

#45

AUG 09 2007



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MEMORANDUM

Planning and Development – CC Memo No. 07-178

DATE: JULY 19, 2007

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, CITY PLANNER

SUBJECT: UP07-0037 NEW HORIZON YOUTH HOMES, INC.

Request: Use Permit approval to operate a group home for up to seven (7) youths within a PAD (single family residential) zoning district

Location: 760 E. Stottler Place, south and west of Warner and McQueen Roads

Applicant: New Horizon Youth Homes, Inc., Tom Granado

RECOMMENDATION

Planning Commission and Staff, finding consistency with the General Plan, recommend approval of a Use Permit extension for an additional five years subject to conditions.

BACKGROUND

The application requests extension of Use Permit approval to operate a group home for up to seven (7) youths within a single-family residence. The Zoning Code requires a Use Permit for group homes when there are more than five individuals residing at the home who are not related by blood, marriage, or adoption. The 1,804 square foot, 4-bedroom, 2-bathroom house is located in the Stonegate Crossing single family subdivision (zoned PAD), on the south side of Warner Road about ¼ mile west of McQueen Road. The 14,810 square foot lot has a fenced-in back yard and abuts a commercial development to the north.

The applicant has been operating at the subject location since January 2001. The house and property are well maintained. Previous Use Permit approvals were granted in 2002 and 2004 for up to seven (7) youths.

New Horizon Youth Homes is part of the State of Arizona Department of Health Services (ADHS) housing for children at risk program. The applicant operates three other group homes for youths in the Valley, including one in Chandler. The home operates 24 hours a day, seven days a week. There is one adult staff member awake at all times, and during peak activity hours there is a second staff member to help with the residents. The juveniles are placed in the home from the Administration Office of the Courts, Child Protective Services, the Arizona Department of Juvenile Corrections, and Value Options (a placement agency that contracts with the State). There is a company van used for transportation.

ADHS requires 50 square feet of sleeping space per resident. The home is 1,804 square feet. Based on the square footage of the four bedrooms and the requirement for sleeping space, the home size could potentially provide for up to a maximum capacity of nine residents. For children 12 years old and older, ADHS requires one caretaker to be on-site at all times.

PUBLIC/NEIGHBORHOOD NOTIFICATION

- The request was noticed in accordance with the requirements of the Chandler Zoning Code
- An open house was held on Monday June 21, 2007 at the subject site. Two neighbors, including the next door neighbor to the west, attended to ask general questions and to tour the facility. Both neighbors were generally supportive of the request.
- The Police Department has been informed of the application and has not responded with any issues or concerns. There have been four (4) calls for service to this address in the past year, including two (2) for runaways. Runaways require the police to be called even if the child has been located prior to the call being placed.
- At the time of this writing, Staff is not aware of any opposition to this request.

PLANNING COMMISSION VOTE REPORT

Motion to approve.

In Favor: 7 Opposed: 0

RECOMMENDED ACTION

Planning Commission and Staff, upon finding consistency with the General Plan, recommend approval of UP07-0037 NEW HORIZON YOUTH HOMES, INC. subject to the following conditions:

1. The group home shall have no more than seven (7) residents at any time.
2. Should the applicant sell the property, this Use Permit to operate a group home shall be null and void.
3. The applicant shall not permit known sexual offenders to become residents or staff in this group home.

