# CITY COUNCIL REPORT

MEETING DATE: December 12, 2005 ITEM NO. 14 GOAL: Coordinate Planning to Balance Infrastructure

**SUBJECT** **First Baptist Church Of Scottsdale - 12-ZN-2005**

**REQUEST**

Request:

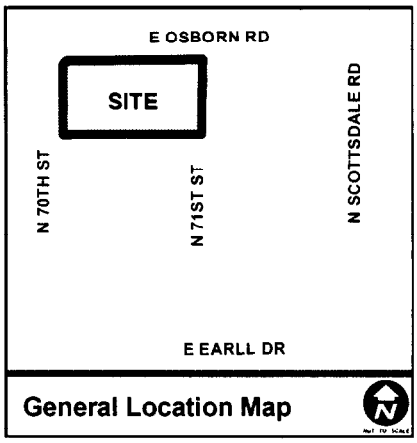
1. To rezone from Single Family Residential District (R1-7) to Multiple Family Residential (R-5) on a 4.23 +/- acre parcel located at 7025 E Osborn Road.
2. To adopt Ordinance No. 3650 affirming the above rezoning.

**Key Items for Consideration:**

- Zoning consistency on the parcel
- Impacts of rezone
- Planning Commission recommended approval, 7-0.

**Related Policies, References:**

- General Plan Land Use Element




**OWNER** Hazeltine Corporation
480-946-9746

**APPLICANT CONTACT** John Berry
Berry & Damore, LLC
480-385-2727

**LOCATION** 7025 E Osborn Rd

**BACKGROUND**

**Zoning.**
The site is zoned both R-5 (Multi-family Residential) and R1-7 (Single Family Residential). Both zoning district(s) allow for residential land uses, with varying densities. Both zones allow church uses and provide development standards for this use. The majority of the 5.4 +/- acre site is zoned R1-7 (4.23 acres +/-); with a small portion (1.17 acre +/-) to the rear of the property retaining an R-5 designation.

**General Plan.**
The General Plan Land Use Element designates the entire 5.4 +/- acre property as Mixed Use. This category includes a myriad of land uses, including residential, commercial, and office. R-5 zoning is an appropriate zoning district in this category.

**Context.**
This parcel is located on the south side of Osborn Road, just outside the

Downtown Boundary, to the west of Scottsdale Road.
Adjacent Uses and Zoning:

- North commercial (C-3/DO)
- South residential (R-5 & R1-7)
- East commercial (C-3/DO)
- West residential (R-5 & R1-7)

## APPLICANT'S PROPOSAL

**Goal/Purpose of Request.**
The applicant is requesting that the entire parcel be zoned R-5 designation. This would allow for zoning standards that are more appropriate for the future expansion of the church facility. No site plan approval is requested at this time as a portion of this request.

**Development information.**

- *Existing Use:* Church
- *Proposed Use* Church
- *Buildings/Description:* There are a series of existing buildings, including a sanctuary, chapel, educational building, fellowship hall, administration area and a maintenance structure.
- *Subject Parcel Size:* 4.23 +/- acres
- *Total Site Size* 5.4 Acres
- *Building Height Allowed:* 36 Feet
- *Existing Building Height:* All structures are 1 story and under 30 feet in height, except the sanctuary building, which has elements which are approximately 60 feet at the tallest point.
- *Existing Floor Area:* 39,905 square feet (total of all existing structures)

## IMPACT ANALYSIS

**Traffic.**
The land use is currently allowed in the R-5 district. The rezoning of the northern portion of this property to R-5 will not cause any additional traffic generation over the existing zoning designation.

**Parking.**
No new development is being proposed for this site at this time. As such, there is no additional parking demand which must be met. Staff expects that the applicant will submit for a Development Review Board application at some point in the future. At that time, the need for additional parking will be addressed. The Zoning Ordinance sets forth parking requirements for church uses and the required demand versus provided parking will be analyzed as a function of that request.

**Water/Sewer.**
The existing infrastructure will be adequate to meet the needs of the proposed rezoning.

**Police/Fire.**
No new development is proposed as a part of this rezoning application. When a development application is submitted to the City for this parcel, the City's Police and Fire Departments will review the application and make comments.

**Policy Implications.**
There are no fundamental policy implications associated with this application. The rezoning of this parcel will bring the site into conformance with the southern portion of the parcel which is already zoned R-5. There are several R-5 parcels in close proximity to the subject parcel (West and South), housing several multiple family residential projects. There are also several commercially zoned properties to the north and east; including the existing Olive Garden and Red Lobster restaurants which front Scottsdale Road. The close proximity of these uses is compatible with the proposed zoning designation in that typically higher density projects are compatible with the proposed R-5 zoning. The R-5 zoning is the most appropriate residential district to be located adjacent to a commercial zoning designation.

**Community Involvement.**
The applicant held an Open House on August 4, 2005, to obtain citizen input on the proposed application. All submitted materials are provided as Attachment #6 and #7 to this staff report. Generally, staff has received positive feedback via phone calls, but has not received any written feedback on the application.

**Community Impact.**
There will not be any immediately noticeable community impacts from the proposed rezoning of the subject parcel. The northern portion of land being rezoned will allow the property to be zoned consistently and will afford the owner the rights contained in the R-5 zoning category for the entire parcel. Any future development impacts would be analyzed at the time of submittal for Development Review Board application.

The R-5 zoning is the most appropriate zoning category for this location. The R-5 designation would allow a more intense project, which would be more compatible with the surrounding environment, than the currently zoned single-family residential designation.

Staff expects that the existing church use will remain and will most likely seek to expand their facility at some future date.

**Staff Recommendation.**
Staff recommends approval, subject to the attached stipulations.

## OTHER BOARDS AND COMMISSIONS

**Planning Commission.**
The Planning Commission heard this case on September 28, 2005, and approved this rezoning, 7-0 on the expedited agenda.

## RECOMMENDATION

Approval

**RESPONSIBLE DEPT(S)**

**Planning and Development Services Department**
Current Planning Services

**STAFF CONTACT(S)**

Mac Cummins, AICP
Senior Planner
480-312-7059
E-mail:
mcummins@ScottsdaleAZ.gov

Randy Grant
Chief Planning Officer
480-312-7995
E-mail: rgrant@ScottsdaleAZ.gov

**APPROVED BY**

11/18/05
Randy Grant Date
Chief Planning Officer

11·18·05
Frank Gray Date
General Manager Planning & Development Services

Ed Gawf Date
Deputy City Manager

**ATTACHMENTS**

1. Applicant's Narrative
2. Context Aerial
2A. Aerial Close-Up
3. Land Use Map
4. Ordinance No. 3650
   Exhibit 1. Stipulations
   Exhibit 2. Zoning Map
5. Additional Information
6. Citizen Involvement
7. City Notification Map
8. September 28, 2005 Planning Commission Minutes

# PROJECT NARRATIVE
FIRST BAPTIST CHURCH OF SCOTTSDALE

First Baptist Church of Scottsdale is the original church in Scottsdale, founded at the urging of Winfield Scott over 93 years ago. We take very seriously our mandate to serve Scottsdale. In particular, we continue to sense God's call to remain in and serve the people of Downtown.

