dinning/walking garden, etc.

Locked environment

2 bedroom 1200 indep. Sq. ft., 2 bath, full kitchen, etc.

1 bedroom indep. 750 sq. ft., full kitchen, etc.

Memory care 434 sq. ft., not kitchen, no washer/dryer

Costs at Sun Lakes

1 bedroom \$2,000 - \$2,100 a month pp and 2nd person \$500 and \$300 meal plan

Same as facilities around the area – central air.

Question and Answer

Q. Use the Pebble Creek facilities and are they paying HOA fees

A. No not members of HOA

Q. 3 levels at his patio – not happy. 20% live in this area voting would change – hoping Mr. Robson was here

A. City of Goodyear to answer – Katie Wilken

Q. Not happy at 3 stories – facility too large for the property – 2 stories okay – 56ft too high. Don't frighten people with a Sonic type building

A. They tried to get Bashas Grocery – but not enough house tops – neighborhood commercial is the zoning – no height limitations.

Q. Approached Trader Joes?

A. Yes not enough roof tops (not interested) desirable at PC Parkway and McDowell Rd.

Q. Sun Lakes is expanding – Where do you plan to expand?

A. 207 units is there a Phase 2 planned? High density parcels by clubhouse at Tuscany.

Encouraged the City to research – Saturated

Q. When will Goodyear reach too many Senior Living/Assisted in this 2 mile area?

A. City of Goodyear – Katie Wilken, Planning Manager – We don't do Market Studies SFR develops 1st/apartments/assisted living. SF closer to build out – Retail is last. No limit at the number of sites.

Q. Brought here 14 years ago – not buying in to this plan – not here to invest in your project

Q. New Resident – does not know enough about this project. Activity Adult community/resort not “last resort”. Decrease values, residential/commercial. Barely tell that businesses are there, the City should look at the impact of this project.

A. Market values didn't decrease at Sun Lakes

Q. Eagles Nest – will look at the 3 story building – not happy! Not for a neighborhood – opposed to this facility

A. Are there too many facilities – Robson doesn't think so – good facilities will maintain the attendance.

Q. Letter – Robson's Plan 4500 homes 20-40 year old couples won't move here.

Q. Against a 3 story building

Q. Exit by fire station – is that the only one?

A. Yes – Traffic study – Exit – exists at clubhouse to Pebble Creek Parkway. Less driving – bus – employees- trip counts are less for this type of building.

Q. 2/3 shifts a day what effect the traffic pattern delivery's etc.

Q. Concerns need to go to the staff – in writing

A. Katie Wilken, City Planning Manager – Summary of meeting will be included to P & Z Commission and City Council. Planning and Zoning Commission meeting is April 15th at 6:00 P.M. and City Council is May 18th. All letters will be going with the packets to Public Hearing meeting

Q. State money for living facilities won't take State/Federal money. Does Robson take State funds?

A. Not State funded –regulators are all meet – would Robson take State Funding – will not take part, funds. Private Insurance is fine – State Funds are not enough.

Q. Medical license – Joey Arnold – Assisted Living License-Private Pay for this facility

Q. HOA rights to facility – will this cause HOE fees to go up?

A. No

Q. 3 story – Zoning and move to a different location – like 303 area-Grocery etc. like Veraddo

A. Planned decades ago – this area by 303 is laid out for housing. Correct age for demographics now.

Q. Satisfy everyone and move the facility

Q. Entrance – Rocking their world. Put it on Indian School, etc.

Q. Other uses might be anticipated would they go through the same process?

A. Katie Wilken, City Planning Manager – Permitting the use and develop standards – no rezone – but Development Standards. Staff looks at building/standards not the use.

Q. Size of staff at facility

A. 120 people all 3 shifts

Q. Parking spaces enough?

A. Yes

Q. Exit to the left – why go left?

A. Restaurants/golf visiting friends, etc.

Q. Elevations – how does it get to 56' if reduced to 2 stories how many unit will that be?

A. 56' because changes etc. highest 40'

Q. who's running the facility?