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MEMORANDUM

Planning and Development – CC Memo No. 06-327

DATE: DECEMBER 22, 2006

TO: MAYOR AND CITY COUNCIL

THRU: W. MARK PENTZ, CITY MANAGER
DOUG BALLARD, PLANNING & DEVELOPMENT DIRECTOR
JEFF KURTZ, ASSISTANT PLANNING & DEVELOPMENT DIRECTOR
BOB WEWORSKI, PRINCIPAL PLANNER

FROM: BILL DERMODY, CITY PLANNER

SUBJECT: UP06-0067 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: Michael T. Butler
Blue Sky Manor, Inc.

RECOMMENDATION

Planning Commission and Staff, finding consistency with the General Plan, recommend 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 home is 1,972 square feet, including a recent 800 square foot addition constructed to accommodate the 10 residents. It 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 will reside at the home. The applicant is a ADHS certified adult care home manager and caregiver who lives locally and will oversee the daily operation of the home, and occasionally provides assistance with resident care when needed. There are no bed-ridden residents, and, in the past year, there have been three emergency calls from the residence. 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 will be 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. Also, the recent house addition, which is not visible from the front of the building, is on a scale that fits within the neighborhood context.

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 requests an extension of the Use Permit for an additional five (5) years. Planning Commission and Staff, in keeping with established practice in similar situations, recommend that the extension be granted for only an additional three (3) years. The applicant has indicated that they are not in opposition to a three-year limitation.

PUBLIC/NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on December 13, 2006 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.

COMMISSION VOTE REPORT

Motion to approve. In Favor: 6 Opposed: 0 Absent: 1 (Anderson)

RECOMMENDED ACTION

Planning Commission and Staff, upon finding consistency with the General Plan and Single Family District (SF-8.5) zoning, recommend approval of UP06-0067 BLUE SKY MANOR subject to the following conditions:

