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JUN 15 2011

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MEMORANDUM **Transportation & Development - PZ Memo No. 11-048**

DATE: JUNE 3, 2011

TO: PLANNING AND ZONING COMMISSION

THRU: R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR
JEFF KURTZ, PLANNING ADMINISTRATOR
KEVIN MAYO, PLANNING MANAGER KM

FROM: ERIK SWANSON, CITY PLANNER ES

SUBJECT: ZUP10-0047 MONAMI ASSISTED LIVING HOME

Request: Use Permit approval to operate an assisted living home for up to seven residents in a single-family home

Location: 2120 W. Shannon Street,
Southwest corner of Ray and Dobson roads

Applicant: Winsome Chua, Owner

The request was withdrawn from the June 1, 2011 Planning Commission meeting for the purposes of re-advertising. The request was re-advertised in accordance with the notification requirements of the Zoning Code.

RECOMMENDATION

The request is for Use Permit approval to operate an assisted living home for up to seven residents within a single family home. Staff, upon finding consistency with the General Plan and Planned Area Development zoning, recommends approval with conditions.

BACKGROUND

The subject site is located at the southwest corner of Ray and Dobson roads, within the Capriana single-family residential neighborhood. Single-family homes surround the site on all sides.

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. Additionally, Staff has inspected the site to ensure that it meets the standards as outlined in the Zoning Code.

The subject site has operated as an assisted living home since 2002 with five or fewer residents, thus not requiring a Use Permit. The current request for Use Permit approval is to allow for up to seven residents. The home currently has four residents receiving care and two live-in caregivers that are husband and wife. The husband and wife are considered as one resident in the total of five. The request is to allow the conversion of the Staff Room as shown on the attached floor plan into two additional beds in the chance that the caregivers move out. The home is approximately 2,200 square feet on a roughly 6,500 square foot lot.

DISCUSSION

Historically, concerns have been raised about the amount of traffic that can be generated by assisted living homes. While the parking needs vary from home to home, generally speaking, parking is not an issue. The subject site is centrally located in the subdivision which does not provide the benefit of being able to park next to landscape tracts, as other homes have had; however, due to the operation of the home for the past nine years without issue, Staff believes that parking will not be an issue. The subject site currently has two parking spots in the driveway and has the potential to accommodate two additional parking spaces in the front of the house. The garage currently provides some storage, but also has the ability to park a car; the caregivers currently use the garage for parking. According to the owner, the home roughly gets 10-15 visits per week. The visitors range from family members of the residents to a physical therapist that tends to the residents.

PUBLIC/NEIGHBORHOOD NOTIFICATION

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

- A neighborhood meeting was held on Tuesday, April 19, 2011. One neighbor attended the meeting and was opposed; citing that there is an existing assisted living home with five or fewer residents approximately 580 feet southeast of the subject site.

At the time of this writing, Staff has received three telephone calls from property owners in the neighborhood. The first caller attended the neighborhood meeting. The second caller expressed concern about the home operating as a business and that the Use Permit would allow different types of users such as behavioral health and halfway houses. The Use Permit is specific to the user and the operation of an assisted living home for the elderly; any other use would require a new Use Permit. Additionally, the property owner lives out-of-state. The third caller had general questions about the request, but was in general support.

RECOMMENDED ACTION

Staff, upon finding consistency with the General Plan, recommends approval of ZUP10-0047 MONAMI ASSISTED LIVING HOME, subject to the following conditions:

1. Expansion or modification beyond the approved exhibits (Site Plan, Floor Plan and Narrative) shall void the Use Permit and require new Use Permit application and approval.

2. The Use Permit is non-transferable to any other location.

3. The assisted living home shall have no more than seven (7) residents at any time.

4. The Use Permit to operate an assisted living home is specific to the existing property owner, and if the property should be sold in the future the Use Permit shall be null and void.

5. 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.