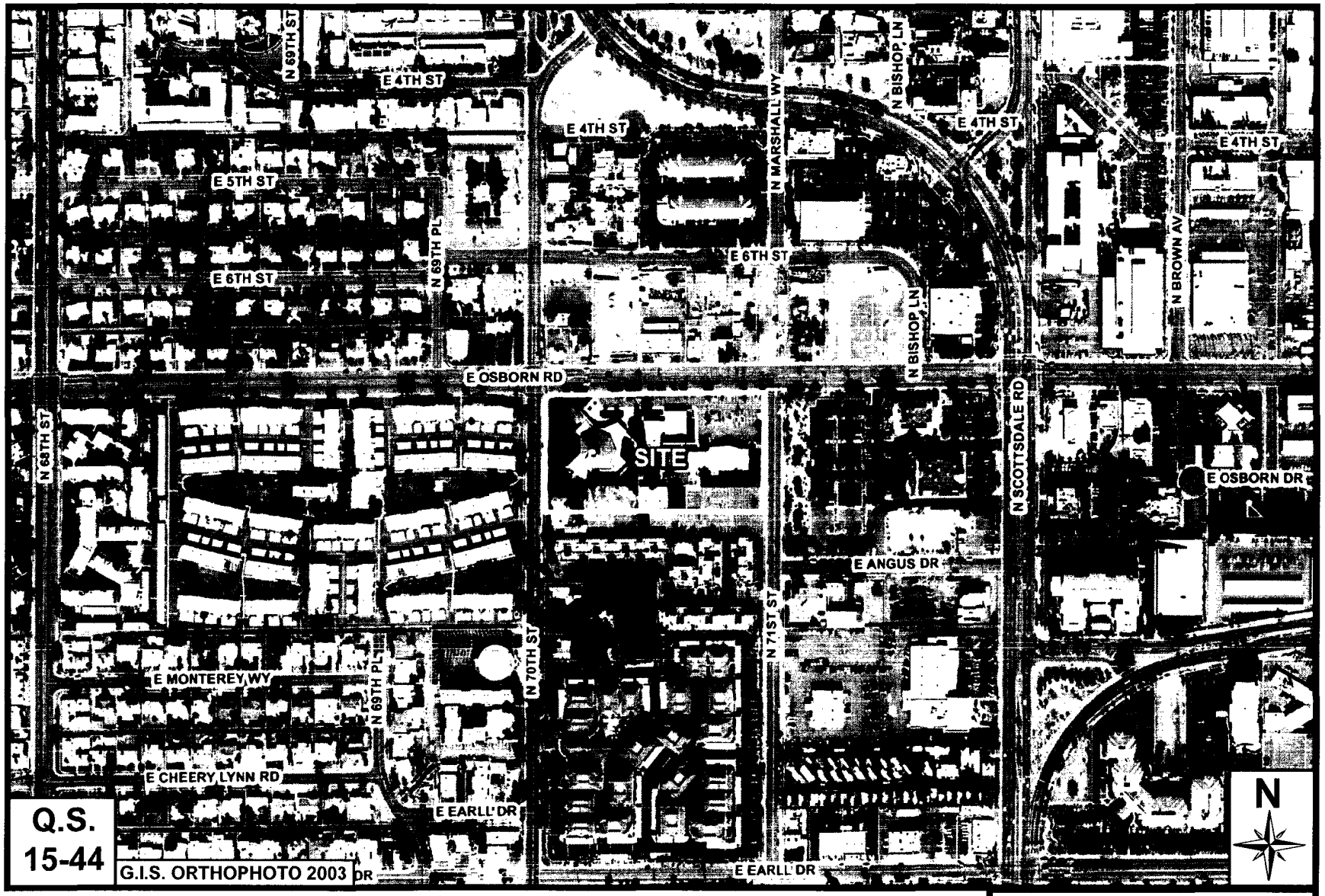
Our congregation is strong and growing. We need to renovate our church campus, replacing older out-of-date buildings with new larger ones that will be more appropriate for our use and will be more attractive in appearance. To remain on our small site, we will need to create a more urban campus, which of course will increase the density on the site.

The parcels we have acquired over the years do not share the same zoning; some are R-5 and some are R 1-7. Re-zoning the entire site to R-5 will allow for the construction that we need.

The proposed re-zoning conforms to the General Plan designation of "Mixed-Use Neighborhoods". Most of the properties adjacent to our Site are zoned either R-5 or Commercial. The re-zoning is more than compatible with surrounding uses; it reflects the existing uses and "feel" of the neighborhood.

Through phased construction, our plan will create a more centralized core of structures. This core concept allows good setbacks from streets and neighbors, and improved parking and circulation. We can also create a large outdoor plaza/gathering space facing north, away from our neighbors to the south. We hope to reduce storm water retention by tying into the 12' diameter storm drain in Osborn Road. Remaining on-site retention can be redistributed to meet environmental concerns of filtering parking lot run-off through landscape areas.

Parking is an important consideration. In response to current needs and expected growth, the Church has recently completed a parking lot on the North side of Osborn Road. The proposed Site Plan increases the number of parking spaces on site, which in combination with the north lot, will continue to provide adequate parking in excess of the Ordinance requirements.




