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OCT 07 2009



**Chandler • Arizona**  
*Where Values Make The Difference*

**MEMORANDUM**

**Planning and Development – PZ Memo No. 09-111**

**DATE:** SEPTEMBER 28, 2009

**TO:** PLANNING AND ZONING COMMISSION

**THRU:** PATRICK MCDERMOTT, ASSISTANT CITY MANAGER *PM*  
JEFF KURTZ, ASSISTANT PLANNING & DEVELOPMENT DIRECTOR *JK*  
KEVIN MAYO, ACTING PLANNING MANAGER *KM*

**FROM:** BILL DERMODY, SENIOR CITY PLANNER *BD*

**SUBJECT:** ZUP09-1002 BLUE SKY MANOR

**Request:** Extension of Use Permit approval for an adult care home with up to ten (10) residents

**Location:** 2202 N. Santa Anna Court, north of the northwest corner of Warner and Dobson Roads

**Applicant:** Blue Sky Manor Inc., Michael T. Butler

**RECOMMENDATION**

Staff, finding consistency with the General Plan, recommends approval of a Use Permit extension for three additional years, subject to conditions.

**BACKGROUND**

The request is for an extension of Use Permit approval to continue the operation of a 10-bed adult care home at 2202 N. Santa Anna Court. The site is located on a cul-de-sac in a residential neighborhood just west of Dobson Road and immediately north of a commercial center anchored by a fitness club (located at the northwest corner of Warner and Dobson Roads). The applicant originally received Use Permit approval in December 2005 for up to 10 residents with a one-year time limit. Previous to Use Permit approval, the applicant operated a five-bed facility at the same location beginning in early 2005. The property has been owned and occupied by the applicant's family for approximately two decades, and used strictly as a single family residence until 2005.

The 1,972 square foot home contains six bedrooms, two bathrooms, two indoor common areas, a kitchen, and a two-car garage. The home is ADA compliant, is sprinklered, has smoke detectors in every room, and its bedrooms and hallways meet state criteria for adult home care licensing.

There are generally four full-time employees at the home during the day. At night, two employees are on-site. No employees reside at the home. The applicant is a ADHS certified adult care home manager and caregiver who lives locally and oversees the daily operation of the home, and occasionally provides assistance with resident care when needed. There are no bed-ridden residents and emergency calls have averaged two or three per year. According to the applicant, transportation via Dial-a-Ride is generally limited to Tuesday and Thursday mornings, and most of the residents have little or no family visiting. Overall, traffic to and from the site is comparable to surrounding residences on a typical day.

The impact of the adult care business on the neighborhood is mitigated by a number of factors. For one, the property backs to a commercial center, not to other residences. Secondly, the home is located on a larger lot (12,436 square feet) than many homes in the neighborhood, and has a large backyard.

Blue Sky Manor, Inc. has successfully operated another adult care home in Chandler for ten residents at 1619 W. Colt Road since 2001. There are no outstanding violations on that property, which is located less than ½ mile east of the subject site. The applicant has also operated an adult care home in Mesa since 2003.

The applicant received Use Permit approval in 2005 for one (1) year and an extension in January 2007 for an additional three (3) years. Staff supports the current request to remove the timing condition from the Use Permit given the clear, proven compatibility with the neighborhood.

#### **PUBLIC/NEIGHBORHOOD NOTIFICATION**

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on September 22, 2009 at the Downtown Community Center. No citizens attended.
- At the time of this writing, Staff has received no telephone calls or letters from citizens opposed to this request.

#### **RECOMMENDED ACTION**

Staff, upon finding consistency with the General Plan and Single Family District (SF-8.5) zoning, recommends approval of ZUP09-1002 BLUE SKY MANOR subject to the following conditions:

1. Compliance with the City of Chandler's Zoning Code provisions regarding the operation of adult care homes.
2. Maximum resident capacity is ten (10).