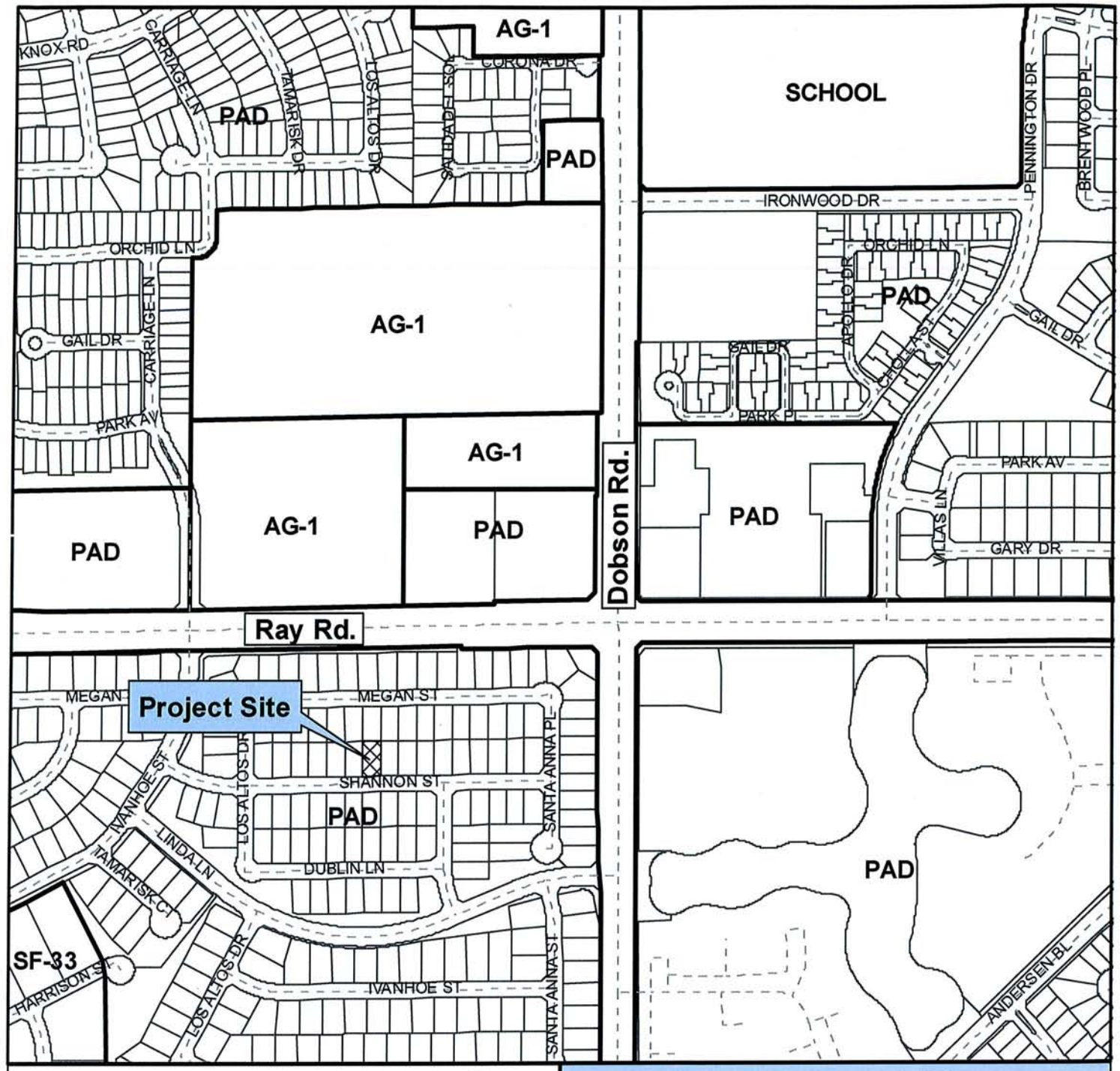
6. The site shall be maintained in a clean and orderly manner.

