

**RESOLUTION NO. 18-20**

**A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF MARICOPA, ARIZONA, DECLARING AS A PUBLIC RECORD THAT CERTAIN DOCUMENT FILED WITH THE CITY CLERK AND ENTITLED "2018 AMENDMENTS TO THE CITY OF MARICOPA ZONING CODE - GROUP HOMES" RELATING TO THE ESTABLISHMENT OF RULES AND REGULATIONS FOR GROUP HOMES OPERATING WITHIN THE CITY OF MARICOPA AND AMENDING CERTAIN PROVISIONS OF ARTICLES 410.24, 601 AND 602.02 OF THE MARICOPA ZONING CODE.**

**WHEREAS**, the City Council previously adopted Ordinances which establish rules and regulations for the operating of group homes within the City of Maricopa; and

**WHEREAS**, upon receipt of an application from group home operators, staff for the City has provided some amendments to those Ordinances which clarify and confirm those regulations; and


**WHEREAS**, the City Council believes that declaring such document a public record and adopting its provisions by reference will be in the City's best interests.

**NOW THEREFORE, BE IT RESOLVED** by the Mayor and City Council of the City of Maricopa, Arizona as follows:

That certain document known as "2018 Amendments to City of Maricopa Zoning Code – Group Homes" amending certain provisions of Articles 410.24, 601 and 602.02 of the previously adopted Zoning Code relating to the establishment of rules and regulations for group homes operating within the City of Maricopa, is hereby declared to be a public record, and a copy shall remain on file in the office of the City Clerk of the City of Maricopa for examination by the public.

**PASSED AND ADOPTED** by the City Council of the City of Maricopa, Arizona this 4<sup>th</sup> day of September, 2018.

APPROVED:

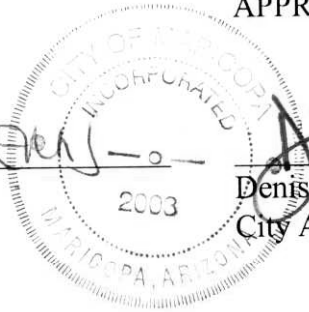
  
\_\_\_\_\_  
Christian Price  
Mayor

ATTEST:

APPROVED AS TO FORM:

*Vanessa Bueras*

Vanessa Bueras, CMC  
City Clerk



*D. M. Fitzgibbon*

Denis Fitzgibbon  
City Attorney

# EXHIBIT -A

## 410.24 Group Home

Group Homes are permitted in all single family districts subject to the requirements provided herein. The purpose of these regulations is to permit minors, disabled, handicapped or elderly persons to reside together in single family residential neighborhoods in compliance with the Fair Housing Act, while preserving the residential character of the neighborhood.

- A. **Registration.** Group Homes with 7 – 10 residents shall submit a completed zoning permit application and required supplemental materials to the Planning Division on a form established by the Zoning Administrator. For Group Homes with 7 -10 residents that are licensed by the state, county or other governmental authority, a tentative zoning permit may be issued upon verifying the application complies with the standards below. Said Group Homes shall be considered to be registered with the city at the time they receive a tentative zoning permit. In all cases, permits for Group Homes shall terminate when the Group Home use ceases.
- B. **Standards.** Group Homes shall be located, developed, and operated in compliance with the following standards:
1. **Occupancy.** The number of residents, excluding staff, shall not exceed
    - a. 1- 6 Residents – No Zoning Permit required.
    - b. 7-10 Residents – A Zoning Permit is required.
  2. **Separation.** The minimum separation between Group Homes shall be 1,200 feet, as measured from the closest property lines.
  3. **Exterior Appearance.** There shall be no sign or other exterior indication of a Group Home visible from a street. A minimum six foot high wall or fence shall be provided for purposes of screening and securing outdoor recreational areas.
  4. **Compliance with all Applicable Building and Fire Safety Regulations.** Group Homes shall comply with any and all other applicable state or local requirements including, but not limited to, the City's building and fire codes. These requirements may require safety measures such as fire sprinklers, alarms and monitoring systems depending on such factors as the number of residents and whether the residents are capable of self-preservation.
  5. **Licensing.** Group Homes shall comply with any and all applicable state licensing requirements.
  6. **Parking.** Any parking for the group or residential care homes shall be on site and comply with the requirements of Article 407, On-Site Parking and Loading.
  7. **Exclusive Use.** All administrative activities, including staffing, counseling, and other visitations, shall serve only the residents of the Group Home.
  8. **Pre-Emptions.** Notwithstanding the foregoing, if the State has adopted laws or rules for the regulation of a specific type of Group Home, then any such State law or rule shall