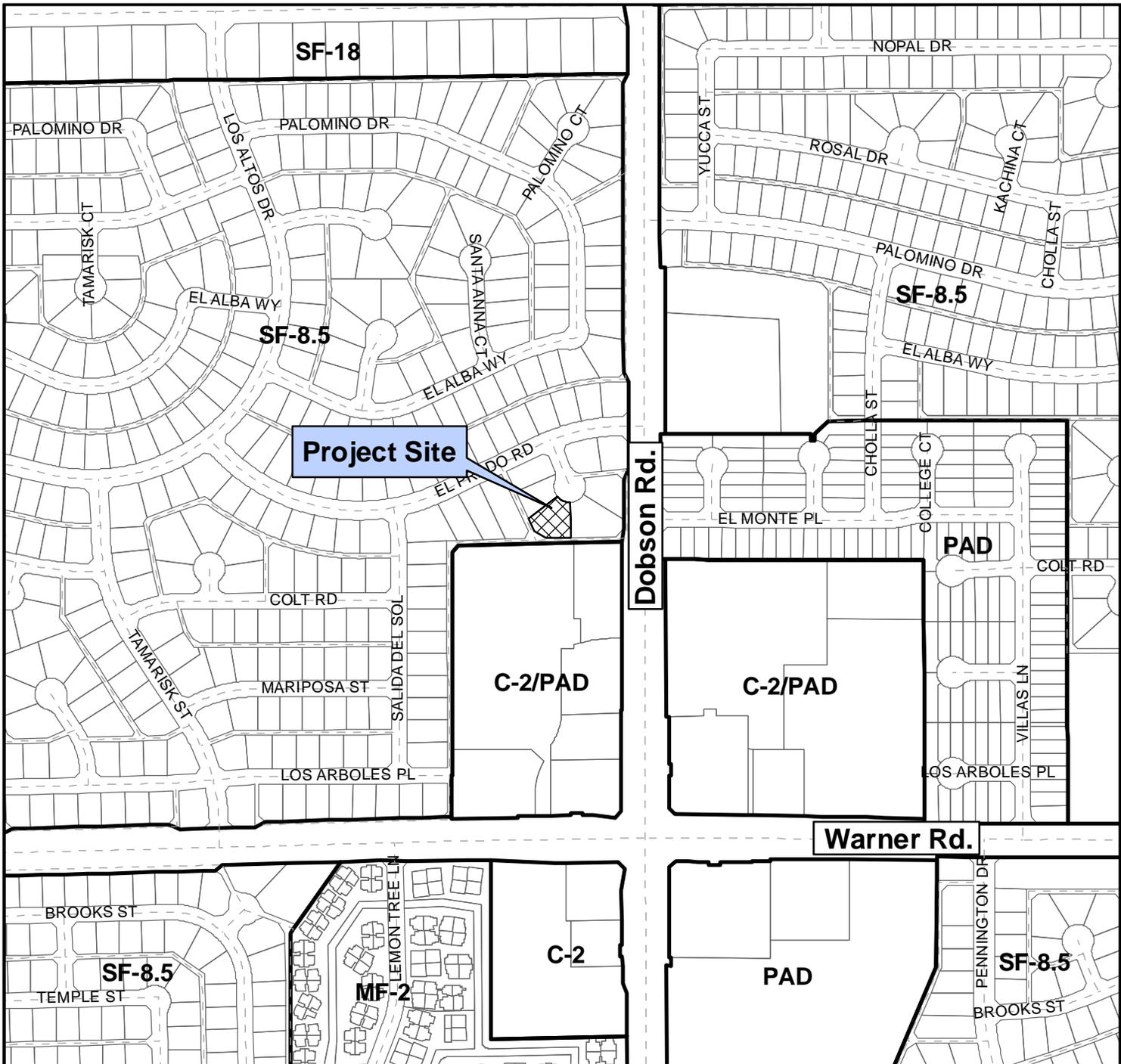
3. The Use Permit is applicable to this address only and may not be transferred to another location.

**PROPOSED MOTION**

Move to recommend approval of ZUP09-1002 BLUE SKY MANOR Use Permit for an adult care home with up to ten (10) residents subject to the conditions recommended by Staff.

