

Group Homes in Arcadia An Update

Group Homes. Two words that stir a lot of emotions among Arcadia residents. The issue came to a boiling point in April 2017, when two group homes were under construction at the corner of Calle Tuberia and 56th Street. These houses, directly across the street from one another on a small, 6-home cul-de-sac, were originally 4 bedroom, 3 bath houses. Neighbors learned they were being turned into 10-bed Senior Assisted Living homes.

Fast-forward to Spring 2018. Residents of Camelback Sierra discovered a group home was being planned for the property at 4602 E. Camelback Road. Questions have been raised about other properties, too, most notably the home at the corner of Calle del Paisano and 56th Street. That owner, however, was not planning a group home.

Arcadia is not the only neighborhood seeing an increase in group home development. As of May 1, the Arizona Department of Health Services database listed 2,341 licensed residential facilities with capacities of 10 or fewer occupants; 1,720 in Maricopa County. All across the country, single-family houses are being repurposed into group homes.

When neighbors first learn about a nearby group home, they typically have a lot of questions, the first one being, “how is this allowed in a single-family neighborhood?” The fact is that group homes of up to 10 individuals may locate in just about any neighborhood and do not require a change in zoning. Regardless of how they are perceived by neighbors, the courts consider group homes to be just that: Homes, not businesses.

Learn more about group home requirements by reading [Group Home Q & A](#) on our website.

Here is an update on each of the situations in Arcadia:

Calle Tuberia

The first home opened in October 2017, and the second followed in December. The homes have been beautifully renovated and the neighbors report no issues with noise or disturbances from the group home residents. However, they have noticed a huge increase in traffic and parking on their street.

The backstory on this issue is that two homes should not have been permitted directly across the street from each other. Group homes with a capacity of 6 or more are typically subject to a spacing requirement, stipulating that they be at least a quarter-mile apart. Due to concerns raised by the Department of Justice, The City of Phoenix stopped enforcing spacing requirements in the summer of 2015. These two homes, purchased by the same developer, were given permits in December 2016.

The homeowners of the other 4 properties felt that their rights had been violated. They consulted an attorney. After reviewing their options, they chose to negotiate with the developer and are now in the process of becoming a gated community. Construction is currently underway on fencing and a gate system that will keep the street in front of their homes free of traffic and parking. The developer is committed to being a good neighbor, and is supporting the project.

46th Street and Camelback

The property at 4602 E Camelback Road sold in March 2018, to the same developer who built the group homes on Calle Tuberia. He submitted a variance request which would reduce setback on the 46th St side of the property and raise the allowable wall

height. The ACMNA submitted a written objection to the variance; the developer withdrew it on May 15th. This does not mean he is giving up on converting the property, but only that he is changing his building plans.

Neighbors in the immediate area are opposed to having a group home in their subdivision. There may be other group homes currently operating within a ¼ mile radius, which could be grounds to deny the registration. However, because this property is on a major thoroughfare a case could be made to waive the spacing requirement.

Neighbors are also citing deed restrictions that forbid the operation of any business, including those for the care and treatment of sick or disabled individuals. But as seen in other cases, ADA protections may preclude the deed restrictions. The ACMNA will continue to monitor this case and offer assistance if possible.

Arcadia is a desirable area and group home operators will continue to target older houses on large lots. Though ACMNA can not stop a group home from opening, we will oppose variances on properties that are asking to go beyond reasonable lot coverage. We will also work to ensure separation requirements are enforced in order to prevent clustering.



Construction Alert:



N 44th Street, E McDonald Drive to E Lafayette Boulevard

Starting May 15, 2018, 7:00am-6:00pm

Construction Details

Southwest Gas will be installing a new 8 inch gas main along 44th Street from E McDonald Drive to Lafayette Boulevard, beginning on **Monday, May 14, 2018**. The contractor anticipates that this project will be complete by **Fall 2018**.

Traffic Restrictions

- Contractor will begin at 44th Street just north of Camelback Road, and work their way north towards McDonald Drive.
- The contractor plans to work from Camelback Road to Lafayette Boulevard once the connection is complete at McDonald Drive. During this time, access on to Lafayette Boulevard off of 44th Street may be restricted.
- 24 hour traffic control will be set up in the center median plus the addition of one lane either north or southbound depending on the work zone needed.
- Left-hand turns onto 44th Street may be temporarily restricted depending on the job site area.

If you have any questions or concerns, please call our
Project Hotline at 623-825-3444