

#38
APR 10 2008



Chandler • Arizona
Where Values Make The Difference

MEMORANDUM

Planning and Development – CC Memo No. 08-076

DATE: MARCH 26, 2008

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

FROM: BILL DERMODY, SENIOR CITY PLANNER

SUBJECT: UP08-0010 DESERT SPRING ADULT CARE HOME

Request: Use Permit approval to operate an adult care home within a single-family residence for up to five (5) adults

Location: 1641 E. Yellowstone Place
Southwest of the southwest corner of Cooper and Ocotillo Roads

Applicant: Viorica Sana

RECOMMENDATION

Planning Commission and Staff, finding consistency with the General Plan, recommend approval subject to conditions.

BACKGROUND

The request is to allow an existing adult care home to expand from four (4) to five (5) residents receiving care in a single-family house. The subject site is located in the Cooper Corners single-family residential subdivision near the southwest corner of Cooper and Ocotillo Roads that was built-out primarily in 2004 and 2005. The current situation with four (4) residents plus the proprietors living on-site meets the Zoning Code definition of “family” and has been allowed by-right. The addition of one resident requires Use Permit approval.

The 4,200 square foot home located on a corner lot has two floors with seven (7) bedrooms. The adult care residents occupy the main floor, which has four (4) bedrooms and three (3) full bathrooms (the floor plan’s “powder room” has added a shower since construction). The homeowners (a couple and their son) who operate the facility live in the basement. Besides the homeowners, there are no other employees.

The subject site was denied a Use Permit in 2005 for an adult care home with up to eight (8) residents.

DISCUSSION

Planning Commission and Staff find the proposed use to be compatible with the surrounding neighborhood. Adding one resident will not significantly change the traffic, noise, or other land use effects generated by the use—it appears to be similar in impact to any other house in the neighborhood.

PUBLIC/NEIGHBORHOOD NOTIFICATION

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on March 11, 2008 at the Downtown Chandler Community Center. One neighbor attended in support.
- Staff is not aware of any opposition to the request.

PLANNING COMMISSION VOTE REPORT

Motion to approve.

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

RECOMMENDED ACTION

Planning Commission and Staff, upon finding consistency with the General Plan, recommend approval of UP08-0010 DESERT SPRING ADULT CARE HOME subject to the following conditions:

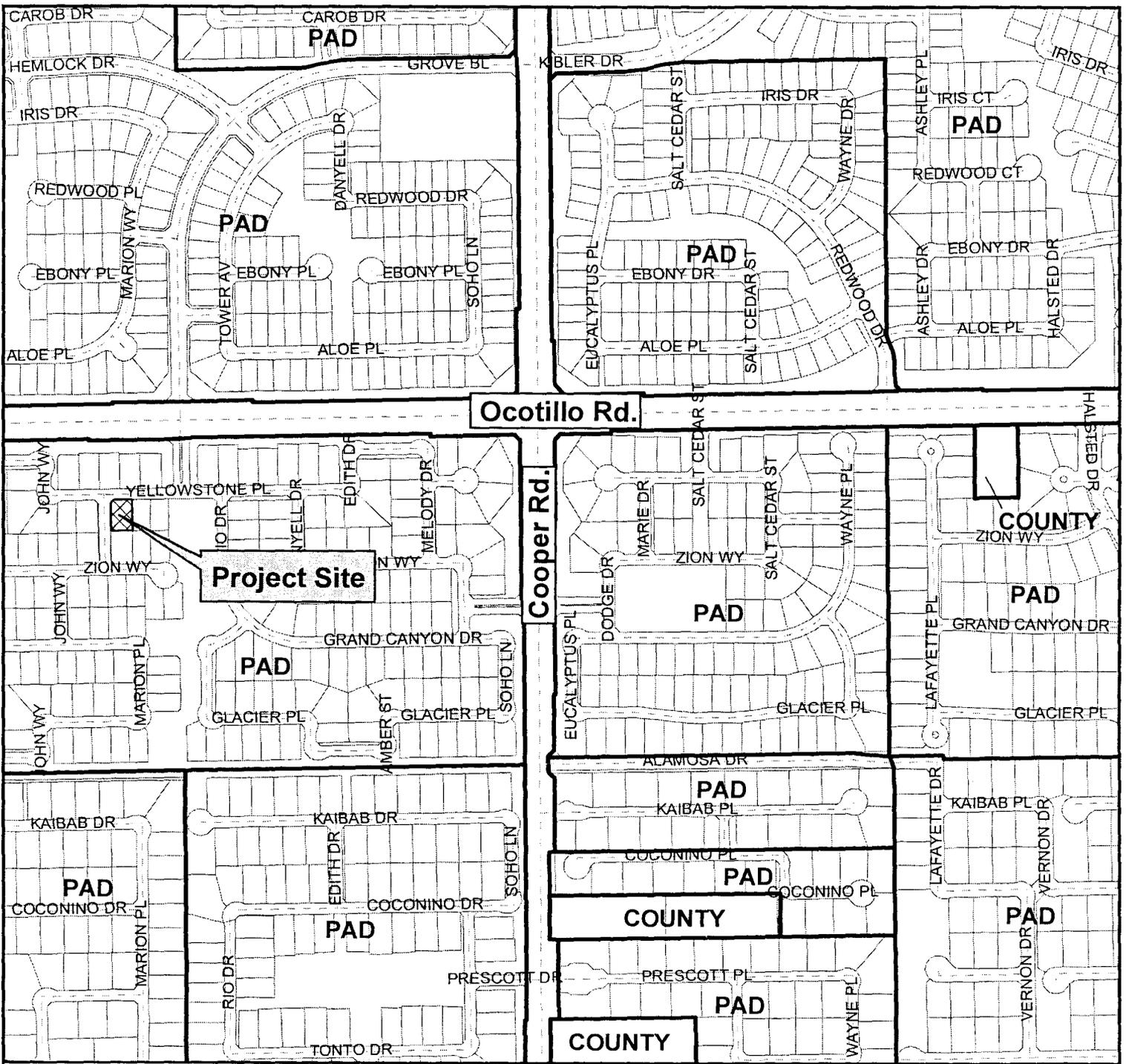
1. The Use Permit shall be granted for a period of one (1) year, at which time re-application shall be required. The one-year time period shall begin from the date of City Council approval.
2. Compliance with city provisions regarding the operation of adult care homes.
3. The maximum number of residents receiving care shall be five (5).

PROPOSED MOTION

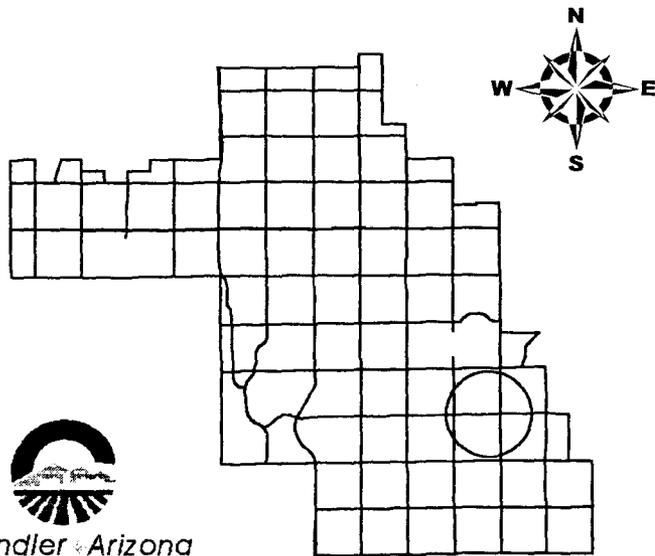
Move to approve UP08-0010 DESERT SPRING ADULT CARE HOME Use Permit to operate an adult care home within a single-family residence subject to the conditions recommended by Planning Commission and Staff.