First Baptist Church Of Scottsdale

**12-ZN-2005**

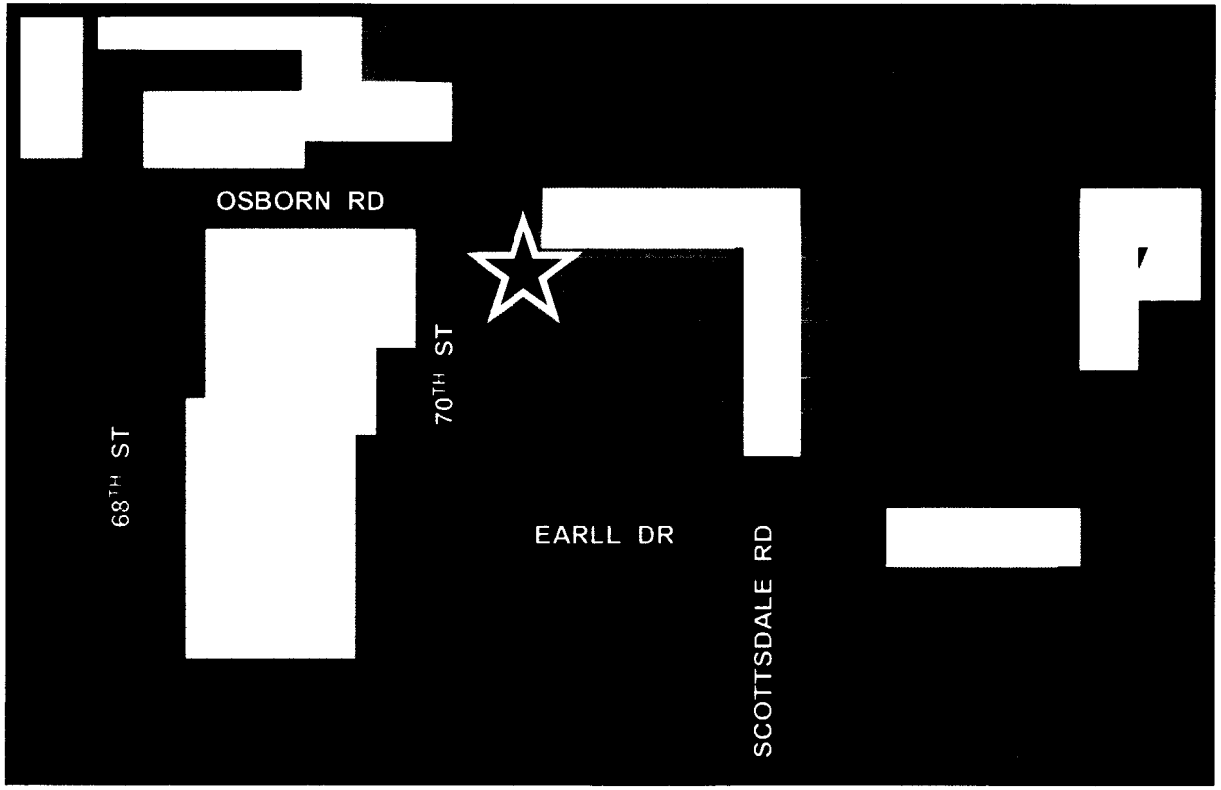
ATTACHMENT #2

First Baptist Church Of Scottsdale

**12-ZN-2005**

**ATTACHMENT #2A**

# General Plan




Rural Neighborhoods
Suburban Neighborhoods
Urban Neighborhoods
Mixed-Use Neighborhoods
Resorts/Tourism

Shea Corridor
Mayo Support District
Regional Use District

Commercial
Office
Employment
Natural Open Space
Developed Open Space (Parks)
Developed Open Space (Golf Courses)
Cultural/Institutional or Public Use

McDowell Sonoran Preserve (as of 8/2003)
Recommended Study Boundary of the McDowell Sonoran Preserve
City Boundary
Location not yet determined

Adopted by City Council October 30, 2001
Ratified by Scottsdale voters March 12, 2002
revised to show McDowell Sonoran Preserve as of May 2004
revised to reflect General Plan amendments through June 2004

N

**12-ZN-2005**
**ATTACHMENT #3**

ORDINANCE NO. 3650

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SCOTTSDALE MARICOPA COUNTY, ARIZONA, AMENDING ORDINANCE NO. 455, THE ZONING ORDINANCE OF THE CITY OF SCOTTSDALE, BY AND FOR THE PURPOSE OF CHANGING THE ZONING ON THE "DISTRICT MAP" TO ZONING APPROVED IN CASE NO. 12-ZN-2005, FROM R1-7 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO R-5 (MULTIPLE FAMILY RESIDENTIAL DISTRICT) ON A 4.23 +/- ACRE PARCEL LOCATED AT 7025 E OSBORN ROAD

WHEREAS, the Planning Commission and City Council have held hearings on and considered Zoning Case No. 12-ZN-2005; and

WHEREAS, it is now necessary that the comprehensive zoning map of the City of Scottsdale ("District Map") be amended to conform with the decision of the Scottsdale City Council in Case No. 12-ZN-2005.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Scottsdale, as follows:

Section 1. That the "District Map" adopted as a part of the Zoning Ordinance of the City of Scottsdale, showing the zoning district boundaries, is amended by rezoning on a 4.23 +/- acre parcel located at 7025 E Osborn Road and marked as "Site" (the Property) on the map attached as Exhibit 2, incorporated herein by reference, from R1-7 (Single Family Residential District) to R-5 (Multiple Family Residential District).

Section 2. That the above rezoning approval is conditioned upon compliance with all stipulations attached hereto as Exhibit 1 and incorporated herein by reference.

PASSED AND ADOPTED by the Council of the City of Scottsdale this 12th day of December, 2005.

ATTEST:

CITY OF SCOTTSDALE, an Arizona municipal corporation

By:_____
Carolyn Jagger
City Clerk

By:_____
Mary Manross
Mayor

APPROVED AS TO FORM:

By: R. Brownlee for
Deborah Robberson
City Attorney

**ATTACHMENT 4**

# STIPULATIONS FOR CASE 12-ZN-2005

## PLANNING/ DEVELOPMENT

1. Any future development on this site shall be in conformance with the R-5 allowed uses and development standards.

2. A land assemblage application shall be submitted and subject to approval by staff prior to any future Development Review Board application.

3. PEDESTRIAN ACCESS. With the Development Review Board submittal, the developer shall submit a plan providing pedestrian access to and from the parking lot on the north side of Osborn Road to the church site. This plan shall indicate the location and width of all sidewalks and pedestrian pathways. Show use of directional sidewalk ramps at all site driveways at all street intersection crossings. Show locations of refuse enclosures.

4. OUTDOOR LIGHTING. The maximum height of any new outdoor lighting source shall be 20 feet above finished grade at the base of the light standard. There shall be no new lighting within 50-feet of the south property line.