PROPOSED MOTION

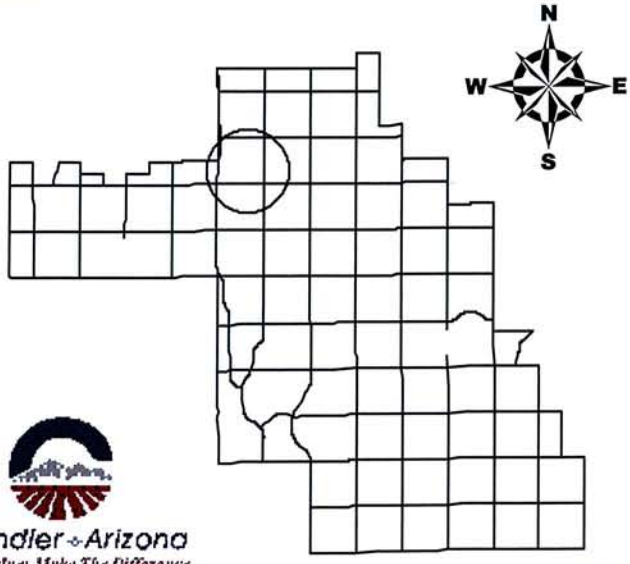
Motion to recommend approval of ZUP10-0047 MONAMI ASSISTED LIVING HOME, Use Permit approval to operate an assisted living home for up to six residents in a single-family home, subject to the conditions recommended by Staff.

