



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



**MEMORANDUM**

**Transportation & Development - PZ Memo No. 12-036**

**DATE:** APRIL 23, 2012

**TO:** PLANNING AND ZONING COMMISSION

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

**FROM:** ERIK SWANSON, CITY PLANNER *ES*

**SUBJECT:** ZUP12-0004 LEISURE LIVING HOME

**Request:** Use Permit extension approval for the continued operation of an assisted living home for the elderly within an existing single-family home

**Location:** 507 N. Nantucket Court,  
North and east of the northeast corner of Chandler Boulevard and McQueen Road

**Applicant:** Nhor Latinovich, Owner

**RECOMMENDATION**

The request is for Use Permit extension approval for the continued operation of an assisted living home for the elderly within an existing single-family home. Staff, upon finding consistency with the General Plan and Planned Area Development zoning, recommends approval with conditions.

**BACKGROUND**

The subject site is located north and east of the northeast corner of Chandler Boulevard and McQueen Road, within the Tradition single-family subdivision. The home is located within a cul-de-sac and is surrounded by single-family homes. The subject site received Use Permit approval to operate an assisted living home for up to eight residents in 2007 for one year. In 2008 a three year extension was granted. The applicant is requesting an extension of the Use Permit for an additional five years.

Assisted living homes are required to obtain a Use Permit when there are more than five residents living together in a single dwelling, excluding staff. The applicant has been operating

an assisted living home at this location for the past ten years. Prior to obtaining a Use Permit for the additional residents in 2007, the home operated with five or fewer residents, thus not requiring a Use Permit. The maximum potential amount of residents allowed with a use permit is 10, excluding staff, however the applicant is only requesting up to eight residents. Additionally, the amount of residents allowed is based upon requirements provided by the State Health Department.

The home is approximately 2,285 square feet, and provides six bedrooms and three bathrooms. 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 applicant is a Certified Manager and Program Trainer for caregivers licensed by the Department of Health Services, and licensed by the Board of Examiners of Nursing Care Institution Administrators, and Assisted Living Facility Managers.

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

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

- A neighborhood meeting was held on Friday, April 27, 2012; Staff will update the Commission on the turn-out of the neighborhood meeting.
- An 11" by 17" public hearing sign was installed on the property.

At the time of this writing, Staff has received no telephone calls or letters opposed to this application.

#### **RECOMMENDED ACTION**

Staff, upon finding consistency with the General Plan, recommends approval of ZUP12-0004 LEISURE LIVING HOME, subject to the following conditions:

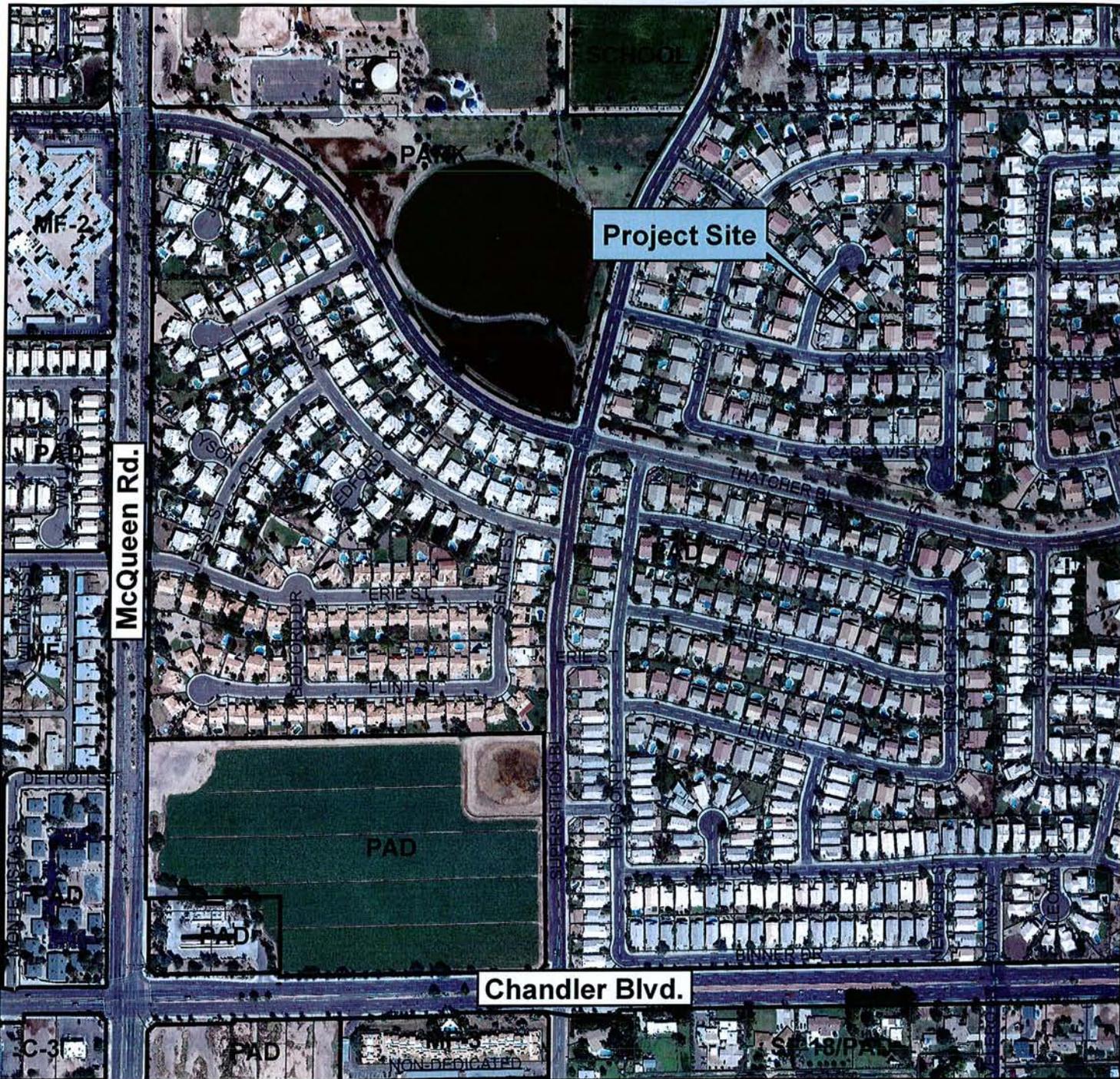
1. Expansion or modification beyond the approved exhibits (Floor Plan and Narrative) shall void the Use Permit and require new Use Permit application and approval.
2. The assisted living home shall have no more than eight (8) residents at any time.
3. Should the applicant sell the property, this Use Permit to operate an assisted living home shall be null and void.
4. This Use Permit shall remain in effect for five (5) 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.

**PROPOSED MOTION**

Motion to recommend approval of ZUP12-0004 LEISURE LIVING HOME, Use Permit extension for the continued operation of an assisted living home for the elderly, subject to the conditions recommended by Staff.

**Attachments**

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

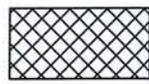
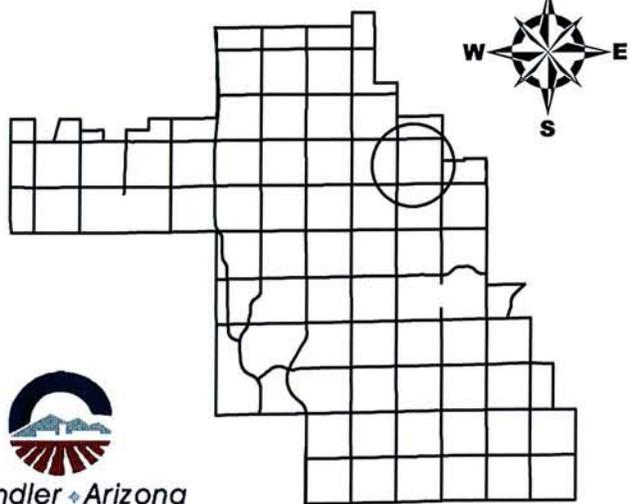