## CIRCULATION

1. STREET CONSTRUCTION. Before issuance of any certificate of occupancy for the site, the developer shall dedicate the following right-of-way and construct the following street improvements, in conformance with the Design Standards and Policies Manual:

| Street Name/Type | Dedications | Improvements | Notes |
|---|---|---|---|
| Osborn Road | 40 ft half street (40 ft existing) | Existing | |
| 70th Street | 30 ft half street (30 ft existing) | Existing | |
| 71st Place | 30 ft half street (30 ft existing) | Existing | |

2. ACCESS RESTRICTIONS. Before issuance of any certificate of occupancy for the site, the developer shall dedicate the necessary right-of-way, as determined by city staff, and construct the following access to the site. Access to the site shall conform to the following restrictions (distances measured to the driveway or street centerlines):

   a. Osborn Road, 70th Street and 71st Place- The developer shall dedicate a one foot wide vehicular non-access easement on these streets except at the approved street entrance.
   b. Osborn Road - There shall be a maximum of 1 site driveway from the church site onto Osborn Road, the precise location of which shall be approved by Transportation Staff.
   c. 71st Place - There shall be a maximum of two site driveways from the church site, with a minimum of 200 feet between the driveways and with a minimum of 125 feet offset spacing from existing driveways on the opposite side of the street.
   d. 70th Street - There shall be a maximum of one site driveway from the church site, the precise location of which shall be approved by Transportation Staff.

## DRAINAGE AND FLOOD CONTROL

1. CONCEPTUAL DRAINAGE REPORT. With the Development Review Board submittal, the developer shall submit a conceptual drainage report and plan subject to city staff approval. The conceptual report and plan shall conform to the Design Standards and Policies Manual - Drainage Report Preparation. In addition, the conceptual drainage report and plan shall:

   a. Determine easement dimensions necessary to accommodate design discharges.
   b. Demonstrate how the storm water storage requirement is satisfied, indicating the location, volume and drainage area of all storage.
   c. Include flood zone information to establish the basis for determining finish floor elevations in conformance with the Scottsdale Revised Code.
   d. Include a complete description of requirements relating to project phasing.

2. FINAL DRAINAGE REPORT. With the improvement plan submittal to the Plan Review division, the developer shall submit a final drainage report and plan subject to city staff approval. The final drainage report and plan shall conform to the Design Standards and Policies Manual – Drainage Report and Preparation

3. STORM WATER STORAGE REQUIREMENT. On-site storm water storage is required for the full 100-year, 2-hour storm event, unless city staff approves the developer's Request for Waiver. See Section 2 of the Design Standards and Policies Manual for waiver criteria.

   a. If applicable, the developer shall submit to the Community Development Division a Request for Waiver Review form, which shall:
      (1). Include a supportive argument that demonstrates historical flow through the site will be maintained, and that storm water runoff exiting this site has a safe place to flow.
      (2). Include an estimate for payment in-lieu of on-site storm water storage, subject to city staff approval.
      (3). Be designed in general conformance to the preliminary drainage report for First Baptist Church of Scottsdale, prepared by Civil Resources, dated June 24, 2005.
      (4). Incorporate the following conditions: Post development runoff leaving the site shall not be greater than 5,575 cubic feet
      (5). Show storage of at least 60% of the run off volume form the 100 year, 2 hr storm on site.
      (6). Show storage of at least 60% of the onsite storage volume (but at least the "first flush" 2 year runoff) in turf landscape basins.
      (7). Show plans to evacuate detention volume to the existing 90 inch city storm drain adjacent to the site.
   b. Before the Design Review Board can be scheduled for a DRB hearing date, the developer shall have obtained the waiver approval.

4. STORM WATER STORAGE EASEMENTS. With the Development Review Board submittal, the developer shall submit a site plan subject to city staff approval. The site plan shall include and identify tracts with easements dedicated for the purposes of storm water storage, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual.

5. DRAINAGE EASEMENTS. Before the issuance of any building permit for the site, the developer shall dedicate to the city, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all drainage easements necessary to serve the site.

VERIFICATION OF COMPLIANCE

1. REQUIRED SPECIAL INSPECTIONS. Before the approval of the improvement plans, the Plan Review division staff shall specify those drainage facilities that shall be required to have Special

Inspections. See Section 2-109 of the Design Standards and Policies Manual for more information on this process.

2. CONDITION FOR ISSUANCE OF GRADING & DRAINAGE PERMIT. Before the issuance of a Grading & Drainage Permit:

   a. The developer shall certify to the Plan Review division, that it has retained an Inspecting Engineer by completing Part I (Project Information) and Part II (Owner's Notification of Special Inspection) of the Certificate of Special Inspection of Drainage Facilities (CSIDF); and,
   b. The Inspecting Engineer shall seal, sign and date Part III (Certificate of Responsibility) of the CSIDF.

3. CONDITION FOR ISSUANCE OF CERTIFICATE OF OCCUPANCY AND/OR LETTER OF ACCEPTANCE. Before the issuance of a Certificate of Occupancy and/or a Letter of Acceptance:

   a. The Inspecting Engineer shall seal, sign and date the Certificate of Compliance form.
   b. The developer shall submit all required Special Inspection Checklists and the completed Certificate of Compliance form to the Inspection Services Division. The Certificate of Compliance form shall be sealed, signed and dated by the Inspecting Engineer, and shall be attached to all required Special Inspection Checklists completed by the Inspecting Engineer.

4. AS-BUILT PLANS. City staff may at any time request the developer to submit As-built plans to the Inspection Services Division. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins and underground storm water storage tanks, bridges as determined by city staff.

## WATER

1. BASIS OF DESIGN REPORT (WATER). Before the improvement plan submittal to the Plan Review division, the developer shall submit a basis of design report and plan subject to Water Resources Department approval. The basis of design report shall conform to the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:

   a. Identify the location, size, condition and availability of existing water lines and water related facilities such as water valves, water services, fire hydrants, back-flow prevention structures, etc.
   b. Identify the timing of and parties responsible for construction of all water facilities.
   c. Include a complete description of requirements relating to project phasing.

2. APPROVED BASIS OF DESIGN REPORT. Before the improvement plan submittal to the Plan Review division, the developer shall have obtained approval of the Basis of Design Report.

3. NEW WATER FACILITIES. Before the issuance of Letters of Acceptance by the Inspection Services Division, the developer shall provide all water lines and water related facilities necessary to serve the site.

4. WATERLINE EASEMENTS. Before the issuance of any building permit for the site, the developer shall dedicate to the city, in conformance with the Scottsdale Revised Code the Design Standards and Policies Manual, all water easements necessary to serve the site.

## WASTEWATER

1. BASIS OF DESIGN REPORT (SANITARY SEWER). ). Before the improvement plan submittal to the Plan Review division, the developer shall submit a basis of design report and plan subject to Water Resources Department approval. The basis of design report shall be in conformance with the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:

   a. Identify the location of, the size, condition and availability of existing sanitary sewer lines and wastewater related facilities.
   b. Identify the timing of and parties responsible for construction of all sanitary sewer facilities.
   c. Include a complete description of requirements relating to project phasing.

2. APPROVED BASIS OF DESIGN REPORT. Before the improvement plan submittal to the Plan Review division, the developer shall have obtained approval of the Basis of Design Report.

