

Repl # 24

JUN 23 2011



Chandler - Arizona
Where Values Make The Difference

Chandler



2010

MEMORANDUM

Transportation & Development - CC Memo No. 11-067a

DATE: JUNE 23, 2011

TO: MAYOR AND CITY COUNCIL

THRU: RICH DLUGAS, CITY MANAGER *RD*
PATRICK MCDERMOTT, ASSISTANT CITY MANAGER
R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR *RJZ*
JEFF KURTZ, PLANNING ADMINISTRATOR
KEVIN MAYO, PLANNING MANAGER *KM*

FROM: ERIK SWANSON, CITY PLANNER *ES*

SUBJECT: ZUP10-0047 MONAMI ASSISTED LIVING HOME

Request: Use Permit approval to operate an assisted living home for up to seven residents in a single-family home

Location: 2120 W. Shannon Street,
Southwest corner of Ray and Dobson roads

Applicant: Winsome Chua, Owner

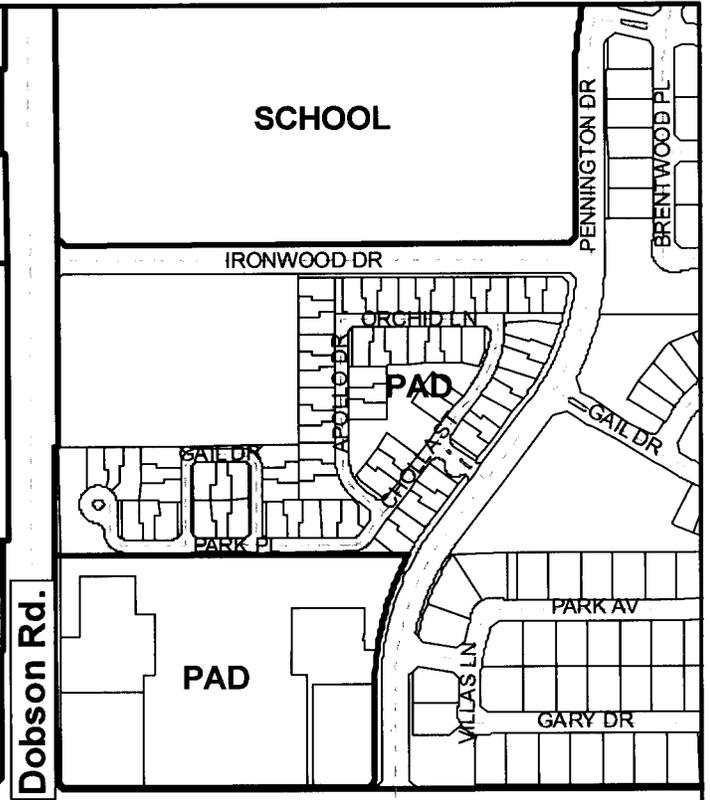
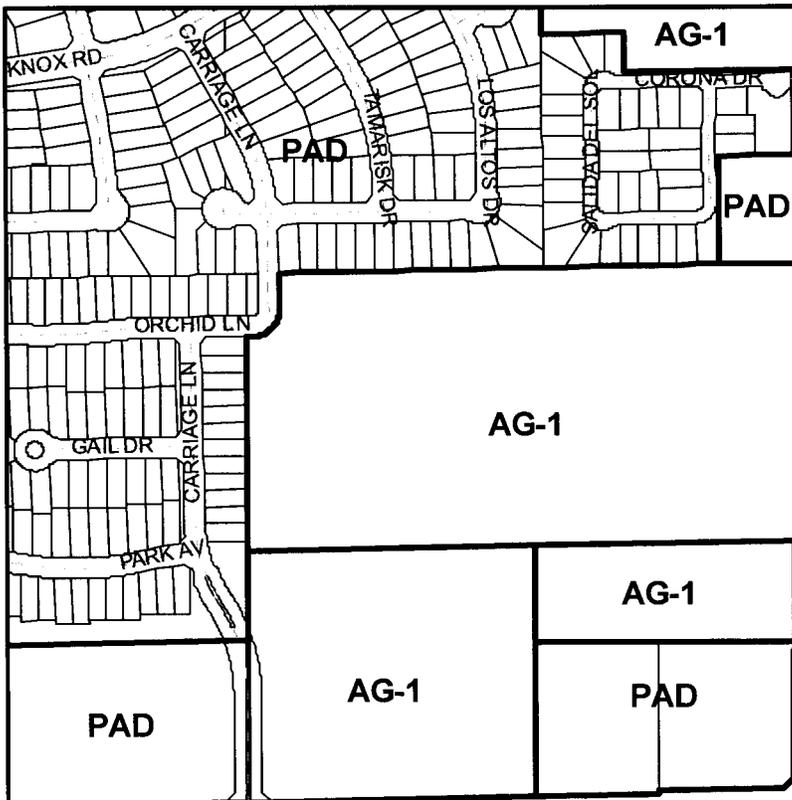
The applicant requests a withdrawal of the Use Permit, citing their intentions are to maintain the current count of five residents allowed by code, without the need of a Use Permit. Staff recommends the Use Permit be withdrawn.

