#66

MAY 22 2008

Chandler • Arizona
Where Values Make The Difference

MEMORANDUM **Planning & Development - CC Memo No. 08-068c**

DATE: MAY 13, 2008

TO: MAYOR AND CITY COUNCIL

THRU: W. MARK PENTZ, CITY MANAGER
DOUG BALLARD, PLANNING & DEVELOPMENT DIRECTOR
JEFF KURTZ, ASSISTANT PLANNING & DEVELOPMENT DIRECTOR
KEVIN MAYO, ACTING PLANNING MANAGER KM

FROM: ERIK SWANSON, CITY PLANNER ES

SUBJECT: UP08-0004 ALMA SCHOOL PLACE ASSISTED LIVING FACILITY

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

Location: 451 W. Wildhorse Drive
West of the northwest corner of Arizona Avenue and Willis Road

Applicant: Marc Lazovich, owner

The request was initially heard at the April 24, 2008 City Council hearing. The request was approved by City Council to allow for six residents receiving care and no live-in caregivers. A later motion was made by City Council to reconsider the request, and the motion for reconsideration was placed on the May 8, 2008 City Council hearing. The motion for reconsideration was approved at the May 8, 2008 City Council hearing, and the item was placed on the May 22, 2008 City Council hearing.

Staff has notified the neighborhood of the notice for reconsideration via email.

RECOMMENDATION

The request is to allow for the operation of an assisted living home for up to ten residents within an existing single-family home. Upon finding consistency with the General Plan and Planned Area Development (PAD) zoning, Planning Commission and Staff, recommend approval with conditions.

BACKGROUND

The subject site is located within the Alma School Place single-family residential neighborhood, located west of the northwest corner of Arizona Avenue and Willis Road. The subject site is surrounded on the west, north, and east sides by single-family homes, and is adjacent to Willis Road on the south property line.

The request is to allow for the operation of an assisted living home for up to ten residents within the single-family home. The home was constructed in 2004, and as part of the construction process the homebuilder built concrete ramps to comply with ADA accessibility requirements. The original owner requested the ramps with the intention of opening an assisted living home. The original owner never opened the assisted living home, and recently sold the home to the current owner. The applicant has never operated an assisted living home, but the facility manager is a licensed manager and has worked in Arizona for approximately six years, with prior experience in Florida. The intention of the applicant is to provide a care facility for his mother. Currently there are no residents in the home.

The home is approximately 3,988 square feet, and has six bedrooms and four bathrooms. The home has a basement and provides two of the bedrooms and one of the bathrooms downstairs. Residents receiving care will not be occupying the basement level. On the main floor there are four bedrooms and three full bathrooms. The applicant would like to add an additional two bedrooms where the family room is located. With the additional two rooms the home would provide six bedrooms upstairs. The intention for the downstairs rooms is to allow for live-in caregivers to have private space. The intent is to hire a husband/wife team as live-in caregivers. If live-in caregivers are employed, they will count towards the total of ten residents. If live-in caregivers were not employed, with the additional two rooms upstairs, the home would be able to provide care for ten residents. The home has an enlarged garage that provides parking for two vehicles, and additional storage space. The driveway has parking for three.

DISCUSSION

Staff has received a number of emails from residents concerned with the Use Permit request. The concerns ranged from; increased traffic, allowing a business in a residential neighborhood, and the number of residents allowed in the home. Staff has found, based on past assisted living home approvals, that the residents of the home do not drive, nor do they have vehicles, and visitation hours are generally restricted to certain hours. Although Staff finds that the use has a commercial aspect to it, the use itself is still residential in nature. Addressing the number of residents; Staff has found that based on the square footage of the home and the regulations provided in the Zoning Code, along with the requirements of the Arizona Department of Health Services, that ten residents is feasible and considerable. Staff is in support of the request, finding that the request is in compliance with the Zoning Code requirements. To address the concerns, and to allow for a period of review, Staff is adding a one-year timing condition.

PLANNING COMMISSION VOTE REPORT

Motion to Approve:
In Favor: 6 Opposed: 1 (Cason)

There was much discussion regarding the request. Approximately eight neighbors spoke in opposition to the request. The concerns involved those mentioned above. Planning Commission also had concerns regarding the number of residents being requested, and with the inexperience of the homeowner. Planning Commission approved the Use Permit request, but limited the number of residents to six (6) residents receiving care, and two (2) live-in caregivers.

NEIGHBORHOOD NOTIFICATION

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

- Notices were mailed to all property owners within a six hundred foot radius and all Registered Neighborhood Organizations (RNOs) within ¼ mile.
- A description of the Use Permit request was advertised in the newspaper.
- An orange 11" x 17" public hearing sign was posted on the property.
- A neighborhood meeting was held on Tuesday, February 12, 2008 at the Downtown Community Center. Three neighbors were in attendance. All three were opposed to the request. Concerns included increased traffic, number of residents, and the effect on home values.
- Staff notified residents of the reconsideration via email, and has received one email response in opposition to the request.

At the time of this writing, Staff has received approximately 27 emails, one response letter, and four telephone calls from individual residents opposed to this application. Staff has received two emails in support of the request.

RECOMMENDED ACTION

Planning Commission and Staff, upon finding consistency with the General Plan, and PAD zoning recommend approval with conditions.

1. The assisted living home shall have no more than six (6) residents receiving care, and two live-in caregivers.

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.

4. No residents receiving care shall occupy the basement level.

PROPOSED MOTION

Move to approve UP08-0004 ALMA SCHOOL PLACE ASSISTED LIVING FACILITY, Use Permit for an assisted living home, as recommended by Planning Commission and Staff.