**Attachments**

1. Vicinity Maps
2. Site Plan
3. Floor Plans
4. Applicant Narrative

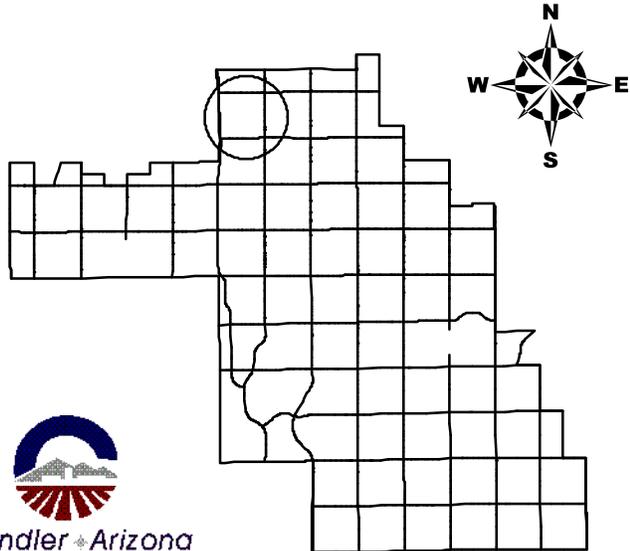


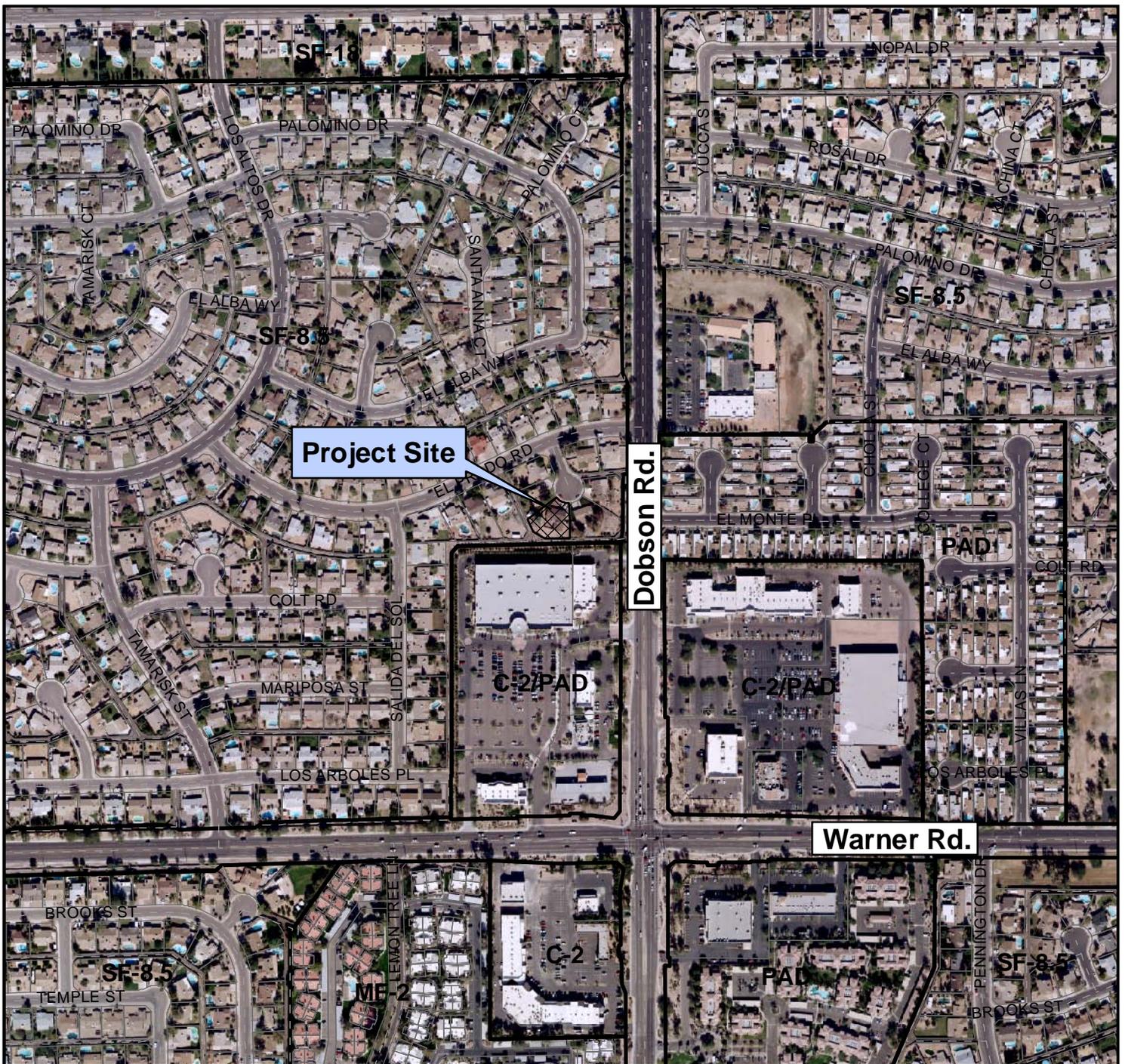
## Vicinity Map



ZUP09-1002

Blue Sky Manor

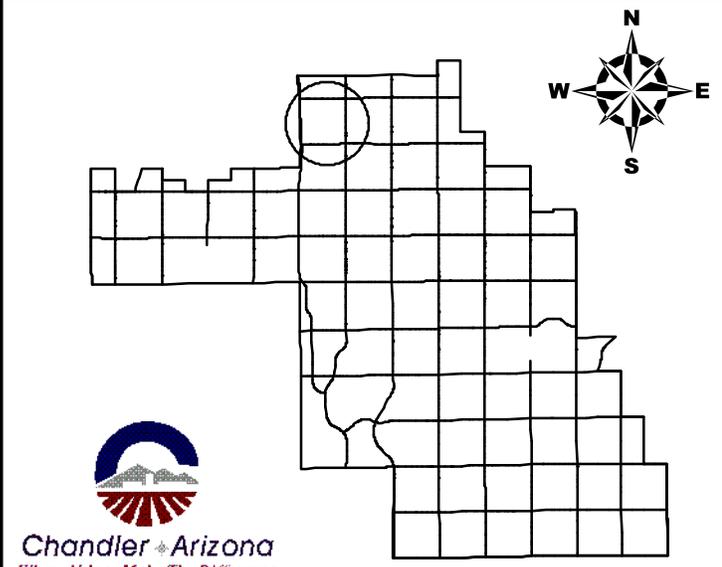




