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MEMORANDUM Transportation & Development - PZ Memo No. 11-032

DATE: APRIL 11, 2011

TO: PLANNING AND ZONING COMMISSION

THRU: R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR
 JEFF KURTZ, PLANNING ADMINISTRATOR *JK*
 KEVIN MAYO, PLANNING MANAGER *KM*

FROM: ERIK SWANSON, CITY PLANNER *ES*

SUBJECT: ZUP11-0002 CEDAR SANCTUARY ASSISTED LIVING HOME

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

Location: 607 N. Bullmoose Ave.,
 Approximately ½-mile west of Dobson Road, just north of Galveston Street

Applicant: Barbara Gjonbalaj, Manager

RECOMMENDATION

The request is for Use Permit extension approval to operate an assisted living home for up to seven residents within an existing single-family home. This is the first extension request of the Use Permit. Staff, upon finding consistency with the General Plan and single-family residential (SF-33) zoning, recommends approval with conditions.

BACKGROUND

The subject site is located approximately ½-mile west of Dobson Road, just north of Galveston Street within the Indian Ridge Estates single-family residential subdivision. The subject site is zoned SF-33, and is surrounded by residential homes on all sides; an alley is adjacent to the rear property boundary.

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.

The subject site has operated as an assisted living home for the past five years; the first four years were with five or fewer residents, thus not requiring a Use Permit. In 2009, a Use Permit was granted to allow for up to seven residents. The current request is to allow the extension of the previously approved Use Permit for an additional three years. Additional residents are not being requested.

The operating team of the facility has a long history of running assisted living homes throughout the Valley, and currently operates seven homes within Chandler; all homes have five or fewer residents. The home is approximately 3,560 square feet, and sits on a 39,000 square foot lot. The assisted living home has five bedrooms and 2 ½ bathrooms, a living room, dining room, and two family rooms. The Master Bedroom and Bedroom 5, as shown on the attached floor plan, have the ability to house two residents. The rooms meet the City and State requirements for space. The home provides a long driveway along the southern property boundary that can accommodate eight to ten vehicles, and a circular drive that can accommodate an additional ten vehicles.

DISCUSSION

Staff continues to support the request citing that the home has operated successfully as an assisted living home for the past five years, and that due to the size and location of the home typical concerns such as parking and proximity to other homes are addressed.

PUBLIC/NEIGHBORHOOD NOTIFICATION

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

- A neighborhood meeting was held on Thursday, March 24, 2011. No neighbors were in attendance.

At the time of this writing, Staff has received two telephone calls regarding the request. The first caller had concerns with the upkeep of the property and parking illegally in landscaped areas. Staff has informed the owner of the concerns and has added conditions addressing the concerns. The second caller was in support of the request, but also expressed concerns regarding upkeep of the site. Staff has visited the site and did not find any outstanding issues pertaining to maintenance.

RECOMMENDED ACTION

Staff, upon finding consistency with the General Plan, recommends approval of ZUP11-0002 CEDAR SANCTUARY ASSISTED LIVING HOME, subject to the following conditions:

1. The assisted living home shall have no more than seven (7) residents at any time.
2. Should the applicant sell the property, this Use Permit to operate an assisted living home shall be null and void.