apply in addition to the conditions listed herein and/or shall preempt any conflicting condition listed herein.

**C. Request for Accommodation.** If a group home owner believes any requirement of the Zoning Code prevents the establishment of a group home in an economically viable manner, the owner shall submit to the Zoning Administrator a written request for accommodation and the reasons why the accommodation is required. The written request shall contain sufficient facts to allow the Zoning Administrator to make an individualized determination of the group home's needs, to address the City's safety and welfare concerns, and to assure compliance with this section. The Zoning Administrator shall review the written request and determine:

1. Whether an accommodation should be made pursuant to the requirements of the Fair Housing Act;
2. If so, the nature of the accommodation taking into consideration the requirements of the Fair Housing Act, public safety and welfare concerns, and the residential character of the neighborhood; and
3. The accommodation shall be made only to the extent necessary to comply with the Fair Housing Act. Profitability or financial hardship of the owner/service provider of a facility shall not be considered by the Zoning Administrator in determining to grant a reasonable accommodation waiver. An appeal of the decision of the Zoning Administrator may be made regarding reasonable accommodation to the Board of Adjustment pursuant to Article 501.

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### **Article 601 Use Classifications**

**Group Home** means a residential dwelling unit shared as a primary residence by minors, disabled, handicapped or elderly persons, living together as a single housekeeping unit, in a long term, family-like environment in which staff persons provide on-site care, training, or support for the residents.

### **Article 602.02 List of Definitions**

**Family** means one or more persons living together as a single housekeeping unit and sharing common living, sleeping, cooking and eating facilities. Members of a "family" need not be related by blood but are distinguished from a group occupying a hotel, club, fraternity or sorority house, or group home.

Red Fonts Letters in CAPS are Additions of the proposed text amendment.

~~Strikethrough~~ = Deleted text

## Article 601 Use Classifications

### DEFINITIONS

**Family** means one or more persons living together as a single nonprofit housekeeping unit and sharing common living, sleeping, cooking and eating facilities. ~~Members of a "family" need not be related by blood but are distinguished from a group occupying a hotel, club, fraternity or sorority house.~~

~~Group and Residential Care Home.~~ **GROUP HOME.** A Residential dwelling unit for a group of no more than ~~five (5)~~ SIX (6) unrelated persons, excluding staff, who are not living together as a single housekeeping unit and in which every person residing in the facility (excluding the service provider, members of the service provider's family, or persons employed as facility staff) is an individual with a disability. Residential care home service providers may or may not be license by the state or another government authority. This definition shall not include group homes for developmentally disabled nor adult foster care homes as specifically defined and provided for by the Arizona Revised Statutes.

#### 410.24 ~~Residential and Group Care Homes~~ **GROUP HOME**

~~Residential and Group Care Homes~~ **GROUP HOME** are permitted in all single family districts subject to the requirements provided herein. The purpose of these regulations is to permit persons with disabilities to reside in single family residential neighborhoods in compliance with the Fair Housing Act, while preserving the residential character of the neighborhood.