PROPOSED MOTION

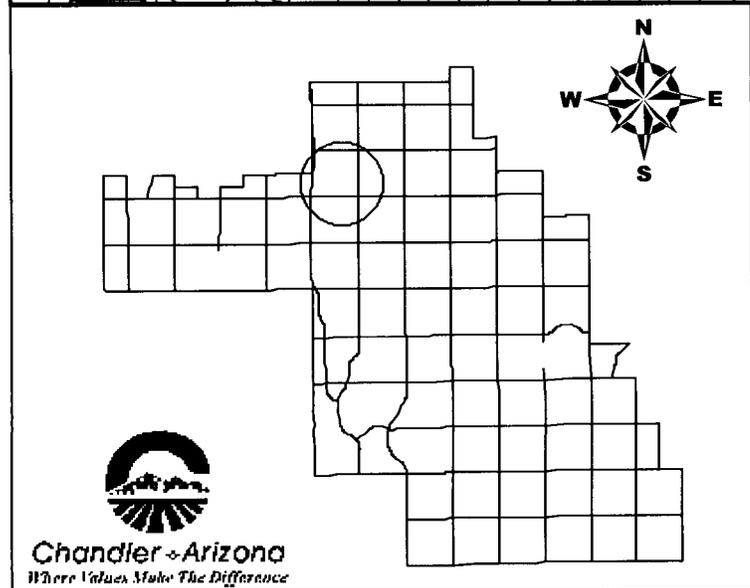
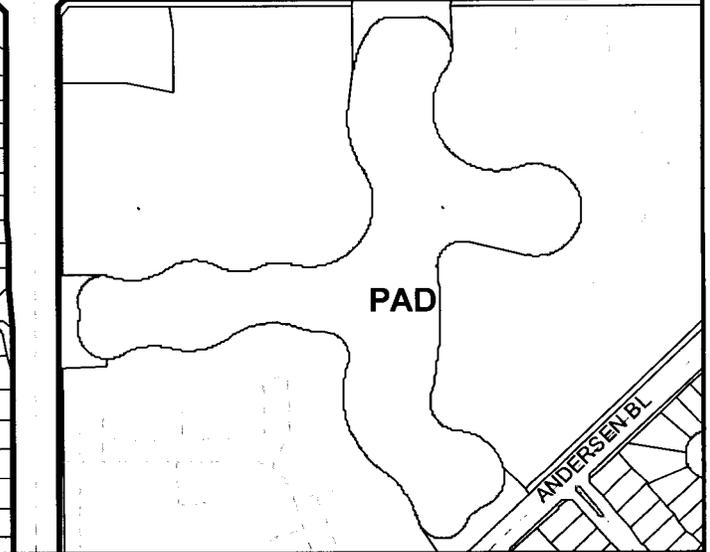
Move to withdrawal ZUP10-0047 MONAMI ASSISTED LIVING HOME, Use Permit approval to operate an assisted living home for up to seven residents in a single-family home, as recommended by Staff.

Attachments

1. Vicinity Maps



Ray Rd.