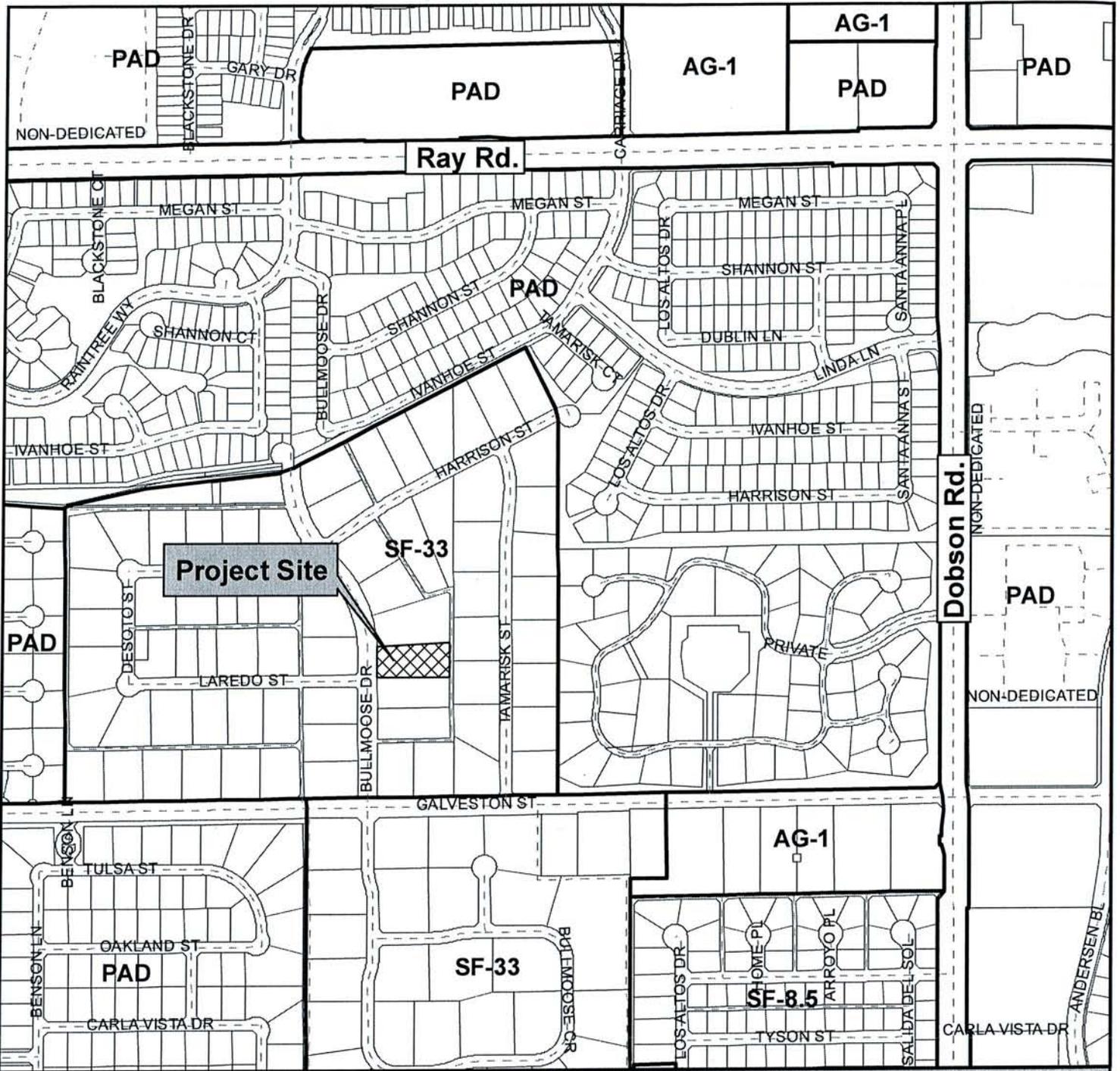
3. This Use Permit shall remain in effect for three (3) years from the effective date of City Council approval. Continuation of the Use Permit beyond the expiration date shall require reapplication to and approval by the City of Chandler.
4. The site shall be maintained in a clean and orderly manner.
5. Parking shall be restricted to designated improved surfaces.

PROPOSED MOTION

Motion to recommend approval of ZUP11-0002 CEDAR SANCTUARY ASSISTED LIVING HOME, Use Permit extension approval to operate an assisted living home for up to seven residents; subject to the conditions recommended by Staff.