- A. **Registration.** ~~Residential and Group Care~~ homes shall submit a completed zoning permit application and required supplemental materials to the Planning Division on a form established by the Zoning Administrator. For ~~Residential and Group Care~~ homes that are licensed by the state, county or other governmental authority, a tentative zoning permit may be issued upon verifying the application complies with the standards below. Said group homes or residential care home shall be considered to be registered with the city at the time they receive a tentative zoning permit ~~and shall submit to the city a copy of the license issued by the state, county or other governmental authority within ninety (90) days, or said registration shall be withdrawn.~~ In all cases, registration for group homes shall terminate when the group home use ceases.
- B. **Standards.** ~~Residential and Group Care~~ Homes shall be located, developed, and operated in compliance with the following standards:
1. **Occupancy.** The number of residents, excluding staff, shall not exceed
    - a. ~~5~~ 1- 6 RESIDENTS - NO ZONING PERMIT REQUIRED.

b. 7-10 RESIDENTS - A ZONING PERMIT IS REQUIRED.

- (1) PRIOR TO ISSUANCE OF A BUILDING PERMIT, FIRE SUPPRESSION (SPRINKLER, ALARM AND MONITOR) IS REQUIRED AS APPLICABLE, BY THE BUILDING SAFETY AND FIRE DEPARTMENT
  2. SEPARATION. THE MINIMUM SEPARATION BETWEEN GROUP HOMES ~~AND OR RESIDENTIAL CARE HOMES~~ SHALL BE 1,200 FEET, AS MEASURED FROM THE CLOSEST PROPERTY LINES.
  3. **Exterior Appearance.** There shall be no sign or other exterior indication of a group home visible from a street. A minimum six foot high wall or fence shall be provided for purposes of screening and securing outdoor recreational areas.
  - ~~4.~~ **Compliance with all Applicable Building and Fire Safety Regulations.** If a group home has one or more non-ambulatory (SELF PRESENTATION) residents, building ~~AND FIRE CODES~~ requirements in addition to those applicable to group homes with ~~no non-ambulatory residents~~, shall apply, AS APPLICABLE. Existing garages, carport structures, or driveways shall not be expanded, modified, displaced or otherwise altered for the purposes of accommodating the group home or residential care home use.
  5. **Licensing.** Residential and Group Care homes shall comply with applicable STATE licensing requirements.
  6. **Parking.** Any parking for the group or residential care homes shall be on site and comply with the requirements of Article 407, On-Site Parking and Loading.
  - ~~7.~~ **Tenancy.** ~~No group home or residential care home shall house any person whose tenancy would constitute a direct threat to the health or safety of other individuals or would result in substantial physical damage to the property of others.~~
  7. **Exclusive Use.** All administrative activities, including staffing, counseling, and other visitations, shall serve only the residents of the group home.
  8. **PRE-EMPTIONS.** NOTWITHSTANDING THE FOREGOING, IF THE STATE HAS ADOPTED LAWS OR RULES FOR THE REGULATION OF A SPECIFIC TYPE OF GROUP HOME, THEN ANY SUCH STATE LAW OR RULE SHALL APPLY IN ADDITION TO THE CONDITIONS LISTED HEREIN AND/OR SHALL PREEMPT ANY CONFLICTING CONDITION LISTED HEREIN.
- C. **Request for Accommodation.** If a group home owner believes any requirement of the Zoning Code prevents the establishment of a group home in an economically viable manner, the owner shall submit to the Zoning Administrator a written request for accommodation and the reasons why the accommodation is required. The written request shall contain sufficient facts to allow the Zoning Administrator to make an individualized determination of the group home's needs, to address the City's safety and welfare concerns, and to assure compliance with this section. The Zoning Administrator shall review the written request and determine:

9. Whether an accommodation should be made pursuant to the requirements of the Fair Housing Act;
10. If so, the nature of the accommodation taking into consideration the requirements of the Fair Housing Act, public safety and welfare concerns, and the residential character of the neighborhood; and
11. The accommodation shall be made only to the extent necessary to comply with the Fair Housing Act. Profitability or financial hardship of the owner/service provider of a facility shall not be considered by the Zoning Administrator in determining to grant a reasonable accommodation waiver. An appeal of the decision of the Zoning Administrator may be made regarding reasonable accommodation to the Board of Adjustment pursuant to Article 501.

