



Chandler · Arizona
Where Values Make The Difference



MEMORANDUM Transportation & Development - PZ Memo No. 12-059

DATE: JULY 5, 2012

TO: PLANNING AND ZONING COMMISSION

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

FROM: ERIK SWANSON, CITY PLANNER *ES*

SUBJECT: ZUP12-0008 NEW HORIZON YOUTH HOME - STOTTLER

Request: Use Permit extension approval to operate a behavioral health group home for up to seven residents within a single-family residential home

Location: 760 E. Stottler Place,
 South and west of the southwest corner of McQueen and Warner roads

Applicant: Tom Granado, Owner

RECOMMENDATION

The request is for Use Permit extension approval for the continued operation of a behavioral health group home for up to seven residents within a single-family residential home. Staff, upon finding consistency with the General Plan and Planned Area Development (PAD) zoning, recommends approval for an additional five years, with conditions.

BACKGROUND

The subject site is located south and west of the southwest corner of McQueen and Warner roads, within the Stonegate Crossing single-family residential subdivision. Single-family homes are adjacent to the site's west, and eastern boundary; the Sunstone II townhouse development is on the south side of Stottler Place; an office development is north of the site.

New Horizon Youth Homes is part of the State of Arizona Department of Health Services housing for children at risk program and is licensed through the Office of Behavioral Health Licensure as a Therapeutic Group Home. The children are placed in the home from the

Administration Office of the Courts, Child Protective Services, Salt River Pima Indian Community, Gila River Indian Community and various other organizations. The home has two adult staff members at the site at all times.

Similar to assisted living homes, the Zoning Code requires a Use Permit for group homes when there are more than five individuals residing at the home that are not related. However, different from assisted living homes, group homes are allowed to have up to four residents per bedroom provided sixty (60) square feet is provided per resident and three (3) feet is provided between beds. The home meets the requirements established for room size. The home is restricted to no more than seven residents per the Use Permit and the licensure by the State.

DISCUSSION

The request is for Use Permit extension approval for the continued operation of a behavioral health group home. The group home has operated with a Use Permit for up to seven residents at this location since 2002. An initial Use Permit was granted in 2002, followed by additional Use Permits being granted in 2003 (for three years) and 2007 (for five years). Staff recommends approval of the extension of the Use Permit for an additional five years citing the continued successful operation of the Use Permit, overall compatibility with the surrounding neighborhood, and consistency with the Zoning Code.

PUBLIC/NEIGHBORHOOD NOTIFICATION

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

- A neighborhood meeting was held on Wednesday, May 30, 2012. No neighbors were in attendance.

Staff has not received any phone calls or letters in support of or opposed to the request.

RECOMMENDED ACTION

Staff, upon finding consistency with the General Plan, recommends approval of ZUP12-0008 NEW HORIZON YOUTH HOME – STOTTLER, 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 group 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.

