

PLANNING COMMISSION REPORT



MEETING DATE: November 12, 2008

ITEM NO. _____

GOAL: Coordinate Planning to Balance Infrastructure

SUBJECT

Scottsdale First Assembly Church- 31-UP-2007

REQUEST

Request by applicant for a Conditional Use Permit for a private school in an existing building on a 1,076,329 square foot site located at 28700 N. Pima Road with Single-Family Residential District (R1-190) zoning.

Key Items for Consideration:

- The request is for approval of a use permit for a private school with enrollment of 250 students, preschool - 12th grade at the existing educational building on the church site.
- On August 21, 2003, the Development Review board approved the campus site plan and all building elevations by a vote of 5 to 1.
- On August 21, 2008, the Development Review Board approved phase by vote of 6 to 0. The phase 2 plan consisting of; lobby and plaza expansion, prayer and wedding chapter, and youth ministry building.
- The Traffic Impact & Mitigation Analysis has been evaluated and approved.
- The school administration will be required to provide directions to the school for the student's families that encourage school traffic to use Dixileta Drive, Dynamite Boulevard, and Pima Road as the primary site access streets, and discourages school traffic from using Via Dona Road.
- Student drop off times will be required to stagger and eliminate traffic congestion.
- There is both support and opposition to the proposed school.
- The closest school is one and one-half (1 1/2) miles to the west of this location (see attachment #6).
- The school will be operating from 6:30 AM to 6 PM, Monday through Friday.

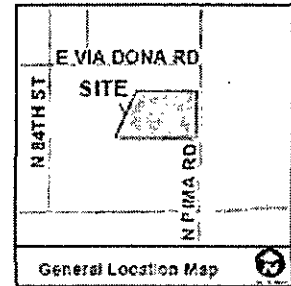
Related Policies, References:

- Environmentally Sensitive Lands Ordinance (ESL) was adopted in 1991 and the Foothills Overlay (FO), was adopted in 2001
- The Scottsdale General Plan was originally adopted in the 1960's.
- The Foothills Character Area, established in 1999, provides overall policies and guidelines for this area.
- Case 36-DR-2003 approved the existing church facility.
- Traffic Impact & Mitigation Analysis, April 11, 2008.

OWNER Scottsdale First Assembly Dream Center
602-264-6617

APPLICANT CONTACT David Friend, Pastor
Scottsdale First Assembly Dream Center
480-367-8182

LOCATION 28700 N. Pima Road



BACKGROUND

Zoning.

The site is zoned Single Family Residential (R1-190) Environmentally Sensitive Lands (ESL, adopted in 1991) Foothills Overlay (FO, adopted in 2001) District where a private school is a conditional use and requires a use permit. The District purpose provides for single-family dwellings as the main use with related recreational, religious and educational facilities. The ESL and F-O districts provide additional development standards to protect the natural desert environment and rural character of the area.

General Plan.

The General Plan Land Use Element designates the area Rural Neighborhoods. This category includes areas of relatively large lot single-family neighborhoods with densities of one house per one acre or more. Native desert vegetation is prevalent and special care is required to preserve the area's open desert character and environmental features. Zoning regulations allow non-residential uses, such as places of worship, neighborhood parks and schools, which provide community assets and services essential to residential areas.

Environmentally Sensitive Lands Ordinance (ESLO).

The Environmentally Sensitive Lands (ESL) Ordinance establishes design standards and open space dedication regulations intended to preserve the natural desert character of the area. The application of the ESL overlay provides development standards and Natural Area Open Space (NAOS) dedication requirements to protect open space and sensitive desert lands. The ESL overlay does not regulate land use, which is a function of the underlying zoning districts. The proposed development is consistent with and does not violate the provisions of the ESL Ordinance

Foothills Character Area.

Provides a vision for the 8 square mile study area to balance and maintain the rural lifestyle with the fragile Sonoran desert for lands within the Character Area. Goals of the study include use of sensitive development techniques in order that buildings blend with the natural desert character, promote connectivity between desert open spaces and maintain the quality of the desert character. The principles are intended to guide decision making in the area.

Foothills Overlay (FO).

The FO is an overlay zoning district that was implemented to conserve the character of the desert, minimize the impacts of development and maintain significant open spaces, which provide view corridors and landscape buffers. The FO does not control land uses, which are a function of the underlying

zoning district. Prescribed development standards include building height, walls, style, materials and building massing to help meet this goal. In addition, the FO provides that the visual impact of building shall be minimized.

No exceptions to the FO provisions are being requested with the case. Development Review Board review will provide assurance of conformance to development standards of the FO provisions.

Desert Foothills Design Guidelines.

The Desert Foothills Design Guidelines provide recommendations and standards, which focus on blending development with the natural desert setting and provides a common vision for the foothills area. Many of these principles have been subsequently incorporated into the Foothills Overlay zoning overlay. These Guidelines are not regulations, code or ordinance, but are designed to provide direction and to create a theme for the style and form of development that is deemed appropriate for the area

Context.