Original Text with Staff Proposed Text

36-582. Residential facilities; zoning; notice; appeal

- A. Unrelated persons living together notwithstanding, a residential facility which serves six or fewer persons shall be considered a residential use of property for the purposes of all local zoning ordinances if such facility provides care on a twenty-four hour per day basis. The residents and operators of such a facility shall be considered a family for the purposes of any law or zoning ordinance which relates to the residential use of property. The limitation of six or fewer persons does not include the operator of a residential facility, members of the operator's family or persons employed as staff, except that the total number of all persons living at the residential facility shall not exceed eight.
- B. For the purpose of all local ordinances, a residential facility which serves six or fewer persons shall not be included within the definition of any term which implies that the residential facility differs in any way from a single family residence.
- C. The provisions of this section shall not be construed to forbid any city, county or other local public entity from placing restrictions on building heights, setback, lot dimensions and placements of signs of a residential facility which serves six or fewer persons as long as such restrictions are identical to those applied to other single family residences.
- D. The provisions of this section shall not be construed to forbid the application to a residential facility of any local ordinance which deals with health and safety, building standards, environmental impact standards, or any other matter within the jurisdiction of a local public entity provided that such ordinance does not distinguish residential facilities which serve six or fewer persons from other single family dwellings and provided further that such ordinance does not distinguish residents of such residential facilities from persons who reside in other single family dwellings.
- E. A local ordinance which distinguishes, tends to distinguish, or has the effect of distinguishing residential facilities which serve six or fewer persons from single family dwellings shall be void and of no effect as applied to such facilities.
- F. No conditional use permit, zoning variance, or other zoning clearance shall be required of a residential facility which serves six or fewer persons which is not required of a single family residence in the same zone.
- G. For the purposes of any contract, deed, or covenant for the transfer of real property executed subsequent to the effective date of this section, a residential facility which serves six or fewer persons shall be considered a residential use of property and a use of property by a single family, notwithstanding any disclaimers to the contrary.
- H. No residential facility shall be established within a twelve hundred foot radius of an existing residential facility in a residential area.
- I. Prior to the establishment of a residential facility in a residential area, the department shall give at least sixty days written notice to the local government unit affected. The government unit shall have the right to contest the establishment of a residential facility in a residential area by written objection filed with the department within thirty days after receiving notice and may request an administrative hearing pursuant to title 41, chapter 14, article 3.
- J. Other residential facilities which serve seven or more persons shall be a permitted use in any zone in which residential buildings of similar size, containing rooms or apartments which are provided on a continuing basis for compensation, are a permitted use. Nothing in this section shall be construed to prohibit any city or county from requiring a conditional use permit in order to maintain a residential facility serving seven or more persons, provided that no conditions shall be imposed on such a facility which are more restrictive than those imposed on other similar dwellings in the same zones.



K. The provisions of this article shall apply only to residential facilities licensed, operated, supported or supervised by the department and the establishment of a particular facility shall not create any zoning rights with respect to any subsequent use of the property involved.

L. This article shall apply only as to those government units which have adopted zoning ordinances which place more restrictions on the establishment of residential facilities than those pertaining to facilities authorized under this article, except that the local government unit to which this article does not otherwise apply may require the same notice and hearing procedures applicable to other zoning matters notwithstanding the provisions of subsection I of this section.

