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MEMORANDUM **Transportation & Development - PZ Memo No. 10-115**

DATE: NOVEMBER 5, 2010

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: ZUP10-0034 DESERT HARMONY ASSISTED LIVING HOME

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

Location: 1510 W. Saragosa Street
½ mile east, ¼ mile north of Dobson and Pecos Roads

Applicant: Bright Eze, Owner/Operator

RECOMMENDATION

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

BACKGROUND

The subject site is located ½ mile east of Dobson Road and ¼ mile north of Pecos Road, within the Blakeman Ranch single-family residential neighborhood. Directly west and south are single-family homes. North, adjacent to the site, is the Conley Elementary School; east is Arrowhead Drive, a residential collector street. The subject site is a corner lot with a stop sign directly across the street. Kitty-corner to the site is another assisted living home with five or fewer residents that is not required to operate with a Use Permit.

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 applicant has been operating an Assisted Living Home at this location for the past five years with five or fewer residents, thus not requiring a Use Permit. The maximum potential amount of residents allowed

with a Use Permit is 10, excluding staff. The number of residents allowable is based upon area 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, and allow a maximum of seven residents.

The home is just short of 2,200 square feet, and provides five bedrooms. Three bedrooms are 110 square feet and allow for one resident to occupy each room. The master bedroom is 220 square feet, and allows for up to two residents. What is labeled as Garage 2 on the floor plan was built as an optional bedroom by the home builder, and is approximately 180 square feet and allows for two residents. Staff has inspected the home, and the home meets the requirements outlined in the Zoning Code for assisted living homes. Two full bathrooms are provided.

PUBLIC/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 request was advertised in the newspaper.
- An orange 11x17 public hearing sign was posted on the property.
- A neighborhood meeting was held on Monday, October 25, 2010. One neighbor was in attendance and was opposed to the request.

The neighbor expressed concerns with the number of residents proposed for the home, the amount of vehicles that park on Saragosa Street, and ongoing maintenance of the site. Staff explained that the number of residents allowed to be cared for is dictated by State requirements and Council approval, and that the current request met both State and City requirements and is consistent with previous approvals. Due to the subject site being located at an intersection, on-street parking, though allowed, has the potential to create a bottleneck. Staff recommended to the applicant that they have their caregivers and visitors park either in the driveway or on Arrowhead Street adjacent to the site's east side. Staff also discussed with the applicant and neighbor that the maximum allowed residents to be cared for is dictated by square footage requirements per resident, and based on the square footage provided the maximum number of residents allowed, assuming Council approval, is seven.

Staff has not received any other telephone calls or letters opposed to this application.

RECOMMENDED ACTION

Staff, upon finding consistency with the General Plan and PAD zoning, recommends approval of ZUP10-0034 DESERT HARMONY ASSISTED LIVING HOME, subject to the following conditions:

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

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.