3. NEW WASTEWATER FACILITIES. Before the issuance of Letters of Acceptance by the Inspection Services Division, the developer shall provide all sanitary sewer lines and wastewater related facilities necessary to serve the site.

4. SANITARY SEWER EASEMENTS. Before the issuance of any building permit for the site, the developer shall dedicate to the city, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all sewer easements necessary to serve the site.

## OTHER REQUIREMENTS

1. ENVIRONMENTAL PROTECTION AGENCY (EPA) REQUIREMENTS. All construction activities that disturb five or more acres, or less than five acres if the site is a part of a greater common plan, shall obtain coverage under the National Pollutant Discharge Elimination System (NPDES) General Permit for Construction Activities. [NOI forms are available in the City of Scottsdale One Stop Shop, 7447 East Indian School Road, Suite 100. Contact Region 9 of the U.S. Environmental Protection Agency at 415-744-1500, and the Arizona Department of Environmental Quality at 602-207-4574 or at web site http://www.epa.gov/region.

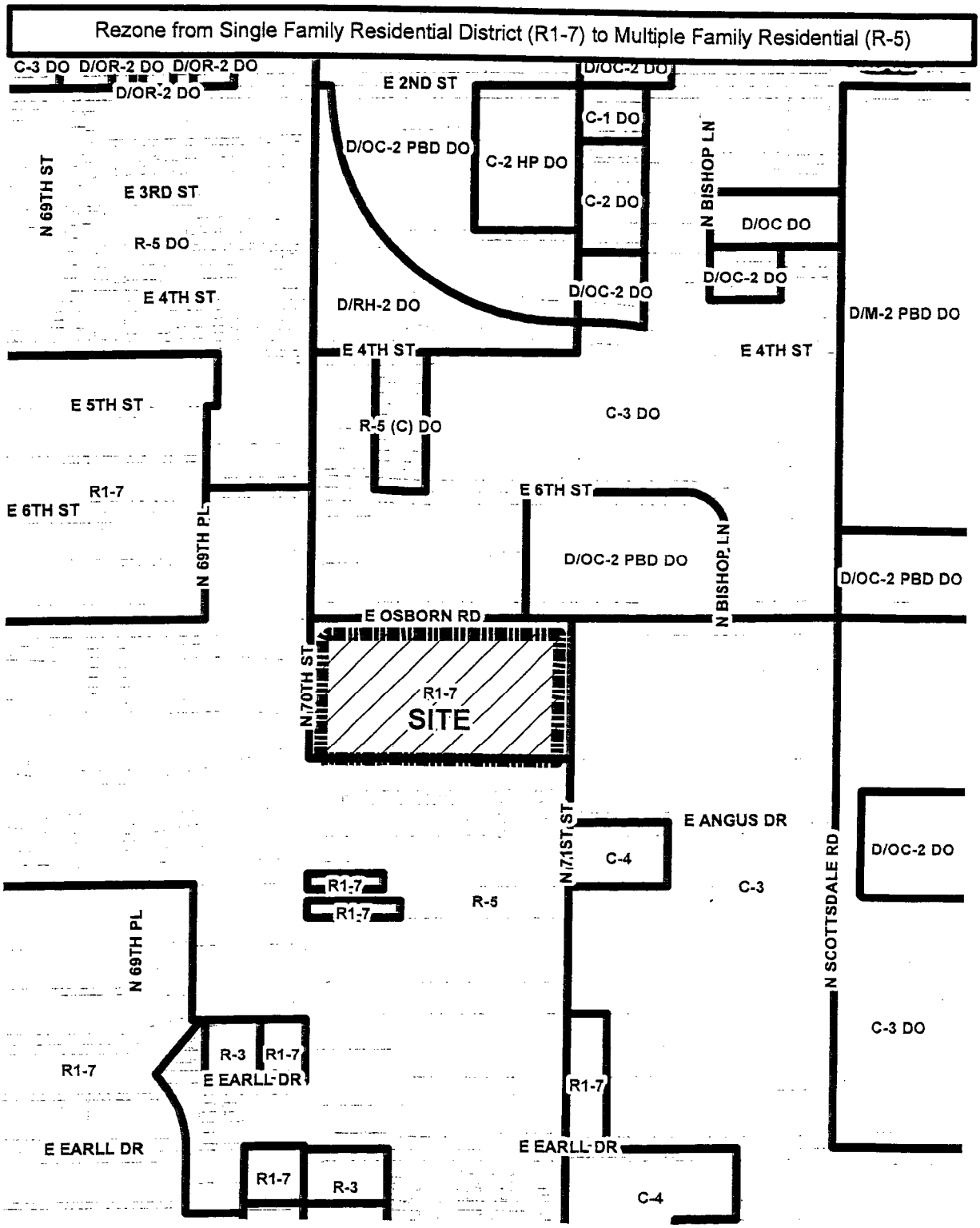
   The developer shall:
   a. Submit a completed Notice of Intent (NOI) to the EPA.
   b. Submit a completed Storm Water Pollution Prevention Plan (SWPPP) to the EPA.

2. NOTICE OF INTENT (NOI). With the improvement plan submittal to Plan Review, the developer shall submit a copy of the NOI.

3. SECTION 404 PERMITS. With the improvement plan submittal to Plan Review, the developer' engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]

4. DUST CONTROL PERMITS. Before commencing grading on sites 1/10 acre or larger, the developer shall have obtained a Dust Control Permit (earth moving equipment permit) from Maricopa County Division of Air Pollution Control. Call the county 602-507-6727 for fees and application information.

5. UTILITY CONFLICT COORDINATION. With the improvement plan submittal to Plan Review, the developer shall submit a signed No Conflict form (not required for city owned utilities) from every affected utility company.




# 12-ZN-2005

EXHIBIT 2

# ADDITIONAL INFORMATION FOR CASE 12-ZN-2005

## PLANNING/DEVELOPMENT

1. DEVELOPMENT REVIEW BOARD. The City Council directs the Development Review Board's attention to:

   a. wall design,
   b. the type, height, design, and intensity of proposed lighting on the site, to ensure that it is compatible with the adjacent use,
   c. improvement plans for common open space, common buildings and/or walls, and amenities such as ramadas, landscape buffers on public and/or private property (back-of-curb to right-of-way or access easement line included).
   d. signage,

2. NATIVE PLANT PRESERVATION. The owner shall secure a native plant permit as defined in the Scottsdale Revised Code for each parcel. City staff will work with the owner to designate the extent of the survey required within large areas of proposed undisturbed open space. Where excess plant material is anticipated, those plants shall be offered to the public at no cost to the owner in accordance with state law and permit procedure or may be offered for sale.