# EXHIBIT -B

## **Dream Group Homes Inc. Narrative**

### **REQUEST TO FOR A PROPOSED TEXT AMENDMENT TO THE CITY OF MARICOPA ZONING CODE OF CAPISTRANO HOUSE OF DREAM GROUP HOMES INC. A SIBLING PLACEMENT GROUP HOME**

DREAM GROUP HOMES INC. operating at 42577 W. Capistrano Dr., Maricopa, Arizona, 85138 (Capistrano House) hereby submits its request for Proposed Text Amendment to allow a maximum of 10 unrelated persons in the Capistrano House, because Dream Group Homes Inc. provides sibling placements and some siblings are being housed separately due to the zoning regulation of the maximum occupancy being 5. We are requesting a proposed text amendment to the City of Maricopa Zoning Code that would allow Capistrano House to place a maximum of 10 unrelated persons, which would include up to five (5) sibling groups together in one home.

Licensing from the State of Arizona has come out to do the measurements, and that information is attached. Capistrano House would comfortably house 9 children, but at this time, our request is for a Proposed Text Amendment to the City of Maricopa's Zoning Code allow up to 10 unrelated persons be housed together in one home.

Under the Maricopa Zoning Code 410.24(B)(2) Occupancy. The number of residents, excluding staff, shall not exceed 5. The Capistrano House will have 24-hour staff, and the children range in age from 4-17. There would be more than 5 unrelated persons living in the Capistrano House, provided the City of Maricopa amends its zoning code to allow up to 10 unrelated persons, which would include up to five (5) sibling placements groups to be housed together at the Capistrano House.

For the previous reasons stated, Dream Group Homes Inc. is requesting a Proposed Text Amendment on the occupancy provision of the Maricopa Zoning Code from a maximum of 5 to a maximum of 10 unrelated persons to preserve the family unit of sibling placement groups for Dream Group Homes Inc.

### **DREAM GROUP HOMES INC. BACKGROUND**

Margaret Jordan established DREAM Group Homes, Inc. in 2013 in the city of Maricopa in hopes of becoming the premier group home provider, providing foster care services to the unfocused sibling population.

At DREAM Group Homes, Inc., we seek to keep the family together in one household, where all children will learn the tools for their success. Here, they learn how to succeed as an individual, and as one family. Our model also resembles a regular family home with a loving house parent. This allows the children to bond appropriately with their siblings and a trusted adult.

**Mission**

To keep siblings together.

**Vision:**

The vision of DREAM Group Homes, Inc. is to guide all families in our care into their best possible future. It is our vision for the children to succeed as one family by providing a long-term, stable, structured environment for abused, abandoned, and neglected siblings ages 4-17.

**Values:**

DREAM Group Homes, Inc.'s E-5 program seeks to fulfill its Mission and Vision by incorporating the following values:

**Educate:**

We will teach our children competencies and skills in the areas of academics, personal hygiene, communications, problem solving, and self-evaluation, which will provide them with the foundation necessary to be successful in their transition into adulthood.

**Expose:**

We will continuously expose our children to educational opportunities, mentors, volunteer work, internships, and travel as a positive reinforcement as to what they can achieve with their own hard work and determination.

**Enlarge:**

We will consistently encourage our children to enlarge the vision they have for themselves and their families. By working with our children to assist them with setting both short and long-term SMART Goals, and then accomplishing these goals, our children will continue to gain confidence in their ability to accomplish the DREAMs they create for themselves.

**Effective Engagement:**

We will encourage our children to effectively engage in their own future success. We will seek to provide the resources necessary to achieve the DREAMS and goals our children create for themselves in the areas of their interest.

**Evolve:**

We will seek to provide a program that assists our children as they evolve into responsible, functioning individuals of their community and contributing members of our society.

About Margaret Jordan:

Ms. Jordan is a lifelong resident of Pinal County getting her start in Stanfield, AZ, Casa Grande, AZ, and ultimately growing up in Eloy, AZ. After college in 2005, Ms. Jordan returned to Pinal County to live in the wonderful city of Maricopa. Ms. Jordan has a unique background of education and experience. Her Bachelor of Arts degree in Economics was received from Knox College, a college consistently in the top 75 private liberal arts colleges in America. Ms. Jordan had a champion in her mother, also a Pinal County educator, in which she understood how important education can be to an individual who grew up in less than ideal circumstances. Due to this understanding, Ms. Jordan continued to pursue higher education through the obtainment of a

Master of Business Administration degree and a Master of Science in Accountancy degree. This commitment to education fueled Ms. Jordan's passion to helping other, less fortunate, foster children...being a champion in their life and helping these wonderful children to see their worth and potential with the right type of education for them.

