



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

# 60  
JAN 17 2008

**MEMORANDUM**                      **Planning & Development - CC Memo No. 07-323**

**DATE:**            DECEMBER 24, 2007

**TO:**                MAYOR AND CITY COUNCIL

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

*[Handwritten initials: MB, DB, JK, BW]*

**FROM:**            ERIK SWANSON, CITY PLANNER

**SUBJECT:**        UP07-0091 SUNRISE ADULT CARE HOME

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

**Location:**           2004 W. Western Drive  
North of the northwest corner of Dobson and Elliot Roads

**Applicant:**           Jose Carlos, Owner/Operator

**RECOMMENDATION**

The request is for Use Permit approval to operate an Assisted Living Home for up to nine 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), Planning Commission and Staff recommend 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. The applicant is requesting an extension of the Use Permit for a third time. In addition to the Use Permit extension request, the request includes Use Permit approval for an additional three residents, bringing the total number of residents up to nine. While Staff is unaware of any complaints for the existing operation, Staff has added a one-year timing condition due to the increased number of residents.

The home was built in 1979 as part of the Knoell East single-family residential subdivision. The house has been expanded to approximately 1,539 square feet with six bedrooms, approximately 400 square feet larger than other homes in the subdivision. 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 four 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 November 5, 2007 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.

#### **PLANNING COMMISSION VOTE REPORT**

Motion to Approve:

In Favor: 6    Opposed: 0    Absent: 1 (Creedon)

Commission had some concerns with allowing nine residents in the home, finding that the number of residents being requested was too many for the amount of room provided. Commission recommended approval of the Use Permit with no more than eight residents at any time.

**RECOMMENDED ACTION**

Planning Commission and Staff, upon finding consistency with the General Plan and the SF-8.5 zoning district, recommend 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 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.

**PROPOSED MOTION**

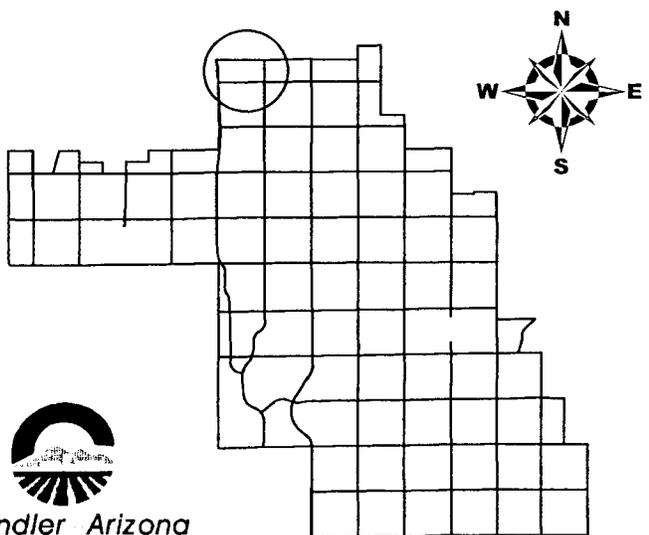
Move to approve UP07-0091 SUNRISE ADULT CARE HOME, Use Permit to operate an Assisted Living Home, subject to the conditions recommended by Planning Commission and Staff.