**Project Site**

**McQueen Rd.**

**Chandler Blvd.**

**Vicinity Map**



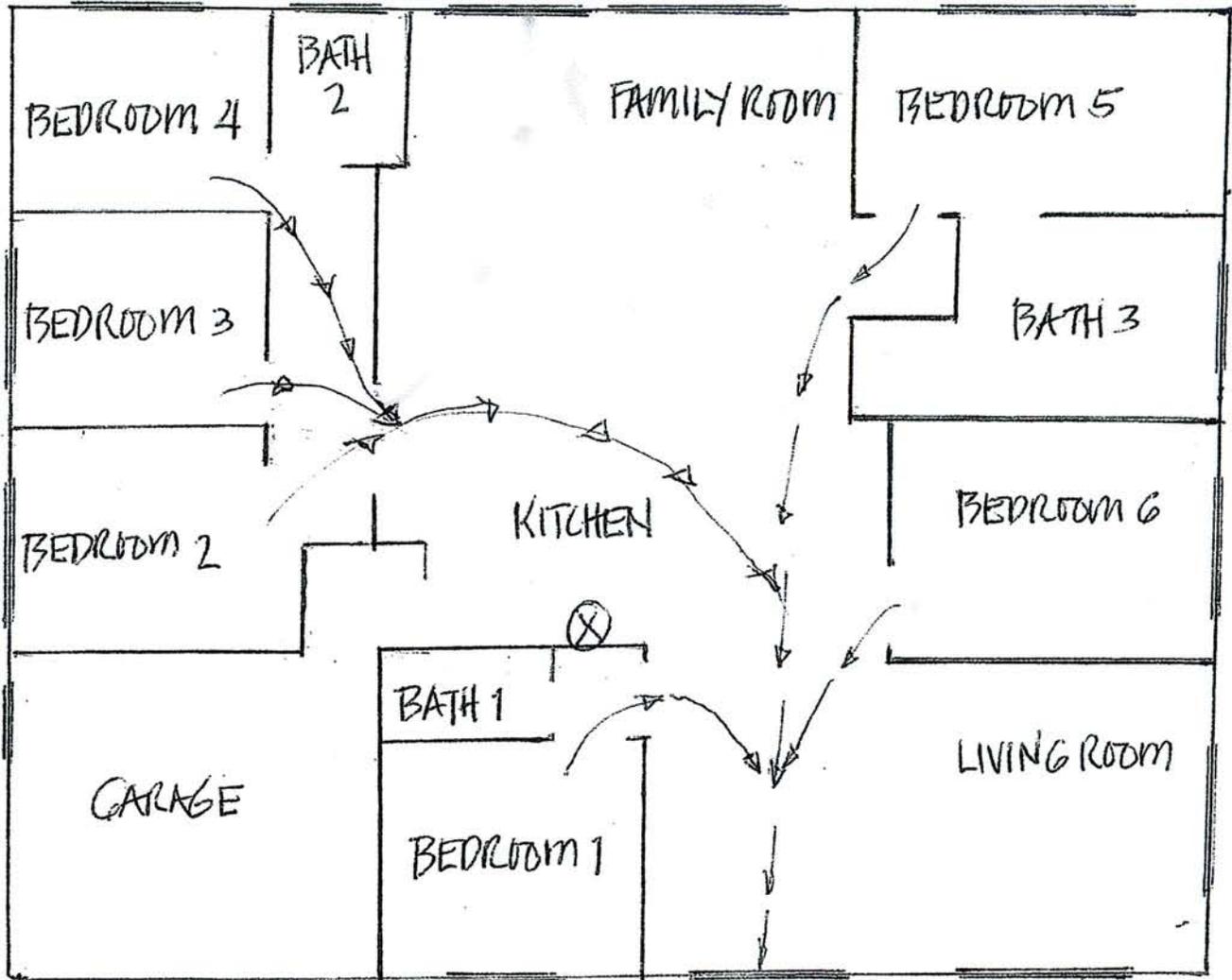
**ZUP12-0004**

**Leisure Living Home**



# Fire Evacuation Plan

## FIRE EVACUATION PLAN



567 N. NANTUCKET CT.  
CHANDLER AZ 85225

PRIMARY EXIT →  
FIRE EXTINGUISHER (X)  
SECONDARY EXIT

Date: February 6, 2012

Attn: Erik Swanson, City Planner  
City of Chandler, Zoning Department  
Mail Stop 105, PO Box 4008  
Chandler, AZ 85244

Re: Pending Expiration: Requesting Extension of Use Permit  
Permit Number: UP08-0060

Business Name: Leisure Living Home  
Address: 507 N. Nantucket Ct., Chandler, AZ 85225

Leisure Living Home. is a licensed assisted living home by the Arizona Department of Health Services. This facility has granted a permit to operate for 8 residents by the City Council of Chandler, Arizona on February 26, 2009.

We are requesting to extend the use permit to continue our operation as an assisted living home for no more than eight residents at any time.

We provide services to assist the elderly in their daily living activities such as bathing, grooming, feeding, ambulating, assisting in administering medications and other services or assistance they may require according to their needs and capabilities.

This facility has been conducting Assistance to the elderly since 2003 to present and have no knowledge of any issues regarding the care we provide nor any disturbance to our neighbors. The facility has 6 bedrooms and 3 bathrooms, with approved sprinkle systems and fire alarm monitoring.

Should you require more information, please do not hesitate to call me at 480-332-2422 or 480 577 8084.

Sincerely,

  
Nhor Latinovich  
Director

Lea Garcia  
Office Manager