

CC MEMO 03-003  
LRP MEMO 03-001

DATE: JANUARY 8, 2003

TO: MAYOR AND CITY COUNCIL

THRU: DONNA M. DRESKA, CITY MANAGER  
DOUG BALLARD, PLANNING AND DEVELOPMENT DIRECTOR

FROM: HANK PLUSTER, LONG RANGE PLANNING MANAGER

SUBJECT: ZCA02-0004 CITY OF CHANDLER  
Introduction of Ordinance No. 3421

Request: City Initiative to amend Chapter 35 (Zoning Code) of the Chandler City Code, by revising Article II pertaining to the definition of "Group Home," and by revising Article III pertaining to Use Permit requirements and review procedures relative to Group Homes

As requested by Council from discussion of the above referenced item at the January 6<sup>th</sup> study session, Staff has researched zoning requirements for group homes in other major valley cities.

Staff reviewed the zoning ordinances for the cities of Mesa, Tempe, Scottsdale, Glendale, and the Town of Gilbert. In general, these cities allow group home occupancies up to ten (10) individuals, not including staff, as a matter of right in their residential zoning districts. In addition, most require 1200-1320 ft. or greater separations between uses, evidence of licensure or contract agreement with a State agency, and some form of record kept on file with the local planning department. Allowed as a matter of right, these occupancies would not require any type of notice to surrounding property owners.

By comparison, the above referenced amendment to the Chandler code would continue to require Use Permit approval through Planning Commission and Council, for group home occupancies of six (6) to ten (10) individuals, with neighborhood notice being given prior to public hearing. Group homes with five (5) or fewer occupants, at least one of whom must be an adult and a resident of the dwelling, would be allowed as a matter of right. Hence the Chandler ordinance would be more restrictive than those of other major valley cities.

In addition, Staff will be in contact with the appropriate State agency(ies), requesting that an applicant seeking licensure or contract agreements to operate a group home in Chandler be directed to contact City staff prior to finalizing location and beginning operation.