Attachments

1. Vicinity Map
2. Floor Plan
3. Floor Plan of Additional Rooms
4. Applicant Narrative
5. Emails from Residents

Chandler Arizona
Where Values Make The Difference

Vicinity Map

UP08-0004

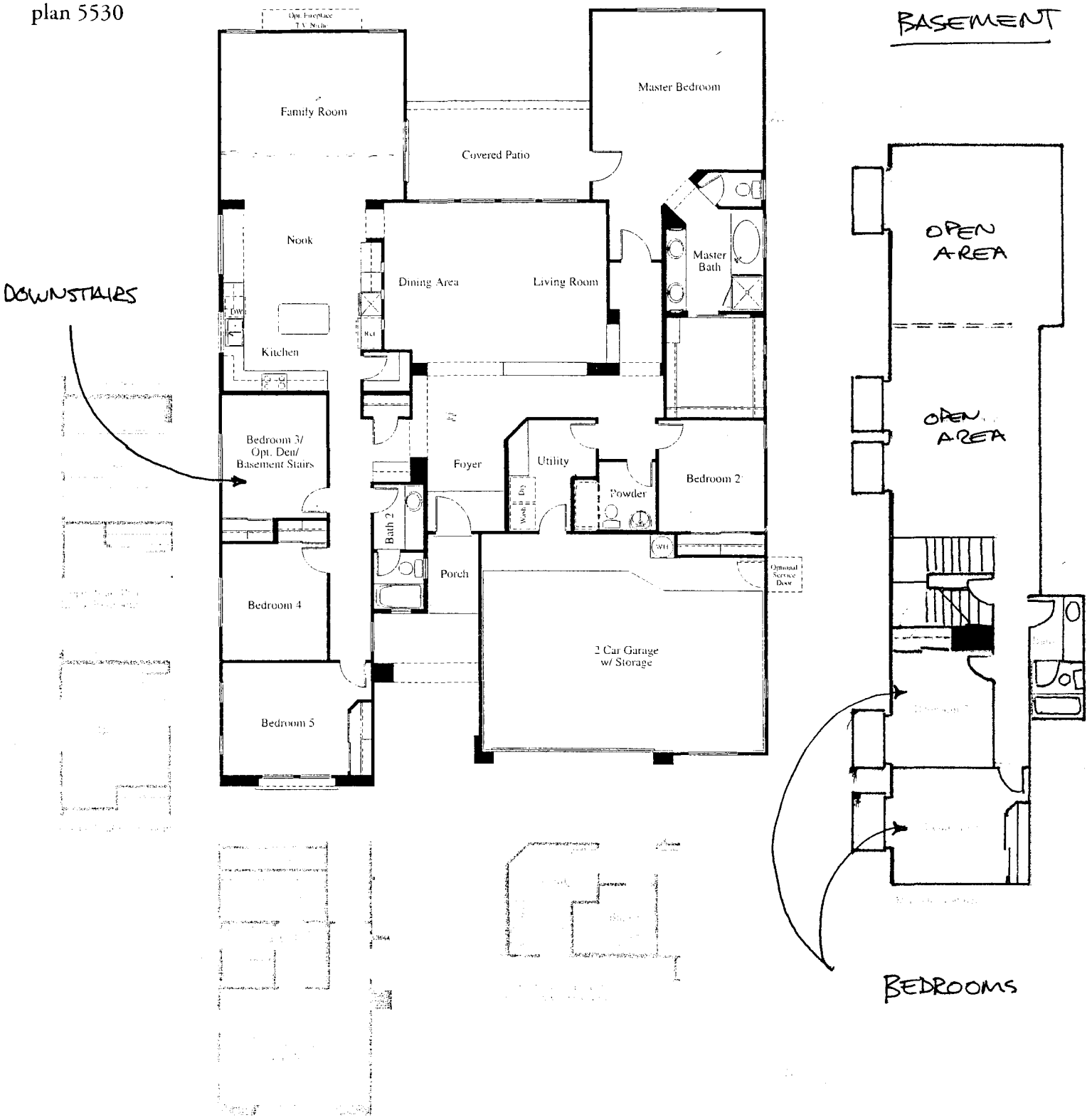
Assisted Living Facility
451 W. Wildhorse Dr.

CITY OF CHANDLER 1/10/2008

Capital Pacific Homes

Madara

plan 5530

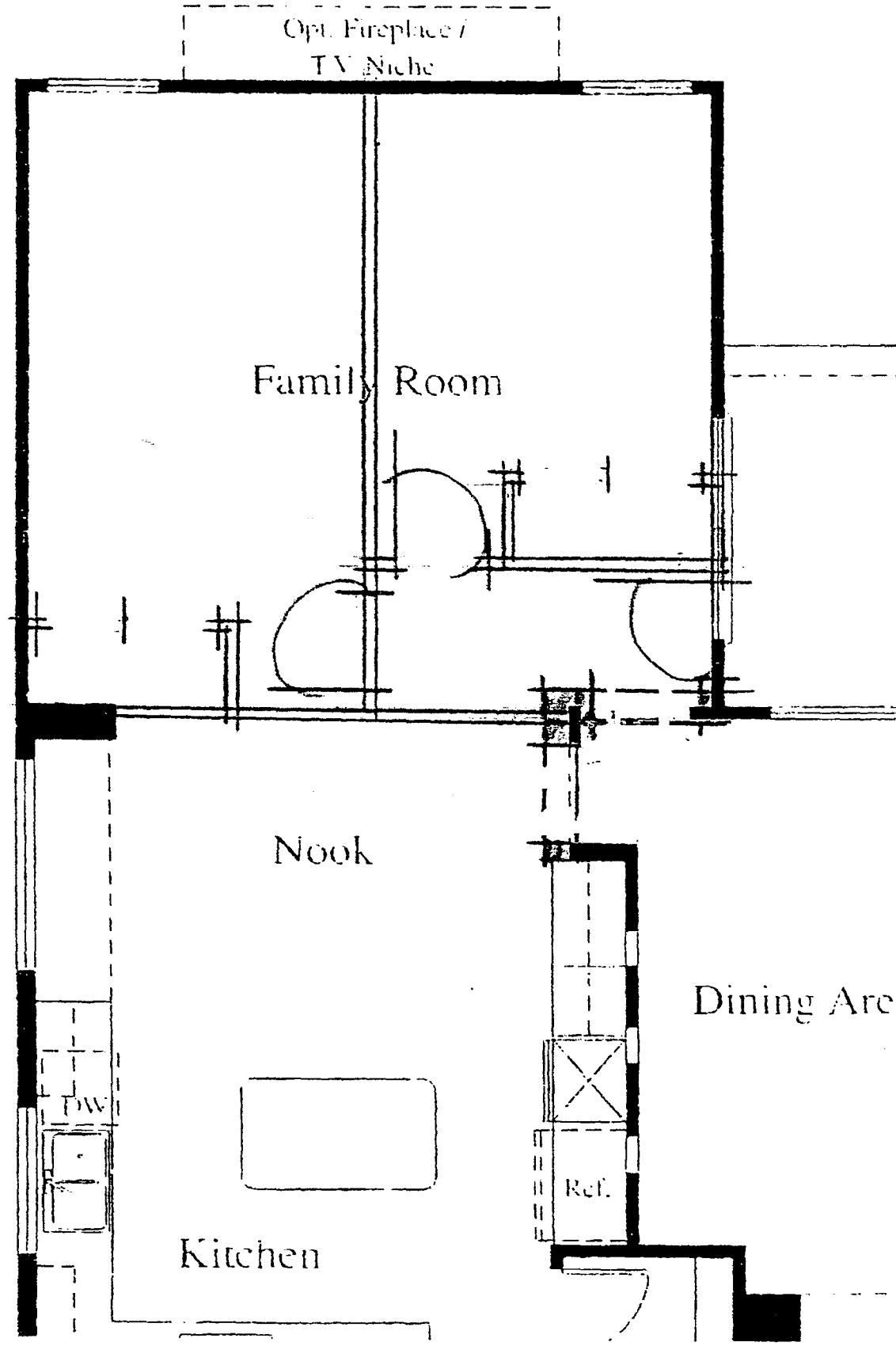


capitalpacifichomes.com

Whisper Glen at Felty Farms 07/27/06

In a continuing effort to improve our product, Capital Pacific Homes reserves the right to modify prices, plans and specifications without notice. Model displays show options, upgrades and decorator features including, but not limited to, walls, landscapes, built-ins, exterior and interior finishes, fixtures, etc., which are not included with the home. Garage door, window details and locations may vary with elevation designs, as can dimensions which are approximate. Please see Sales Associate for a list of our most popular options and included features.

tra


Opt. Fireplace /
TV Niche
Family Room
Nook
Dining Are
DW
Ref.
Kitchen

Written Narrative

Attn:
Erik Swanson
City Planner
Planning and Development Department
City of Chandler

Proposed Project & Use

I plan to open a licensed assisted-living facility on a residential property with a total of 3,988 square feet of livable space. There will be 24-hour care for up to eight (8) elderly residents in individual or shared rooms, for all 3 levels of care. This facility will have three (3) employees, two (2) of whom will live on-site…meeting the requirement of no more than ten (10) total residents. The property currently includes six (6) bedrooms (four on the main floor and two in the basement) and four (4) bathrooms, although I do plan to convert the family room into two (2) additional bedrooms. Of the six bedrooms that currently exist, four of them exceed 120 sq. feet, while the remaining two are less than 120 sq. feet, but exceed 80 sq. feet. There is attached garage parking for three (3) vehicles, as well as spaces for three (3) vehicles in the driveway. Off- street parking is also available. The facility manager has been a licensed manager in AZ for approx. 6 years, with prior experience in Florida.

