



MEMORANDUM

Transportation & Development - PZ Memo No. 12-066

DATE: JULY 24, 2012

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: ZUP12-0012 ELDERCARE AT WESTERN

Request: Use Permit extension approval to operate an Assisted Living Home for up to eight residents within an existing single-family home

Location: 2004 W. Western Drive

Applicant: Joe Carlos, Operator

RECOMMENDATION

The request is for Use Permit extension approval to operate an Assisted Living Home for up to eight residents within an existing single-family home. Upon finding the request to be consistent with the General Plan and the single-family zoning district (SF-8.5), Staff recommends approval with conditions.

BACKGROUND

The subject site is located north of the northwest corner of Dobson and Elliot Roads, within the Knoell East single-family subdivision. Directly north of the subject site is a canal, located in the City of Mesa. Single-family homes surround the property to the west, south, and east.

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 received Use Permit approval for an Assisted Living Home in 2003 for up to six residents for a single year. In 2004, the Assisted Living Home received an extension of the Use permit for an additional three years. In 2007, the Assisted Living Home received a new Use Permit allowing up to eight residents, and subsequently after that year received approval for three additional years in 2009. The applicant is requesting an extension of the Use Permit for an additional five years. Staff is unaware of any opposition for the existing operation, and recommends approval with a five-year timing condition.

The home was built in 1979 as part of the Knoell East single-family residential subdivision. The house is approximately 3,042 square feet and provides seven bedrooms. The backyard is fenced, with additional fencing around the pool. There is no covered parking, but two parking spaces are provided in the driveway. The carport was enclosed prior to the Zoning Code requirement to provide two covered parking spaces. Employees do not park at the home; the applicant is responsible for driving the employees to and from the home. Visiting hours are from 9 a.m. to 7 p.m. and visitors are encouraged to call beforehand. The facility and property are well maintained.

The applicant has operated this facility as the owner/administrator for the past nine years. In addition, the applicant is a Certified Manager and licensed by the Board of Examiners of Nursing Care Institution Administrators and Assisted Living Facility Managers. Furthermore, the applicant is involved in continuing certification and training for the operation of Assisted Living Homes.

PUBLIC/NEIGHBORHOOD NOTIFICATION

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

- An 11" by 17" public hearing sign was installed on the property.
- A neighborhood meeting was held on Monday, July 9, 2012 at the Downtown Community Center. No neighbors were in attendance.

As of the writing of this memo, Staff has received no phone calls or letters of opposition.

RECOMMENDED ACTION

Staff, upon finding consistency with the General Plan and the SF-8.5 zoning district, recommends approval of the Use Permit subject to the following conditions:

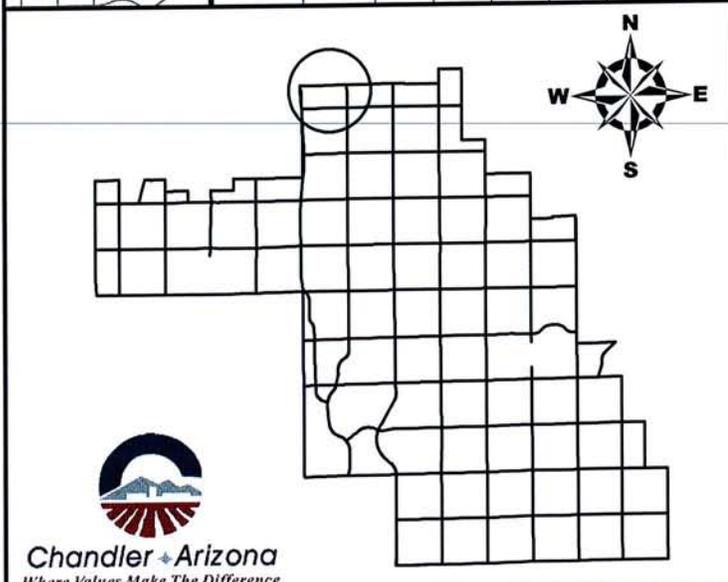
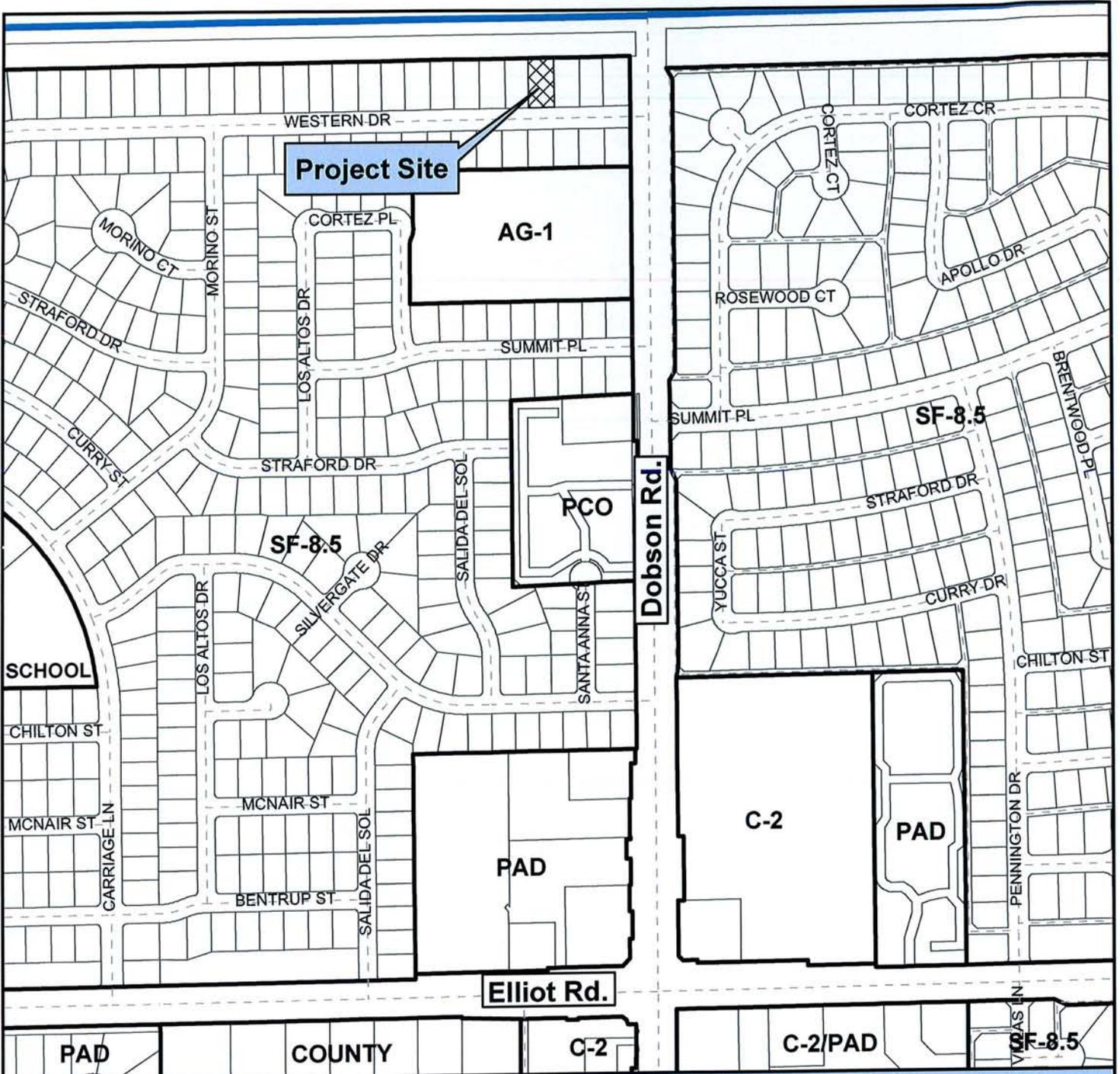
1. The assisted living home shall have no more than eight (8) residents at any time.
2. Should the applicant sell the property, this Use Permit to operate an assisted living home shall be null and void.
3. This Use Permit shall remain in effect for five (5) years from the effective date of City Council approval. Continuation of the Use Permit beyond the expiration date shall require reapplication to and approval by the City of Chandler.