Attachments

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



Vicinity Map



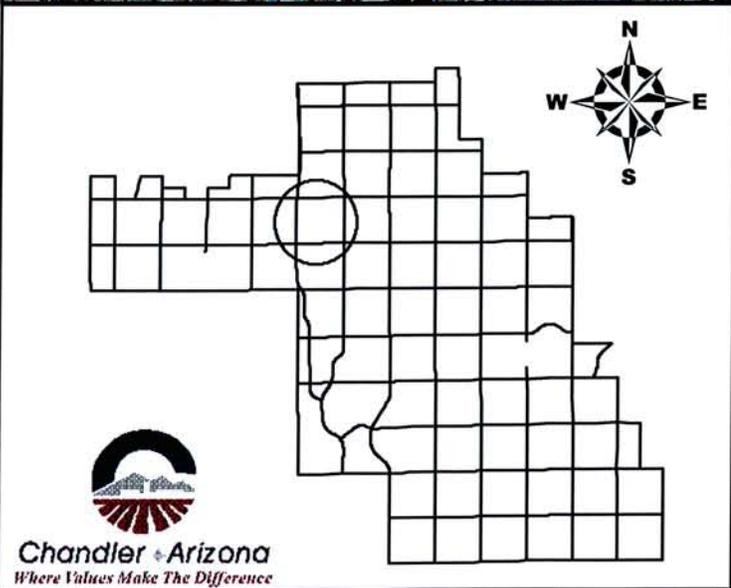
ZUP11-0002

Cedar Sanctuary Assisted Living



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CITY OF CHANDLER 1/14/2011



Vicinity Map



ZUP11-0002

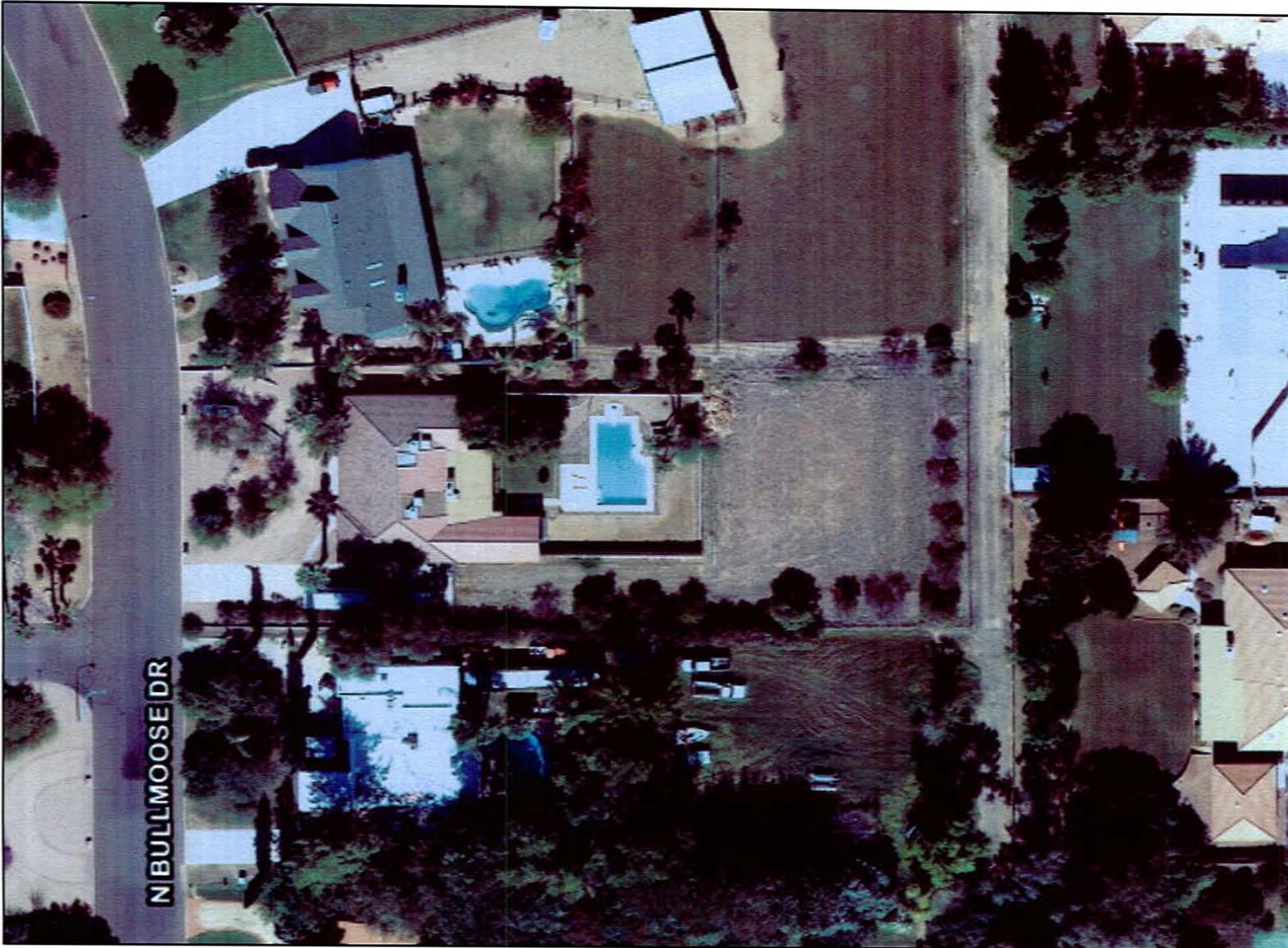
Cedar Sanctuary Assisted Living



607 N. Bullmoose Dr.



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0 35 70 140 210
Feet



The City of Chandler IT Division makes no warranties, written or implied, regarding the information on this map. This map is a user generated static output from the City of Chandler GIS Portal site and is for general reference only. Data layers that appear on this map may not be accurate, current, or otherwise reliable.