Located about ¼ miles north of Dynamite Boulevard on the west side of Pima Road. The church campus is partially developed with existing buildings.

Adjacent Uses:

- North: Vacant land zoned R1-190, ESL, FO
- South: Vacant land zoned R1-190, ESL, FO
- East: Vacant State Lands zoned R1-190, ESL
- West: Low density single family homes and equestrian facilities zoned R1-190, ESL, FO

**APPLICANT'S
PROPOSAL**

Goal/Purpose of Request.

The proposal is for approval of a use permit for a new 250-student private school on the existing 26-acre church site.

Development Information.

- Existing Building Use: Two story Administration building
- Proposed Use: Non-Profit Christian School, with 12 classrooms, and administration space.
- Parcel Size: 26.2 acres
- Building Height Allowed: 24 Feet
- School Parking Required: 14 Spaces
- School Parking Provided: 19 Spaces
- Campus Parking Required: 333 Spaces
- Campus Parking Provided: 341 Spaces
- Classrooms: 12
- Floor Area: 28,420 Square Feet

IMPACT ANALYSIS**Traffic.**

The approval of the use permit for the proposed private elementary school will result in an estimated 620 trips generated per day to and from the project site. The school is estimated to generate an additional 313 morning peak hour trips, 211 midday peak hour trips, and 43 afternoon peak hour trips.

With the addition of the proposed school traffic right turn movements at the site driveways will operate at acceptable levels of service (LOS D or better). The intersections of Pima Road at Dynamite Boulevard and Via Dona will continue to operate at acceptable levels with the addition of the school traffic. The left turn movement at the main site driveway will operate at poor levels of service (LOS E and F) during the peak hours. Left turns movements out of the site will be difficult because the site only has uncontrolled access on an arterial street, Pima Road. This is typical for a stop-controlled driveway on an arterial street during peak hours.

The additional daily 620 trips on Scottsdale Road represent a 3.3 percent increase of existing traffic volumes, which will not adversely impact travel on Pima Road.

Traffic counts indicate that the Sunday daily traffic volume on Via Dona Road is similar to the volume on weekdays, approximately 200 vehicles. It is assumed that a small percentage of school traffic will use Via Dona Road to access the site; however, since the street is not fully improved, most drivers from the north will choose to use Dixileta Drive and drivers from the south will choose to use Dynamite Boulevard rather than Via Dona Road for east-west travel.

As part of the Conditional Use Permit for the Scottsdale First Assembly School the following is recommended and will be stipulated based on the Traffic Study:

- A student drop-off and pick-up plan should be completed to determine the on-site traffic flow and appropriate signing and pavement marking.
- Student drop-off and pick-up times should be staggered to alleviate the delay at access B (south driveway) and possible blocking of the eastbound right turning vehicles. (see attachment #11).

Parking.

The existing parking lot contains 341 parking spaces. The required school parking includes:

- 12 spaces for the classrooms (1 space/classroom)
- 2 spaces for the office (1 space/each 200 sq. ft.)

Water/Sewer.

Water and sewer facilities are existing, and there is adequate capacity to accommodate the school.

Schools District comments/review.

Cave Creek Unified School District has been notified of this application and

has no objections.

Open space, scenic corridors.

A total of 9.5 acres of natural area open space (NAOS) was required and that amount has been dedicated and recorded. The NAOS is located within the 100-foot wide scenic corridor along the Pima Road frontage; the west 370-feet along the western property boundary to include the Rawhide Wash.

Policy Implications.

The Zoning regulations allow for non-residential uses such as places of worship, neighborhood parks, schools, etc., that provide community assets and services essential to residential areas. With any request for a conditional use in the R1 zoning districts, each application must demonstrate that the granting of the use permit will not be materially detrimental to the public health, safety and welfare and address additional standards if required.

Use Permit Criteria.

Conditional use permits, which may be revocable, conditional, or valid for a specified time period, may be granted only when expressly permitted after the Planning Commission has made a recommendation and the City Council has found as follows:

- A. That the granting of such conditional use permit will not be materially detrimental to the public health, safety or welfare. In reaching this conclusion, the Planning Commission and the City Council's consideration shall include, but not be limited to, the following factors:
 1. Damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination.
 - Noise and illumination are the primary areas of possible disturbance to adjacent properties, since smoke, odor, dust and vibration do not appear to be issues associated with the case. The school's outdoor playground will be the primary source of noise that could affect adjacent neighborhoods. The playground is situated south of the existing sanctuary and southeast of the school building. The location of the existing and proposed buildings will help to buffer playground noise from disturbing residential homes located about 2000 feet toward the northwest, 1000 feet toward the southwest. The campus parking lot and Pima Road will separate the playground, from residential areas situated to the west. A second source of noise, the site's parking lot is separated from residential areas to the west by an approximate 300-foot wide NAOS buffer and vista corridor. No sports field lighting is proposed. The existing parking lot lighting have full cut-off and shielded fixtures, a maximum of 16 ft. in height, and are setback a minimum of 100 feet from adjacent property lines and, except for security lighting, will be turned off by 10:00 p.m.
 2. Impact on surrounding areas resulting from an unusual volume or character of traffic.
 - a. The site currently has two driveway accesses to Pima Road; one full access at the southern property line and a restricted right-in, right-out

driveway 165 feet south of the northern property line. There is an existing private driveway on the east side of Pima Road across from the main site A Transportation Impact Mitigation Analysis (TIMA), indicates the facility can adequately accommodate 250 students and about 13 staff. The proposed school should not create an unusual volume or character of traffic.