"Pondrom, William"
<wpondrom@markelcorp.com>

03/18/2008 11:49 AM

To <erik.swanson@chandleraz.gov>

cc

bcc

Subject UP08-0004 Alma School Place Assisted Living Facility 451 W. Wildhorse

Dear Mr. Swanson:

This note is to express our continuing concern and opposition to the proposed use permit request to approve the operation of an Assisted Living Home for up to ten residents at the site located at 451 W. Wildhorse Drive.

At this point you should have received emailed notes of opposition from others in our neighborhood. My initial concern was the tendency to change the profile of our neighborhood from that of a single-family neighborhood to one heavily weighted toward commercial businesses. My family decided to purchase our home in Chandler, based on our desire to live in, and be part of a family community. Our decision and that of our neighbors was based on the belief that the City of Chandler would honor the defined nature of the neighborhood, and that would be protected through existing zoning and planning ordinances. It is my opinion that the City would be violating the trust of its residents to allow our neighborhood to change to something other than what was originally represented.

Other neighbors have forwarded similar concerns to you, with regard to the City's allowance of ongoing commercial intrusion. Arguments against allowing the increase in our neighborhood density, far past the original single family low density design, seem especially valid. Further support for these arguments, and Chandler's stated support for these concerns, appears in the City's own position expressed in the Unified Development Manual which prohibits the location of an adult care home within 1200 feet from another existing adult care home. There is already an existing adult care home located at 474 W. Remington, less than 400 feet from the proposed 451 W. Wildhorse Drive.

For all of these reason, we respectfully request that the City of Chandler deny the application for the assisted living facility at 451 W. Wildhorse Drive.

Sincerely

Bill & Jean Pondrom
554 W. Remington Drive
Chandler, AZ.

CONFIDENTIALITY: This communication, including attachments, is for exclusive use of the addressee(s) and may contain proprietary, confidential or privileged information. If you are not the intended recipient, any use, copying, disclosure, or distribution or the taking of any action in

OPPOSED

"JERRY K+ JR EVENSON"
<jkebbr@msn.com>
03/24/2008 07:51 AM

To <erik.swanson@chandleraz.gov>
cc
bcc
Subject

Mr. Swanson,

I am a homeowner in the sub-division Alma School Place.

We are against the proposal for an assisted living facility to be located at 451 W. Wildhorse, Chandler Az.

We do not allow parking on streets over night, and this street handles a lot of traffic during the day. Where

would everyone park? My wife and my neighbors believe there is another better suited location for this facility.

Thank You
Jerry Evenson

OPPOSED

Lori Zienkewicz
<loriksu@yahoo.com>
03/20/2008 08:58 AM

To erik.swanson@chandleraz.gov
cc zienkew@yahoo.com
bcc
Subject Alma School Place Concerns

Hello Erik-
I am writing to express my concerns as a homeowner in the Alma School Place neighborhood in Chandler. My husband and I have enjoyed our single family home for the past four years and enjoy living in the quite, friendly neighborhood.

Due to a recent request for an assisted living facility on Wildhorse Dr., I have serious concerns that such an operation would be allowed to take place in a single family neighborhood. As you can imagine, the homeowners did not purchase property with the intention of their neighbors running elderly-care facilities out of their homes. I believe it would be in the best interest of the neighborhood to deny the permit for an assisted living facilty. This would allow the neighborhood to remain as intended... a place for residents to raise their children and enjoy life as single-family homeowners.

Another side of concern with the assisted living facility is the large number of residents (10) that I believe the request would allow. My current home is the same floor-plan as the home in question. According to other concerned homeowners, ten assisted living residents would reside on the main floor of the Wildhorse home while the caretake resides in the basement. With the current floor plan, only four bedrooms exist on the main floor. Only one, the master, is large in size. To allow privacy, one would assume serious remodeling would occur, thus devaluing the home and making resale unfavorable for intentions other than future assisted living facilities.

I urge you to consider the viewpoint of the homeowners of Alma School Place.
Other options exist in Chandler for assisted living facilities that would not outrage a community or disrupt monetary value of property.

Please deny the permit for the assisted living facility in Alma School PLace.

Thank you.

Lori Zienkewicz

Rob and Lori Zienkewicz
435 W. Longhorn Dr.
Chandler, AZ 85286
Alma School Place

Be a better friend, newshound, and know-it-all with Yahoo! Mobile. Try it now.

OPPOSED

Cathryn Viteri
<cathrynviteri@yahoo.com>
03/18/2008 05:07 PM

To erik.swanson@chandleraz.gov
cc
bcc
Subject 451 W. Wildhorse Drive

Dear Mr. Swanson,

I am a neighbor of the above address, up for consideration for change of zoning to an assisted living facility.

My husband and/or myself will be attending the meeting on March 19th, but I also wanted to comment on the proposal.

Alma School Place is, obviously, a residential neighborhood. We have a diverse demographic represented throughout the community. The issue with the assisted living facility in this neighborhood is not one of race, economic background, or any other "category" that could be used to discriminate. The issue is that this is a neighborhood with single family homes.

As a citizen, I have concerns over the health standards of 10 individuals living in a 4 bedroom house (on the top level). Their safety is also possibly an issue with only one caretaker on property. Chandler City Code may or may not restrict the number of nonrelated individuals living on one property, but Tempe restricted that number to 4. Even with a zoning change, this is a significant difference.

As a homeowner and parent, I have concern over the increased traffic, and the "look" of the vehicles that would most likely be parked at the residence, as well as the upkeep of the property. A facility such as this would hinder the ability to maintain property prices for individuals attempting to sell their homes on this street.

As a parent, I have huge concerns about the needs individuals residing at the property. **The United STATES Department of Health and Human Services** defines assisted living as a residential setting that provides either routine general protective oversight or assistance with activities necessary for independent living to mentally or physically limited persons. This leaves the door open for mentally challenged and/or deficient individuals, as well as those requiring care after substance abuse or even those recovering from major medical trauma. None of these options constitute a safe growing environment for the children who live in the neighborhood, nor for the any of the residents in close proximity to the property.

Lastly, the track record of the Assisted Living facilities that currently operate in this neighborhood speak to the above concerns. The individuals or corporations who own the homes are notoriously operating the facilities to turn a profit, not to benefit of the patients themselves.

I realize that I am presenting the problems without presenting solutions. People who require assisted living need somewhere to go to receive those services. It is not appropriate, however, to

OPPOSED

run these facilities in residential neighborhoods due to such obvious impact to the surrounding occupants.

As Homeowner's at 371 W. Wildhorse Drive, my husband and I would like to officially declare our opposition to the proposed use permit for 451 W. Wildhorse Drive as an Assisted Living Facility.

Please feel free to contact us for any reason. Thank you for your time.

Sincerely,

Cathryn and Michael Viteri
(480) 650-7170

Never miss a thing. Make Yahoo your homepage.