## ENGINEERING

1. RESPONSIBILITY FOR CONSTRUCTION OF INFRASTRUCTURE. The developer shall be responsible for all improvements associated with the development or phase of the development and/or required for access or service to the development or phase of the development. Improvements shall include, but not be limited to washes, storm drains, drainage structures, water systems, sanitary sewer systems, curbs and gutters, paving, sidewalks, streetlights, street signs, and landscaping. The granting of zoning/use permit does not and shall not commit the city to provide any of these improvements.

2. FEES. The construction of water and sewer facilities necessary to serve the site shall not be in-lieu of those fees that are applicable at the time building permits are granted. Fees shall include, but not be limited to the water development fee, water resources development fee, water recharge fee, sewer development fee or development tax, water replenishment district charge, pump tax, or any other water, sewer, or effluent fee.

3. STREET CONSTRUCTION STANDARDS. The streets for the site shall be designed and constructed to the standards in the Design Standards and Policies Manual.

4. CITY CONTROL OF ACCESS. The city retains the right to modify or void access within city right-of-way. The city's responsibility to promote safe conditions for the traveling public takes precedence over the stipulations above.

June 21, 2005

First Baptist Church Rezoning
Case 110-PA-2005

## Citizen Participation Plan

The First Baptist Church (the "Church"), located at 7025 E. Osborn Road (the "Property") will familiarize the surrounding property owners and the community of their rezoning and plans for expansion via a combination of door to door canvassing, an open house meeting and the requisite site postings.

The Church has already canvassed property owners within a 750 foot radius and garnered support for the project as witnessed by the 62 signatures in support of the proposed rezoning attached hereto.

Upon filing the application for rezoning and within 10 days of the planned open house meeting, an "Early Notification" sign will be installed on the Property; additionally, property owners within 750 feet will be given notice via first class mail of the open house meeting. The Church is planning on holding the open house meeting on July 21, 2005 at 7:00PM at the First Baptist Church of Scottsdale.

The project development team will track inquires, comments and concerns generated by each of the notifications and prepare a report addressing how the inquiring was responded to and the status/conclusion of the issue raised.

Beyond the applicants community outreach, the customer mailings and hearing notice posted on the site will further ensure that the rezoning proposed by the Church has undergone a through review by the neighboring property owners, the community and the interested general public at large.

The First Baptist

# PETITION

We, the undersigned, have had the opportunity to review the proposed site plan on the back of this petition, and we do not oppose the re-zoning requested by First Baptist Church of Scottsdale to accommodate the facilities so indicated.

| DATE | PRINTED NAME | SIGNATURE | ADDRESS | PHONE NUMBER |
|---|---|---|---|---|
| Feb 1, 05 | Herb Shipp (ShippLtd) | [signature] | 5635 E. Lincoln #54, PV, AZ | 480-994-9762 |

130-13-050 } 3530 N. Goldwater
" " 051 } 7131 E. 4th St.

130-13-053 - 3540 N. Goldwater
(X6) (6)

130-13-055 (1) - 3554 N. Goldwater

130-13-071 - 3517 N. 70th St
ShippLTD

130-13-073B (1) Sets Girls Club
130-13-073D (2) " " "

Bob & Joy Brouwer

# PETITION

We, the undersigned, have had the opportunity to review the proposed site plan on the back of this petition, and we do not oppose the re-zoning requested by First Baptist Church of Scottsdale to accommodate the facilities so indicated.

| DATE | PRINTED NAME | SIGNATURE | ADDRESS | PHONE NUMBER |
|---|---|---|---|---|
| 22 Jan | Stacy Reed | Stacy Reed | 6853 C E. Osborn Rd. | 480-424-7104 |
| 1/22/05 | ADAM DABBAH | [illegible] | 6853 E OSBORN RD | |
| 22/05 | Lauren Mishler | Lauren Mishler | 6853 E Osborn Rd | |
| 1/22/05 | Joe Niles | [illegible] | 6845 E Osborn Rd | 480 947-1386 |
| 1/22/05 | Alex Shivers | [illegible] | 6845 E. Osborn Rd #B | 480-941-3029 |
| 1/22/05 | Jane Fallon | Mo opposed too sick to sign | 6837 E. Osborn Rd #C | |
| 1-22-05 | BARBARA FURRY | Barbara Furry | 6837 E OSBORN RD #E | 480-946-2242 |
| 1-22-05 | Adam Laye | Adam Laye | 6829 C E. Osborn RD | 480-994-0691 |
| 1/22/05 | Thomas GAZNA | [illegible] | 7124 E. 6th ST #106 | 480-946-0342 |
| " | Tom Murgolo | [illegible] | " #105 | 602 6223650 |
| 1-22-05 | Stephanie SULENSKI | [illegible] | 7024 E 6th #205 | 602-481-1258 |
| 1-22-05 | [illegible] | [illegible] | 7023 4th #102 | |

12

Thompson

# PETITION

We, the undersigned, have had the opportunity to review the proposed site plan on the back of this petition, and we do not oppose the re-zoning requested by First Baptist Church of Scottsdale to accommodate the facilities so indicated.

| DATE | PRINTED NAME | SIGNATURE | ADDRESS | PHONE NUMBER |
|---|---|---|---|---|
| 1/22/05 | Chris Pidgeon | Chris Pidgeon | 6950 E. Earl Dr. | 480-818-7828 |
| | Bessie Lau | Bessie Lau | 6944 E Earl | 480-994-9030 |
| | Dolores Van Nutt | Dolores VAN NUTT | 6932 E Earl Dr | 480-949-1515 |
| | LAVelle BIRMINGHAM | LaVelle Birmingham | 3213 N. 69th P | 480-945-0412 |
| | Thomas M Louis | [illegible] | 3231 N 69 Pc | 480-470-0267 |
| | Leticia Master | [illegible] | 6924 E Monterey Way | 480 247 2347 |
| | Bernadette Inclan | [illegible] | 6905 E Osborn Rd Unit D | 480 330-7179 |
| | Yong Chu Kim | [illegible] | 6905 E Osborn Rd Unit C | 602 481 3110 |
| | Philipe CONRADO | Philipe Conrado | 6905 E Osborn Rd unit A | 480-430-21-30 |
| | Todd MOSLEY | [illegible] | 6909 E OSBORN RD unit G | 480-695-2227 |
| | Jeff Lange | Jeff A. Lange | 6933 E Osborn Rd #C | 480-874-3821 |
| | RICHARD TOTH | [illegible] | 6933 E. OSBORN #D | 480-949-7424 |