3. There are no other factors associated with this project that will be materially detrimental to the public.
 - No other detrimental factors are expected to occur with the proposed use on this site.

- B. The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.
 - The school is considered reasonably compatible with the surrounding residential uses. Schools (public, private, charter) are treated in the zoning ordinance as residential uses.

- C. The additional conditions specified in Section 5.012B.8, as applicable, have been satisfied.
 - a. The site is not situated within five-hundred (500) feet of an adult use.
 - b. The school site is on a 26.2-acre property, more than the minimum required 86,000 square feet. The total floor area for the school facility is 10,353 square feet and is less than the maximum floor area allowed by ordinance (0.200 FAR allowed and 0.009 provided).
 - c. There are no proposed outside speakers, bell or alarm systems.
 - d. No sports field lighting is proposed. Parking lot lighting other than security lighting will be turned off by 10 p.m.
 - e. The overall site plan provides open space and NAOS in conformance city requirements.
 - f. School parking meets ordinance requirements at a minimum of 20 ft. from the property line. A 50-foot wide scenic corridor buffer is provided along Scottsdale Rd. and a 335-foot parking lot setback is provided from 74th St.
 - g. No outdoor, school related activities would be permitted past 8 p.m.
 - h. A 10 vehicle student drop-off area is provided along the east side of the school building that will accommodate minimum required queuing of five (5) vehicles and a sidewalk connects to the main entry of the building.

Community Impact.

The proposal provides an alternative education facility in North Scottsdale. The site design is oriented towards Pima Road and away from the residential properties to the west and north. The addition of a private school (Kindergarten through 8th grade) at this site will create a private school within an existing building. The closest existing K through 8 schools is located at the Sunrise School, one and one half miles to the west. This proposal essentially adds a private school facility in an existing building. Along with meeting the use permit criteria; this project conforms to the zoning and overlay districts.

Community Involvement.

The applicant mailed information regarding their use permit request to property owners within 750 feet of the subject site and posted a public hearing sign on the site. Staff also sent postcards to surrounding property owners. Staff has received comments from the public for and against this proposal during this process and at the time of writing this report.

**STAFF
RECOMMENDATION****Recommended Approach:**

Staff has reviewed all applicable zoning overlay district requirements and the underlying zoning district requirements, including the use permit criteria. Staff has addressed the impacts proposed by this specific use, analyzed all policy implications and instructed the applicant to mitigate impacts through revised site plans, elevations and stipulations. The proposal meets the criteria set forth in the ordinances and policy documents. Approval of this school does not set a precedent for future conditional uses in this area. Staff's analysis indicates that this request complies with all Ordinances, policies and that the use permit criteria have been met.

**RESPONSIBLE
DEPT(S)**

Planning and Development Services Department
Current Planning Services

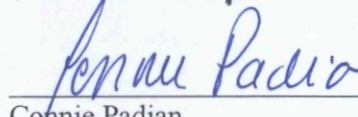
STAFF CONTACT(S)

Greg Williams
Senior Planner
480-312-4205
E-mail: gwilliams@ScottsdaleAZ.gov

APPROVED BY

 11/31/08

Greg Williams Date
Report Author

 10/31/08

Connie Padian Date
Interim General Manager

ATTACHMENTS

1. Stipulations
2. Additional Information
3. Applicant's Narrative
4. Context Aerial
- 4A. Aerial Close-Up
5. Land Use Map
6. School Buffer Map
7. Zoning Map
8. Traffic Impact Summary
9. Citizen Involvement
10. City Notification Map
11. Site Plan
12. Approved Campus Plan