Ms. Jordan worked for several years with foster children in group homes. She tutored these children and helped to build them up educationally. Though, there was still something missing. While working in these group homes, Ms. Jordan saw the anguish some of the children were going through. The major factor for the anguish was being without their siblings through this traumatic experience. Ms. Jordan knew it was time to share her home and wonderful city of Maricopa with a sibling group of up to 5. Providing a home for siblings during their guardian's dependency case allows for a reduction in trauma these children experience. And our wonderful city provides the perfect family atmosphere that allows our siblings to remain a true family during this experience in their life. The city of Maricopa has also provided a quality education for the children attending Leading Edge Academy, taught discipline and respect through their participation in karate with Maricopa Karate for Kids, developed teamwork and cooperation in our children through their participation in the City of Maricopa sports teams, kept them entertained at UltraStar Multitainment Center, and kept them grateful through volunteering with the Church of Celebration's PowerPack Copa feeding Maricopa's hungry as well as volunteering to be guests at other children's birthday parties, who wouldn't otherwise have guests, here in the city of Maricopa. Ms. Jordan and her staff are not only providing a home for these children to live, they are also helping to raise children who will strive to be contributing members of society.

#### **PURPOSE OF THE REQUEST**

To truly be the premier organization we strive to be, that can make a bigger, more positive impact on our foster siblings, we must be allowed to remain competitive in the group home industry, allowing for 10 beds in 1 home. This will allow DGH to reduce operating expenses incurred to operate 2 separate locations in order to house larger sibling groups, as well as to remain operating when our total number of foster siblings is less than 5. Also through this change in zoning regulation, DGH will be allowed to return to a more stable environment and more positive continuity of care for the children by allowing the children to reside in a home with trusted live-in residential staff that they can truly bond with, instead of the typical rotational shift staff required through the current zoning regulations for more than 5 siblings.

#### **HOW THE PROPOSED TEXT AMENDMENT ADVANCES THE GOALS OF THE GENERAL PLAN AND MAKES THE ZONING CODE A BETTER DOCUMENT**

The Amendment of the Text in the City of Maricopa's Zoning Code would advance the goals of DREAM Group Homes, Inc. and advance the goals of truly fulfilling DREAM Group Homes, Inc.'s mission: To keep siblings together. DGH has been able to keep most siblings together in one home, however, we have failed our larger sibling groups who have more than 5 children in their family. Our first sibling group went without their 6<sup>th</sup> sibling for 18 months due to the zoning regulations of the city of Maricopa. Our third sibling group, currently in our care, reside within our same company, but are separated by homes at the end of each day. It also makes the

Zoning Code a better document by echoing the zoning plans of surrounding cities in the State of Arizona (See Exhibit A, Maximum Capacity of Zoning Requirements in Surrounding Cities), and making the City of Maricopa a more inviting and competitive environment for community based businesses that contribute so much to the growth and evolution of the City of Maricopa, such as DREAM Group Homes, Inc. The Proposed Text Amendment to the Zoning document would also be better served by being consistent with the Federal Fair Housing and State Statutes.