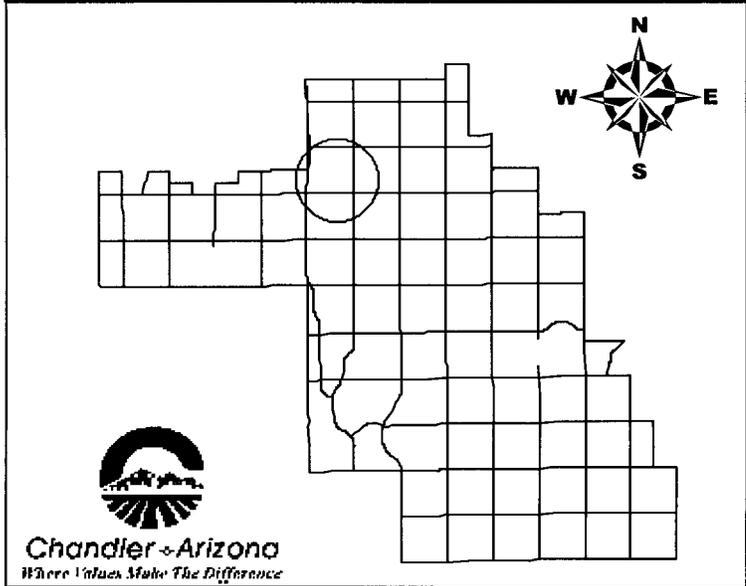
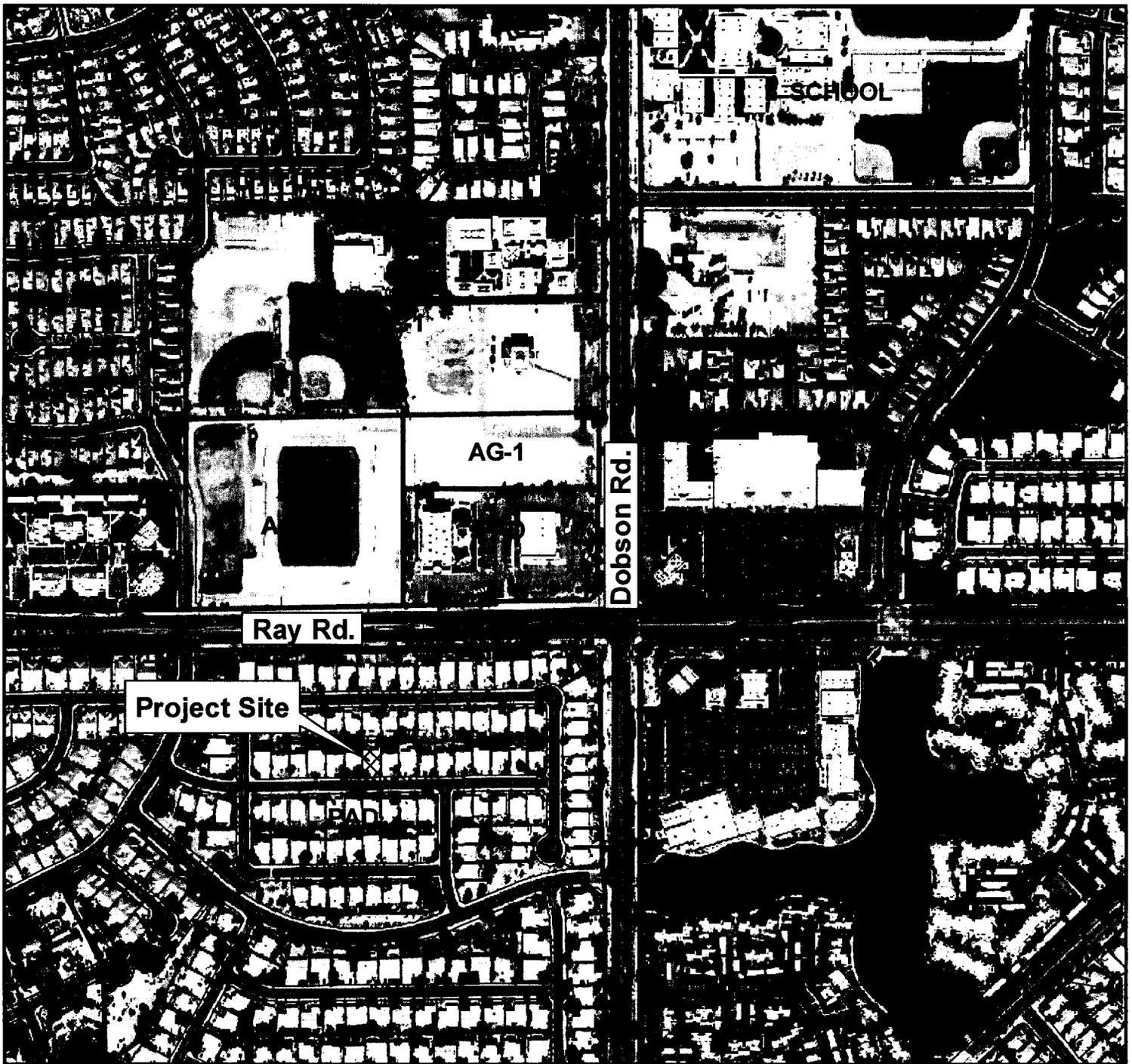


Vicinity Map



ZUP10-0047

Monami Assisted Living



Vicinity Map

ZUP10-0047

Monami Assisted Living

CITY OF CHANDLER 11/22/2010



MEMORANDUM **Transportation & Development - CC Memo No. 11-067**

DATE: JUNE 16, 2011

TO: MAYOR AND CITY COUNCIL

THRU: RICH DLUGAS, CITY MANAGER
 PATRICK MCDERMOTT, ASSISTANT CITY MANAGER
 R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR *RJZ*
 JEFF KURTZ, PLANNING ADMINISTRATOR *JK*
 KEVIN MAYO, PLANNING MANAGER

FROM: ERIK SWANSON, CITY PLANNER *ES*

SUBJECT: ZUP10-0047 MONAMI ASSISTED LIVING HOME

- Request: Use Permit approval to operate an assisted living home for up to seven residents in a single-family home
- Location: 2120 W. Shannon Street,
 Southwest corner of Ray and Dobson roads
- Applicant: Winsome Chua, Owner

RECOMMENDATION

The request is for Use Permit approval to operate an assisted living home for up to seven residents within a single family home. Planning Commission and Staff, upon finding consistency with the General Plan and Planned Area Development zoning, recommend approval with conditions.

BACKGROUND

The subject site is located at the southwest corner of Ray and Dobson roads, within the Capriana single-family residential neighborhood. Single-family homes surround the site on all sides.