Attachments

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



Vicinity Map

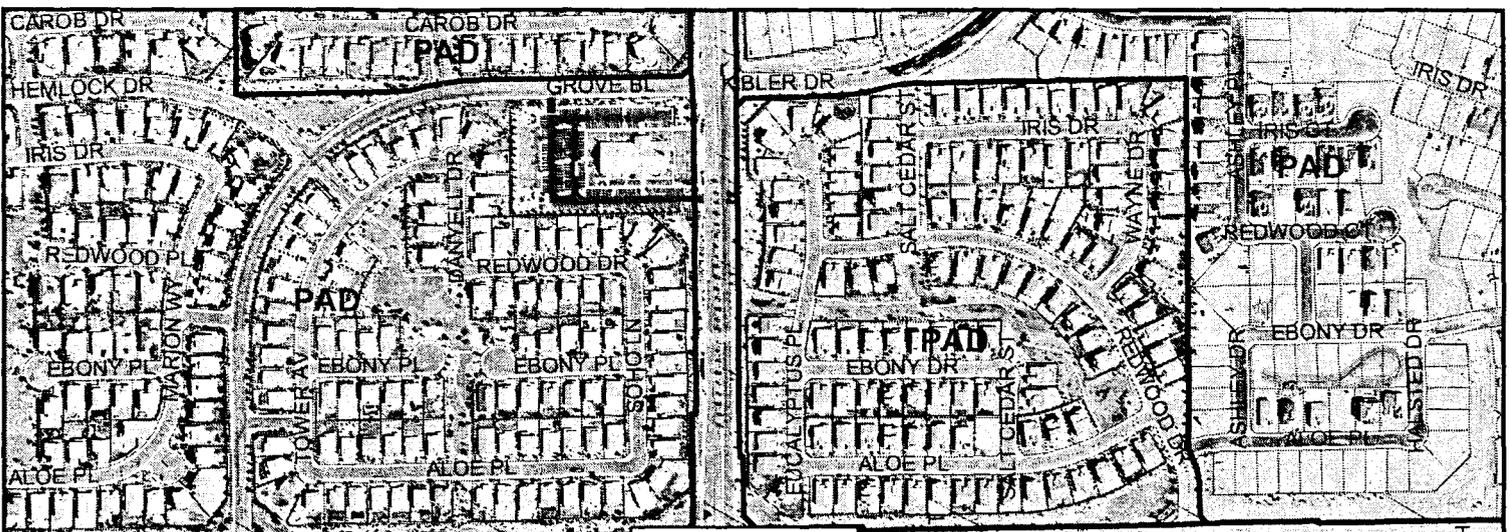


UP08-0010