Margaret Jordan  
Dream Group Homes Inc. Owner and CEO

TEXT 17-01

### TEXT AMENDMENT APPLICATION

Note: Development Services general email,

<b>SECTION I: PROPERTY OWNER(S)</b>	
Name:	<u>DREAM Group Homes, Inc.</u>
Mailing Address:	<u>44400 West Honeycutt Road, Suite 102, Maricopa, AZ 85138</u>
Phone:	<u>(480)363-4723</u>
Fax:	<u>(646)365-5450</u>
<b>*If more than one owner, attach additional sheet with names, addresses and signatures as requested below.</b>	
<b>SECTION II: APPLICANT INFORMATION &amp; PRIMARY CONTACT INFORMATION</b>	
Applicant Name:	<u>Margaret Jordan</u>
Affiliation with Project:	<u>Owner, President/CEO of DREAM Group Homes, Inc</u>
Mailing Address:	<u>44400 West Honeycutt Road, Suite 102, Maricopa, AZ 85138</u>
Phone:	<u>(480) 363-4723</u>
Fax:	<u>(646)365-5450</u>
Primary Contact Name:	<u>Margaret Jordan</u>
Affiliation with project:	<u>Owner, President/CEO of DREAM Group Homes, Inc.</u>
Phone:	<u>(480)363-4723</u>
Fax:	<u>(646)365-5450</u>
Email:	<u>Margaret.Jordan@dreamgrouphomesinc.com</u>
<b>SECTION III: TEXT AMENDMENT REQUEST</b>	
Indicate the type of Amendment (Zoning, Subdivision, Sign, etc.):	<u>Zoning Text Amendment</u>
Describe the request:	<u>Request to increase maximum capacity of juveniles in group homes</u>
Reason/justification for amendment:	<u>The proposed text amendment to the Zoning document would also be better served by being consistent with the Federal Fair Housing and State Statutes. The amendment of the text in the City of Maricopa's Zoning Code would advance the goals of DREAM Group Homes, Inc. and advance the goals of truly fulfilling DREAM Group Homes, Inc.'s mission: To keep siblings together.</u>

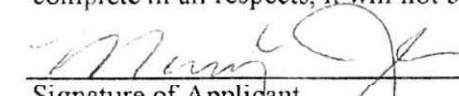
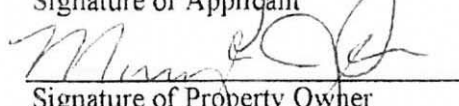
**SECTION IV: SUBMITTAL REQUIREMENTS**

Please provide the following (attach additional sheets):

Office  
 Check-in Applicant  
 Use Only Checklist

- Three (3) copies of the proposed amendment: Include a narrative outlining the purpose of the request and how the proposed Text Amendment advances the goals of the General Plan and makes the Zoning Code a better document (Please be sure to include exhibits where they are necessary and as appropriate).
- Three (3) copies of the proposed edited/text amendment. (Use strikethrough and underlining's in order to indicate the amended portion of the Text).
- Complete Citizen Participation Plan  
 See \_\_\_\_\_ as a complete reference. Find the guide here:  
<http://www.maricopa-az.gov/web/developmentservices/resource-center/category/166-process-guides-timelines>
- Fees: Zoning Text Amendment- \$1,500
- PDF of all submittal materials on CD or USB drive

I have read the Text Amendment Application and understand that if my application is not complete in all respects, it will not be scheduled until such time as it is complete.

	Margaret Jordan	10/23/2017
Signature of Applicant	Print Name	Date
	Margaret Jordan	10/23/2017
Signature of Property Owner	Print Name	Date

**\*If more than one applicant/owner, attach additional sheet with names, addresses and signatures**

OFFICE USE ONLY		
Case #:	Fees:	Receipt #:
Date of Submittal:	Accepted by:	



100 W. Camelback Road  
Maricopa, AZ 85138  
Ph: 520-868-9000  
Fax: 520-868-9125  
www.maricopa.gov

### TEXT AMENDMENT APPLICATION

Note: Development Services general email, [dspermits@maricopa-az.gov](mailto:dspermits@maricopa-az.gov)