**Project Site**

**Dobson Rd.**

**Warner Rd.**



**Vicinity Map**



**ZUP09-1002**

**Blue Sky Manor**



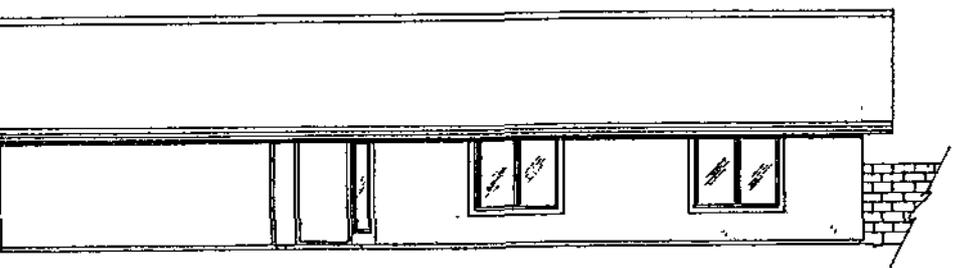


REVISIONS	BY

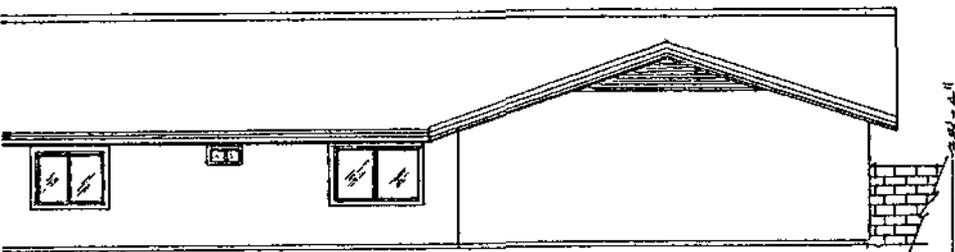
Special Use Permit  
 by Sky Honor, Inc.  
 2202 N. Santa Ana Rd.  
 Chandler, Arizona 85225  
 480.493.9303