PROPOSED MOTION

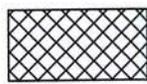
Motion to recommend approval of ZUP12-0012 ELDERCARE AT WESTERN, Use Permit extension approval for an Assisted Living Home, subject to the conditions recommended by Staff.

Attachments

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



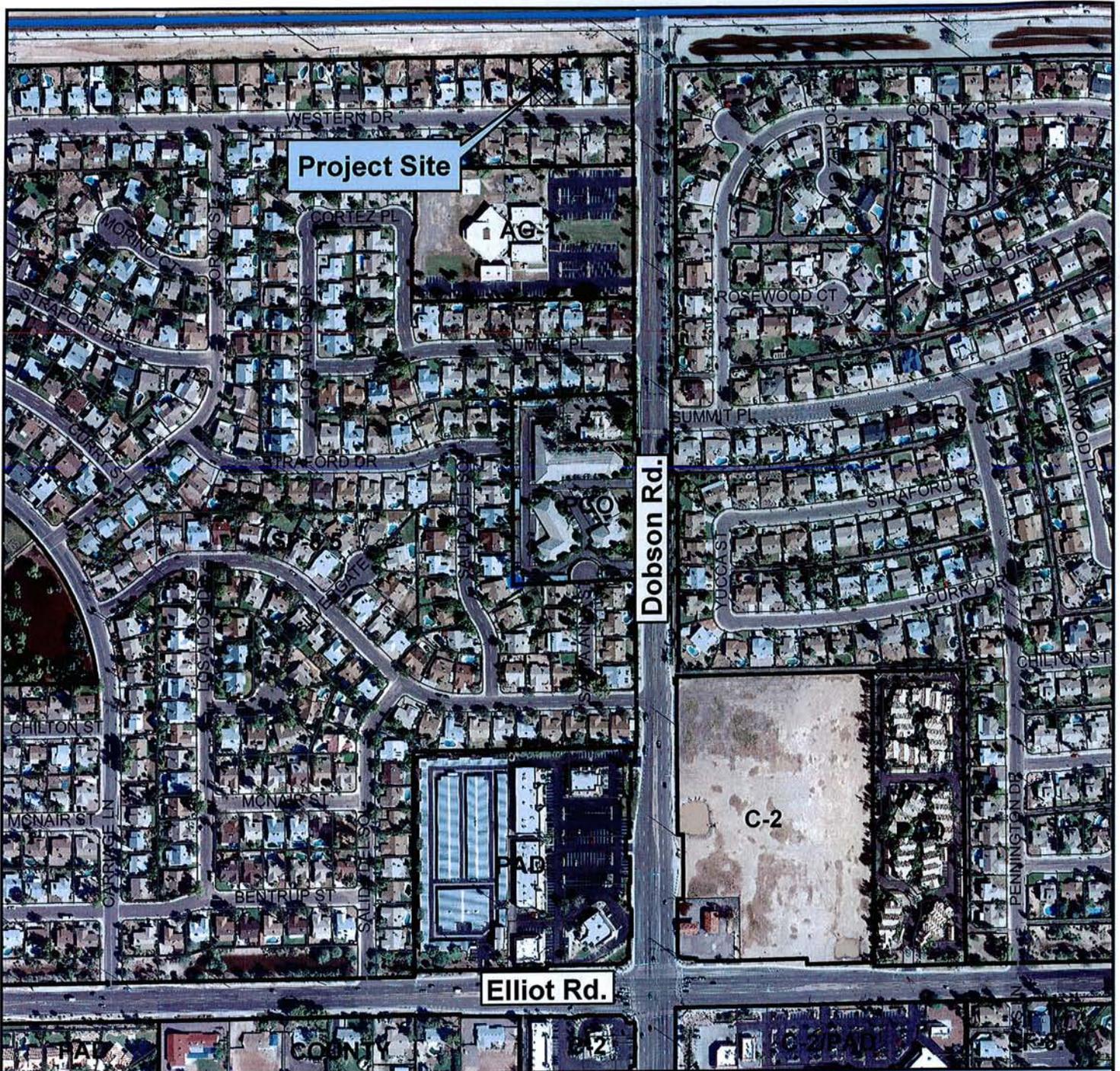
Vicinity Map



ZUP12-0012

Eldercare @ Western





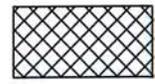
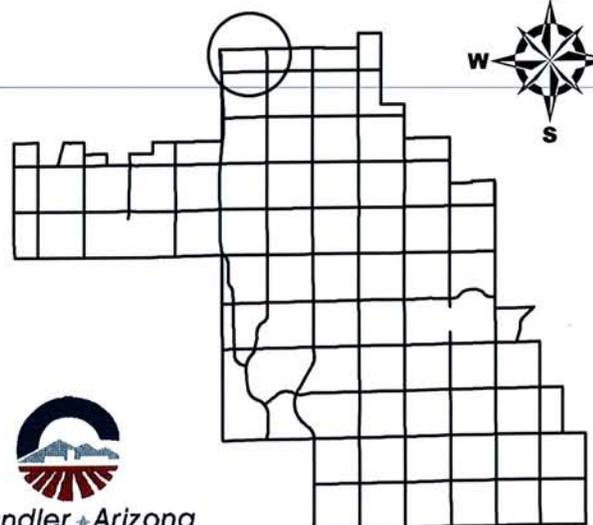
Dobson Rd.

Elliot Rd.

