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K.4

**City Council Regular Meeting**

**Meeting Date:** 04/17/2017

**Recommended by:** Paul Tice                      **Prepared by:** Joseph Horn, Planner

**Finance Director Review:** Celina Morris

**City Attorney Review:** Brett Wallace

**Approved by:** Larry Rains                      **Date Submitted:**

**Type of Action Requested:** Ordinance

**SUBJECT:**

**Request by Teen Challenge Home of Hope** for a zone change from PAD (Planned Area Development) to R-3 (Multi-Family Residential) for a 2.38 acre site located at 1955 N. Casa Grande Ave.(DSA-17-00022)

**RECOMMENDATION:**

At their April 6th meeting the Planning Commission, by a unanimous vote, recommended that City Council approve the Zone Change request DSA-17-00022 from PAD (Planned Area Development) to R-3 (Multi-Family Residential)

**DISCUSSION:**

The Teen Challenge Home of Hope (HOH) is located at 1955 N. Casa Grande Avenue between Cottonwood Lane and Kortsen Road. The Home of Hope is a 12 to 15 month residential program for women and their young children. They opened July 2003 with 10 women and children. Today the Home of Hope has the capacity to serve 40 families. Women, not only from Arizona but from all over the United States have come with their children to receive help. The result has been mothers and children living new lives free from drug abuse, domestic violence, and homelessness. Home of Hope provides a safe environment for women to become mentally sound, emotionally balanced, socially adjusted, physically and spiritually healthy and to move out and become productive members of our communities. To date the Home of Hope has helped over 800 women and children.

This parcel is a 2.38-acre site with an existing 40,465 SF building and associated utilities, parking, and driveways.

The applicant is requesting a Zone Change from PAD (Planned Area Development) to R-3 (Multi-Family Residential). The original PAD was approved for a 120 bed nursing facility per City Code. In Home of Hope's last request to expand their capacity a condition was place on the approval that if another expansion was requested they would be required to complete a major PAD amendment. To make this process less complicated and bring the site into conformity, staff recommended that as an alternative to amending their PAD zoning that the applicant rezone the property to R-3 and request Conditional Use approvals for the Group Home and Day Care uses.

The Conditional Use Permits for the Group Home and Day Care were approved by the Planning Commission at their April 6th, 201, meeting subject to the approval of the R-3 rezoning by City Council.

**FISCAL IMPACT:**

None Identified

**ALTERNATIVES:**

1. Approve the Zone Change
2. Deny the Zone Change
3. Table the matter

**Attachments**

[Ordinance No. 1178.385](#)

[Exhibit A -- Legal Description](#)

[Zoning Map](#)

[Staff Report](#)

[Minutes](#)

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