**URBAN FORM**  
 Architectural Drafting & Design  
 480.491.3095

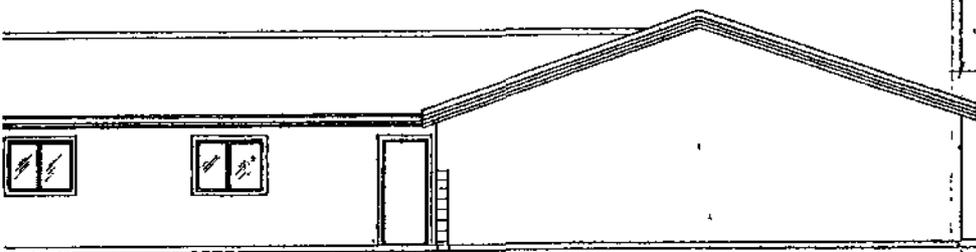
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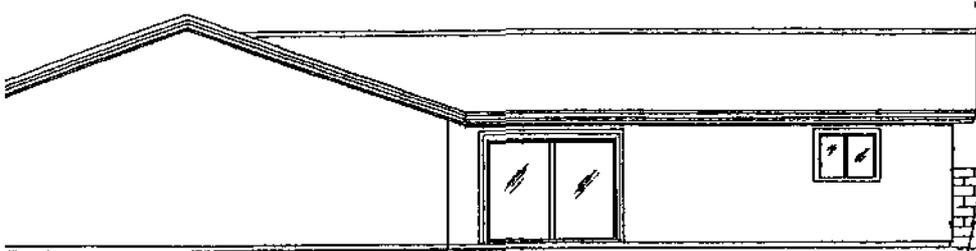
NORTH FRONT ELEVATION