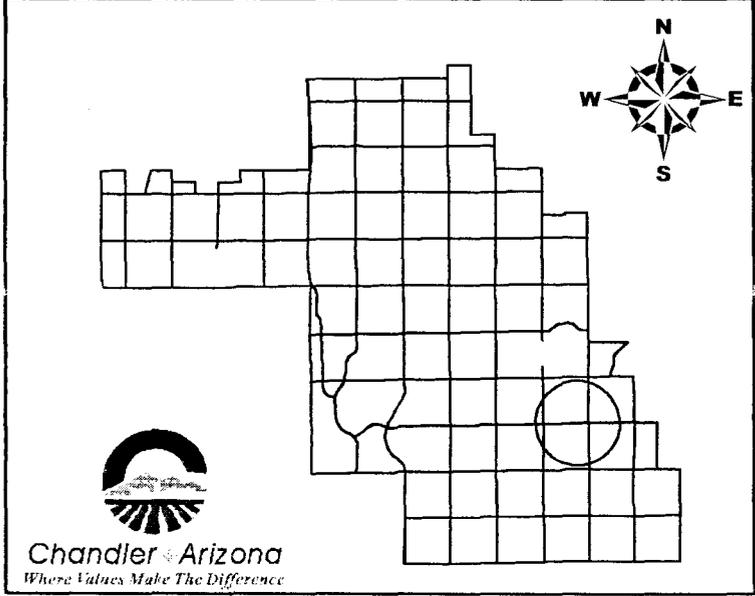
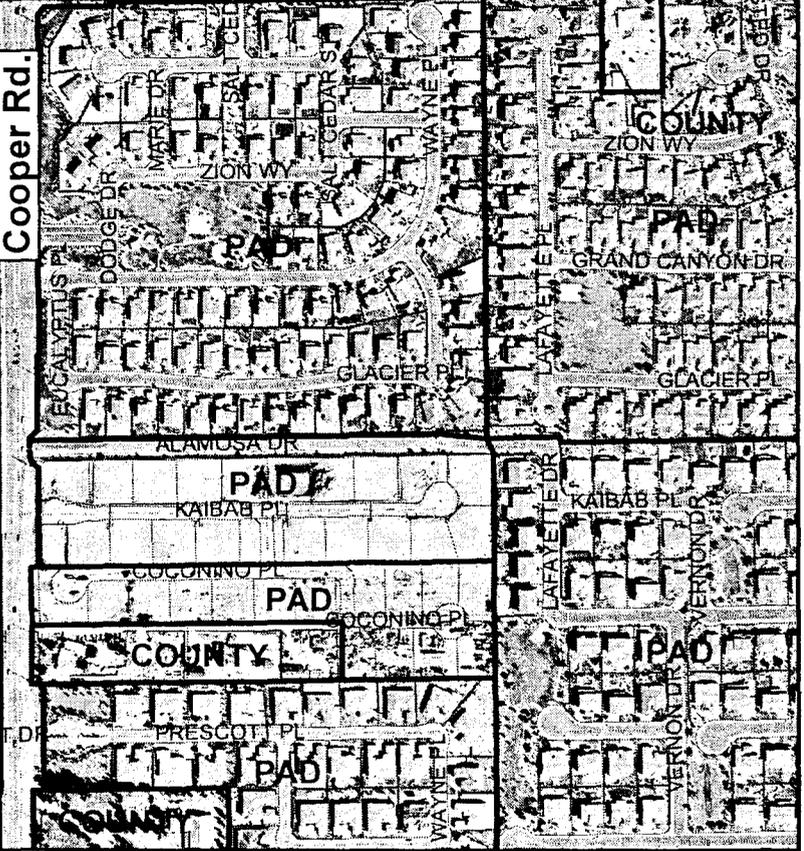
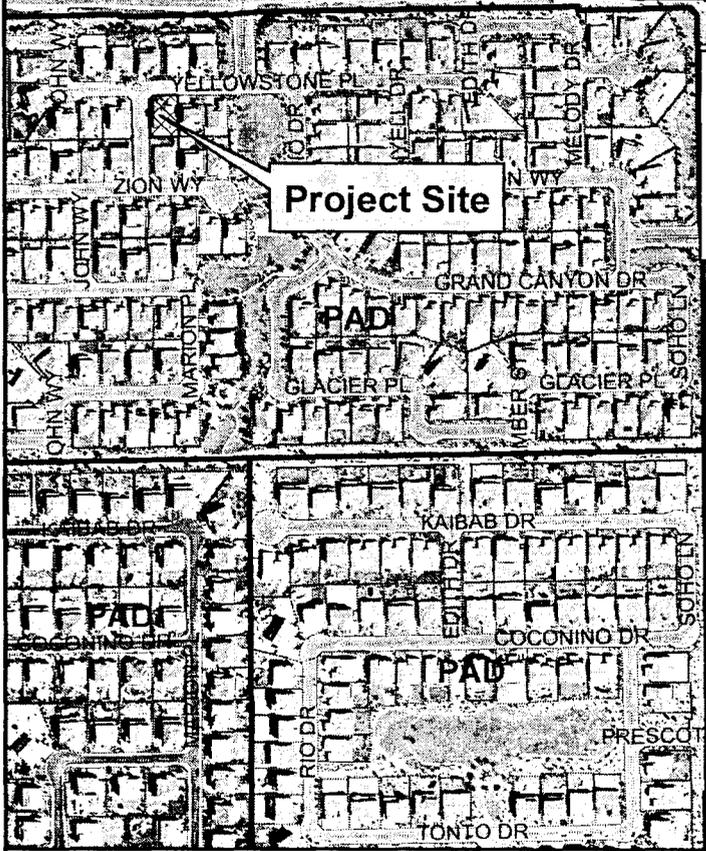
Desert Spring Adult Care Home