Assisted living homes are required to obtain a use permit when there are more than five residents living together in a single dwelling unit, excluding staff. The maximum potential amount of residents allowed with a Use Permit is 10, excluding staff. Additionally, the amount of residents allowed is based upon requirements provided by the State Health Department. The State Health Department requires that a single user bedroom shall be 80 sq. ft., and two residents may share a

room if the room is 120 sq. ft. or more. On no occasion can a bedroom exceed more than two residents. The rooms for this application conform to these requirements. Additionally, Staff has inspected the site to ensure that it meets the standards as outlined in the Zoning Code.

The subject site has operated as an assisted living home since 2002 with five or fewer residents, thus not requiring a Use Permit. The current request for Use Permit approval is to allow for up to seven residents. The home currently has four residents receiving care and two live-in caregivers that are husband and wife. The husband and wife are considered as one resident in the total of five. The request is to allow the conversion of the Staff Room as shown on the attached floor plan into two additional beds in the chance that the caregivers move out. The home is approximately 2,200 square feet on a roughly 6,500 square foot lot.

DISCUSSION

Historically, concerns have been raised about the amount of traffic that can be generated by assisted living homes. While the parking needs vary from home to home, generally speaking, parking is not an issue. The subject site is centrally located in the subdivision which does not provide the benefit of being able to park next to landscape tracts, as other homes have had; however, due to the operation of the home for the past nine years without issue, Staff believes that parking will not be an issue. The subject site currently has two parking spots in the driveway and has the potential to accommodate two additional parking spaces in the front of the house. The garage currently provides some storage, but also has the ability to park a car; the caregivers currently use the garage for parking. According to the owner, the home roughly gets 10-15 visits per week. The visitors range from family members of the residents to a physical therapist that tends to the residents.

PUBLIC/NEIGHBORHOOD NOTIFICATION

This request was noticed in accordance with the requirements of the Chandler Zoning Code.

- A neighborhood meeting was held on Tuesday, April 19, 2011. One neighbor attended the meeting and was opposed; citing that there is an existing assisted living home with five or fewer residents approximately 580 feet southeast of the subject site.

At the time of this writing, Staff has received six telephone calls from property owners in the neighborhood. The first caller attended the neighborhood meeting. The second caller expressed concern about the home operating as a business and that the Use Permit would allow different types of users such as behavioral health and halfway houses. The Use Permit is specific to the user and the operation of an assisted living home for the elderly; any other use would require a new Use Permit. Additionally, the property owner lives out-of-state. The third caller had general questions about the request, but was in general support. The fourth caller left a message without a return number and was opposed; the fifth caller was in general support. The sixth caller was not concerned with the operations of the home or the idea of a care home, but was concerned that in the event she was to sell her home she would have to disclose that an assisted living home is in the neighborhood. An email from the resident is attached.

PLANNING COMMISSION VOTE REPORT

Motion to Approve:

In Favor: 7 Opposed: 0

RECOMMENDED ACTION

Planning Commission and Staff, upon finding consistency with the General Plan, recommend approval of ZUP10-0047 MONAMI ASSISTED LIVING HOME, subject to the following conditions:

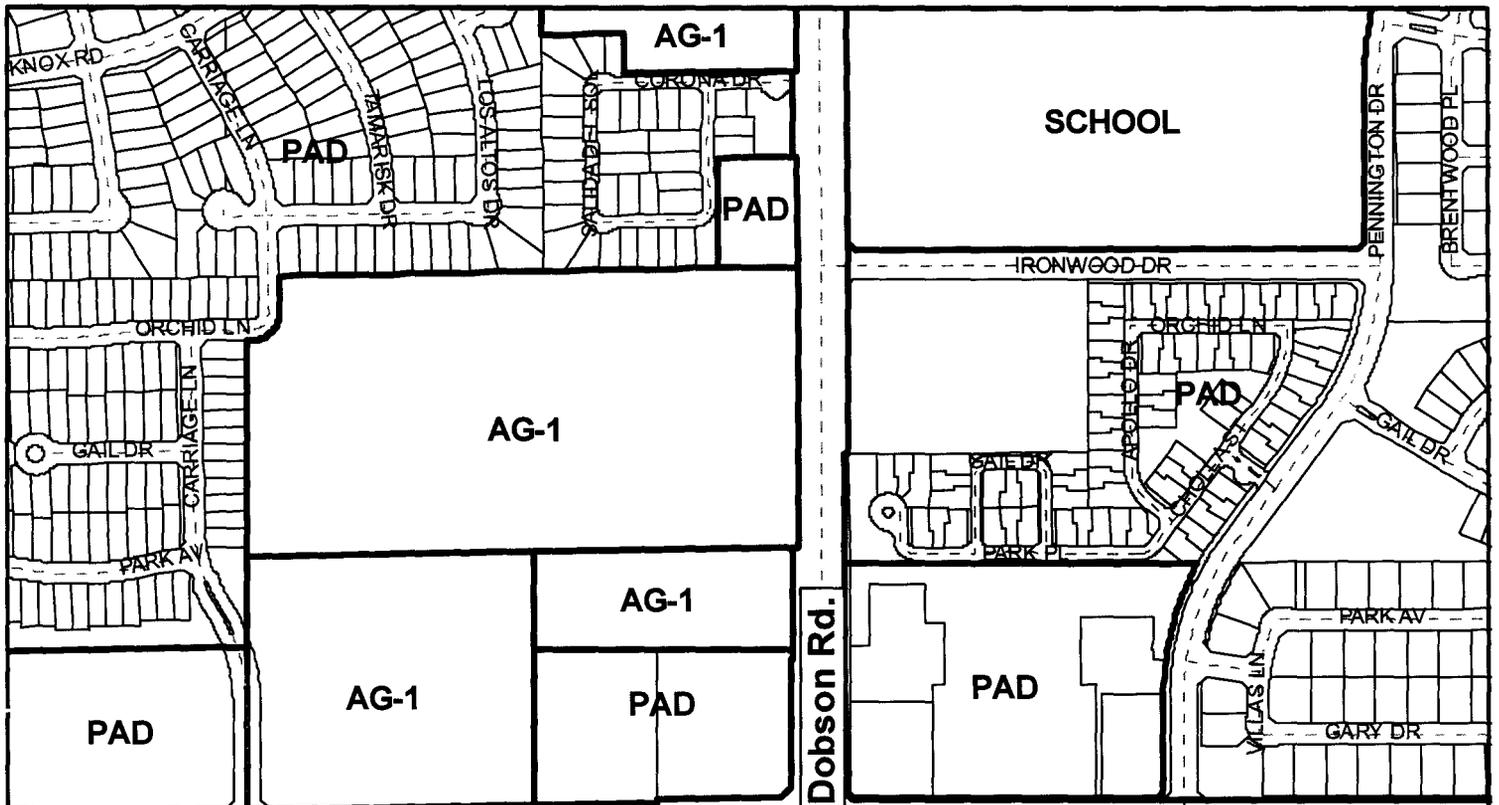
1. Expansion or modification beyond the approved exhibits (Site Plan, Floor Plan and Narrative) shall void the Use Permit and require new Use Permit application and approval.
2. The Use Permit is non-transferable to any other location.
3. The assisted living home shall have no more than seven (7) residents at any time.
4. The Use Permit to operate an assisted living home is specific to the existing property owner, and if the property should be sold in the future the Use Permit shall be null and void.
5. This Use Permit shall remain in effect for one (1) year from the effective date of City Council approval. Continuation of the Use Permit beyond the expiration date shall require reapplication to and approval by the City of Chandler.
6. The site shall be maintained in a clean and orderly manner.

PROPOSED MOTION

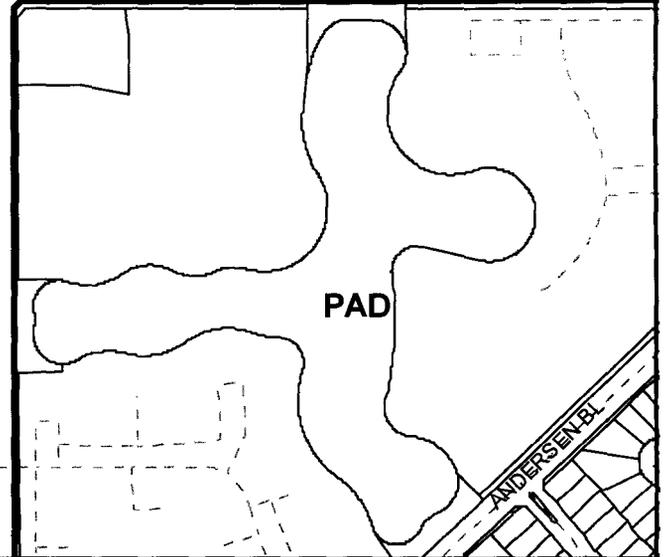
Move to approve ZUP10-0047 MONAMI ASSISTED LIVING HOME, Use Permit approval to operate an assisted living home for up to seven residents in a single-family home, subject to the conditions recommended by Planning Commission and Staff.

Attachments

1. Vicinity Maps
2. Site Plan
3. Floor Plan
4. Applicant Narrative
5. Email in Opposition



Ray Rd.