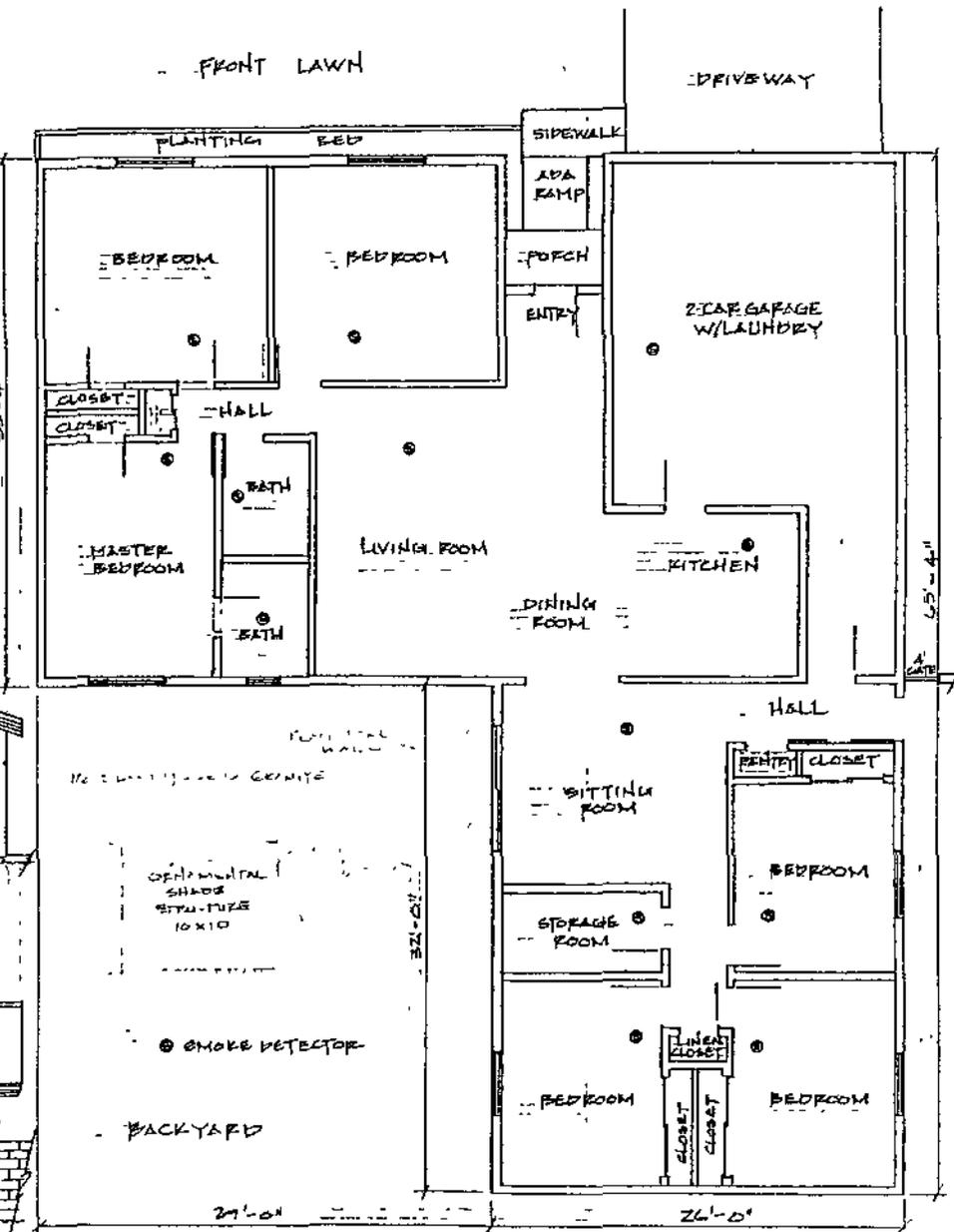
SOUTH BACK ELEVATION



EAST ELEVATION



WEST ELEVATION





Blue Sky Manor, Inc.  
1619 W. Colt Rd.  
Chandler, Arizona 85244  
480-495-9505

August 20, 2009

To Whom It May Concern,

Blue Sky Manor Incorporated is an assisted living home business for the purpose of housing and caring for the elderly. Currently, I have three care homes in operation. Two are located in Chandler; one at 1619 W. Colt Road, and the other at 2202 N Santa Ana Court. The third is located in Mesa at 1510 W 5<sup>th</sup> Place. All three homes have been successfully operating with state and county licensing. The first Chandler home has been open since April 1997; the second home opened is in Mesa and has been in business since April 2003. The third home in Chandler has been operational since January 2005.

These facilities take all levels of health care, including: 1) Supervised 2) Personal and 3) Direct. Each home operates with a staff of four full time State certified employees who have successfully completed and passed background checks, fingerprinting, CPR and the necessary training with certification.

In January of 2005 Blue Sky Manor, Inc. requested and was granted a one year Use Permit by the City of Chandler to operate from a five resident to a maximum resident capacity of ten at 2202 Santa Ana Court. In October of 2006 Blue Sky Manor Incorporated requested and was granted a three year Use Permit. At this time I am requesting that the Use Permit shall remain in effect permanently from the effective date of City Council approval.

Based on experience with my existing facilities, they average approximately two to three emergency calls per year. Most of my residents are between the ages of 80 to 90 years old and have a DNR which does not require a 911 call.

Expected traffic will be minimal, as most of the residents at Blue Sky Manor have little or no family visiting. On average, we have fewer visitors than most of the surrounding residential homes. Furthermore, this care home is situated in a cul-de-sac, and has no through traffic.

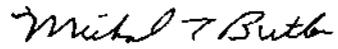
Transportation of residents is provided by Dial a Ride and is generally limited to Tuesdays and Thursday mornings and an occasional physician appointment.

We have a large backyard surrounded by a six foot high block wall.

There are six bedrooms within the home. Each bedroom totals more than 130 square feet. The square footage more than meets the state requirement.

My goal has been and still is to provide the best possible quality care for my elderly residents. In order that I can insure such quality care I carefully interview and qualify my caregivers, as well as keep my own certification and care giving skills current and up to date. Additionally, I am on the Governing Committee for the Board of Directors for Maricopa Integrated Health System for the hospital and clinics. I am also on the Advisory Committee for AHCCCS providers.

Sincerely,

A handwritten signature in cursive script that reads "Michael T. Butler".

Michael T. Butler Owner/Manager

Blue Sky Manor, Inc.