Mike Chadwick
<mchadwick@godaddy.com>

03/19/2008 09:44 AM

To erik.swanson@chandleraz.gov
cc
bcc
Subject Alma School Place Assisted Living Facility

Mr. Swanson,

I wanted to drop you a note to voice my concern around the planned facility located at 451 W. Wildhorse Drive. I live in the same community at 1413 S. Nebraska Place and drive by the location every day.

I am actually a bit shocked this is ever allowed in a residential area. I imagine there will need to be at least 5 employees or so to provide 24x7 care of 10 people. That is a lot of traffic and people living in one house. I would feel really bad for the immediate neighbors that would have to live next door to this facility and have their children playing out in front of it. I am also very concerned about what other businesses would be allowed to open up in this residential neighborhood. Is this a common thing to allow in Chandler? It seems like a very bad idea to me.

I am very against this facility and wanted to let you know. If it is critical that I also attend the meetings please ! let me know and I will find time to be there.

Thanks,

Mike Chadwick
Vice President, Technology
GoDaddy.com
mchadwick@godaddy.com
tel. (480)505-8834
fax. (480)275-3991

Please contact my direct supervisor at wadelman@godaddy.com with any feedback.

This email message and any attachments hereto is intended for use only by the addressee(s) named herein and may contain legally privileged and/or confidential information. If you have received this email in error, please immediately notify the sender and permanently delete the original and any copy of this message and its attachments.

OPPOSED

"Farrant, Andrew"
<Andrew.Farrant@landmarkaviation.com>
03/18/2008 01:10 PM

To <erik.swanson@chandleraz.gov>
cc "Fatima Morais" <affm@cox.net>
bcc
Subject Alma School Place

Erik:

I live at 455 W. Longhorn Drive, Chandler, AZ 85286 (Alma School Place).

One of my neighbors alerted to me the fact that the city of Chandler is considering providing a permit to some entity allowing them to operate an assisted living facility in our neighborhood. I'd like to register my opposition to this decision or consideration.

I don't think it's appropriate to operate what is fundamentally a business in our neighborhood. I'm opposed to the comings and goings inevitably related to the staff not to mention what this means for future requests of this type. I cannot make it to the Wednesday, March 19th Planning & Zoning Commission Meeting, but I will attend the City Council Meeting on April 10th to further voice my concerns.

Best regards,

Andrew Farrant
Senior Vice President, Marketing & Corporate Communications
Landmark Aviation / Standard Aero
1524 West 14th Street
Suite 110
Tempe, AZ 85281
Office: (480) 377-3158
Mobile: (319) 331-5164

OPPOSED

"Lee Glanville"
<glanville@g2ss.com>
03/17/2008 08:35 PM

To <erik.swanson@chandleraz.gov>
cc
bcc
Subject UP08-0004 Alma School Place Assisted Living Facility

Erik,

Unfortunately I will be out of town on business and therefore will not be able to attend the Planning and Zoning Commission Meeting on March 19 to discuss UP08-0004 Alma School Place Assisted Living Facility. I am homeowner in Alma School Place about five houses down from the proposed Assisted Living Facility. My wife and I purchased our home in Alma School Place because we knew and liked the area as well as it being a new neighborhood for single families. While the Assisted Living Facility may be in the best interest of the owner of 451 W. Wildhorse Drive, I do not believe that it is in the best interest of our neighborhood. Some of my concerns are the added traffic and parking that will be generated by said facility. This home is located about four houses due east of our neighborhood park. My biggest concern is the impact to the value of my home. As with most people, my home is my biggest investment and do not wish to see it loose value especially given the current market conditions. It is these reasons that I do not support issuing a use permit for the proposed Assisted Living Facility at 451 W. Wildhorse Drive Alma School Place.

Sincerely,

Lee Glanville
351 W. Wildhorse Dr.
Chandler, AZ 85286
480-855-3405

OPPOSED

robert krautheim
<rkrautheim1@cox.net>
03/17/2008 06:49 PM

To erik.swanson@chandleraz.gov
cc
bcc
Subject Against living assistance home zoning request in Alma School Place

I received information that the owners of 451 W. Longhorn are requesting a zoning change in order for an assisted living facility to conduct business there. I'm against any zoning change that would allow a commercial business to be conducted in our peaceful residential community. I live in Alma School Place, lot 44, and although I do not live near that residents, I fear allowing this exception would leave open the door for continued requests and approval for future requests. I also know that with density of population typically comes more police calls for service (I am a Chandler police officer and know this to be true)

I bought my home with the expectation that the community would be, and stay, a residential one and depend on folks like you and the planning and zoning board to carry out my concerns and wishes. Please feel free to contact me by telephone as I will be unable to attend the meeting in person.

Thank you in advance for your help.

Robert Krautheim
1345 S. Peden Court
Chandler,Az 85286
480-655-9478

OPPOSED

<ruhey@cox.net>
03/17/2008 05:23 PM

To erik.swanson@chandleraz.gov
cc
bcc
Subject Use Permit for 451 W. Wildhorse Drive

March 17, 2008

Dear Mr. Swanson;

We are writing to you about the "Use Permit" request for the property located at "451 W. Wildhorse Drive".

We are residents of Alma School Place and are opposed to this request. When we purchased our home at "373 W. Remington Drive", we were told the Alma School Place was a non-commercial single family residential development.

The granting of this permit would increase traffic in our neighborhood. Our next door neighbor has two small children and many of our other neighbors have small children.

Again we are opposed to any commercial businesses in our neighborhood.

Ron & Lesley Uhey
373 W. Remington Drive
Chandler, AZ

OPPOSED

"Edward Loew"
<eloew32@cox.net>
03/17/2008 11:05 AM

To <erik.swanson@chandleraz.gov>
cc
bcc
Subject FW: UP08-0004 Alma School Place Assisted Living Facility
451 W Wildhorse Drive

Regarding: UP08-0004 Alma School Place Assisted Living Facility
Application for use permit to operate an assisted living facility
Planning and Zoning Commission hearing Date: March 19, 2008

Subject Site: 451 W Wildhorse Drive, west of the northwest corner of Alma School and Willis Roads

Mr. Swanson

I was notified of the request for the City of Chandler to approve a an adult care home use permit at the address of 451 W Wildhorse Drive that would allow a commercial business to operate within the residential subdivision of Alma School Place just recently. I am a resident of Alma School Place and my home is located at 663 W Remington Drive. I am the Managing Director of CDI Capital Group LLC and prior to my involvement with CDI, I was one of the founding members of the IMH Secured Loan Fund (Arizona's largest private real estate fund with over 3000 accredited investors). I bought my home in 2004 for approximately $434,000. I have a wife and a 3 year old son.

I would like make you aware of the following facts regarding the application:

1) A current assisted living facility is active and in operation at 474 W Remington Drive, Chandler, AZ 85248 (Facility ID: AL5790) (License: ALH-5950) (I have attached a copy of the ADHS Division of Licensing Services report for your review)
2) Section 35-305 (Use Permits) of the Unified Development Manual ("Code") subsection (3) Adult care home use permits, outlines the standards, regulations and procedures to which a use permit can be <u>obtained</u> for operation of an adult care home.

Section 2.(Location), of section (d) Use permit conditions, of section (3) Adult care home use permits, of (Chapter) 35-305 of the Code reads as follows:

> 2. Location. No adult care home shall be located on a lot within twelve hundred (1,200) feet, measured by a straight line in any direction, from the lot line of another existing adult care home.