Notes: Cedar Sanctuary Assisted Living

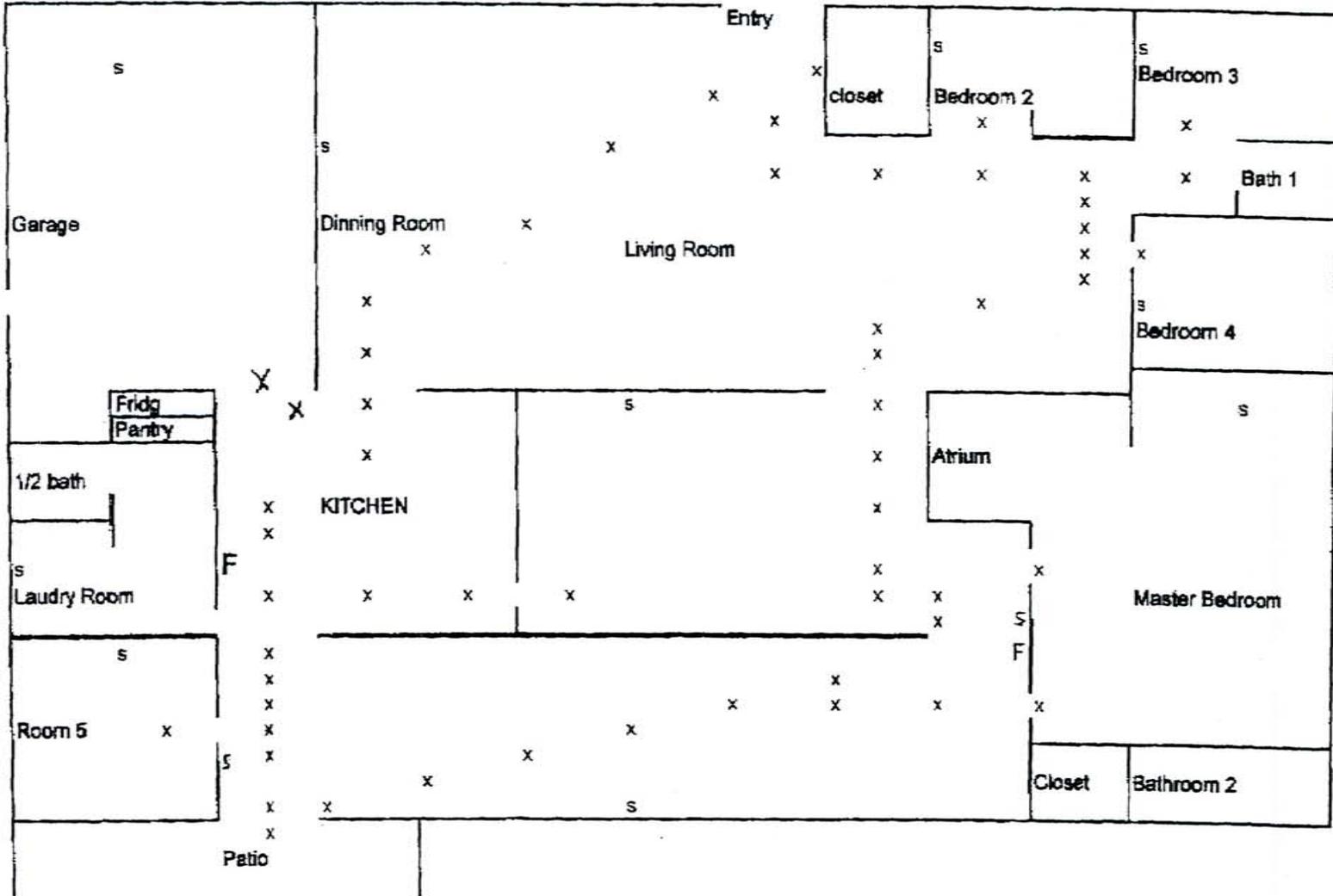
SITE PLAN

Author: Erik Swanson

Date: 4/11/2011

Cedar Pastures
 807 N. Builmoose Ave
 Chandler AZ 85224

Fire Extinguisher F
 Emergency Exit x
 Smoke Detector S



FLOOR PLAN





The Cedar Sanctuary, LLC

April 15, 2011

Chandler Arizona

Planning and Developing Department
Current Planning Division
215 E Buffalo St
Chandler, Arizona 85225

To whom it may concern:

The Cedar Sanctuary LLC, Assisted Living Facility is a company that has been in business in the Chandler, Gilbert and Scottsdale area for the last fifteen years. The nature of our business is to provide supervisory, personal and directed care to the elderly population in home like environment. At the present time we would like to continue with the seven beds for our facility at 607 N. Bullmoose Ave. Chandler, AZ 85224.

The current number of beds within the facility is 7 we are requesting to remain in operation with the same. No new construction will be necessary since there is enough space available. The facility is a one story, 3,560sq feet