STIPULATIONS FOR CASE 31-UP-2007

PLANNING/ DEVELOPMENT

1. Scottsdale First Assembly Schools and its successors shall not:
 - Exceed 250 high school students, on site at any one time.
 - Allow the drop-off and pick-up of the school students to occur off of the school property, on adjacent properties or streets.
2. CONFORMANCE TO DEVELOPMENT SUBMITTAL. Development shall conform to the site plan submitted by DeBARTOLO Architects and dated October 27, 2008 by City staff. These stipulations take precedence over the above-referenced site plan. Any proposed significant change, as determined by the Zoning Administrator, shall be subject to subsequent public hearings before the Planning Commission and City Council.
3. LIMITED ENROLLMENT. A maximum of two hundred-fifty (250) elementary school (pre-school through eighth grade) students shall be enrolled at the school at any one time. Enrollment shall be verified to the City upon request to ensure compliance. If enrollment of additional students is desired, the applicant shall return for subsequent public hearings before the Planning Commission and City Council.
4. HOURS OF OPERATION. Normal school operations shall be conducted between the hours of 6:30 a.m. and 6:00 p.m. Monday through Friday.
5. BUILDING HEIGHT. All new buildings and additions constructed after the City Council approval date of Case # 31-UP-2007 shall not exceed 24 feet in height, measured from natural grade.
6. LIGHTING. With Development Review Board submittals after the City Council approval date of Case # 31-UP-2007 , the applicant shall provide to the satisfaction of the City Staff, documentation that the following conditions have been met:
 - a. All exterior luminaries shall meet all IESNA requirements for full cutoff, and shall be aimed downward except for incandescent sign lighting.
 - b. The individual luminaire lamp shall not exceed 250 watts.
 - c. All exterior light poles, pole fixtures, and yokes, including bollards (when utilized) shall be a flat black or dark bronze finish. Pole bases shall be a brushed finish, integrally colored or painted to the satisfaction of City staff.
 - d. Pole mounted lighting shall not exceed sixteen (16) feet in height measured from finished grade to fixture lens.
 - e. No lighting shall be permitted in dedicated NAOS easements.
 - f. The maintained average horizontal illuminance level, at grade across the site, shall not exceed 1.5 foot-candles.
 - g. The maintained maximum horizontal illuminance level, at grade on the site, shall not exceed 6.0 foot-candles. All exterior luminaries shall be included in this calculation.
 - h. The initial vertical illuminance at 6.0 foot above grade, along the entire property line (or 1 foot outside of any block wall exceeding 5 foot in height) shall not exceed 0.3 foot-candles. All exterior luminaries shall be included in this calculation.
 - i. Site lighting shall be provided in two (2) tiers, with Tier 1 being for use of the worship center building only, and Tier 2 being for the additional use of the School/Family life

center. Tier 2 lighting shall only be in operation when the School/Family life center is in use. Tier 1 lighting may operate when Tier 2 lighting is in operation.

- j. Tier 1 and 2 lighting shall be controlled separately and shall only be turned on when the Worship Center or School/Family life center are in actual use.
 - k. That applicant shall provide 3 different photometric plans for the site, the first shall be pre-curfew with Tier 1 and 2 combined lighting operation, the second shall be pre-curfew Tier 1 operation only, the third shall be post curfew showing all night security lighting only.
 - l. Each lighting plan shall include maintained horizontal at-grade footcandles for the entire site, maintained horizontal at-grade footcandles for the parking lot only, and initial vertical footcandles measured at 6 feet above grade around the entire property line.
 - m. The applicant shall provide complete specifications for the automatic timing control devices that will be controlling the two separate tiers of lighting.
 - n. All non-security lighting, including all parking lot pole lighting, with the exception of one pole light located near the entry drive, shall be turned off no later than 10:00 p.m.
10. LIGHTING AND PHOTOMETRIC PLANS. Site lighting and photometric plans shall generally be as submitted by DeBARTOLO Architects and dated August 21,2008.

CIRCULATION

- 1. TRAFFIC IMPACT STUDY. The Traffic Impact Study, prepared by United Civil Group with the report date of April 11, 2008 has been approved by the City of Scottsdale Transportation Department. The developer shall provide any improvements supported by the approved traffic impact study for the site, as determined by the city staff.
- 2. The school administration will provide directions to the school for the student's family that encourages school traffic to use Dixileta Drive, Dynamite Boulevard, and Pima Road as the primary site access streets, and discourages school traffic from using Via Dona Road.
- 3. School Administration shall manage on-site circulation and site access by providing a minimum of two staggered start and dismissal times for students beginning with the 2009-2010 academic year.
- 4. A student drop-off and pick-up plan shall be completed and posted on site, to determine the on-site traffic flow and appropriate signing and pavement marking.

ADDITIONAL INFORMATION FOR CASE 31-UP-2007

PLANNING/DEVELOPMENT

1. **DEVELOPMENT CONTINGENCIES.** The approved development program, including intensity, may be changed due to drainage issues, topography, NAOS requirements, and other site planning concerns which will need to be resolved at the time of preliminary plat or site plan approval. Appropriate design solutions to these constraints may preclude achievement of the proposed development program.
2. **DEVELOPMENT REVIEW BOARD.** The City Council directs the Development Review Board's attention to:
 - a. A plan indicating the treatment of retention basins,
 - b. The type, height and intensity of proposed lighting and the tiers, timing of lighting to minimize impact on adjacent uses,
 - c. The style, height, massing color and appearance of all proposed buildings,
 - d. Landscape, buffers and berms on the site,
 - e. Location and configuration of NAOS areas,
 - f. Major stormwater management systems, and design of drainage basins
 - g. Parking lot walls adjacent to the Scenic Corridors and NAOS tracts,
 - h. Fencing and design of student playground area
 - i. Design of any other structures including ramadas and shade canopies and structures (cfs),
 - j. walls adjacent to Vista Corridors and NAOS tracts and corridors,
 - k. signage,
 - l. Master Environmental Design Concept Plans.