12

# PETITION

We, the undersigned, have had the opportunity to review the proposed site plan on the back of this petition, and we do not oppose the re-zoning requested by First Baptist Church of Scottsdale to accommodate the facilities so indicated.

| DATE | PRINTED NAME | SIGNATURE | ADDRESS | PHONE NUMBER |
|---|---|---|---|---|
| 1-22-05 | GEORGE R. HOLVECK | George R. Holveck | 6914 E OSBORN | 480-945-1650 |
| ✓ | Keith E. Wilser | Keith E. Wilser | 6929 E. 6th St. | 480-994-9725 |
| ✓ | Carol Michelle Jisserad | C. Michelle Jisserad | 6917 E 6th St | 480 423-0187 |
| ✓ | KAREN MATSUDA | Karen Matsuda | 6923 E 6TH ST | 480-481-0835 |
| ✓ | Kevin Herrmann | KEVIN HERRMANN | 6911 E 6th St | 480 675-8613 |
| ✓ | JEANETTE JOHNSON | Jeanette Johnson | 6912 E 6th ST | 480 946-2091 |
| ✓ | DONALD SWAN | Donald Swan | 6916 E 6TH ST | 480-946-8824 |
| ✓ | Raymond Hucke | Raymond K. Hucke | 6922 E 6th St | 480 994 8568 |
| ✓ | Geoff Johnson | Geoffrey Johnson | 3502 SUPAI WAY | 480 430 4068 |
| ✓ | LESLIE WALCH | Leslie Walch | 6909 5th St | 480-990-8114 |
| ✓ | LENA ZAGATA | Lena M Zagata | 6920 E FIFTH St | |
| ✓ | DON LOGAN | B.W. Logan | 6921 E 5th ST | 480 945 5178 |

12

# PETITION

We, the undersigned, have had the opportunity to review the proposed site plan on the back of this petition, and we do not oppose the re-zoning requested by First Baptist Church of Scottsdale to accommodate the facilities so indicated.

| DATE | PRINTED NAME | SIGNATURE | ADDRESS | PHONE NUMBER |
|---|---|---|---|---|
| 1-22-05 | Katrina Torres | [illegible] | 3309 N 70th st #116 | 480-945-1095 |
| 1/22 | Andrew Fritz | [illegible] | 3309 N. 70th st #111 | 480-474-4441 |
| 1/23 | Robin Thomas | [illegible] | 3309 N. 70th St. #211 | 480-452-6263 |
| 1/22 | Andrea Westwater | [illegible] | 3309 N. 70th st #109 | 602-451-7246 |
| " | Rachel Elizondo | [illegible] | 3309 N. 70th St #209 | [illegible] |
| " | Gary Granquist | [illegible] | 3309 N 70th st #108 | 480-228-2638 |
| " | Shannon Kelly | [illegible] | 3309 N. 70th St. #207 | 480-629-8336 |
| 1/22 | Patricia Smoot | [illegible] | " " " #104 | 991-2681 |
| 1/22 | [illegible] | [illegible] | 3309 N 70th st #105 | 602 432 3302 |
| 1/22 | Russ Hofer | [illegible] | 3309 N 70th st #203 | (480) 946-4431 |
| 1/22 | Carol Carlozzi | [illegible] | 3309 N. 70th st #201 | 480 946-2675 |

11

# PETITION

We, the undersigned, have had the opportunity to review the proposed site plan on the back of this petition, and we do not oppose the re-zoning requested by First Baptist Church of Scottsdale to accommodate the facilities so indicated.

| DATE | PRINTED NAME | SIGNATURE | ADDRESS | PHONE NUMBER |
|---|---|---|---|---|
| 1/22 | Jason Resto | [signature] | 6953 E Osborn #D | 480-203-5321 |
| 1/22 | Blair Smith | [signature] | 6953 C Osborn Rd. | 480.949.1247 |
| 1/22 | Phyllis Arrowood | Phyllis M Arrowood | 6921-E E Osborn RD Unit B | 480-990-1057 |
| 1/22 | Claudia Owens | Claudia Owens | 6941 E. Osborn B | 481-481-4086 |
| 1/22 | Susan Lafargue | Susan Lafargue | 6941 E. Osborn # C | 480-429-0388 |
| 1/22 | Chelsea Ferguson | Chelsea Ferguson | 6957 E. Osborn # A | 480-990-7139 |
| 1-22 | Stephen Stauffer | [signature] | 6957 E Osborn #F | 480 663 6500 |
| 1-22 | Frances Capp | Frances A Capp | 6957 E Osborn # G | 480 949-6093 |
| 1-22 | Margaret Avakian | Margaret Avakian | 6961-C-E Osborn | 480-946-5932 |
| 1-22 | Wendi Ristich | Wendi Ristich | 6961 F E. Osborn | 480 247-3355 |
| 1-22 | Deanne French | Deanne French | 6961 E. Osborn Unit G | 480 946-1421 |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

Berry&Damore LLC

**Joseph D. Goforth**
**Land Use Planner**
**(480) 385-2753 Direct**
**jg@berrydamore.com**

Our File No. 00019.0001

July 25, 2005

***Re: First Baptist Church Rezoning – 12 ZN 2005***

Dear Neighbor:

The purpose of this letter is to invite you to an Open House meeting being held on Thursday, August 4, 2005 at the First Baptist Church, to discuss a proposed rezoning application filed at the City of Scottsdale to facilitate C-2 development plans proposed by the Church.

An important part of our rezoning application is the Citizen Participation Process. Many of you have probably already been visited by representatives of the Church who have been in the neighborhood to discuss the proposed Project.

The Open House meeting is being held to further explain the extent of the Church's future development plan and to provide information about the potential timing of the Church's future development.

Additionally, we have received a number of positive responses from area neighbors and look forward to hearing your comments and suggestions during our meeting.

If you are unable to attend the Open House meeting we would still like to make ourselves available for your inquiries and commentary which can be provided directly to Craig Hazeltine at (480) 945-6346 or Joe Goforth at (480) 385-2753.

Currently, the Church campus is zoned R1-7 and R-5 and is improved with a ± 14,000 square foot sanctuary, a ± 1,500 square foot Chapel, approximately 11,000 square feet of education buildings, a ± 6,000 square foot multi-purpose/fellowship center, ± 3,400 square feet of administration office, approximately 1,200 square feet of maintenance buildings and ± 950 square foot garage. The total existing building area on campus is slightly above 39,000 square feet. This equates to about a 17% lot coverage and provides over 90,000 square feet of open space.

As is often the case in older parts of the City and in particular with older religious institutions, membership and residency begin to decline. The First Baptist Church of Scottsdale, actually being founded by the City's namesake, Winfield Scott, is no exception to this phenomenon.