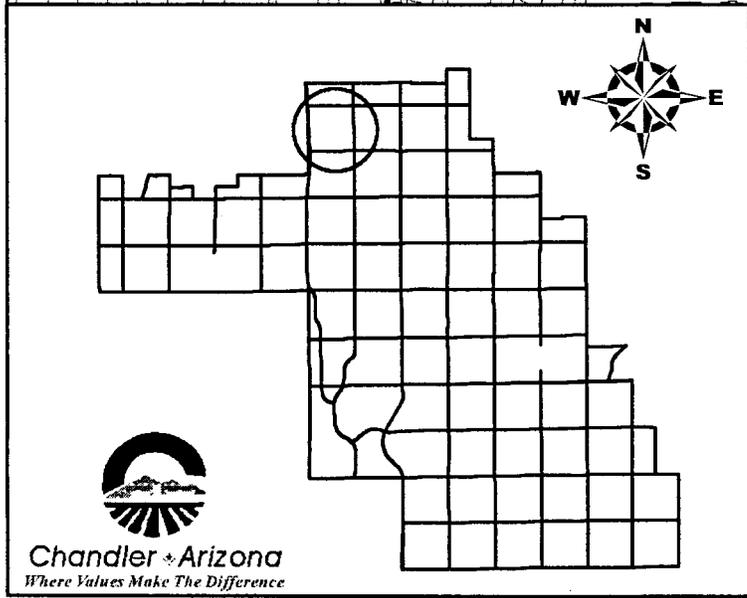
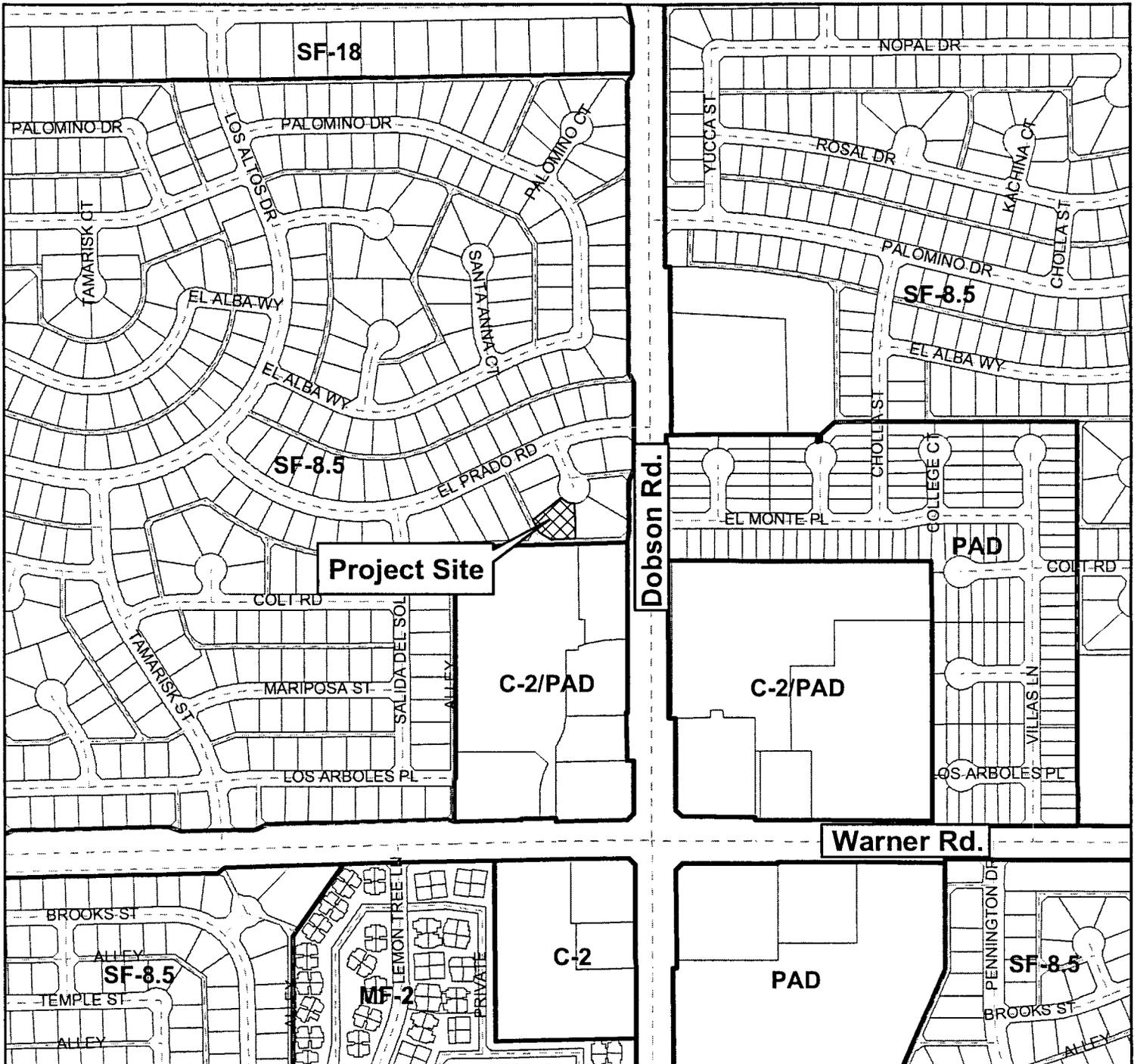
1. Compliance with the City of Chandler's Zoning Code provisions regarding the operation of adult care homes.
2. Maximum resident capacity is ten (10).
3. The Use Permit is applicable to this address only and may not be transferred to another location.
4. The Use Permit shall remain in effect for three (3) years from the effective date of City Council approval. Continuation of the Use Permit beyond the expiration date shall require re-application to and approval by the City of Chandler.

PROPOSED MOTION

Move to approve UP06-0067 BLUE SKY MANOR Use Permit for an adult care home with up to ten (10) residents subject to the conditions recommended by Planning Commission and Staff.