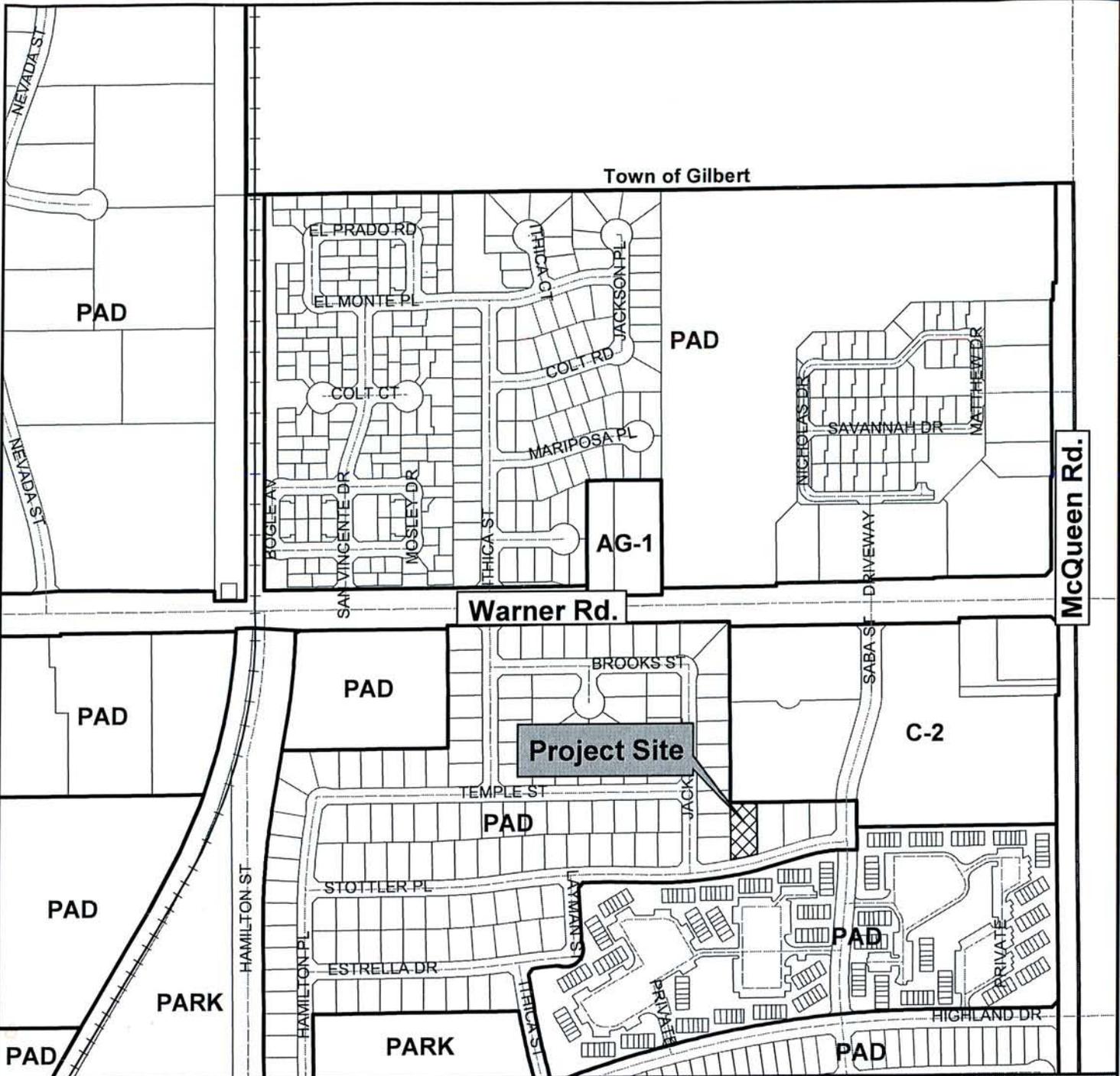
5. This Use Permit shall remain in effect for five (5) years from the effective date of City Council approval. Continuation of the Use Permit beyond the expiration date shall require reapplication to and approval by the City of Chandler.
6. The site shall be maintained in a clean and orderly manner.

PROPOSED MOTION

Motion to recommend approval of ZUP12-0008 NEW HORIZON YOUTH HOME - STOTTLER, Use Permit extension approval to operate a group home for up to seven residents within a single-family residential home; subject to the conditions recommended by Staff.

Attachments

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



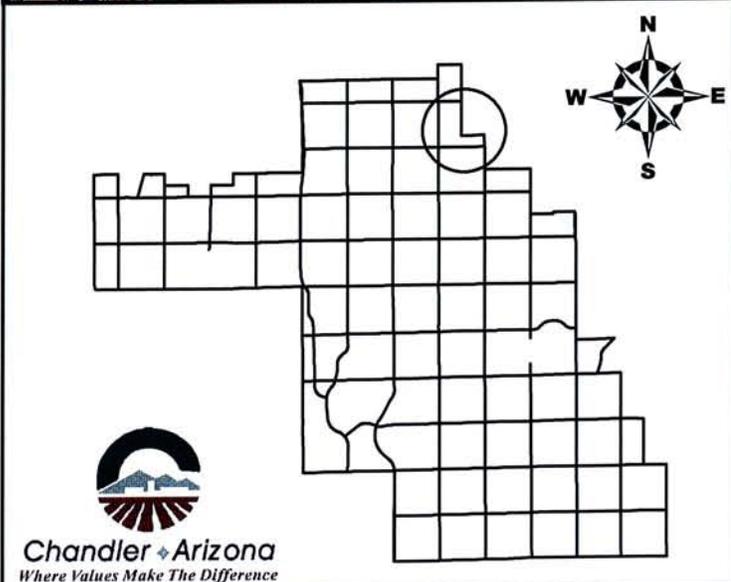
Vicinity Map



ZUP12-0008

New Horizon Youth Homes Inc.