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. **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.

Project Narrative

Scottsdale First Assembly School

28700 North Pima Road

Project no. 685-PA-2007

October 2008

Scottsdale First Assembly is seeking a USE PERMIT in order to use their **existing** church facility as a K-8 school Monday through Friday from 6:30 am to 6:00 pm. This request requires **no additional facilities**, parking, or supporting structures of any kind. A complete **traffic study** performed in July 2008, proved that the proposed school-use will have no adverse effect on either the Pima Road or Via Donna traffic loads. The generous parking lot required for the church-use, already accommodating 341 cars, far exceeds the required parking of 19 cars necessary for the school-use activities. In addition, the circulation loop on campus provides an excellent area for drop-off and queuing that will accommodate all traffic on site without a negative impact on Pima Road. The school is planning to stagger the pick-up and drop-off times in order to further eliminate the potential of any traffic delays.

This application comes forth as a result of **literally hundreds** of requests from both church members and community members, who do not attend the church, who are interested in **high-caliber** private Christian Education. The enrollment will be fed not only from the 700+ families who regularly attend the church as members, but also by the fastest growing communities of Scottsdale's residential areas within the 5-mile radius of this church.

In support of the demand for this facility, it is important to note that the closest elementary school [public or private] is approximately 1-1/2 miles to the west. While there are seven schools shown to be within a 4-mile radius, a large area of 50.26 square miles, two are public elementary schools [Desert Sun and Pinnacle Peak]; two are pre-schools only [Desert Foothills Lutheran + Pinnacle Presbyterian]; one is a private middle/high school [Foothills Academy College Preparatory]; One is a Montessori charter school [Montage Academy] and only one private school [Sonrise School, approximately 200 students] serves a similar age/grade level group. Though the church is only seeking to serve 250 students at this time, the areas within the existing building proposed for use by the school during the weekdays can accommodate over 400 students, by code. Additionally, while the church is currently permitted to function at its full capacity at any time, the requested school-use is actually a **reduction** to the occupancy limitations for these spaces compared to their current allowable use during the week.

In conclusion, this application is about a stewardship of sustainability on the part of the church. The idea is to use **existing** facilities (requiring no design modifications), capitalizing on the building and energy costs already invested in this site, to further enable the church to serve the greater community. We feel that the positive benefit of this school-use to the **community** at large will prove to have long-term benefit and prove to be a highly sustainable use of the existing development.