**Attachments**

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



## Vicinity Map

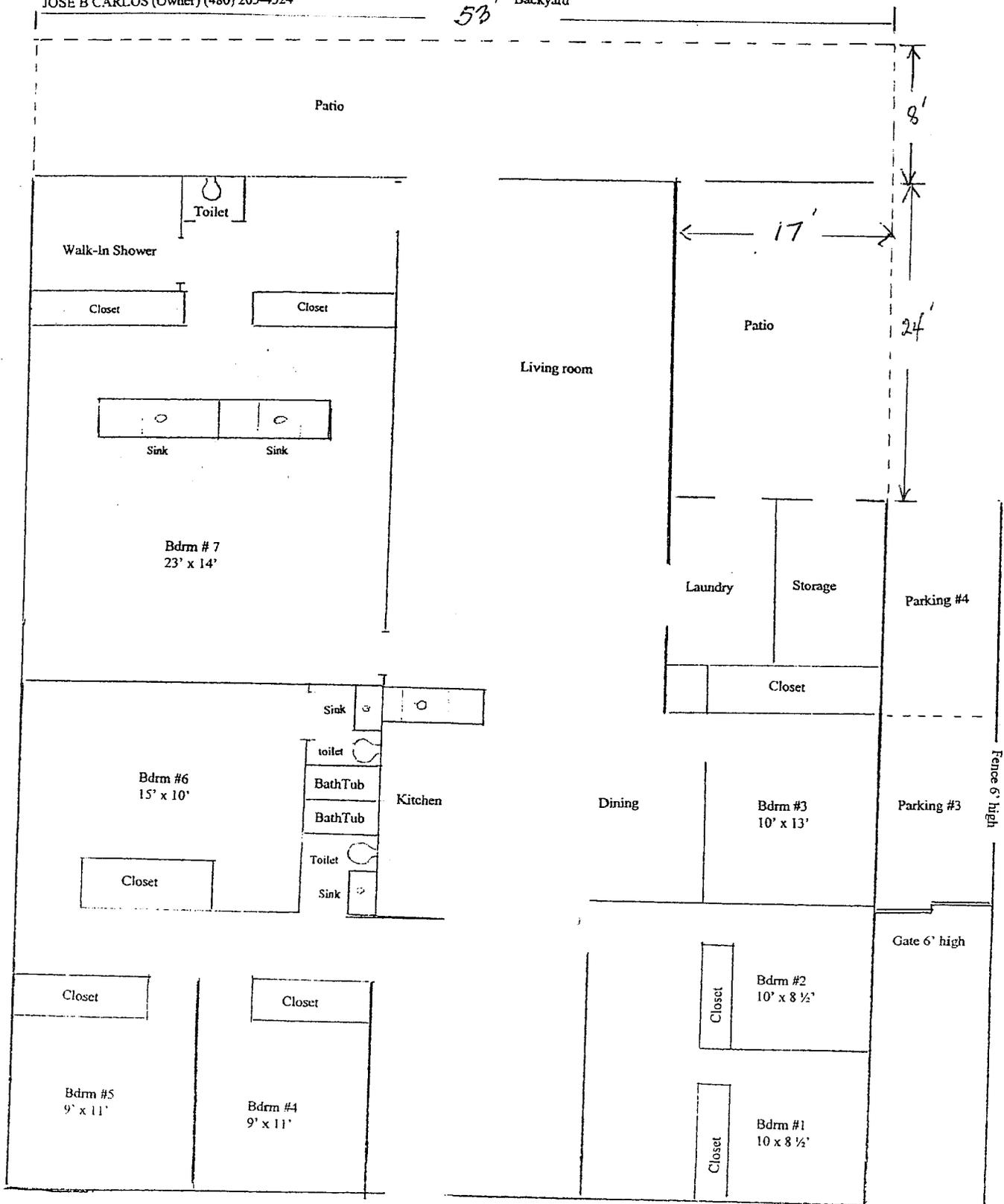


UP07-0091

**Sunrise Adult Care Home**

**EMERGENCY EVACUATION PLAN**  
 Sunrise Adult Care Home  
 2004 W Western Drive, Chandler, AZ 85224  
 JOSE B CARLOS (Owner) (480) 205-4524

53' Backyard



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

ENTRANCE

Parking #1      Parking #2

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

**FLOOR PLAN**



September 20, 2007

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

Dear Sir:

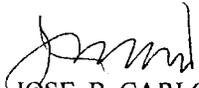
Attached herewith is my application for a use permit at the following location:

Sunrise Adult Care Home  
2004 W Western Drive  
Chandler, Arizona 85224

My group home is currently approved by the City of Chandler and the Arizona Department of Health Services for 6 residents.

I would like to request the City of Chandler to increase the capacity of residents from 6 to 9. The attached copy of building layout will show that I have enough rooms to accommodate the 9 residents.

Sincerely,

  
JOSE B CARLOS  
Owner  
(480) 205-4524