Project Site

C-2

Vicinity Map



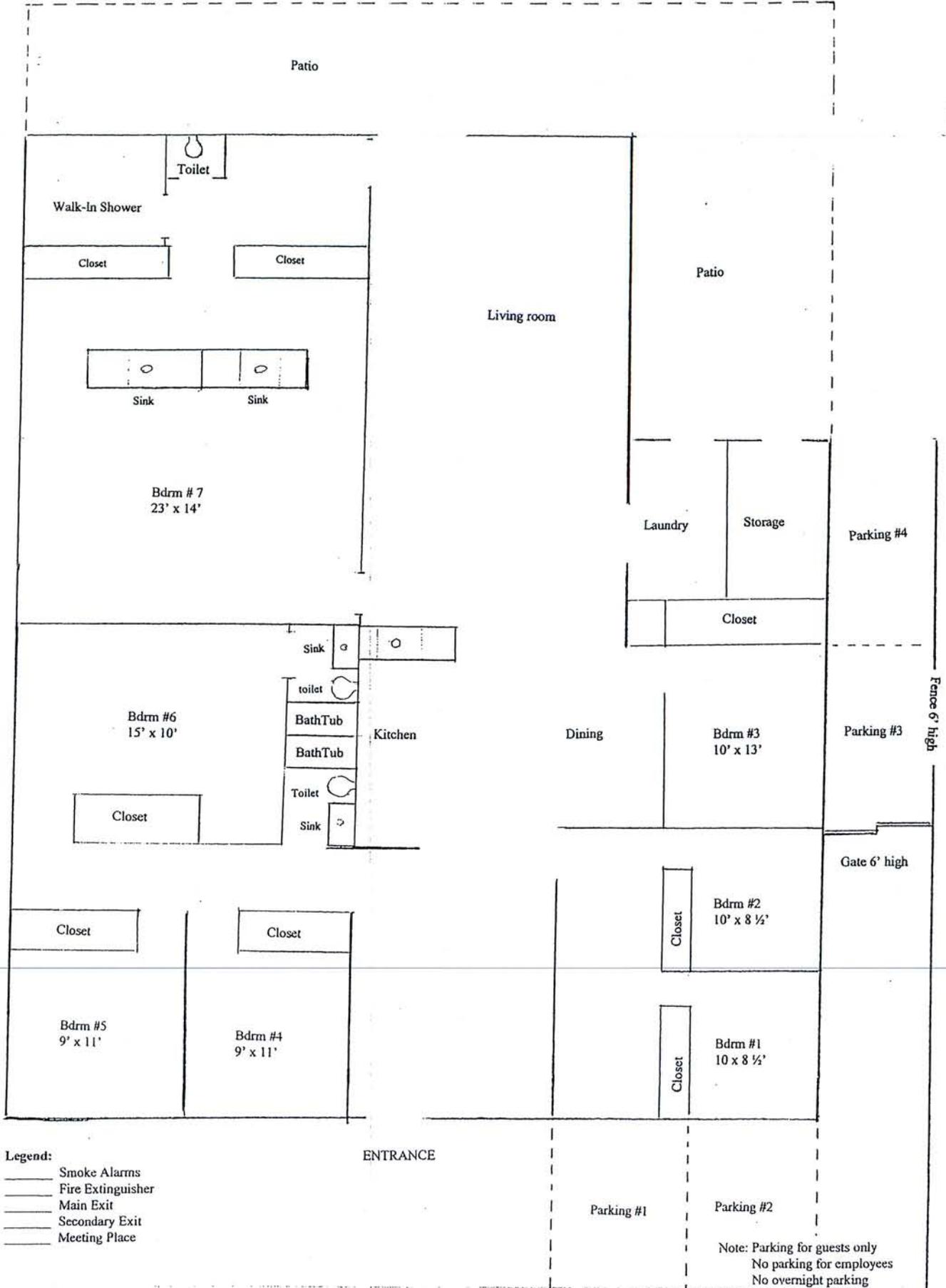
ZUP12-0012

Eldercare @ Western



Chandler + Arizona
Where Values Make The Difference

CITY OF CHANDLER 5/14/2012



- Legend:**
- Smoke Alarms
 - Fire Extinguisher
 - Main Exit
 - Secondary Exit
 - Meeting Place

Note: Parking for guests only
 No parking for employees
 No overnight parking

June 8, 2012

Mr. Erik Swanson, City Planner City of Chandler
215 East Buffalo Street
Chandler, Arizona 85225

Dear Erik:

In compliance with your letter of June 4, 2012, I am submitting the following information:

The City of Chandler Zoning and Planning Department and the City of Chandler City Council approved our home to operate an Assisted Living Home initially licensed for **six (6)** on the following dates:

June 12, 2003 which expires **one year** from date of approval (Exhibit A).

October 14, 2004 which expires **three (3) years** from date of approval (Exhibit B)

And then on January 17, 2008, our home was approved by the Chandler City Council to operate an assisted living home licensed for **eight (8)** on the following dates:

January 17, 2008, which expires **one year** from date of approval (Exhibit C).

January 23, 2009, which expires **three (3) years** from date of approval (Exhibit D)

The square footage of the home is 3,013.

The square footage of the individual rooms are as follows:

Room # 1, 85 Room #2, 85 Room #3, 130
Room #4, 99 Room #5, 99 Room #6, 150 Rm#7 322

Employees who work at the home:

Two (2) Certificated Caregivers who stay at home. A Certificated Caregiver who relieves any regular caregivers on their days off. A housekeeper who assists in preparing meals, laundry and cleaning the home. A Certified Facility Manager who oversees the total operations of the home, and the licensee who assists in the operations of the home on various hours of each day.

Certificates of the Caregivers:

Pepe Pagaran, (Exhibit E) Agnes Araza (Exhibit F) Isaias Araza (Exhibit G) Lemuel Carlos (Exhibit H)

Enclosed is a typical monthly activity calendar (Exhibit I)

Also enclosed is a floor plan (Exhibit J), and site plan (Exhibit K).

Please feel free to call me at (602) 803-7570.

Sincerely,



JOE CARLOS (Owner)