Scottsdale First Assembly School

31-UP-2007

ATTACHMENT #4

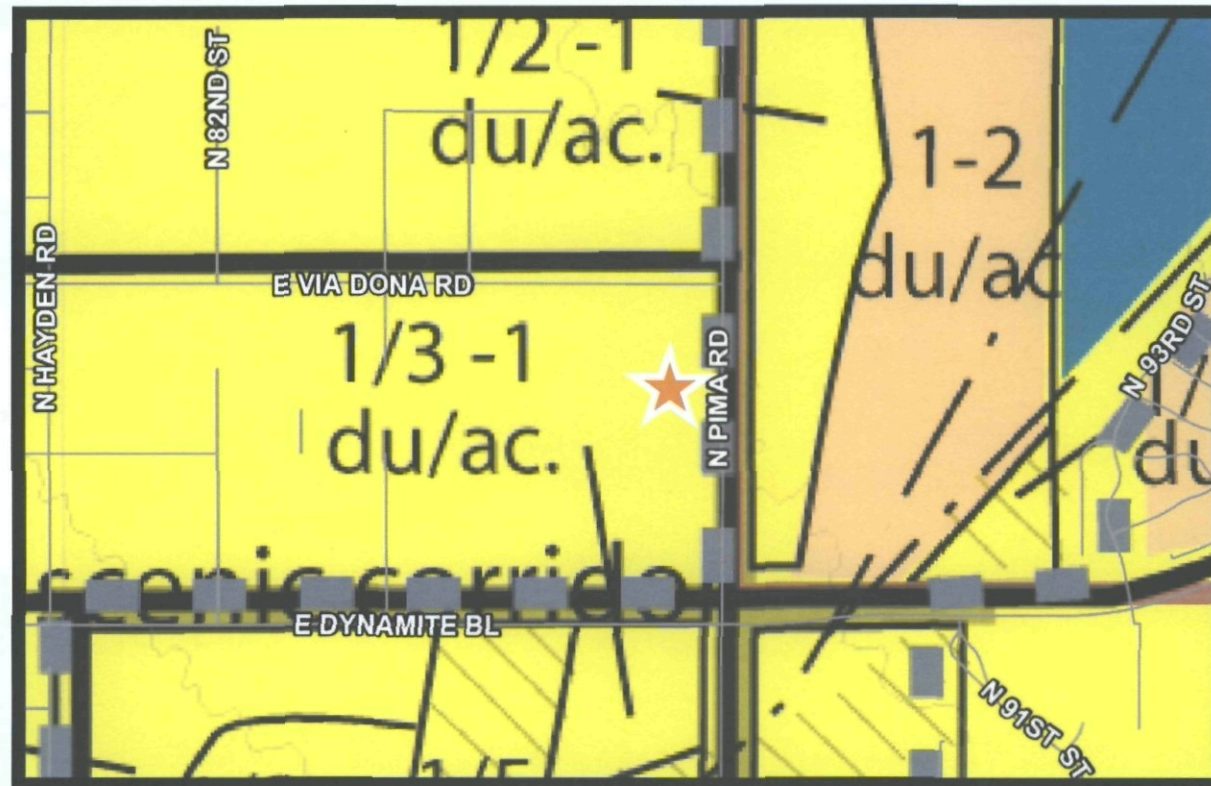


Scottsdale First Assembly School

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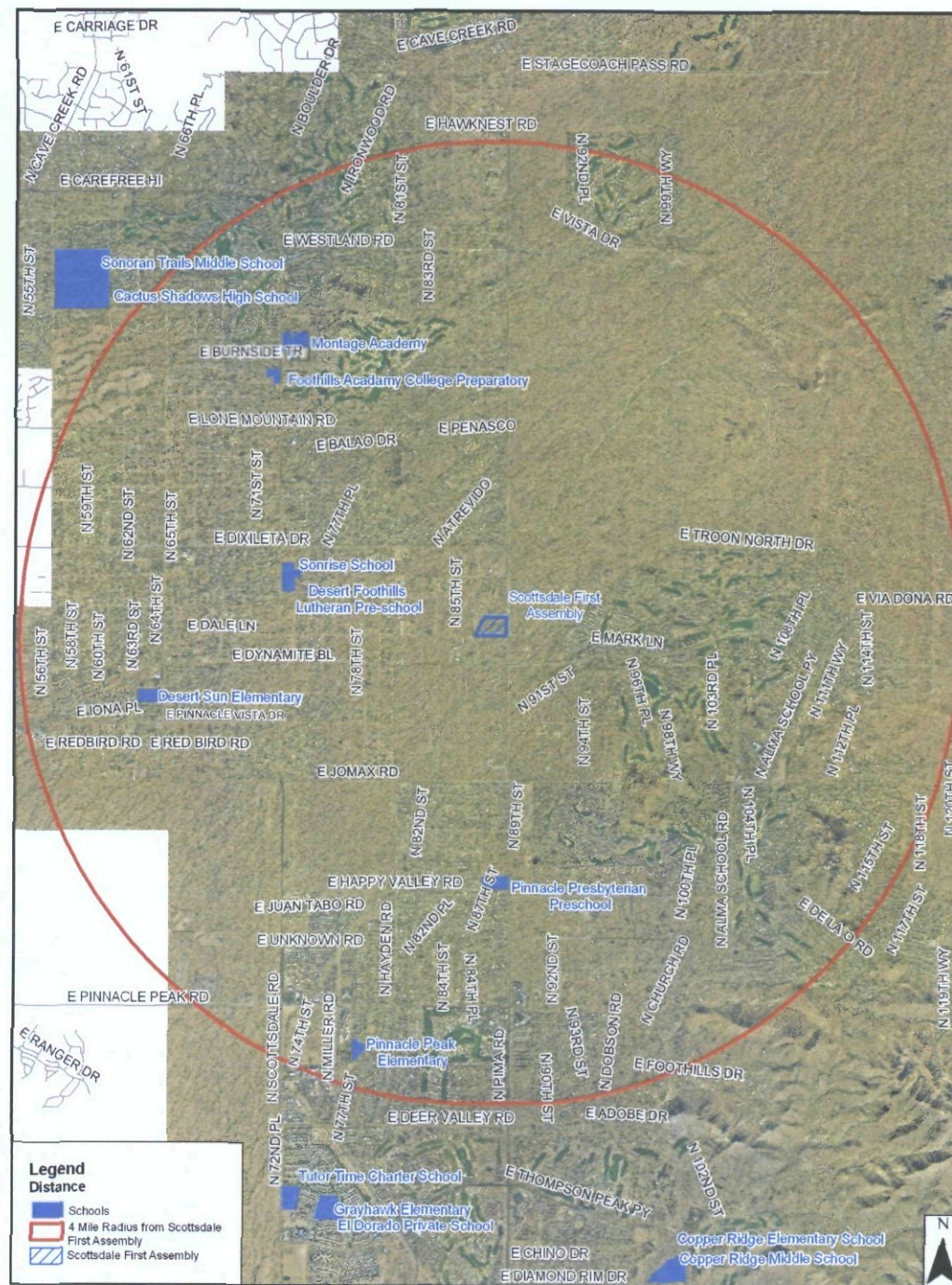
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General Plan