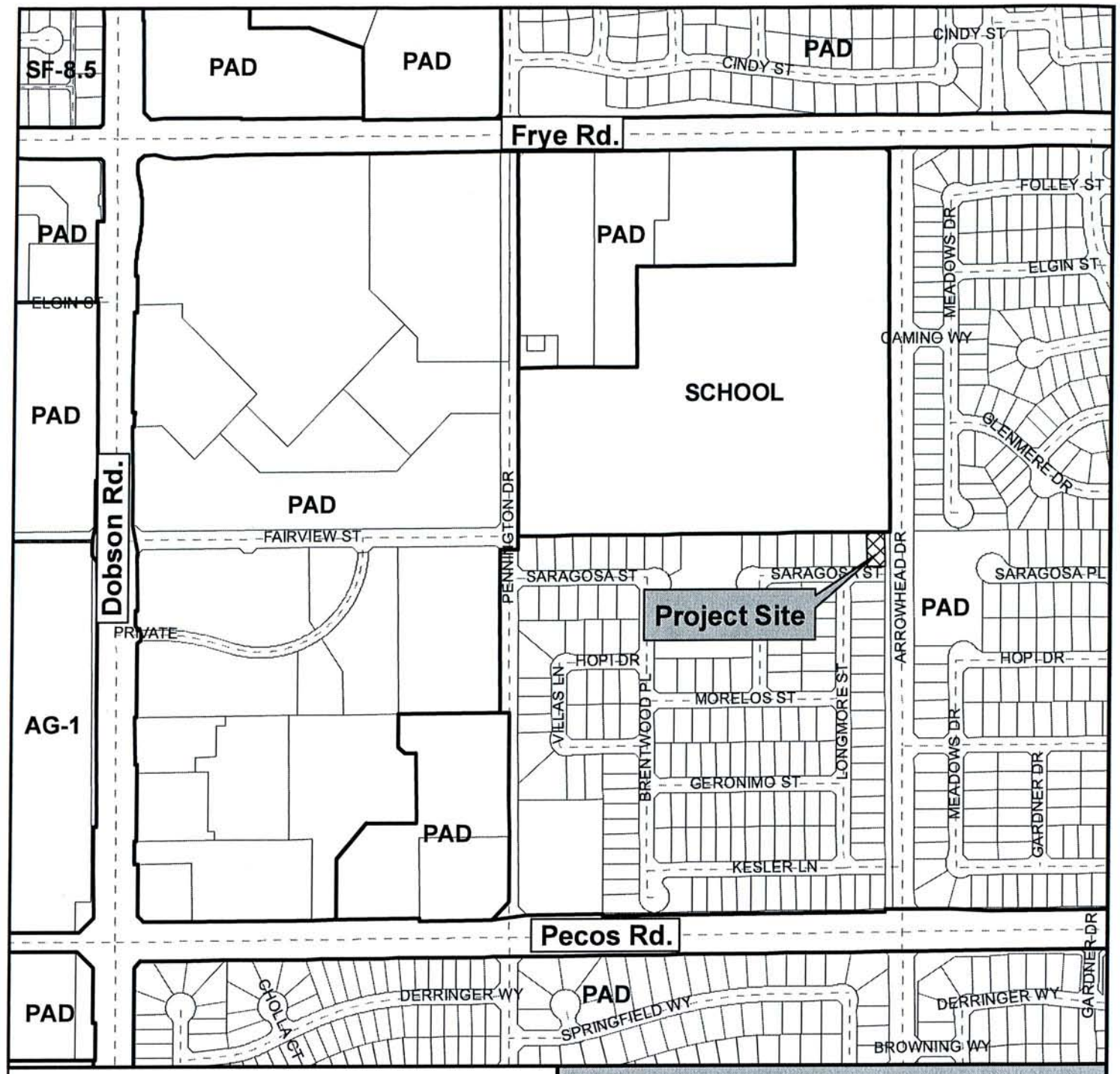
4. The site shall be maintained in a clean and orderly manner.

PROPOSED MOTION

Motion to recommend approval of ZUP10-0034 DESERT HARMONY ASSISTED LIVING HOME, Use Permit for an assisted living home for up to seven residents, subject to the conditions recommended by Staff.