3) I have attached a plat (see attached) that displays the location of the application site and the site of the existing facility located on 474 W Remington Drive. The distance from the lot line of the application site to the lot line of the existing facility is probably no more than <u>375 feet</u>. (60 foot wide street + 120 ft deep lot + 120 ft deep lot + 60 foot wide street)

Clearly the approval of the use permit at the location of 451 W Wildhorse Drive would <u>violate the standards and regulations</u> set forth in the Code regarding the approval requirements of issuing

OPPOSED

an adult care home permit. Because of the facts above, I respectably request your board deny the application for an adult care home use permit at the address of 451 W Wildhorse Drive.

Warmest Regards,

Edward A. Loew
Managing Director
CDI Capital Group LLC
602.903.0095

Plat of Applicatin Site.pdf ADHS Division of Licensing Services.pdf

bill.a.snodgrass@chase.com
03/17/2008 09:17 AM

To erik.swanson@chandleraz.gov
cc
bcc
Subject Planned Use for 451 W Wildhorse Drive Chandler AZ

Dear Mr Swanson

I wanted to express my opinion as a resident of the Alma School Place subdivision in regards to the Request Use Permit for 451 W Wildhorse Dr and approval to operate an Assisted Living Home.

I am extremely opposed to permitting this in a family neighborhood. There is no place for this type of commercial endeavor in a family oriented neighborhood. A business of this sort will increase traffic on the streets resulting in a unsafe environment for the numerous small children who ride their bikes now play in the now safe streets, cause a severe parking problem and contribute to reducing the prices of surrounding homes even more than the current economic situation has caused.

When I purchased my home in the subdivision some 3 years ago I was assured that no commercial business' would ever be allowed. I'm sure you can understand my concerns and also sure you would come to the same conclusion if this was proposed for your neighborhood. Thanks for your consideration and I truly hope you come to the same conclusion when you consider this application. If you would like to discuss further please call me direct at the # provided. Thanks again for your time.

Bill Snodgrass
655 W Longhorn Drive
Chandler AZ 85286
602-717-7431

This transmission may contain information that is privileged, confidential, legally privileged, and/or exempt from disclosure under applicable law. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution, or use of the information contained herein (including any reliance thereon) is STRICTLY PROHIBITED. Although this transmission and any attachments are believed to be free of any virus or other defect that might affect any computer system into which it is received and opened, it is the responsibility of the recipient to ensure that it is virus free and no responsibility is accepted by JPMorgan Chase & Co., its subsidiaries and affiliates, as applicable, for any loss or damage arising in any way from its use. If you received this transmission in error, please immediately contact the sender and destroy the material in its entirety, whether in electronic or hard copy format. Thank you.

OPPOSED

"Rick Oliver"
<rick@oscpas.com>
03/17/2008 09:10 AM

To <erik.swanson@chandleraz.gov>
cc
bcc
Subject Alma School Place Assisted Living Facility-451 W Wildhorse Drive

Hi, Erik

My wife, Susan, and I reside at 354 W Remington Drive in the Alma School Place development. We are unable to attend the Wednesday Zoning Commission meeting.

We already have smaller assisted living homes in our area, in fact two on our street. None of the properties for sale are moving at all anyway, and I feel that the presence of the assisted living homes we have now makes our area less desirable in the mind of a buyer. The addition of a 10 resident home could create a precedent that would further erode the viability of the area as a residential community.

Please consider our input in your decision and thank you for allowing us to offer our views.

Rick Oliver, CPA
480-968-1690 xt 130
480-968-4690 Fax
Rick@oscpas.com

IRS Required Notice: The content of this transmission does not constitute a professional service. Always consult with a competent professional service provider for advice on tax, accounting and other financial matters specific to your situation. If you wish to engage our firm for this purpose, please contact our office. Pursuant to Circular 230, this written advice is not intended or written to be used, and it cannot be used by any taxpayer, for the purpose of avoiding penalties that may be imposed on the taxpayer. This message contains information that may be confidential and privileged. Unless you are the addressee (or authorized to receive for the addressee), you may not use, copy, print or disclose to anyone the message or any information contained in the message. If you have received this email in error, please advise the sender by reply and delete the message. Thank you.

OPPOSED

"TAYLOR"
<maggie014@cox.net>
03/16/2008 06:01 PM

To <erik.swanson@chandleraz.gov>
cc
bcc
Subject UP08-0004 Alma School Place Assisted Living Facility

Mr. Erik Swanson, City Planner
Chandler, AZ

Dear Mr. Swanson,

I'm writing in regard to the request for a use permit to operate an assisted living home for up to 10 residents
at 451 W. Wildhorse Drive.

I feel that allowing a business in our neighborhood will increase traffic, will cause parking problems and will open the door for other home owners to convert their property into small businesses. I am not interested in living in a mixed use neighborhood and would vote against issuing this permit if I were in the position to make such a decision.

I'm also concerned about the definition of "assisted living". I usually see this term used when describing senior citizens, but know that it could be used to describe any individual that cannot live on their own without assistance from others. So could this assisted living facility house people suffering from serious drug addictions, from mental/emotionally problems, or other conditions that could be dangerous to those of us who live in this community? Is there a limit to the number of these facilities that can be permitted to operate within a neighborhood or can other neighbors apply to convert their homes into similar facilities?

I am not certain which individuals would be housed at this location, but am concerned that an assisted living facility within the Alma School Place will diminish my home's value. The current real estate market is already a serious concern so I would not want to see another factor added that would devalue my property.

I'm not certain that my concerns will be considered by the Chandler City Council. So if a Use Permit is granted, I request that this facility, its owners, its employees, its vendors and anyone else associated with this business be required to meet all Federal, State and City of Chandler requirements for such an establishment.

Maggie Barstow-Taylor
645 W Longhorn Drive
Chandler, AZ 85286
480-254-3668 cell

OPPOSED

Diann Curley
<dianncurley@cox.net>
03/16/2008 03:50 PM

To <erik.swanson@chandleraz.gov>
cc
bcc
Subject Assisted Living Facility - 451 W. Wildhorse Drive

Dear Mr. Swanson:

As residents of Alma School Place, we are opposed to the proposal of an assisted living facility in our residential neighborhood as being proposed for 451 W. Wildhorse Drive. We have been residents of this community for nearly four years and would like to keep our community residential. Please do not approve/recommend that this use permit be granted. Thank you for your attention to this matter.

Sincerely,

Diann and Chris Curley
515 W. Longhorn Dr.
Chandler, AZ 85286
480-629-4904
dianncurley@cox.net

OPPOSED

WLahavich@aol.com
03/16/2008 04:45 PM

To erik.swanson@chandleraz.gov
cc
bcc
Subject Proposed zoning change for Alma School Place

Dear Mr. Swanson:
I am writing to you as I have recently learned of a proposed zoning change with Alma School Place. The property in question is located at 451 W. Wildhorse Drive. Reportedly the change will allow rezoning with our community and permit a assisted living facility to operate out of a single family residence. I am very strongly opposed to such a change and do not believe granting such approval serves the best interests of our Alma Place community, our surrounding neighbors and Chandler as a whole. I for one did not envision such changes as feasible when I selected Alma School Place and would have certainly made an alternate choice for my residence if in fact "mixed" use was going to be considered. To permit limited exceptions for individuals working from homes is fine, however to permit up to ten residents plus staff to reside in a residential dwelling of this size and operate as an assisted living facility can neither be practical or serve in the best interests of the residents of Alma School Place. The City of Chandler certainly extends other opportunities and alternate locations for a business of this type and size and where existing zoning laws permit it. I hope the Planning Commission and town council will take into consideration the viewpoints of our residents and vote to block this proposed change, thereby preserving our community and property values as they were originally intended.