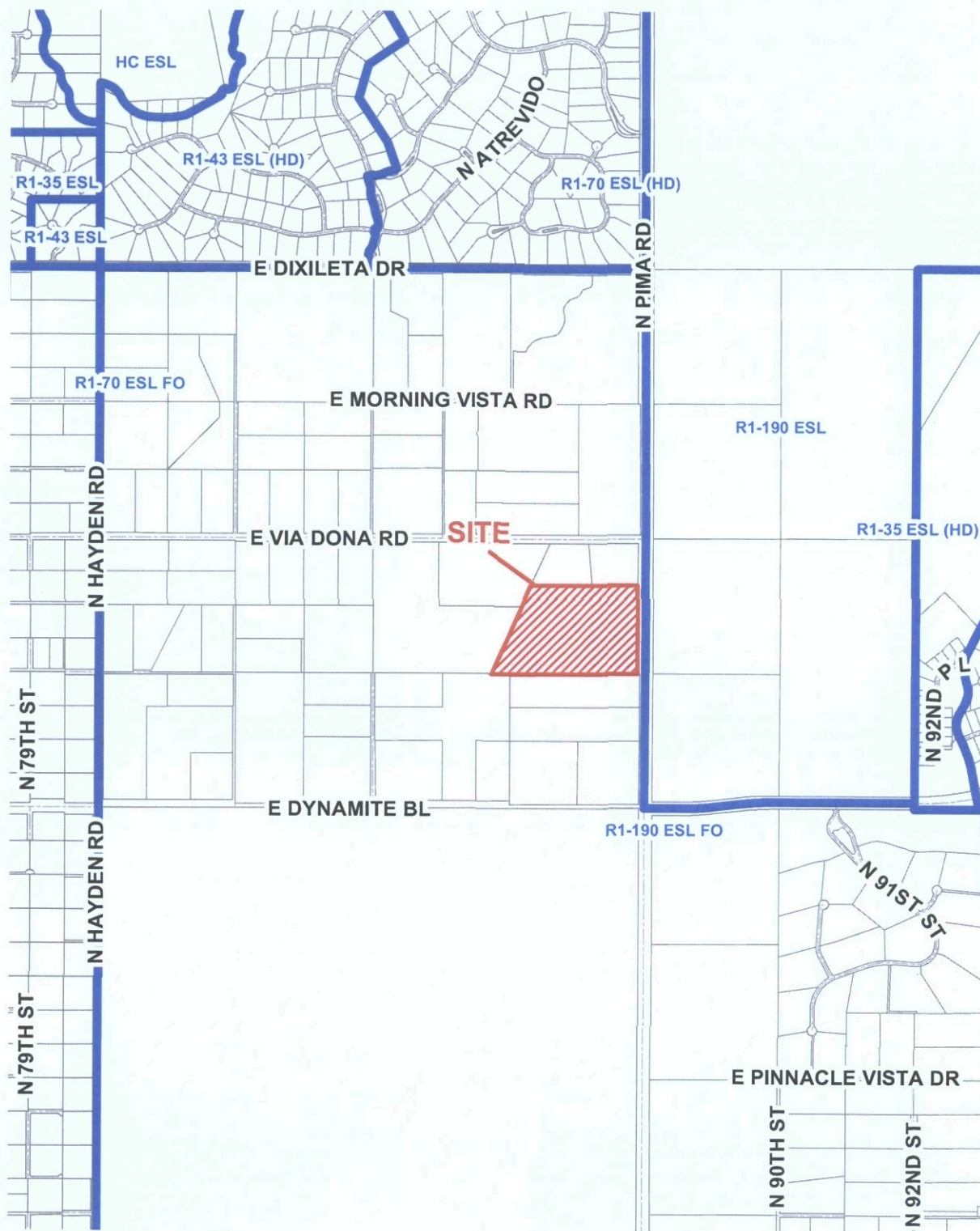


31-UP-2007
ATTACHMENT #5

Buffer Map



31-UP-2007
ATTACHMENT #6



31-UP-2007

ATTACHMENT #7

TRAFFIC IMPACT ANALYSIS SUMMARY
Scottsdale First Assembly Church
Private School Use Permit
31-UP-2007/685-PA-2007

Summary Prepared by Phillip Kercher, COS Traffic Engineering
Traffic Impact Study Prepared by Aaron Atkinson, United Civil Group

Existing Conditions:

The City of Scottsdale has received an application for a Use Permit to allow a private elementary school to be operated in an existing church facility. The site is located on the west side of Pima Road between Via Dona Road and Dynamite Boulevard. The parcel is currently zoned Single Family Residential (R1-190 ESL). There is an existing church sanctuary and classroom buildings with 339 parking spaces on the 26.2 acre project site.

There existing parcels north and south of the site between Via Dona Road and Dynamite Boulevard are also zoned for single family, but are currently undeveloped. The land on the east side of Pima Road is owned by the State Land Department, and is currently designated to be in the City's McDowell Sonoran Preserve boundary.