Attachments

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

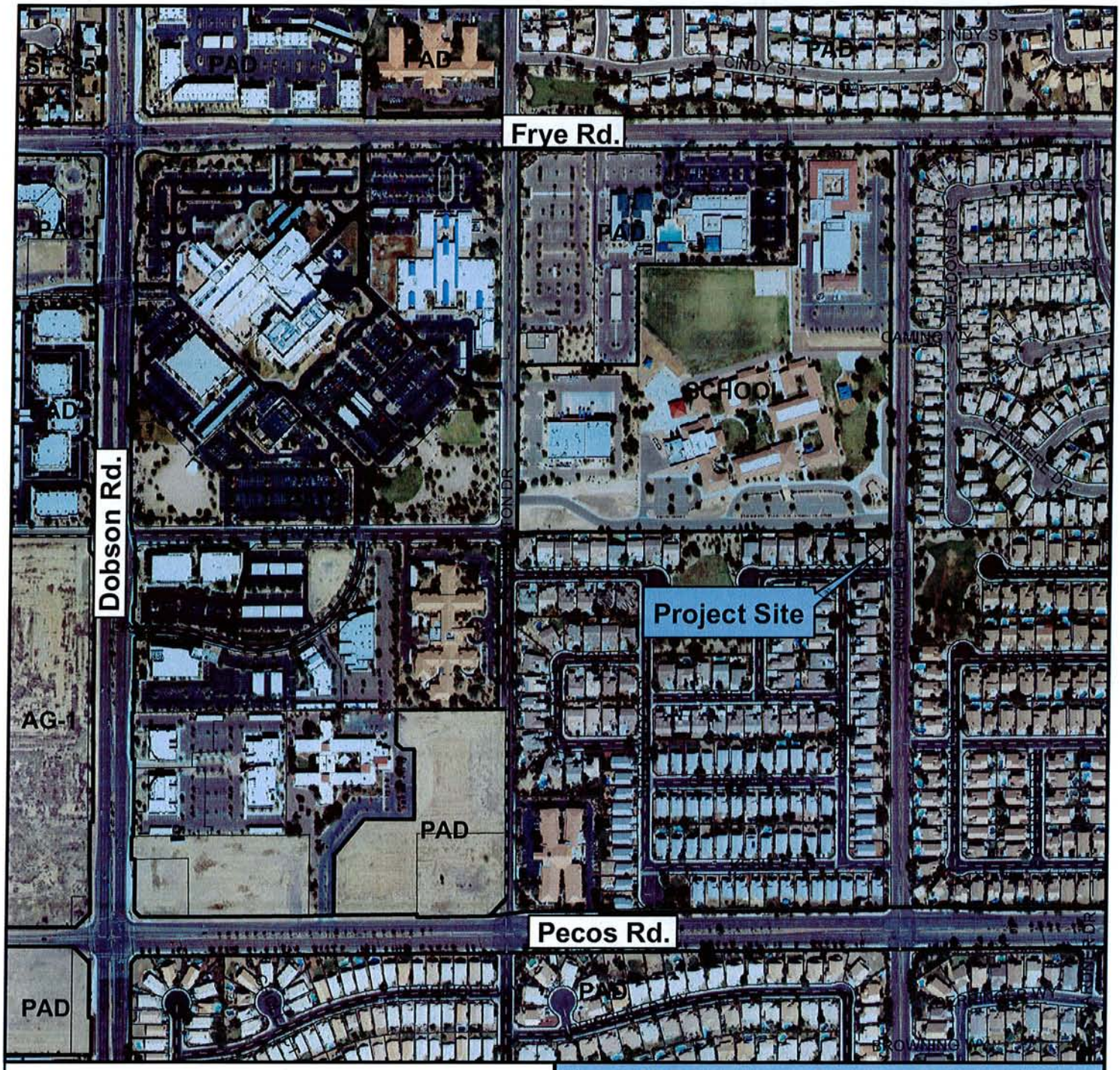


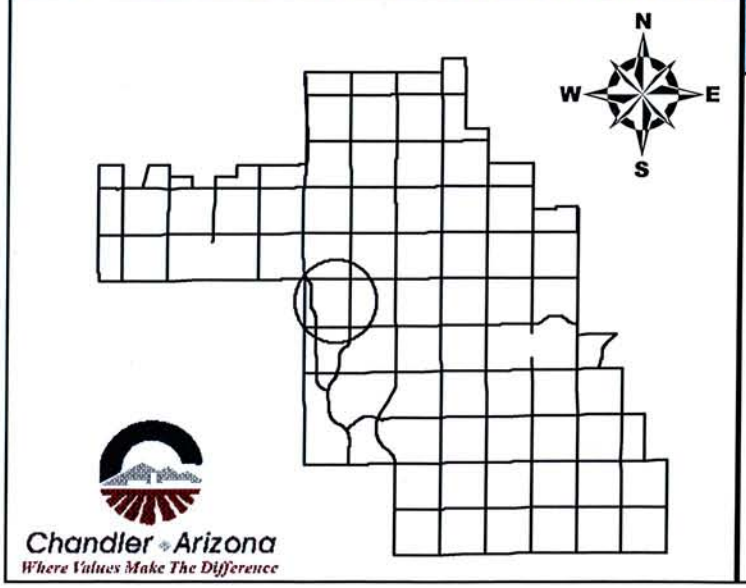
Vicinity Map

ZUP10-0034

Desert Harmony Assisted Living

CITY OF CHANDLER 8/2/2010





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Vicinity Map

ZUP10-0034

Desert Harmony Assisted Living

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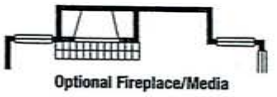
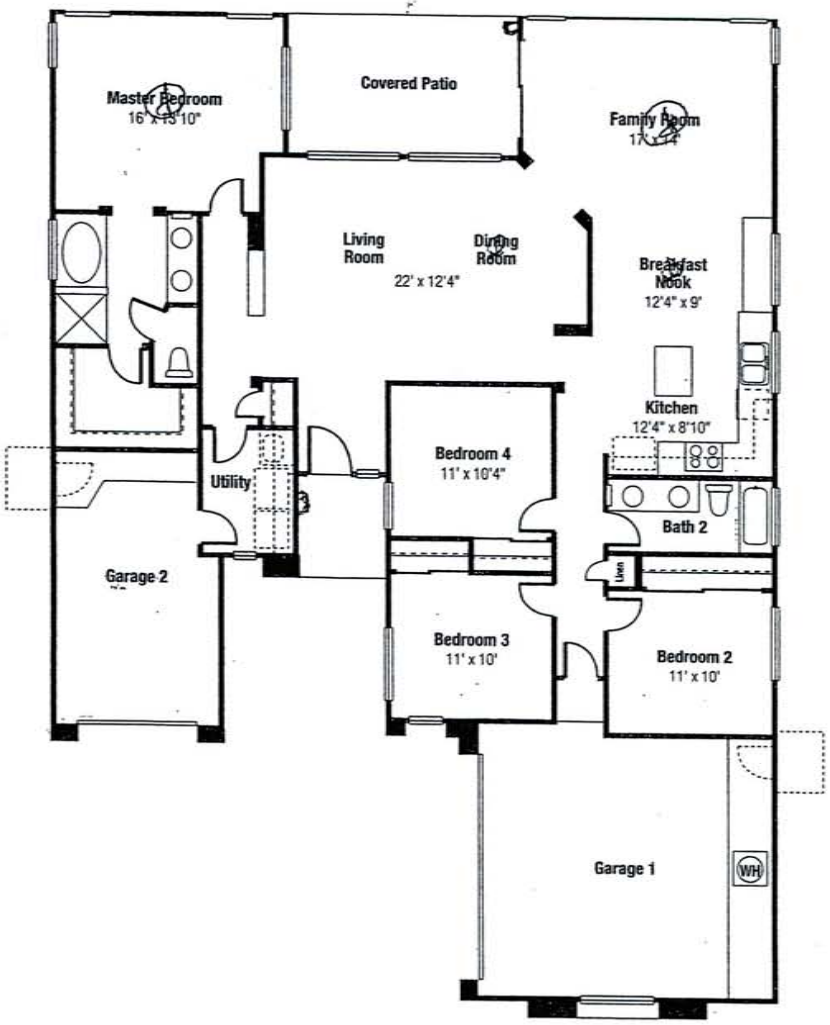
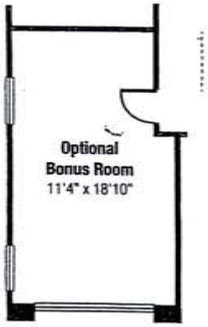
onHomes®

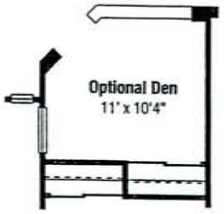
Home Design 110

1,951 Sq. Ft.









, Morrison Homes reserves the right to change or modify floor plans, materials and features without prior notice or obligation.
rtists' conceptions and all dimensions are approximate. 7/26/96

FLOOR PLAN

EQUAL HOUSING OPPORTUNITY

DESERT HARMONY ASSISTED LIVING

1510 W. SARAGOSA STREET

CHANDLER, AZ 85224

11-10-10

DESCRIPTION OF THE BUSINESS

Desert Harmony Assisted Living has been serving the elderly since October 2005 to present. Desert Harmony has 5 + years experience assisting the elderly. It is located at 1510 W. Saragosa Street, Chandler Arizona 85224.

Desert Harmony Assisted Living Home currently houses up to five (5) residents and is designed to provide shelter, support services and uncomplicated healthcare.

We offer the following services; three homemade balanced meals and snacks, 24 hour supervision by our dedicated and well trained caregivers, assist residents in their medication maintenance prescribed by their doctors, follow- up medication refills and pickup of medicine from the pharmacy as needed. Daily assistance with bathing, dressing, grooming and laundry, daily housekeeping. Recreational activities etc.

The reason for the Use Permit request is to allow for an increase in the number of residents being cared for from the current number of 5 residents to allow for up to 7 residents.

Sincerely,

Bright Eze