



**CITY OF TEMPE
DEVELOPMENT REVIEW COMMISSION**

**Meeting Date: 04/27/2021
Agenda Item: 15**

ACTION: Request a Code Text Amendment for GROUP HOME REGULATIONS, consisting of changes within Section 3-409 of the Zoning and Development Code for modifications and update to group home standards and related definitions. The applicant is the City of Tempe.

FISCAL IMPACT: There is no fiscal impact on City funds.

RECOMMENDATION: Approve

BACKGROUND INFORMATION: GROUP HOME REGULATIONS (PL210105) This code text amendment consists of changes to Tempe's existing group home regulations and sets forth revised standards for capacity limitation, sign restrictions, parking management, maintenance, and a new reasonable accommodation waiver. Staff conducted research and evaluated direction provided from City Council's first presentation provided on August 20, 2020. On March 18, 2021, city staff presented City Council with proposed changes and a draft ordinance on Tempe's Group Home regulations. Staff received direction from City Council to proceed forward with the public hearing process on the draft, including outreach to previous neighborhood resident involvement, Neighborhood Advisory Commission and any additional community feedback and input. The request includes the following:

ZOA210002 Code Text Amendment for changes within the Zoning and Development Code, Sections 3-409, 7-102, 7-105, 7-108, 7-110, 7-114, 7-119, 3-102, and 3-202.

ATTACHMENTS: Ordinance, Attachment File

STAFF CONTACT(S): Ryan Levesque, Deputy Community Development Director (480) 858-2393

Department Director: Shelly Seyler, Interim Community Development Director

Legal review by: Elizabeth Higgins, Assistant City Attorney

Prepared by: Ryan Levesque, Deputy Community Development Director

HISTORY AND FACTS:

- August 20, 2020 City Council Work Study Session and presentation on Tempe’s Group Home Regulations.
- March 18, 2021 City Council Work Study Session update and presentation on proposed changes to Group Home Regulations. Consensus direction provided by City Council.
- April 7, 2021 Neighborhood Advisory Commission provided a presentation and overview of Group Home Regulations and the draft proposed ordinance. Provide response to questions and recommendation to provide additional notification to existing group homes in Tempe. As a part of the noticing process, staff provided postcards to all site address and the mailing address of the property owners regarding the scheduled hearings proposed for the code text amendment.
- April 27, 2021 Development Review Commission recommendation hearing for this request.
- May 27, 2021 City Council introduction and first public hearing for this request.
- June 10, 2021 City Council second and final public hearing for this request (decision).