4. The 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 re-application to and approval by the City of Chandler.

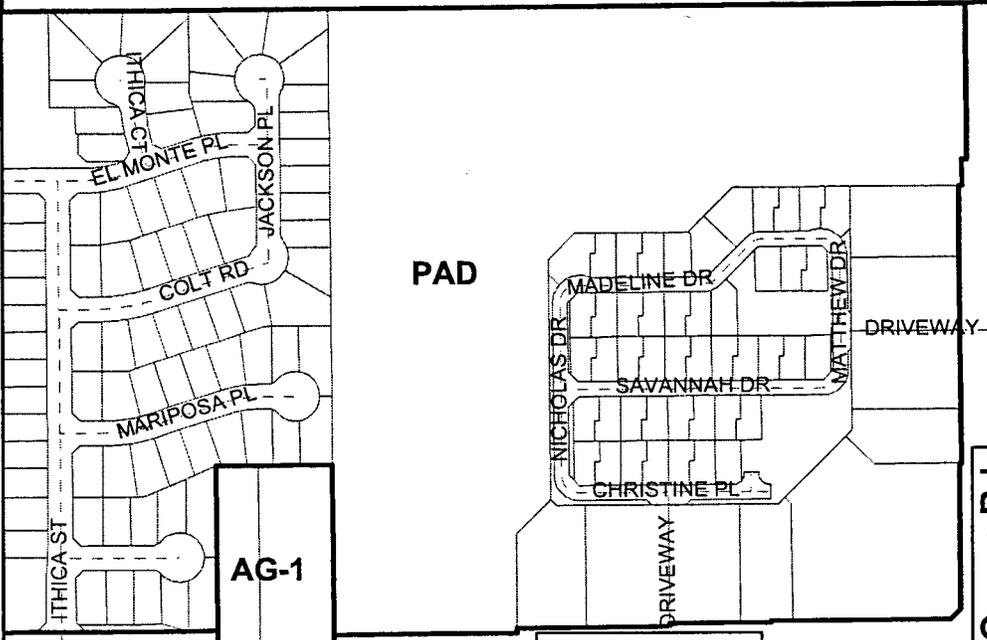
PROPOSED MOTION

Move to approve UP07-0037 NEW HORIZON YOUTH HOMES, INC. Use Permit for a group home subject to the conditions recommended by Planning Commission Staff.

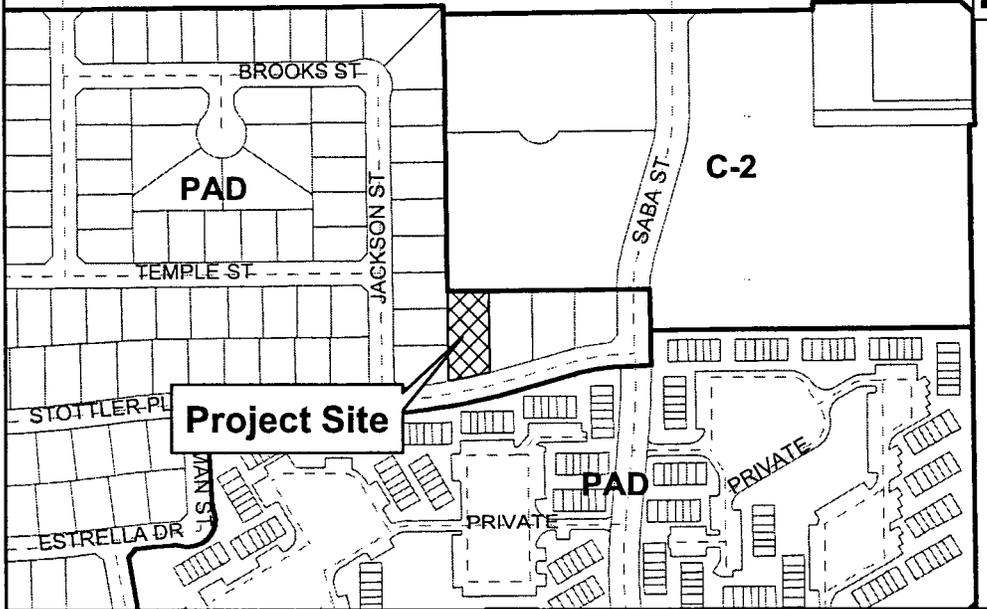
Attachments:

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

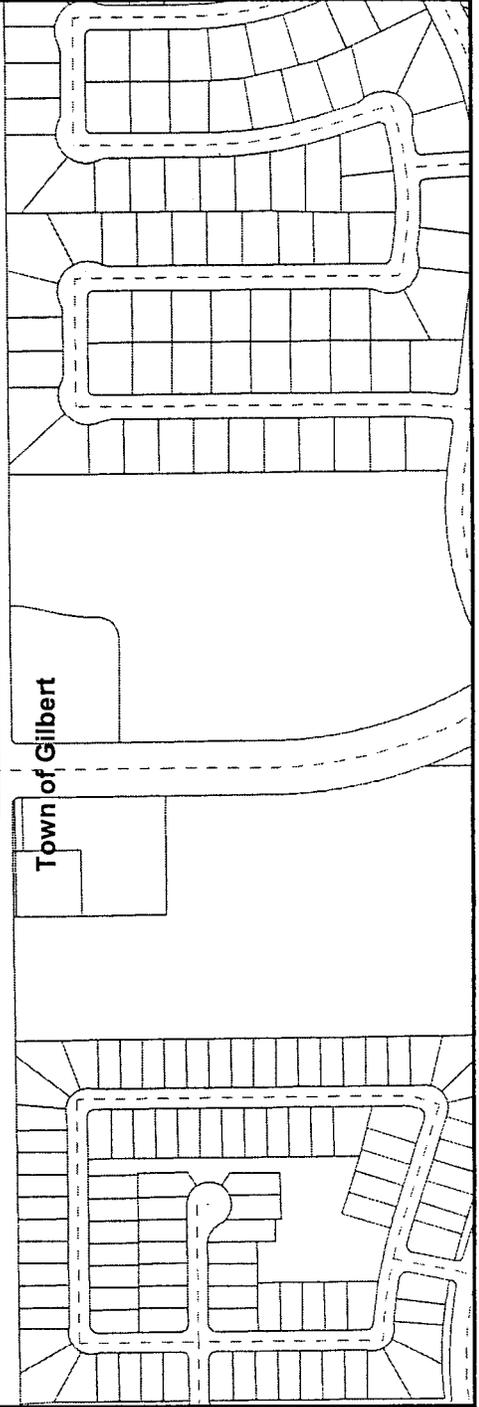
Town of Gilbert



Warner Rd.



McQueen Rd.

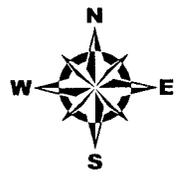
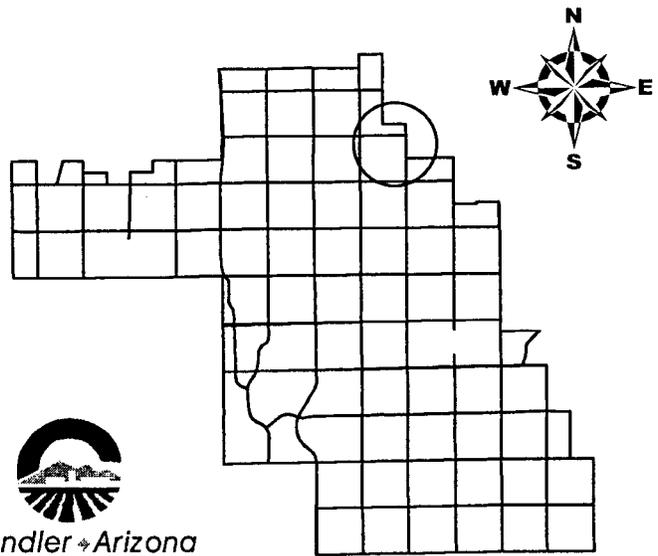