with 9 rooms. The facility is open 24 hrs a day seven days a week. There are always at least two caregivers on staff during the day and one caregiver at night. The facility sits on a 0.9 acres 39,117 sf lot with a fenced in pool.

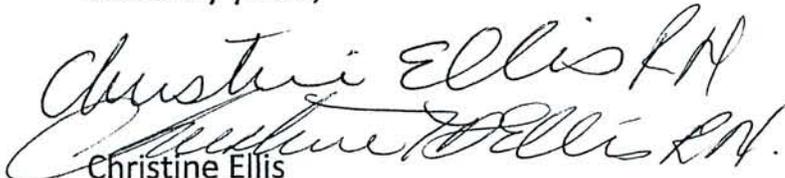
The facility can accommodate 2 vehicles parked in our garage, and 6 others parked either on our driveway and our separate circular driveway. The landscaping design is a desert theme in the front yard, and grass, palm and fruit trees in the backyard. We have smoke detectors in all the rooms and a fire extinguisher on the wall in the

Kitchen. We have upgraded our fire security through Protection One.

Cedar Sanctuary's vision to currently operate with the seven beds correlates with the increase of demand for exceptional care in the resident setting. We hope our request will be considered.

Thanking you in advance for the consideration, and if you have any questions please feel free to contact Christine Ellis CEO/RN at 602- 723-7712 or please call our office at 480 899-9878.

Sincerely yours,


Christine Ellis
CEO/RN/DON