Vicinity Map

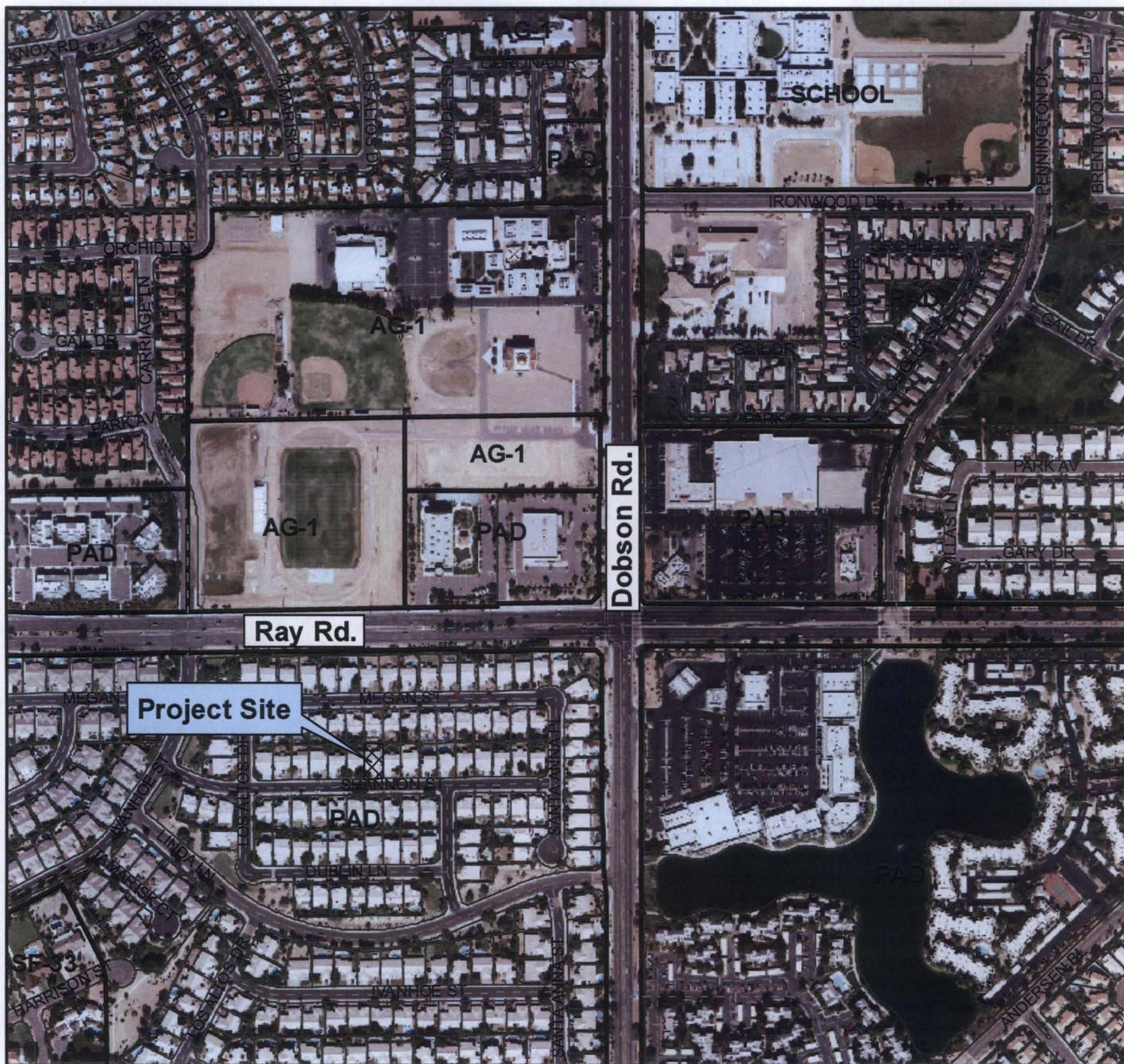


ZUP10-0047

Monami Assisted Living

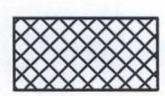
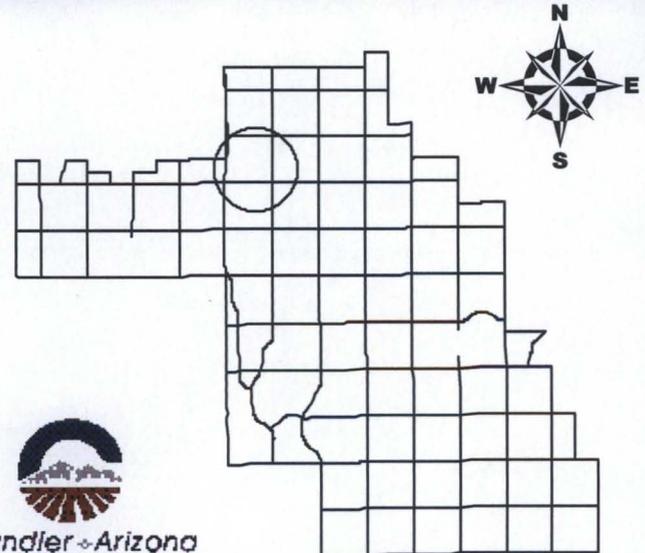


Chandler ~ Arizona
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Project Site