In order to continue to retain and attract new membership, the Church must update itself to meet the needs of church goers in the 21st century. Accordingly, a comprehensive redevelopment of the Church property is proposed. This redevelopment includes a new youth/adult education building, a new administration building, a new proposed multi-purpose building and theater/youth education building, an expansion of the existing sanctuary, and a new proposed children education building.

Much of the new construction will take place within the building footprint of existing structures with those structures either being demolished or rehabilitated to reflect the proposed updated architecture.

The proposed rezoning request will facilitate the redevelopment of the Church project. Additionally, the new Church campus will require Development Review Board approval ("DRB") prior to construction. Presuming that the proposed rezoning is approved by the City of Scottsdale, you will be receiving additional information about the forthcoming DRB application. At this juncture, however, the site plan and building elevations are conceptual in nature.

We very much look forward to your attendance at our Open House meeting and again, in the event that you are unable to attend, please feel free to contact either myself or Mr. Hazeltine at the numbers previously listed.

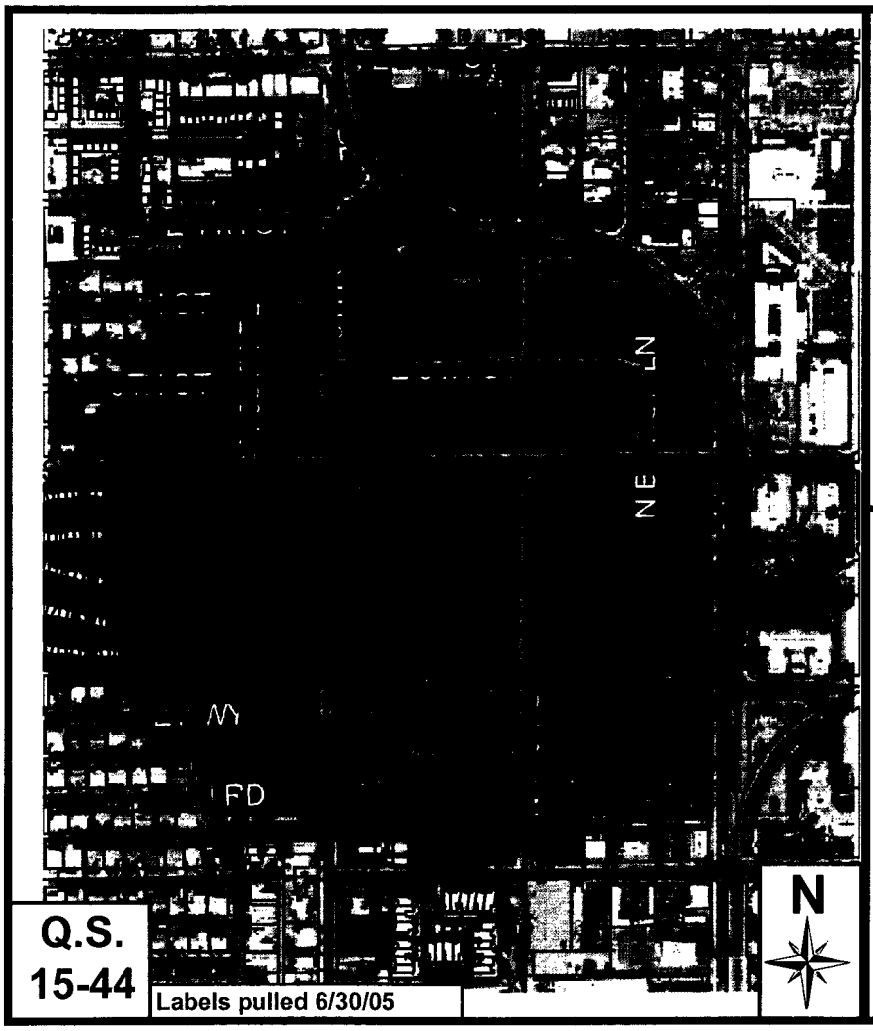
Very truly yours,

Joseph D. Goforth

JDG/jm

6750 East Camelback Road, Suite 100 - Scottsdale, Arizona 85251 480 385-2727 480 385-2757 fax

# City Notifications – Mailing List Selection Map




**Map Legend:**

Site Boundary

Properties within 750-feet

**Additional Notifications:**

- Interested Parties
- Casa Granada
- Desert Cove Condominium Association
- LoLoma Cove HOA

# First Baptist Church Of Scottsdale

**12-ZN-2005**

ATTACHMENT #7

the subject area and the proposed circulation plan. He spoke against abandonment.

6. 12-ZN-2005 (First Baptist Church of Scottsdale)

**COMMISSIONER BARNETT MADE A MOTION TO APPROVE 9-UP-2005 (DRINX), ASSUMING IT MEETS THE CONDITIONAL USE PERMIT CRITERIA, 12-ZN-2005 (FIRST BAPTIST CHURCH OF SCOTTSDALE), 8-GP-2005 (PARCEL M AND O AT TROON) AND 17-ZN-2005 (PARCEL M AND O AT TROON). THE MOTION WAS SECONDED BY COMMISSIONER STEINKE AND CARRIED UNANIMOUSLY WITH A VOTE OF 7 (SEVEN) TO 0 (ZERO).**

**COMMISSIONER BARNETT MADE A MOTION TO APPROVE 5-GP-2005 AND 14-ZN-2005 (CAMBERLANGO PROPERTIES, INC.). THE MOTION WAS SECONDED BY COMMISSIONER STEINKE AND CARRIED WITH A VOTE OF 6 (SIX) TO 0 (ZERO). COMMISSIONER SCHWARTZ RECUSED.**

**REGULAR AGENDA**

7. 28-UP-2004 (Next Bar & Nightclub)

Chairman Gulino noted this item has been continued to a future date, pursuant to a previous motion.

8. 7-GP-2005 (Silverstone)

Mr. Curtis presented the case per the staff packet, noting that the request is to change the General Plan from cultural/institutional or public land use designation to a mixed-use land use designation. The Applicant proposes a planned community development and has submitted a rezoning application to the planned community district.

Mr. John Berry addressed the Commission on behalf of the Applicant, regarding the proposal. Highlights of the presentation included an outline of the history of the plans for the property and the site plan modifications. He addressed concerns expressed during public outreach, traffic impacts and reported positive feedback received from community groups.

Commissioner Barnett asked about ESLO heights relative to the project, and the heights in Phoenix. He asked how the wash is going to be maintained. Mr. John Berry replied that parts of the stacked forties are 60 feet high. There is a need for higher buildings for the senior living community and the Classic Residences by Hyatt. He added that the site changes grade by 80 feet, which mitigates the impact of higher buildings.