I plan to attend the Planning and Zoning Commission meeting, schedule permitting, to further express my concerns. In the meantime, I sincerely hope the voice of a single resident and those of our neighbors will be heard.

Thanking you in advance for your time

William Lahavich
652 W. Wildhorse Dr
Chandler, AZ 85286

It's Tax Time! Get tips, forms and advice on AOL Money & Finance.

OPPOSED

Romish Shroff
<romish@hotmail.com>
03/15/2008 10:21 PM

To <erik.swanson@chandleraz.gov>
cc
bcc
Subject UP08-0004 Alma School Place Assisted Living Facility

I am resident at the community and I oppose this move.

romish

OPPOSED

GREGORY FRALEY
<gregoryfraley@mac.com>
03/15/2008 11:51 AM

To doug.ballard@chandleraz.gov, erik.swanson@chandleraz.gov
cc
bcc
Subject UP08-0004 Alma School Place Assisted Living Facility

Dear Mr. Ballard & Mr. Swanson,

I would like to express my complete opposition to the proposed Alma School Place Assisted Living Facility at 451 W. Wildhorse Drive.

My residence is 714 W. Remington Place, a stone's throw from the address in question. I bought my home last September and moved my family to Chandler from Greenville, Ohio. One of the reasons I moved to Chandler was its strict zoning codes which have made the city a beautiful place to live. It is totally unacceptable to have such a facility in the heart of a residential neighborhood after residents have committed their lives and hundreds of thousands of dollars to buy their homes in such a wonderfully developed neighborhood. We have committed ourselves to being in this neighborhood trusting the City would uphold its zoning requirements.

No one should be allowed to start a business, especially one with the potential to bring an increase in traffic, into the heart of a neighborhood already developed. Our neighborhood was not developed with this facility in mind and it should not be allowed now.

I have extensive experience with planning and zoning and know this type of facility should not be granted the ability to come into a neighborhood after the neighborhood has been developed. It should be planned for and that is the purpose of the planning department.

I encourage you and all of the Planning and Zoning Commission to vote no for the proposed Alma School Place Assisted Living Facility at 451 W. Wildhorse Drive.

Sincerely,

Greg Fraley
714. W. Remington Place
Chandler, AZ 85286

OPPOSED

"Walter Reed"
<wwreed@cox.net>
03/15/2008 11:41 AM

To <erik.swanson@chandleraz.gov>
cc
bcc
Subject Alma School Place

To: Erik Swanson

This is in regards to the proposed assisted living facility that is under consideration at 451 W. Wildhorse Drive. Please regard this as my strong opposition to the granting of this use.

I live at 454 W. Remington Drive and there is an assisted living facility right next door to me at 474 W. Remington Drive. I don't know how many residents there are at that facility and frankly I don't care. The problem is that 3-4 times per week there are anywhere from 2-6 vehicles parked along the street (almost always 2 vehicles in front of my house - sometimes blocking by driveway). There are constantly commercial deliveries of oxygen supplies, medical supply trucks, ambulances and fire trucks at all times of the day/night.

If I wanted to live next to a hospital, I would have moved closer to Chandler Regional.

The CCR's of this community, Section 4.1.31, expressly states: "All lots shall be used, improved and devoted exclusively to residential uses and no occupation, business, profession, trade or other nonresidential use shall be conducted thereon, except that an Owner or Resident may conduct business activities on the Lot so long as...the business shall clearly be incidental and secondary to the use of the Dwelling Unit for residential purposes and occupies no more than 25% of the usable area within the dwelling unit..."

Members of this community have tried in vain, on numerous occasions, to convince the Board of Directors of this HOA, that the restriction cited above includes assisted living facilities and for them to do something about it but they appear to stand idly by and do nothing. Apparently none of the board members have such a facility next door to them.

Please consider thoroughly their request for a use permit because the only ones in this community that don't seem care are the board members.

Walter Reed
480-855-6934

OPPOSED

"Jim" <jt34sf@cox.net>
03/15/2008 10:38 AM

To <erik.swanson@chandleraz.gov>
cc
bcc
Subject Alma school place assisted living

Erik,

My name is Jim Taylor and I live at 645 W. Longhorn Dr. in Alma School Place. I want you to know that I am against the conversion of house at 451 W. Wildhorse Drive to an assisted living residence. This is not the place to be mixing a commercial endeavor within a residential neighborhood.

I am aware that there is a need for senior housing but I don't believe this is the place to be doing it. Lack of parking would just be the start. Increase in traffic for family and visitors for the residents would add to the problem. In front of my house I have room for maybe one or possible two cars. If the assisted living were next to me, where would my own visitors park when they came for a visit? Two blocks away? The staff that would be in charge of taking care of the people would alone take up the parking at the house. Also, what's next, a half-way house for drug abusers. I would not have purchased this house if I had known parts of it would be converted to commercial use. I've lost enough value through the economic downturn, this would just add to the loss.

I will be at the meeting if at all possible.

Thanks for your time

Jim Taylor

Jt34sf@cox.net

OPPOSED

Rosemary Q
<twobums97@hotmail.com>
03/15/2008 09:58 AM

To <erik.swanson@chandleraz.gov>
cc
bcc
Subject Assisted living facil.

Dear Mr. Swanson;

We just received a flyer telling us that an assisted living "home" is being planned in our neighborhood. We are quite concerned to hear of this proposal. I feel that this neighborhood does not lend itself to this type of business. We are a single family residence community that has a tax based on this. (Not to mention our home owners insurance shows "single family use" area.)

This proposal will increase traffic and opens the door to the use of other homes in our community for businesses. We are extremely upset over this situation and wish to express our concern. We do not support this Assisted Living Facility to be situated in our area.

Brent and Rosemary Quon
713 W Remington Pl
Chandler, Az. 85286

Need to know the score, the latest news, or you need your Hotmail®-get your "fix". Check it out.

OPPOSED

"mary lutz"
<marylutz@cox.net>
03/15/2008 09:45 AM

To <erik.swanson@chandleraz.gov>
cc
bcc
Subject alma school place use permit- elder care 451 W Wildhorse - please enter comments into meeting record

Hello City Official Swanson,

My name is Mary Lutz and I own the home at 682 W Wildhorse Dr.

Please consider this email as my official comments to the planning and zoning commission and to please submit them or read them into the record at your planned meeting Wednesday March 19 as I will not be able to attend.

I am generally concerned with the nature the zoning changes taking place around Alma School Place. . . to our west the commercial and townhome change from the general plan single family to the recent variance of the Willis buffer for the planned (but no building permit yet!) townhomes... so if the lot to our east by Khols changes from single family – well then we will really have been "spot zoned" by the city and I expect a rather motivated crowd...

But, this is why I am writing today - the recent request for an elder care facility on my street- at 451 W Wildhorse – is too close to my home to ignore and hope for the best.

Without comment on the general need for quality low cost elder care I must as a neighbor object to a convalescence or elder care facility in this particular neighborhood. This is not the kind of traffic or use intended in the Chandler ordinances for single family neighborhoods.

I have read the Chandler ordinances and find ample support for my position. Specifically the definitions of single family/permitted uses as well as the definition and permitted uses for medium density.