Vicinity Map



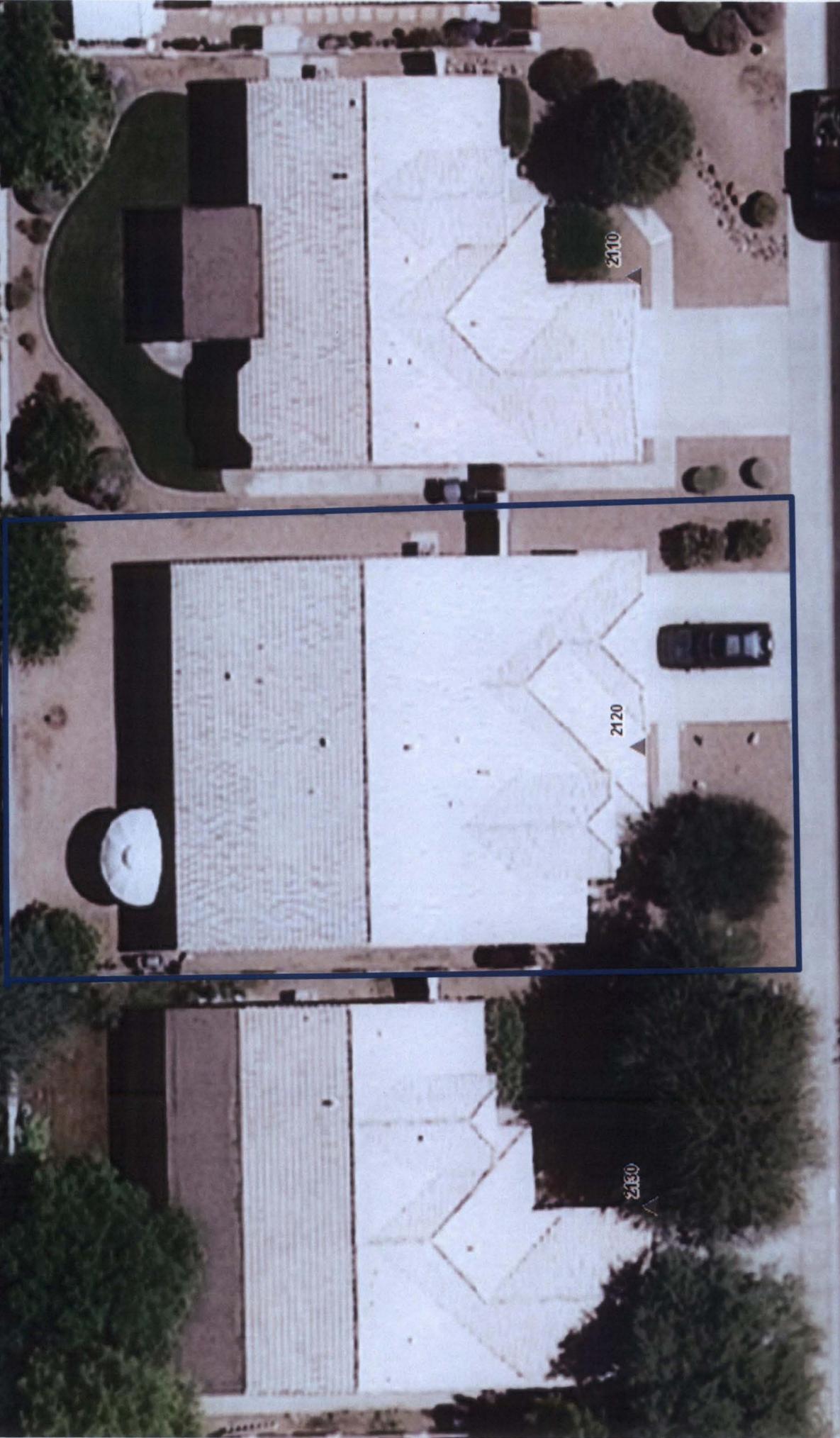
ZUP10-0047

Monami Assisted Living





MONAMI ASSISTED LIVING HOME



SITE PLAN

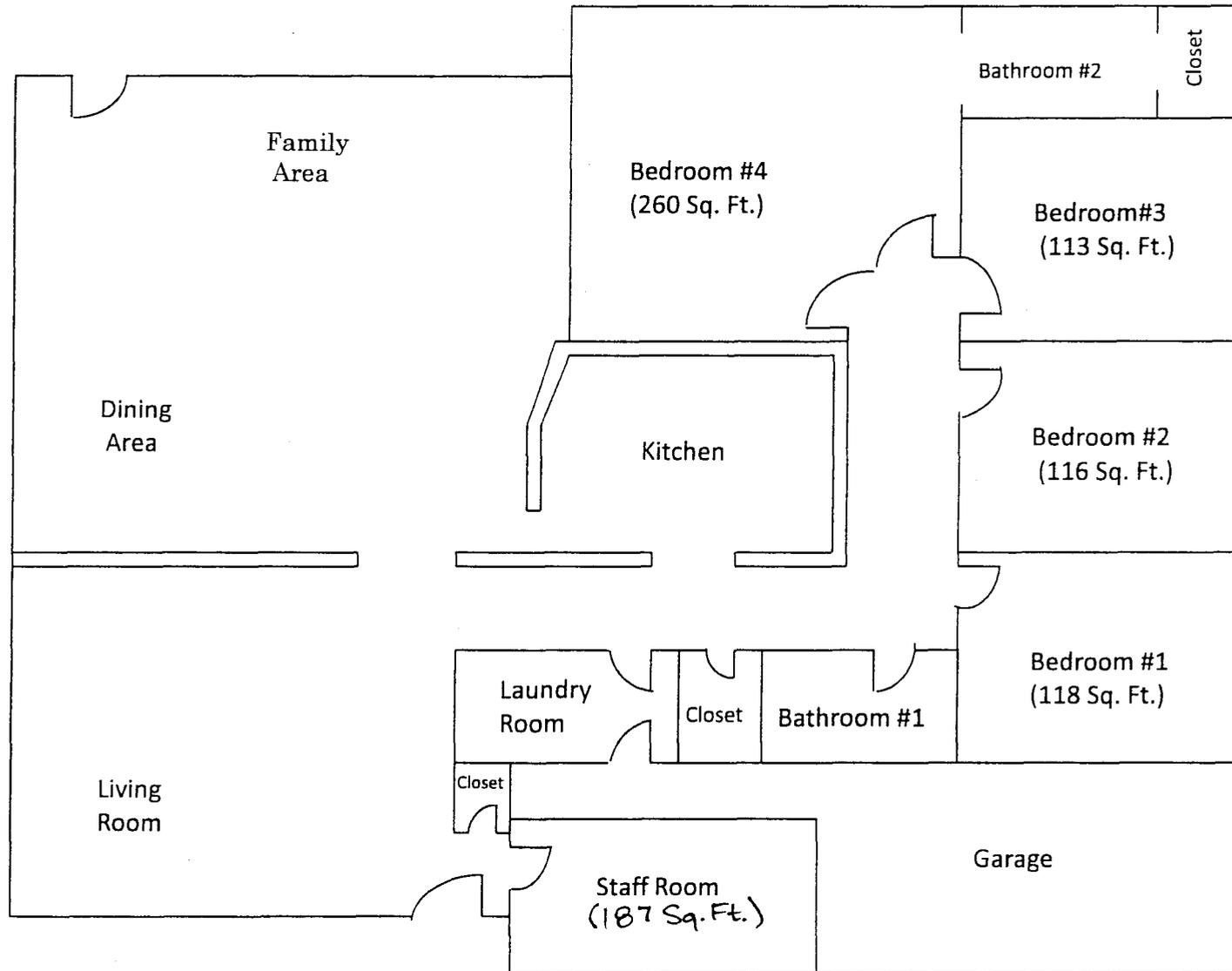
WISMAN INCORPORATED

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MONAMI Assisted Living Home
2120 W Shannon St., Chandler, AZ 85224

FLOOR PLAN



S h a n n o n S t r e e t

Monami Assisted Living Home
2120 W. Shannon St., Chandler, AZ 85224

January 17, 2011

Mr. Erik Swanson, City Planner
Transportation & Development
City of Chandler

RE: ZUP10-0047 MONAMI ASSISTED LIVING

Dear Mr. Swanson,

A. Please find below the narrative nature of Monami Assisted Living Home:

1. We are licensed for five (5) beds by the Department of Health under the assisted living home category.
2. There are two caregivers and one manager that is myself.
3. We are not licensed for a behavioral care home and we do not accept behavioral clients.
4. I am a certified assisted living facility manager in the State of Arizona since the year 2001.
5. The caregivers are live-in except for the manager.
6. All the current employees are certified caregivers with updated annual CEU's and recurrent trainings on First Aid and CPR.
7. All are fingerprinted with no criminal records whatsoever.
8. All employees are free tuberculoses as well as evidenced by annual Mantoux tests.

B. Monami Assisted Living Home has been licensed and in operation since the year 2002 and with annual renewals from the Department of Health and through the years that followed until the present.

C. The management of Monami was not aware of the separate tax to be paid to the City of Chandler until recently and we fulfilled it the soonest that we were able to. Monami will make sure that it would not be missed in the future.