Chandler Arizona
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Ocotillo Rd.



Vicinity Map

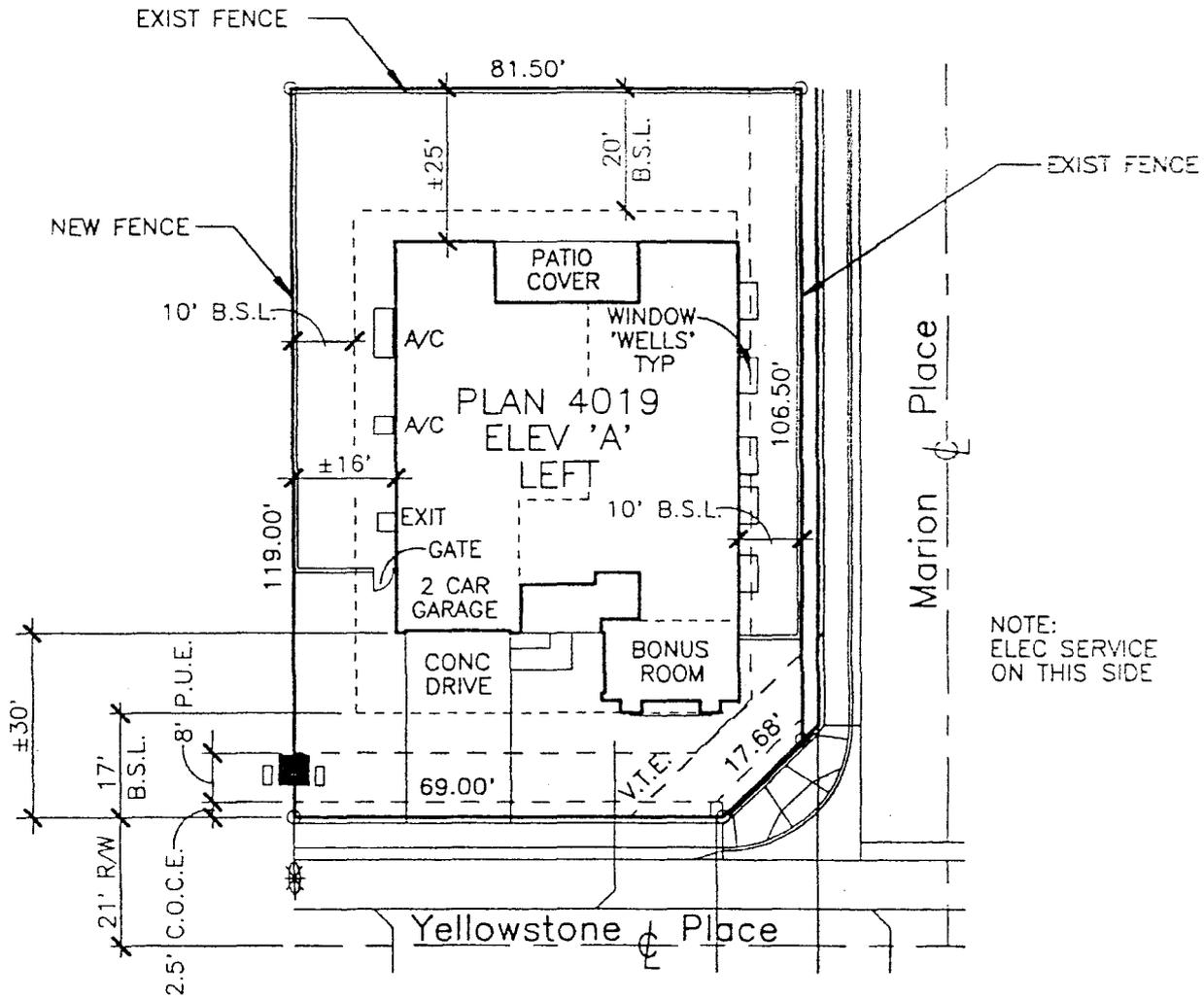
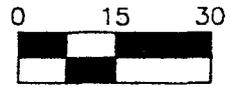
UP08-0010

