

## Good Neighbor Policy

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**Purpose: It is the policy of Legacy Recovery Center to ensure that all residents and staff members are aware, courteous, and sensitive to the neighbors that reside nearby the facility. A resident that could compromise the relationship with the surrounding neighborhood may not be accepted or may be discharged.**

### POLICY

A. Legacy Recovery Center (LRC) is committed to being a respectful and responsible member of the Mesa, Arizona community. We recognize our duty to foster and maintain positive, collaborative relationships with our neighbors and the broader community. In doing so, we strengthen our program's integrity, expand our referral networks, and contribute meaningfully to the well-being of those around us.

We will demonstrate our commitment through:

- Maintaining a clean, safe, and professional physical environment, both inside and outside the facility.
- Requiring staff and clients to act respectfully and responsibly within the community.
- Promptly addressing concerns or complaints from neighbors in a constructive and transparent manner.
- Participating in neighborhood preservation, improvement and maintenance by taking such actions to improve and maintain our grounds and premises in a manner consistent with the neighborhood and surrounding residences.
- Observe and participate in any ordinance related to noise control.

B. Legacy Recovery Center (LRC) recognizes the responsibility it holds to establish and maintain a positive on-going relationship with the neighbors and the surrounding community. We realize, in doing so, not only can we be of help and service to others, but we will benefit as well. We continually strive to foster and maintain professional and open lines of communication with the immediate and surrounding community, as a whole and on an individual basis.

C. Residents and staff are required to maintain a courteous manner with all immediate neighbors and the school and be conscious of any possible inconveniences to them (i.e. no cars are to be parked in front of the property, neighbor's houses, or the school, no excessive noise, no smoking in areas other than the designated smoking area in the rear yard of Legacy's property, no loitering in front of the property, neighbor's houses or the school, etc – see below).

D. Residents and staff are expected to refrain in any behavior that interferes with a neighbor's ability to enjoy their home or their property or would negatively impact the nearby school. Examples of such prohibited behavior include but are not limited to:

1. Smoking outside the designated smoking area in the rear-yard of the property
2. Loitering
3. Lewd or offensive language
4. Cleanliness of public space around the property
5. Loud noises which exceed ambient conditions or violate applicable noise ordinances

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### PROCEDURE

1. NEIGHBOR/COMMUNITY COMPLAINTS: In the event any staff member receives a request for additional information regarding our program or a complaint in any form, they shall follow this procedure:
  - a. RESPONSE: “In a courteous manner, offer them the contact information of the Legacy Recovery Center governing bodies so that they may contact them directly to receive information. The staff may also offer to take their contact information and advise them that the Chief Executive Officer will establish contact with them.”
  - b. Provide the CEO’s and/or Executive Director’s phone number and email to the neighbor.
  - c. Notify the CEO and Executive Director of the individuals name, phone number, house or address, and the preferred method to contact them, if possible.
2. RESIDENT ORIENTATION:
  - a. New resident orientation will include program rules and include how clients are to greet and interact with neighbors and/or concerned parties.
  - b. Smoking areas outside of Legacy Recovery Center premises are designed for safety and to ensure that neighbors in the community are not subject to secondhand smoke.
  - c. In the event that a neighbor has a complaint about smoking, Legacy will make every reasonable accommodation possible in order to reduce or eliminate neighbor's exposure to secondhand smoke.
  - d. Clients and staff are expected to follow all local noise ordinances outlined by the City of Mesa as well any local requirements established by a home owners association, when applicable.
3. RESOLVING COMPLAINTS: In the event a neighbor files a complaint with a resident or staff at Legacy’s home, staff are instructed to file a complaint report indicating the time, place, and a description of the complaint.
  - a. All complaints filed by neighbors to clients or staff will be reviewed by Legacy’s Governing Authority.
  - b. The Governing Authority, or designated representative, will respond in writing to the complainant within 10 Business days to attempt to resolve the issue.
  - c. Legacy will attempt to resolve the complaint with the neighbor, which will likely include professional communication, details of a proposed resolution, and a time period by which the complaint will be addressed.
4. Code Complaints:
  - a. All complaints filed by neighbors to the City will be timely responded to or addressed by the CEO, a designated representative, design/construction consultant, or legal counsel, depending on the nature of the code complaint or City’s requirements/guidelines at issue.

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**Contact Information**

All communications or complaints may be addressed to the following individuals who are responsible for the operation of the Legacy behavioral health residential facility located at 2338 Minton Street, Mesa, AZ:

- **Primary Contact Name:** **Nate Topitzhofer, Executive Director**
- **Mailing Address:** LEGACY RECOVERY CENTER  
2338 Minton Street  
Mesa, AZ 85213
- **Email Address:** natet@legacyrecoverycenter.com
  
- **Secondary Contact Name:** **Richard Miller, CEO and Member**
- **Mailing Address:** LEGACY RECOVERY CENTER  
24745 S. Lindsay Road  
Chandler, AZ 85249
- **Email Address:** richard@legacyrecoverycenter.com
- **Phone No.:** (936) 615-0981

## ANALYSIS OF DEVELOPMENT STANDARDS

### LEGACY RECOVERY CENTER SPECIAL USE PERMIT APPLICATION

2338 Minton Street

CASE No. BOA25-00843

December 3, 2025

This Analysis of Development Standards applies to the standards for community residences as set forth in Section 11-31-14 of the Mesa Zoning Ordinance ("MZO"), and is responsive to the City of Mesa First Review Comment No. 6 dated November 25, 2025.

#### **11-31-14: - COMMUNITY RESIDENCES**

A community residence (family and transitional) shall be located, developed and operated in compliance with the land use regulations in [Article 2](#) and the following standards:

##### **A. General Requirements.**

1. Spacing Requirements; **A minimum distance of 1,200 feet from the closest existing community residence, assisted living home, or assisted living center, as measured under Section 11-2-3(D), unless separated by a significant intervening natural or manmade feature such as, but not limited to, a canal, municipal Open Space of at least ten (10) acres (e.g., park, golf course, etc.), a railroad, or a highway, that is approved by the Zoning Administrator.**

**Applicant Response:** The property located at 2338 Minton Street complies with the 1,200-foot spacing requirement set forth in Section 11-31-14.A.1 of the MZO.

2. Occupancy; **Five (5) up to a maximum of ten (10) individuals (not including staff).**

**Applicant Response:** The proposed community residence will have 10 residents (not including staff), and thus satisfies the occupancy requirement set forth in Section 11-31-14.A.2 of the MZO.

3. Licensure and Certification; **A community residence must obtain one (1) or more of the following:**
  - (a) **License or certification from the State of Arizona required to operate the proposed community residence; or**
  - (b) **Certification by the Arizona Recovery Housing Association if not required to be licensed by the State of Arizona; or**
  - (c) **A "Permanent" Oxford House Charter.**

**Applicant Response:** The proposed community residence has obtained a behavioral health residential facility license from the Arizona Department of Health Services and is, therefore, in compliance with Section 11-31-14.A.3 of the MZO.