No single family district has elderly or convalescent care identified in the "permitted uses" list ... although there is a catch all "deemed beneficial" use... but because the City has made a *specific identification* of elder care in medium density zoning it is then a superior argument that elder care was intentionally omitted and discouraged for single family neighborhoods.... (see **35-802. Uses permitted by use permit)**

This is all strengthened by the intent of single family zoning – density and single families – any type of boarding home – with 10 residents with attending visiting family and support staff creates a much greater strain density than almost any large single family.... and this neighborhood in particular with the 10000SF lots leaves very little room for parking on the streets in front of houses.

Constitutionally, a city must allow extended family within the meaning of single family – but not

OPPOSED

to a use other than "single family." This elder care is a quasi-public enterprise and better suited to the medium density neighborhood as the City Council has already wisely codified in the ordinances. For many reasons - the infrastructure and support services (bus, stores, etc) as well as traffic and Chandler neighborhood ambience commitment – a planned community makes sense. It really just looks like my neighbor has found an ingenious way to use his large SF home... but if he is truly altruistic he can provide those services in a medium density neighborhood – and sell his home to a family with children who will grow into neighbors for a lifetime.

Thanks.
Please feel free to call with any questions.

Mary Lutz, Esq.
ph & fax: : 480-777-8783

John Kara
<jfkara@yahoo.com>
03/24/2008 02:26 PM

To erik.swanson@chandleraz.gov
cc
bcc
Subject Use Permit for 451 W Wildhorse Dr

Mr. Swanson,

Good afternoon, my name is Lt Col John Kara. I am an officer and a pilot in the Arizona Air National Guard, and I am writing to you to express my concern and opposition to the use permit proposal for 451 W Wildhorse Dr on two primary grounds: safety of neighborhood children and erosion of home values. I live across the street and one house to the East from this property.

My primary concern is the safety hazard that this Assisted Living Facility (ALF) presents to neighborhood children. There are 24 children that live on the short stretch of W. Wildhorse Dr where this proposed ALF is located alone. We frequently see these families and children playing in and traveling on the street and sidewalk from their homes to our neighborhood park (HOA-maintained and paid for by Alma School Place residents). This is the only park in the neighborhood, it is walking distance from every house in the development, and it is heavily used and enjoyed by the residents on a daily basis. The ALF will bring with it increased traffic, frequent comings and goings, and cars constantly parked in the driveway and street. With up to 10 residents, plus on-site staff, plus visiting family and friends, plus constant delivery of supplies and removal of medical waste, the two-car garage and its tiny driveway have no chance of containing the vehicle traffic. Cars will be forced to park in the driveway and street and will constantly do so. This traffic and parking issue will expose the many families, especially the children, to increased risks from motorists, not only due to moving vehicles, but also due to restricted mobility and visibility from the cars parked in the driveway and the street. We all know that children don't always understand or properly respect the risks of the road. The safety of our children and families greatly outweigh the investment needs of the investor. There are currently over 50,000 homes for sale in the valley. There is an almost limitless supply to choose from - a home in an older neighborhood with fewer children might be better. Once he or she does some proper research in advance, and finds a better fit, then we will have the optimum win-win scenario: the patients' needs will be served, the investor can earn a profit, and the children and families in Alma School Place will have a safe neighborhood to live and play in.

My second concern is also very personal - in this tough housing market, home values are being punished

OPPOSED

enough without adding the problems of a facility like this to a family neighborhood. I'm sure the investor has not selected a house in his own neighborhood, or next door to his own home, for the very reasons we're unhappy to see one near ours. This will create additional traffic, noise, and unsightliness that will certainly hurt home values. I am coming up on a military Permanent Change of Station (PCS) move to Washington DC. This is forcing me to sell my house, a 5 bedroom, 4100 sq foot house built for large families. With over 50,000 homes to choose from, a potential buyer would be a fool to purchase mine, with the threat of an ALF right across the street. Who wants their kids to live and play in a parking lot? Although direct neighbors will be hurt the most, all homeowners in the neighborhood will be punished.

I request an opportunity to speak at the meeting. Please consider my argument. I look forward to meeting you on April 2nd.

Very Respectfully,

Lt Col John Kara
Arizona Air National Guard
jfkara@yahoo.com
480-221-3537

Looking for last minute shopping deals?
Find them fast with Yahoo! Search.
http://tools.search.yahoo.com/newsearch/category.php?category=shopping

"Marilee Annala"
<marilee@corritore.com>
03/27/2008 10:57 AM

To <Erik.swanson@chandleraz.gov>
cc
bcc
Subject Use Permit 08-0004 Alma School Place Assisted living Facility

History: This message has been replied to.

Dear Mr. Swanson,

I just became aware of a use permit being requested for a property in my neighborhood to be converted to an Assisted Living Facility at 451 W. Wildhorse. I am opposed to that use in our neighborhood. I understand there was a Planning and Zoning meeting on the 19th of March and that there will be a city council meeting on April 10th regarding this use permit.

I will be out of town on the 10th and unable to attend this meeting to voice my concerns in person. I would like it to be known that I am not in favor of approval of this use for our single family neighborhood.

Sincerely,

Marilee T. Annala

675 W. Longhorn Drive

Chandler, AZ 85286

Marilee Annala
Senior Vice President
The Corritore Company
15044 N. Scottsdale Rd #240|Scottsdale, AZ 85254
P 480.947.7200 | F 480.947.4422
marilee@corritore.com | www.corritore.com

OPPOSED

Lynlie Roberts
<lynlieroberts@yahoo.com>
03/29/2008 01:47 PM

To erik.swanson@chandleraz.gov
cc
bcc
Subject Alma School Place Rezoning Request

Dear Erik Swanson:

My name is Lynlie Hansen. I live with my husband and two sons in Alma School Place. I am aware that there was a request to allow a commercial business (assisted living facility) to operate in our neighborhood. The potential commercial facility is directly across the street from my home. I am opposed to the grant of a use permit and change of zoning in order to allow this facility to operate.

My husband and I bought our house in this single family home neighborhood with plans to raise our family here. Like the other families who bought homes in this neighborhood, we hoped for a peaceful, safe place of likeminded neighbors. If one use permit is granted, it will set a precedent for the rest of our neighborhood, changing the entire family environment. I know that there are at least three or four other houses in our neighborhood that were built with the intended use to be an "assisted living facility". If one home is allowed to become an assisted living facility, there is no telling how many more there may be in our neighborhood. How will that potentially affect the peacefullness, safety, and resale value of our properties?

We have twenty-two young kids living on our street alone. They like to ride their tricycles, big wheels, bicycles, and skate boards up and down our street. My two year old son prefers to run down the street. Obviously, I always worry about his safety around cars. If this use permit is granted, traffic in the neighborhood would greatly increase for family and friends, doctors, emergency response, food delivery and supplies, and removal of waste products, all for this assisted living facility. Cars would constantly be parked up and down the street.

When making your decision on whether or not to allow this use permit, please keep in mind that this is a neighborhood of families and children, not commercial properties.

My husband and I plan on attending the planning and zoning meeting this coming Wednesday at 5:30PM. Thank you very much for time and consideration.

Sincerely,

Lynlie Hansen
Alma School Place
392 W. Wildhorse Drive
480-225-8156

OPPOSED

Susan Whitaker
<csmwhitaker@yahoo.com>
04/01/2008 02:32 PM

To erik.swanson@chandleraz.gov
cc
bcc
Subject Assisted Living Facility

Mr. Swanson,

I own a house in the development of Alma School Place and I do not want an assisted living facility approved.

Thank you.