Attachments:

1. Vicinity Map
2. Site Plan
3. Floor Plan
4. Applicant Narrative
5. Sample Activity Calendar
6. Site Pictures



Vicinity Map

UP06-0067

Blue Sky Manor

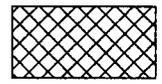
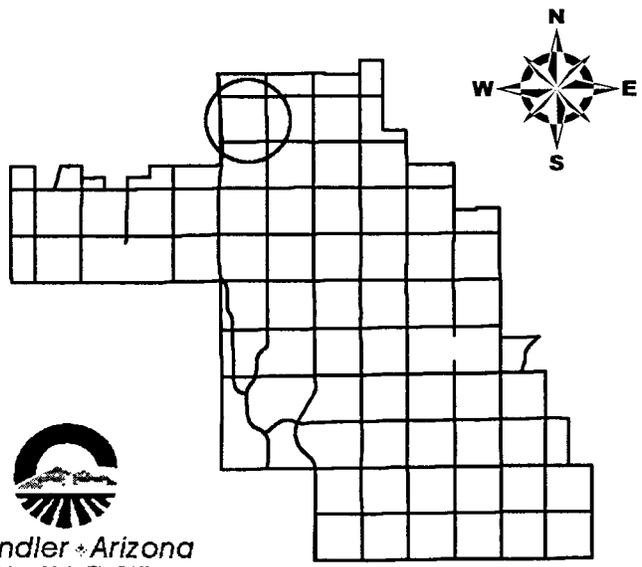
CITY OF CHANDLER 10/19/2006



Dobson Rd.

Warner Rd.

Vicinity Map



UP06-0067

Blue Sky Manor



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CITY OF CHANDLER 10/19/2006

**Blue Sky Manor, Inc
1619 W. Colt Rd
Chandler, Arizona
85224**

480-495-9505

October 11, 2006

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. 5th Place. All three homes have been successfully operating with state and county licensing. The first Chandler home has been open since April 1997, and 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.

Last year Blue Sky Manor Inc. requested and was granted a Use Permit approval to operate from a five resident to a maximum resident capacity of ten at 2202 N. Santa Ana Court. At this time I am requesting that the Use Permit shall remain in effect for five (5) years from the effective date of City Council approval.

My goal 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 Board of Directors for Odyssey Hospice, East Valley Aging Committee and the Advisory Committee for Maricopa Integrated Health Systems (AHCCS) .

References can be provided upon request.

Sincerely,

**Michael T. Butler Owner/Manager
Blue Sky Manor, Inc.**

This Week's Events

Sept. - Oct. 2006

Week beginning Monday,
and ending Sunday.

Monday

Date: 25

8:30 CURRENT EVENTS, NEWSPAPER, TODAYS DATE, TV
10:30 EXERCISE TO MUSIC OF CHOICE
1:00 CARD GAME OF CHOICE
3:30 TEN MINUTE EXERCISE & AROMA THERA
6:30 TRIVIA/DISCUSSION

Tuesday

Date: 26

8:30 CURRENT EVENTS, NEWSPAPE
TODAYS DATE, TV
10:30 EXERCISE TO MUSIC OF CHOIK
1:00 CHECKERS/DOMINOES
3:30 TEN MINUTE EXERCISE & AROM
6:30 ICE CREAM SOCIAL

Wednesday

Date: 27

8:30 CURRENT EVENTS, NEWSPAPER, TODAYS DATE, TV
10:30 EXERCISE TO MUSIC OF CHOICE
1:00 CARD GAME OF CHOICE
3:30 TEN MINUTE EXERCISE & AROMA THERA
6:30 TRIVIA/DISCUSSION

Thursday

Date: 28

8:30 CURRENT EVENTS, NEWSPAPE
TODAYS DATE, TV
10:30 EXERCISE TO MUSIC OF CHOIK
1:00 ARTS & KRAFTS
3:30 TEN MINUTE EXERCISE & AROM
6:30 ICE CREAM SOCIAL

Friday

Date: 29

8:30 CURRENT EVENTS, NEWSPAPER, TODAYS DATE, TV
10:30 EXERCISE TO MUSIC OF CHOICE
1:00 CARD GAME OF CHOICE
3.30 TEN MINUTE EXERCISE & AROMA THERA
6:30 FRIDAY NIGHT AT THE MOVIES

Saturday - Sunday

Date: 30-1

8:30 CURRENT EVENTS, NEWSPAPE
TODAYS DATE, TV
10:30 EXERCISE TO MUSIC OF CHOIK
1:00 CHECKERS/DOMINOES
3:30 TEN MINUTE EXERCISE & AROM
6:30 TRIVIA/DISCUSSION
7:00 MOVIE W/POPCORN & PUNCH



Front of home



Dining area and living room