Vicinity Map



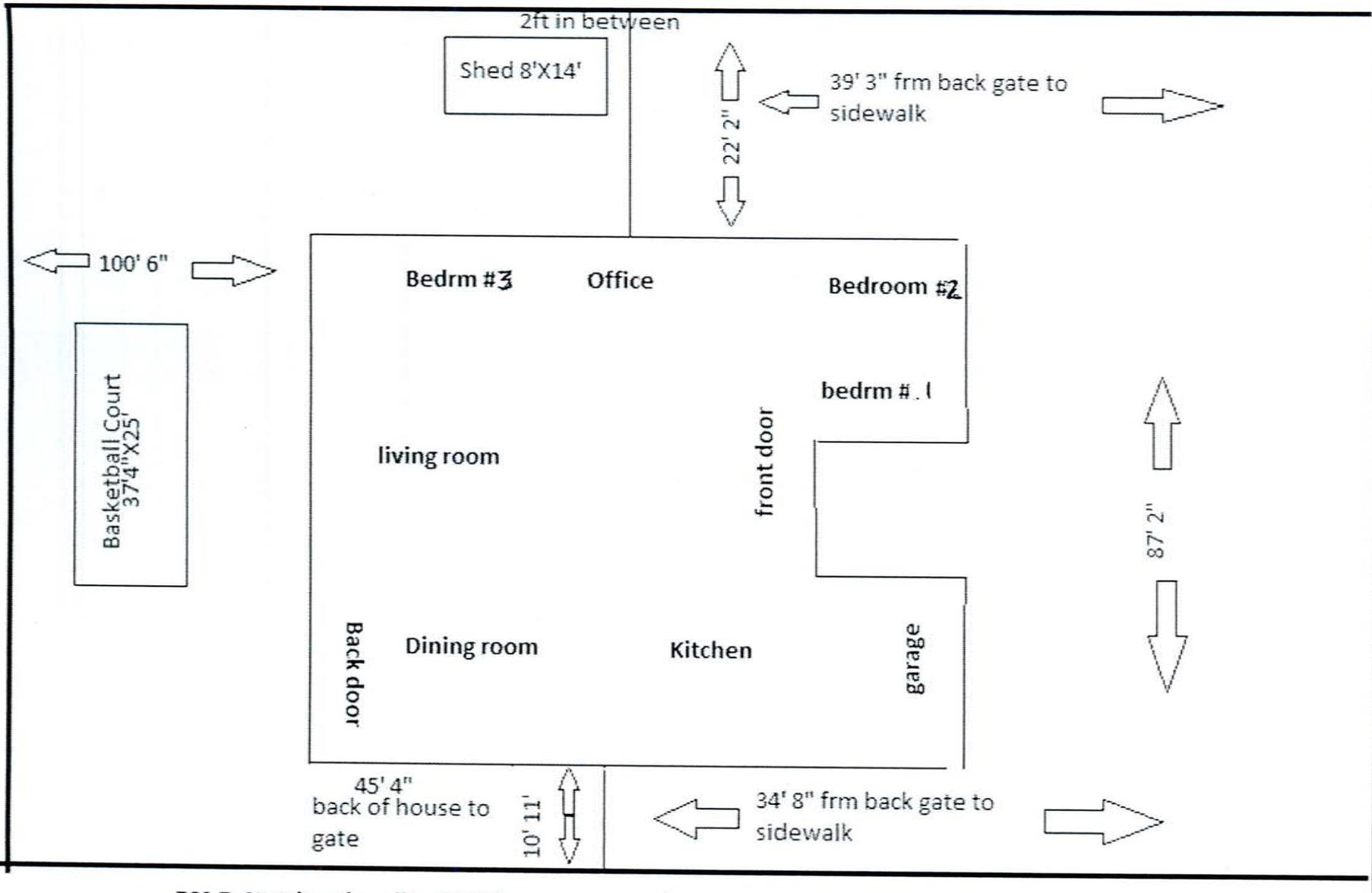
ZUP12-0008

New Horizon Youth Homes Inc.