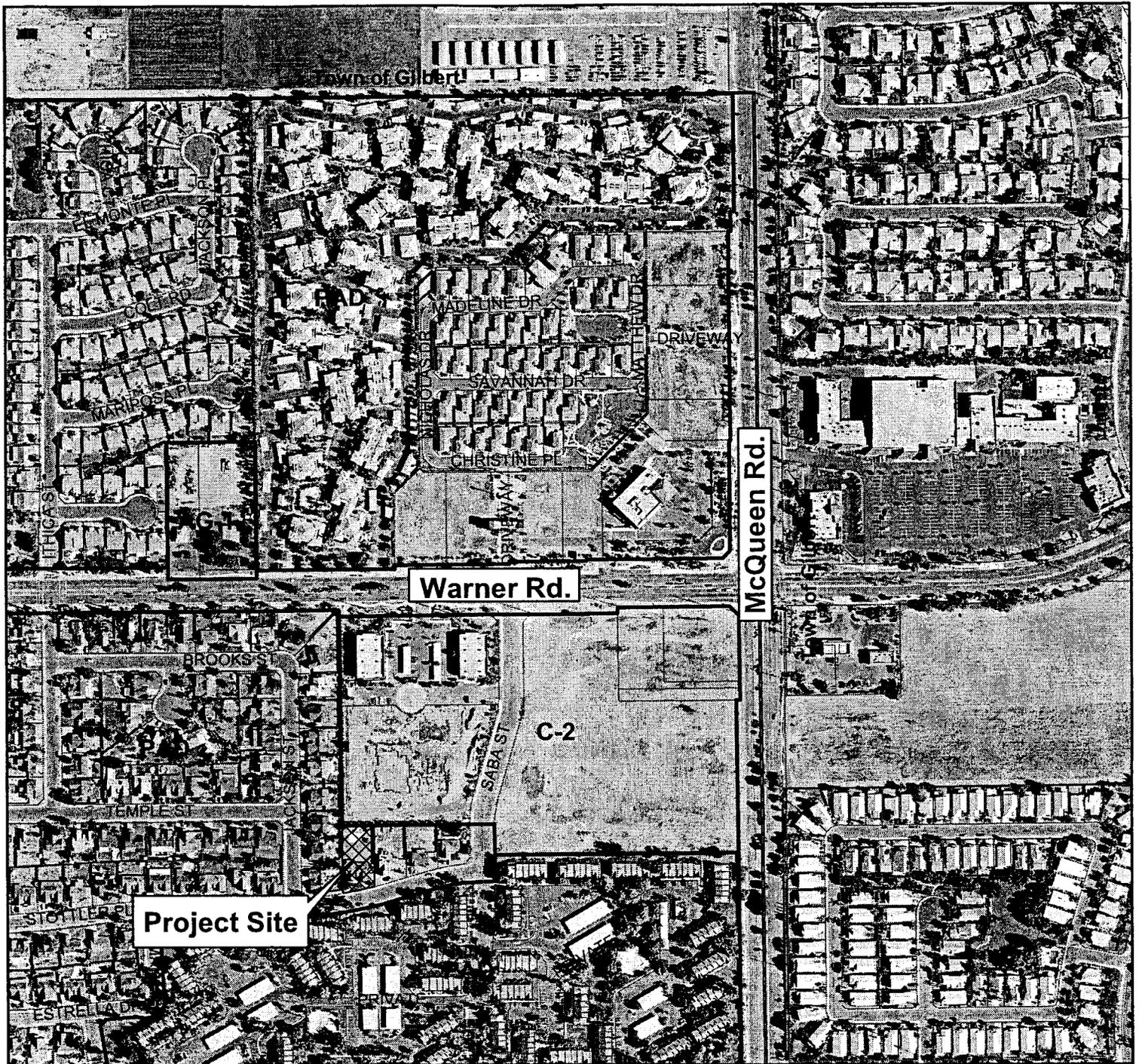
Vicinity Map



UP07-0037

New Horizon Youth Homes, Inc.





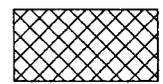
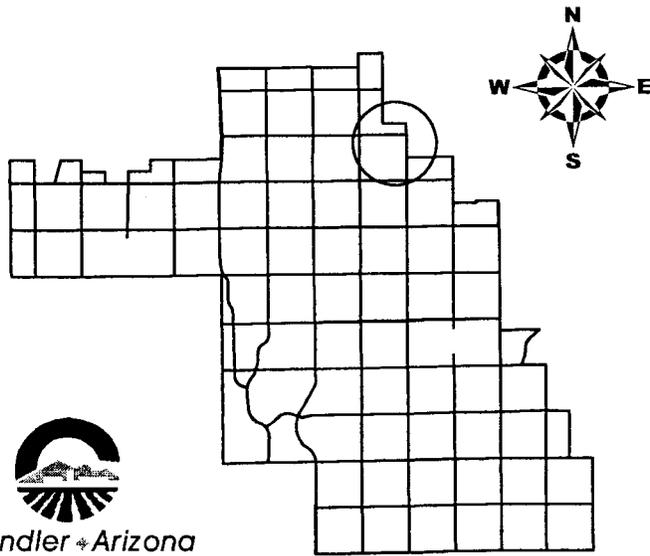
Warner Rd.

McQueen Rd.