Attachments

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



Vicinity Map



ZUP10-0047

Monami Assisted Living

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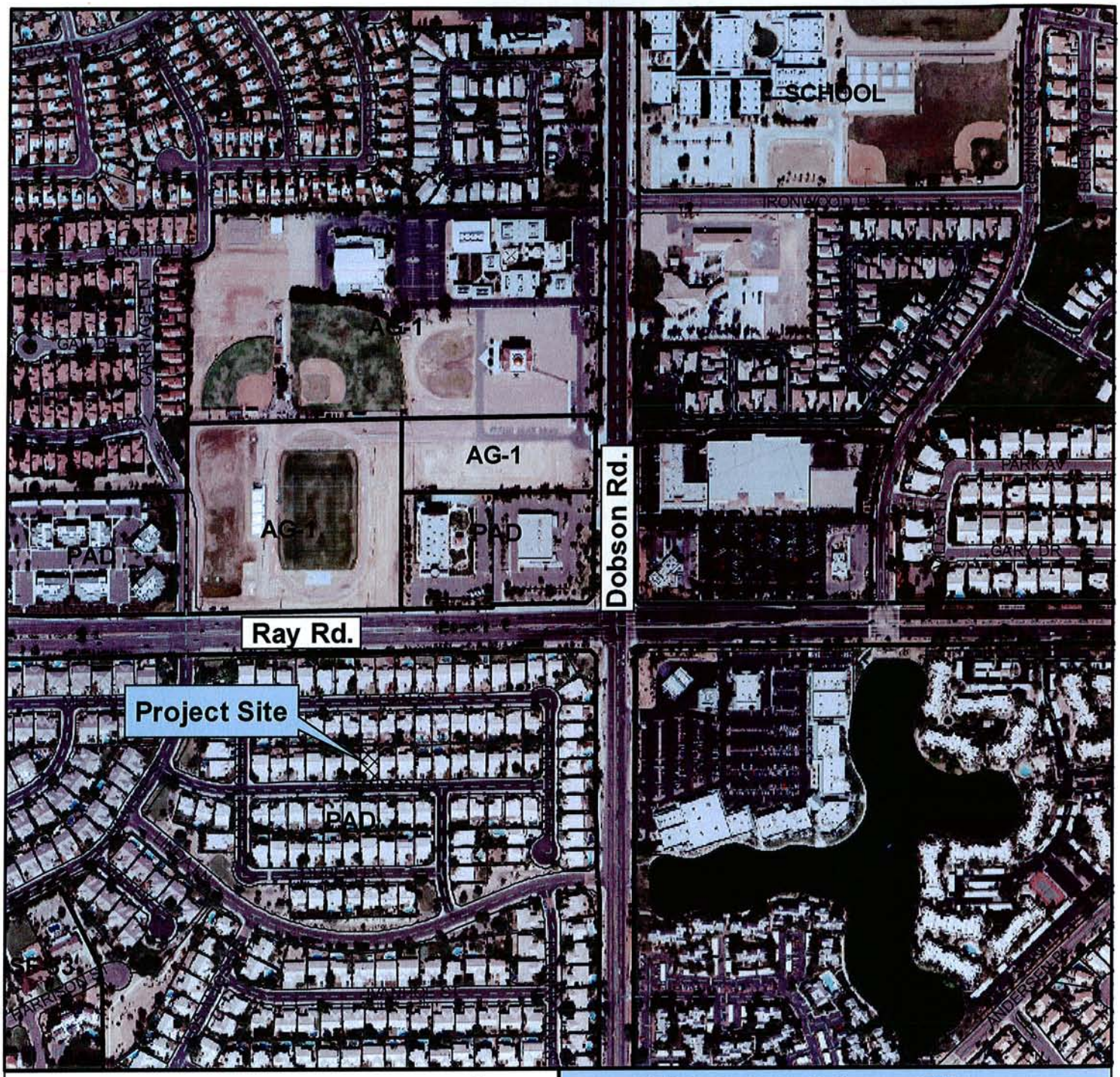
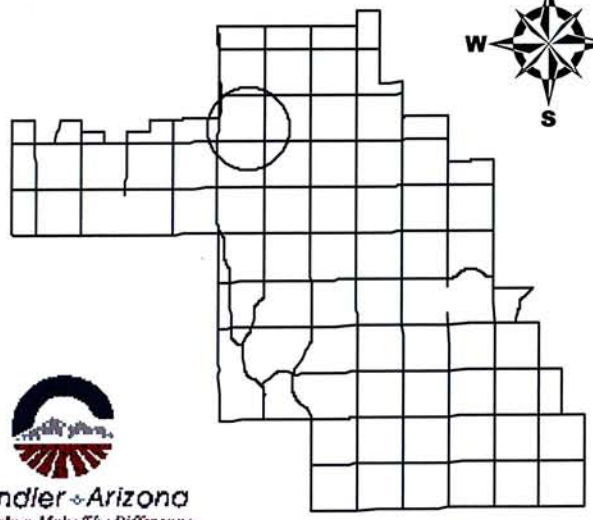