Susan Whitaker
1310 S. Illinois Court
Chandler, AZ 85286

You rock. That's why Blockbuster's offering you one month of Blockbuster Total Access, No Cost.
http://tc.deals.yahoo.com/tc/blockbuster/text5.com

OPPOSED

Hyun Oh
<imxu12xangel@yahoo.com>

04/01/2008 09:27 PM

To erik.swanson@chandleraz.gov
cc
bcc
Subject for our neighborhood

Hi
my name is Rommy You and I live at 514 W Remington Dr.
I recently heard about someone in our neighbor wants to run an Assisted Living Facility...
as a mom of 6 mths, and as a neighbor of many parents..
I wish not to have such a facility in our neighborhood
everyone would have their own opinion about this meeting
and I hope mine to be heard
please do not pass this proposal
it would cause traffic.. not such a good place for young family like us...
plus it would bring down our value of property
if I am looking for a house to buy, such a facility in the neighbor would stop my interests
thank you for your time, and thank you for your concern
I hope you hear our voice

sincerely,

Rommy

You rock. That's why Blockbuster's offering you one month of Blockbuster Total Access, No Cost.

OPPOSED

"Dylan Hushka"
<hushka@gmail.com>
04/03/2008 08:39 AM

To erik.swanson@chandleraz.gov
cc "Carley Gibson" <carleygib@gmail.com>
bcc
Subject Re: 451 W. Wildhorse Drive

Erik,

We were not able to attend the public hearing yesterday regarding 451 W. Wildhorse Drive. We are concerned that this business might increase traffic and lower home values in our neighborhood. We feel that Alma School Place is a relatively small community where most owners have families and a strong pride of ownership. Running a business with up to 10 residents (with additional staff) would most likely detract from the value of that property and nearby properties, but would set a negative precedent for our quiet and friendly neighborhood. As newer homeowners, we looked specifically for a neighborhood that was quiet and safe for our future children. We made an investment not only in our beautiful home, but in our beautiful neighborhood. Please respect our request to disallow this commercial permit from being granted.

Thank you sincerely for your consideration.

Dylan Hushka and Carley Gibson
395 W. Longhorn Dr.
Alma School Place

On Mon, Mar 24, 2008 at 8:51 AM, Carley Gibson <carleygib@gmail.com> wrote:

Erik,

We live in Alma School place and were recently notified of an application for commercial use of a residence for 451 W. Wildhorse Drive. Will you please let us know what type of an assisted living facility they are applying for? We are concerned about our home value if businesses such as this are in our neighborhood.

Thank you,
Carley Gibson & Dylan Hushka

OPPOSED

"Lichter, Leah"
<Leah.Lichter@azmoves.com
>
03/17/2008 02:32 PM

To <erik.swanson@chandleraz.gov>
cc
bcc
Subject UP08-0004

Mr. Swanson,
As you consider whether the assisted living facility is under your jurisdiction to allow or disallow, please make sure you check with the Federal Fair Housing laws. As a REALTOR® I understand that the city, state, and or homeowner associations cannot disallow the existence of these kinds of homes with in our communities. My understanding is they fall into a gray area of being a "home" that is "for profit" and they are protected by the federal fair housing laws. I understand there is case law concerning this. I would recommend you check this out before the city council meeting and/or the planning and zoning meeting.
Leah

Leah Lichter-Roedig, CRB, GRI
Coldwell Banker Residential Brokerage
Branch Manager Chandler Office
480-899-1808
New Email: leah.lichter@azmoves.com

NOT DETERMINED

Benstan1@aol.com
04/05/2008 01:05 PM

To erik.swanson@chandleraz.gov
cc
bcc
Subject Alma School Place

Erik,
RE: Assisted Living Facility in Alma School Place

There are several other homes that are already licensed and/or being used for some kind of elderly care in this subdivision.

When I bought my home, I received a letter from the city stating that my home had a business name for a home care facility set up by the previous owner. That owner never used the home for the business, but it was set up to do so. I have ramps leading into each doorway and all the bathrooms have handrails in the tub/shower and toilet areas. Most of the home is tile, including the main floor bedrooms, so that it would be easy for someone using a walker or wheelchair to get from room to room. The half bath is extra big so that someone could use the toilet by themselves since a wheelchair would fit inside and they could still shut the door. My front door is extra tall and wide to accommodate wheelchair access. The living room has French doors with a ramp leading to the back yard. There was extra concrete poured in the front and back to allow for a wheelchair to easily maneuver the sidewalks. I have 5 bedrooms and 4 1/2 baths.

I actually liked the house set up this way as my Mother often comes to visit and she is 88. She likes having a walk-in shower and all the handrails. I have also had friends come over with their Mother who was in a wheelchair. They were very happy that my home was so accommodating for them.

There was one home for sale that advertised one price for the home and another price for the home with the home care business in place. There has never been any problem with too many cars on the street, patients walking around (I never see them out), or any increase in traffic, Drs., family, food delivery, or any of the other issues brought up by our "concerned" neighbor.

Per Fair Housing laws, only 2 persons are allowed per bedroom. Since 451 W. Wildhorse has 6 bedrooms, that could mean 10 residents and 2 staff would be legal. When this home was sold last October, it was advertised as a licensed home care facility so the city must have already approved the home for such business. The current owners are just acting on that opportunity.

I also disagree that the property values will be harmed. I have talked to other people in this area and no one knew about my home or any of the others that are helping out our elderly population in a peaceful and quiet manner. The notion that elderly folks are going to overwhelm the park and make it a problem to play there is silly. Few kids are in the playground on any given day. It would be nice if someone was using it; why not let people take a walk...if they can. Honestly, I have never seen anyone walking anywhere except an older couple walking the streets for exercise and a few dog walkers. There is plenty of room for more people to be out enjoying the sun.

As far as children on the street, they are not going to be harmed by the residents. In fact, most of the kids in the neighborhood need to be quarantined to their back yards instead of running around in the streets unattended. We have one family who home schools their kids and puts up a "children at play" sign in the middle of the street all day so the kids can run or ride their bikes all over. I find more problems with that. The parents should take the kids to the assigned park area to play. The street is not a playground so why are they allowed to make it one for their kids?

If the city decides to not allow Assisted Living Facilities to be in homes, then they will also have to disallow people running other businesses from their homes here. How about the guy who washes and details cars in his driveway for a Cadillac dealer? Or the CPA living next door to me? Or the insurance agent,

SUPPORT

financial planner, or even me...a Realtor? Do we all have to stop working from home? Are we bothering anyone sitting in our office? Does the UPS or FedEx truck make too many deliveries to us? I know a lot of people working from home and it makes it possible to keep their pre-school kids out of daycare and save money. I also know families who have their ill parent living with them because the parent has a terminal disease and can't live alone anymore. They aren't bothering anyone. Where does the line get drawn? Not everyone has family they can live with these days.

As the population gets older, and most people can't afford to live in an expensive facility, I would hope that there would be more regular homes set up to take care of our elderly parents, friends and neighbors in a warm and friendly home environment.

Hopefully when our "concerned" neighbor reaches that stage, he/she will know what to do...move out of his/her home and into one of the nice facilities at Alma School and Frye or Alma School and Ocotillo.

Thank you for your consideration,

Brenda Stanley
1309 S. Iowa Court
Chandler, AZ 85286

Brenda Stanley
Associate Broker, ABR, CRIR, e-PRO
1st USA Realty Professionals, Inc.
(480) 345-7511; (480) 699-1091 fax
Brenda@BrendaStanley.com
www.BrendaStanley.com

Planning your summer road trip? Check out AOL Travel Guides.