D. Please find the attached floor plan for Monami Assisted Living Home.

If you have any questions, please don't hesitate to contact me.

Sincerely,

Winsome Chua

Facility Manager, Monami Assisted Living Home
480-235-7145

Pulbic Hearing Notice: ZUP10-0047 Monami Assisted Living 2120 W. Shannon Street, Chandler, AZ

Debbie Flinn

to:

erik.swanson@chandleraz.gov

06/14/2011 04:22 PM

Show Details

History: This message has been replied to.

Dear Erik,

Thank you for taking my call this morning regarding the upcoming hearing regarding the petition to operate an assisted living home for the elderly, within a single-family residential neighborhood.

I purchased this home 8 years ago for my elderly parents to live in and at the time there was no disclosure to me regarding the existence of an assisted living home. Now that this issue is on the docket it becomes a disclosure issue for myself and other homeowners in the area once they want to sell their home. With today's current real estate conditions, having so many homes for a buyer to select from, I don't want to add a disclosure fact about a group home two doors down from my residence. I believe it will make my home as well as others in the neighborhood more difficult to market and sell and would ultimately require a reduced value to sell due to the fact that the group home is two doors down.

My vote is "no" for the approval of the home to operate in our residential neighborhood.

Sincerely,

Debbie Flinn

2100 W. Shannon Street,

Chandler, AZ

85224

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