Vicinity Map



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ZUP10-0047

Monami Assisted Living

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MONAMI ASSISTED LIVING HOME

The City of Chandler IT Division makes no warranties, written or implied, regarding the information on this map. This map is a user generated static output from the City of Chandler GIS Portal and is for general reference only. Data layers that appear on this map may not be accurate, current, or otherwise reliable.

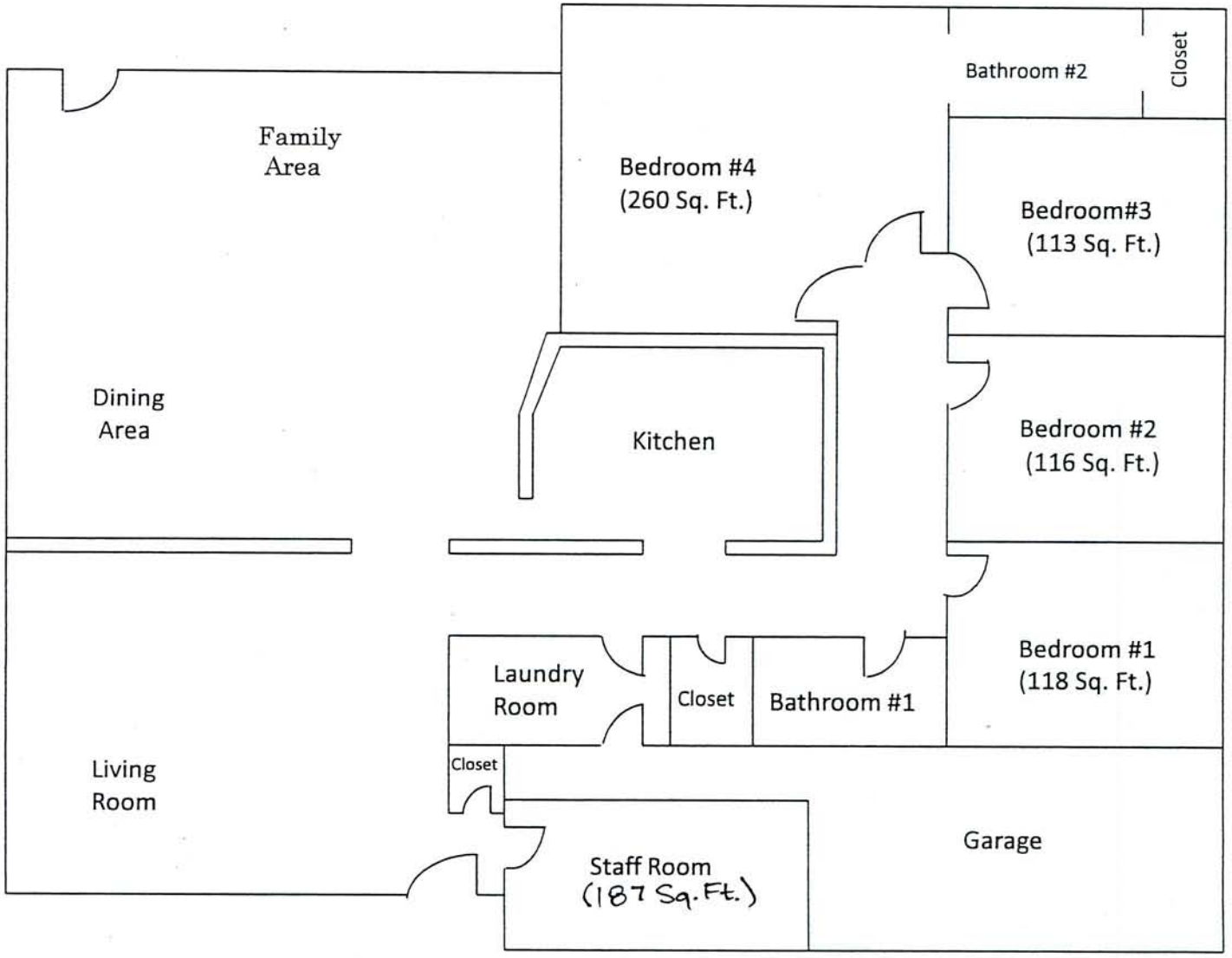
SITE PLAN

5m

25ft

MONAMI Assisted Living Home
2120 W Shannon St., Chandler, AZ 85224

FLOOR PLAN



Shannon Street

Monami Assisted Living Home
2120 W. Shannon St., Chandler, AZ 85224

January 17, 2011

Mr. Erik Swanson, City Planner
Transportation & Development
City of Chandler

RE: ZUP10-0047 MONAMI ASSISTED LIVING

Dear Mr. Swanson,

A. Please find below the narrative nature of Monami Assisted Living Home:

1. We are licensed for five (5) beds by the Department of Health under the assisted living home category.
2. There are two caregivers and one manager that is myself.
3. We are not licensed for a behavioral care home and we do not accept behavioral clients.
4. I am a certified assisted living facility manager in the State of Arizona since the year 2001.
5. The caregivers are live-in except for the manager.
6. All the current employees are certified caregivers with updated annual CEU's and recurrent trainings on First Aid and CPR.
7. All are fingerprinted with no criminal records whatsoever.
8. All employees are free tuberculoses as well as evidenced by annual Mantoux tests.

B. Monami Assisted Living Home has been licensed and in operation since the year 2002 and with annual renewals from the Department of Health and through the years that followed until the present.

C. The management of Monami was not aware of the separate tax to be paid to the City of Chandler until recently and we fulfilled it the soonest that we were able to. Monami will make sure that it would not be missed in the future.

D. Please find the attached floor plan for Monami Assisted Living Home.

If you have any questions, please don't hesitate to contact me.

Sincerely,

Winsome Chua
Facility Manager, Monami Assisted Living Home
480-235-7145