Desert Spring Adult Care Home

CITY OF CHANDLER 2/12/2008

LOT NO: 11 DATE: 6-27-04
 SUBDIVISION: COOPER CORNERS WEST
 ADDRESS: 1641 EAST YELLOWSTONE PLACE

SCALE: 1" = 30.00'



NOTE:
 ELEC SERVICE
 ON THIS SIDE

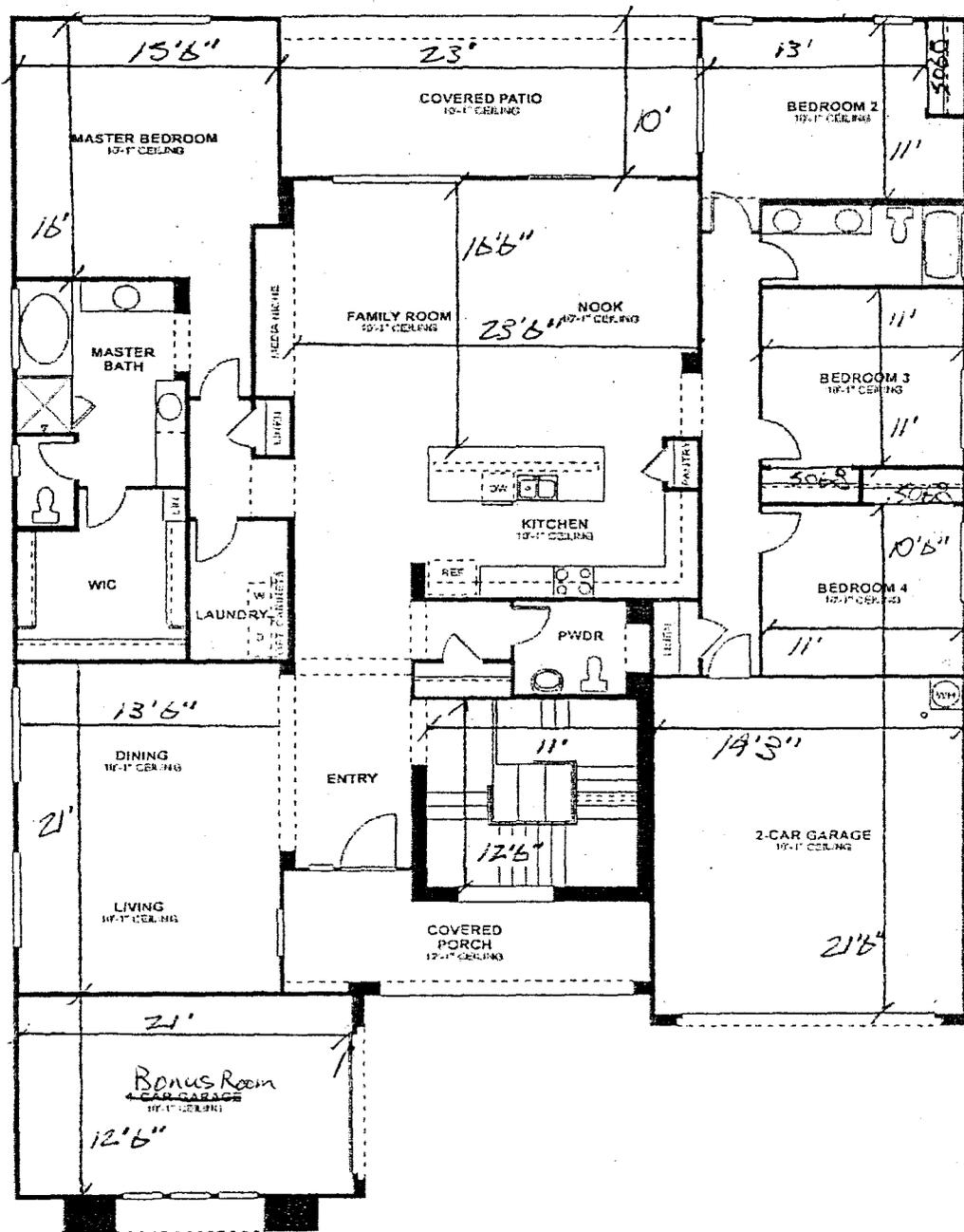
LEGEND

- B.S.L. BUILDING SETBACK LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- V.N.A.E. VEHICLE NON-ACCESS EASEMENT
- C.O.C.E. CITY OF CHANDLER EASEMENT
- V.T.E. VISIBILITY TRIANGLE EASEMENT
- S/W SIDE WALK
- C & G CURB & GUTTER
- FIRE HYDRANT
- STREET LIGHT
- ELECTRICAL TRANSFORMER

NOTE:
 BUILDING SETBACKS, FENCE LINES, AND PAD SIZE MAY VARY
 BASED ON EXISTING FIELD CONDITIONS. ALL MEASUREMENTS,
 ORIENTATION, AND UTILITY LOCATIONS ARE APPROXIMATE AND
 SUBJECT TO FIELD CHANGE AND VERIFICATION BY SUPERINTENDENT.

FOOTPRINT: 3719 S.F. PARCEL # 303-91-121
 LOT: 9620 S.F. FENCE: ±80 L.F.
 COVERAGE: ±38% FIN FLR = 39.53

FULTON HOMES 9140 SOUTH KYRENE, SUITE 202, TEMPE, ARIZONA 85284 480-753-6789



This brochure represents the plan with the following options selected:

- 1) Basement Stairs

Dear Sir, or Madam,

My name is Viorica Sana, and together with my spouse Nicholas Theodoresco, we own the property located at 1641 E. Yellowstone PL., Chandler Arizona, 85249. The purpose of this Use Permit Application is to ask for one bed increase in the group home we operate at this address. We have been operating this group home at this address since 2005. We have a zoning clearance for five residents, including family. The house has seven bedrooms, four of which are used for residents, and three for our family.

The four bedrooms at the first floor, used for residents are big enough for five residents, so we want to ask for a zoning clearance for up to 6, including the family (5 residents plus family).

The bedrooms sizes are:

MB 15'6" x 16'

B2 13' x 11'

B3 11' x 11'

B4 11' x 10' 6'

We run this care home ourselves and we do not have any hired people. Since we have opened this care home, we never caused any traffic disturbances, noise, smell and we never had any complaints of disturbing our neighbors in any way.

Thank You for considering this request.

Sincerely,

Viorica Sana.

A handwritten signature in black ink, appearing to read 'Viorica Sana', with a long horizontal flourish extending to the right.