Project Site

C-2

Vicinity Map



UP07-0037

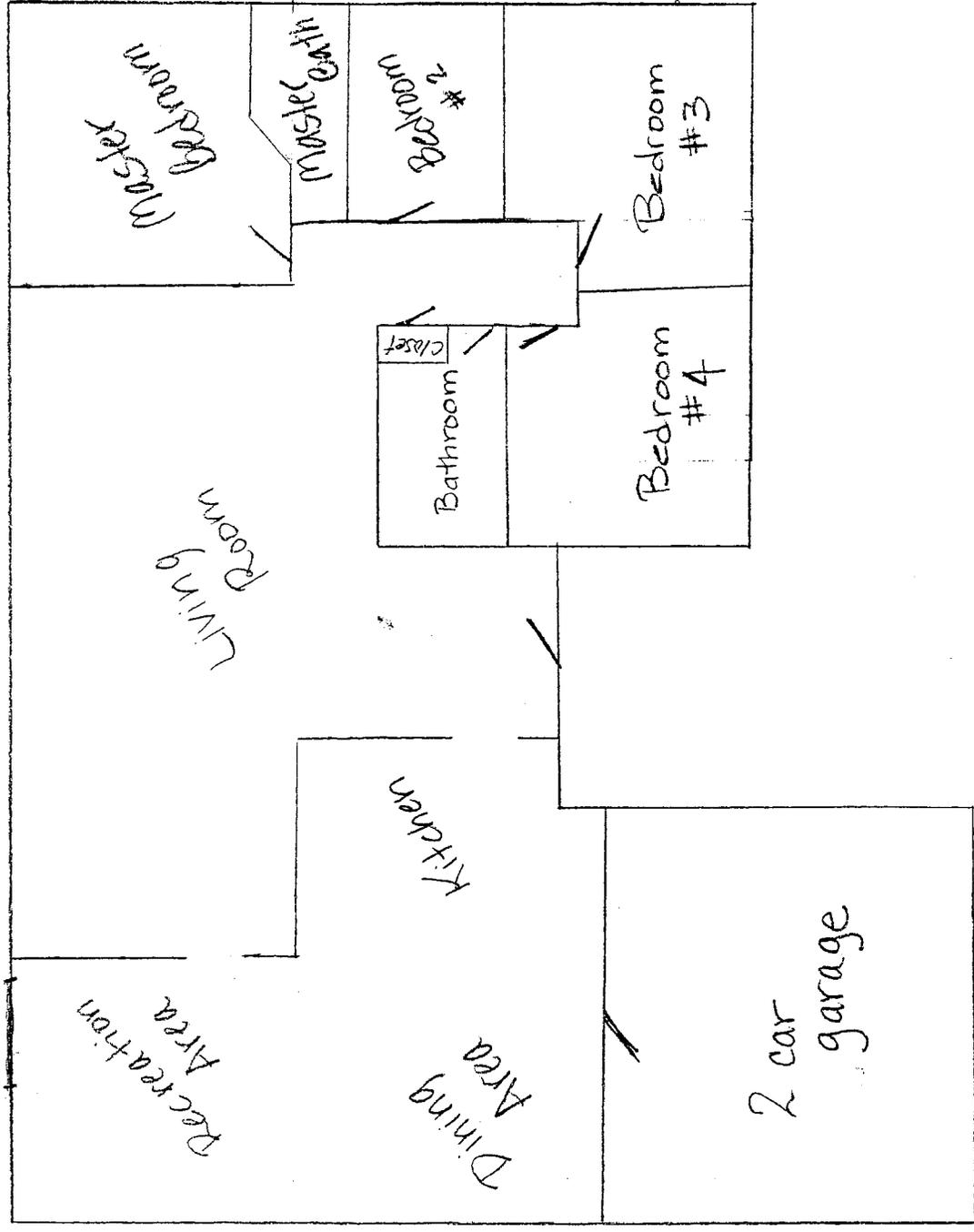
New Horizon Youth Homes, Inc.

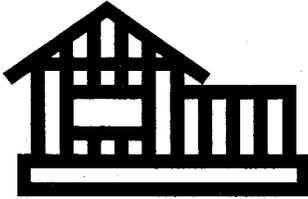


Chandler, Arizona
Where Values Make The Difference

CITY OF CHANDLER 5/4/2007

Stottler House Floor Plan
760 E. Stottler Place Chandler, AZ 85225





New Horizon Youth Homes, Inc.

"Share the values you grew up with"

www.nhyh.org

April 25, 2007

Planning & Zoning
City of Chandler
215 E. Buffalo Street
Chandler, AZ 85225

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

To Whom It May Concern:

Enclosed please find the completed Use Permit application for the group home operated at 760 E. Stottler Place Chandler, AZ 85225. This home has been licensed as a Residential Agency Level III through the Arizona Department of Health Services since January 2001. It is time to renew the City of Chandler permit to approve seven clients ages 11-17 to reside at the home.

The house continues to operate under the same model in which the home was approved for its last permit in 2004. There are seven children and a minimum of one staff is always present with the clients. The staff is required to be awake and provide direct supervision at all time.

As an agency, the management team and program coordinator for the Chandler homes remains the same. NHYH remains a non-profit agency that provides housing, independent living skills training and counseling for at-risk youth. The most significant change that impacts Chandler is that our Girls Residential program closed down in December 2007. This leaves only two remaining houses in Chandler operated by New Horizon Youth Homes, Inc.

Please let me know if you need any additional information for this requires.

Regards,

Thomas B. Granado
Executive Director