#### SECTION I: PROPERTY OWNER(S)

Name: Debbie Everett

Mailing Address: 17652 N. Avelino drive Maricopa, AZ 85138

Phone: 602-999-0428 Fax: 520-366-8900

**\*If more than one owner, attach additional sheet with names, addresses and signatures as requested below.**

#### SECTION II: APPLICANT INFORMATION & PRIMARY CONTACT INFORMATION

**Applicant Name:** Debbie Everett

Affiliation with Project: Owner

Mailing Address: 17652 N. Avelino dr Maricopa, AZ 85138

Phone: 602-999-0428 Fax: 520-366-8900

**Primary Contact Name:** Debbie Everett

Affiliation with project: owner

Phone: 602-999-0428 Fax: 520-366-8900

Email: havenhouse4@gmail.com

#### SECTION III: TEXT AMENDMENT REQUEST

Indicate the type of Amendment (Zoning, Subdivision, Sign, etc.): \_\_\_\_\_

Describe the request: Change rules regarding group homes and the amount of residents that an reside in a home.

Reason/justification for amendment: See attachment

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**SECTION IV: SUBMITTAL REQUIREMENTS**

Please provide the following (attach additional sheets):

Office  
Check-in Applicant  
Use Only Checklist

- Three (3) copies of the proposed amendment: Include a narrative outlining the purpose of the request and how the proposed Text Amendment advances the goals of the General Plan and makes the Zoning Code a better document (Please be sure to include exhibits where they are necessary and as appropriate).
- Three (3) copies of the proposed edited/text amendment. (Use strikethrough and underlining's in order to indicate the amended portion of the Text).
- Complete Citizen Participation Plan  
See Citizen Participation Guide as a complete reference. Find the guide here:  
<http://www.maricopa-az.gov/web/developmentservices/resource-center/category/166-process-guides-timelines>
- Fees: Zoning Text Amendment- \$1,500
- PDF of all submittal materials on CD or USB drive

I have read the Text Amendment Application and understand that if my application is not complete in all respects, it will not be scheduled until such time as it is complete.

Debbie Everett 4/3/18  
Signature of Applicant Print Name Date

Debbie Everett 4/3/18  
Signature of Property Owner Print Name Date

**\*If more than one applicant/owner, attach additional sheet with names, addresses and signatures**

OFFICE USE ONLY		
Case #:	Fees:	Receipt #:
Date of Submittal:	Accepted by:	

## Haven House AZ

Haven House AZ is in compliance with the city of Maricopa for bed bound residents by having a sprinkler system that is monitored 24 hours a day, allowing us more time to evacuate in a fire.

Haven House is licensed by the State of Arizona to provide Supervisory, personal and direct care for up to five residents. Each staff member is CPR and First Aid certified meeting all fingerprint clearance requirements and is licensed by the State.

Providing excellent knowledge of human behavior and procedures of the group home. Haven House owner and licensed nurse Debbie Everett will utilize strong assessment skills to determine necessary resident care and assist with daily function to prepare a care plan for each resident.

Having a dedicated and reliable staff allows us to provide 24-hour care to personalize each individual resident's needs. Providing medication management and education. Providing 3 nutritional home cooked meals, healthy snacks while encouraging the resident to participate with menu planning.

Our home maintains a safe supportive and therapeutic environment to develop resident's self-reliance. Support each resident's personal needs and desires to help in learning living skills to take care of their well-being.

Works closely with the resident's family and support system to ensure all needs are met within a timely manner. Haven House offers daily indoor and outdoor activities, exercise that fits each resident's needs and abilities.

There are multiple reasons why we would need to follow through with the rezoning for this facility. We here at Haven House strive to provide a safe and secure environment for our patients and their families. Expansion would be imperative because there are no Assisted Living Facilities (11 beds or more) in Maricopa City, our rates can remain the same and we can help as many families as we are prepared for. We are obtaining multiple request from families to provide a home for their loved ones; request are due to the convenience of the location, Haven House having a five star rating, as well as the exceptional care that we do provide. We have the capability to provide our 24-hour care to a 10-bed facility and we would appreciate the opportunity to do so.

Thank you  
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