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SITE PLAN

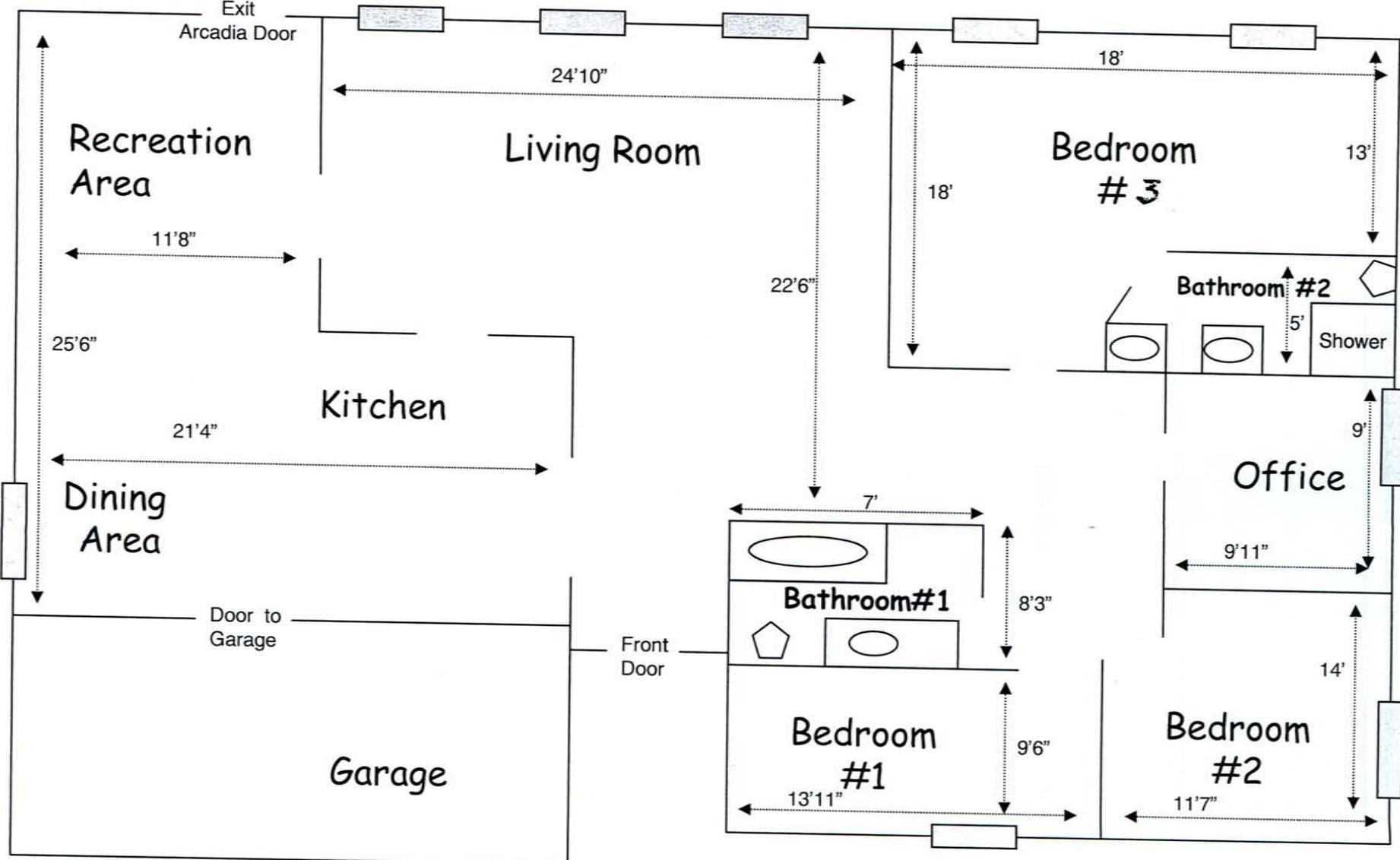


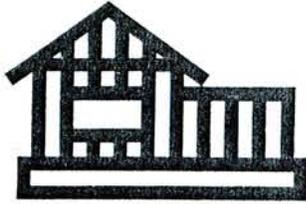
760 E. Stottler Chandler 85225'

Lot Plan

sidewalk

Stottler Floor Plan





New Horizon Youth Homes, Inc.

"Share the values you grew up with"

www.nhyh.org
March 7, 2012

Erik Swanson, City Planner
City of Chandler
Planning and Development Dept.
P.O. Box 4008, MS105
Chandler, AZ 85244-4008

RE: Use Permit Renewal for 760 E. Stottler Place, Chandler, AZ 85225

Dear Mr. Swanson:

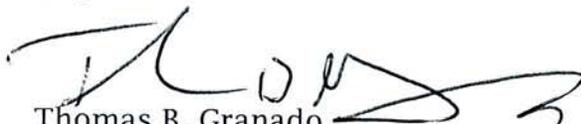
Enclosed please find the completed Use Permit application for the group home operated at 760 E. Stottler Place, Chandler, AZ 85225. This home is licensed as a Residential Agency Level II through the Arizona Department of Health Services. Our permit to approve seven clients ages 11-17 to reside at the home expires April 30, 2012.

The home continues to operate under the same model in which the home was approved for its last permit. There are seven children and a minimum of two staff members present with the clients. The staff is required to be awake and provide direct supervision at all times.

As an agency, the management team and program coordinator for the Chandler home remains the same. NHYH is a non-profit agency that provides housing, independent living skills training and counseling for at-risk youth. We currently have two other group homes located in Chandler at 795 W. Park Avenue and 2504 E. Commonwealth Circle, which the City Council recently approved renewal of their use permits.

Please let me know if you need any additional information.

Regards,


Thomas B. Granado
Executive Director