The section of Pima Road adjacent to the site is classified as a Regional System Street on the Community Mobility Element of the city's General Plan. It is classified as a minor arterial street on the City of Scottsdale's Street Classification Map. In the vicinity of the site, Pima Road currently has one lane in each direction. The cross section includes bike lanes in both directions. The daily traffic volume on this section of Pima Road collected in March of 2008 is 19,023 vehicles. The posted speed limit on Pima Road in the vicinity of the site is 50-MPH.

Dynamite Boulevard in the vicinity of Pima Road is classified as a Regional System Street on the Community Mobility Element of the city's General Plan. It is also classified as a minor arterial street on the City of Scottsdale's Street Classification Map. Dynamite Boulevard currently has one lane in each direction on the west side of Pima Road and two lanes in each direction on the east side. The daily traffic volume on this section of Dynamite Boulevard collected in March of 2008 is 10,290 vehicles. The posted speed limit on Dynamite Boulevard is 50-MPH.

Via Dona Road west of Pima Road is classified as a Neighborhood System Street on the Community Mobility Element of the city's General Plan. It is also classified as a local collector street on the City of Scottsdale's Street Classification Map. Via Dona Road currently has one lane in each direction and terminates at Pima Road. The daily traffic volume on this section of Via Dona Road collected in March of 2008 is 216 vehicles. The posted speed limit on Via Dona Road is 25-MPH.

The intersection of Pima Road and Dynamite Boulevard is signalized. There are separate left turn lanes and right turn lanes for all approaches. The intersection of Pima Road and Via Dona Road is currently unsignalized. There are no separate left turn or right turn lanes at the intersection. There are two existing site driveways along the Pima Road frontage. The southern driveway is located one-quarter mile north of Dynamite Boulevard, and is full access. The church has constructed a northbound left turn lane and southbound right turn lane at this driveway intersection. The northern site driveway is located approximately one-eight mile south of Via Dona Road. This driveway is

31-UP-2007
10-27-2008

ATTACHMENT #8

restricted to right-in, right-out only access. The church has constructed a southbound right turn lane at this driveway intersection.

Traffic collision data was reviewed from the years 2005 and 2006 for the intersection of Pima Road and Dynamite Boulevard. There were 14 collisions at the signalized intersection during 2005, and 13 collisions during 2006. The collision rate for the intersection was 1.31 and 1.22 collisions per million entering vehicles for the years 2005 and 2006 respectively. The citywide average rate for 2006 was 1.84. There have been no reported collisions at the intersection of Pima Road and Via Dona Road from 2005 to the present.

For the section of Pima Road from Dynamite Boulevard to Lone Mountain Road, there was only one reported collision during 2006, giving this segment a collision rate of 0.80 collisions per million vehicle miles. The citywide average rate for 2006 was 1.87. There was also one reported collision on Pima Road between Dynamite and Via Dona during 2007.

Proposed Development:

On the project site, there is an existing 21,385 square foot church building with a sanctuary, classroom space, and church offices and an existing paved parking lot with 339 parking spaces. The church is proposing to operate a private school with a maximum of 250 students on the site. The Trip Generation Table below summarizes the estimated number of trips that would be generated if the school use permit is approved.

TRIP GENERATION TABLE

Proposed Facilities	Daily Total	AM Peak Hour			Midday Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total	In	Out	Total
Private Elementary School 250 students	620	158	155	313	103	108	211	19	24	43

The a.m. peak hour represents the highest hourly volume between 7 a.m. and 9 a.m. when the school opens. The midday peak hour represents the highest hourly volume between 2 p.m. and 4 p.m. when the school closes. The p.m. peak hour represents the highest hourly volume between 4 p.m. and 6 p.m. when the school staff will leave. The Trip Generation Table shows that if the school were operated on the site it will generate an additional estimated 620 trips per average weekday. The current traffic generated by the church use during the weekday morning, midday, and afternoon peak hours was observed to generate approximately five trips.

A traffic impact study was prepared for the site under the City of Scottsdale Traffic Impact Mitigation Analysis (TIMA) Program by United Civil Group. The result of their analysis is presented below.

Site Access:

The site currently has two driveway accesses to Pima Road; one full access at the southern property line and a restricted right-in, right-out driveway 165 feet south of the northern property line. There is an existing private driveway on the east side of Pima Road across from the main site driveway.

On-Site Circulation:

On-site circulation was reviewed to evaluate school drop off and pick up activities. There is adequate room on site to accommodate vehicle queuing and parking for the school.

Future Conditions:

The traffic study prepared by United Civil Group analyzed the background traffic conditions and the estimated traffic generated by the proposed project for the proposed horizon year of 2010. Capacity calculations for signalized intersections reflect the performance of the overall intersection. Capacity calculations for stop-controlled intersections are evaluated for each stop controlled approach to the intersection. The overall Level of Service (LOS) for the intersection is reported as the poorest LOS from the approaches.

For the horizon year 2010, the signalized intersection of Pima Road and Dynamite Boulevard will operate at an acceptable level of service (LOS C or better) with the proposed school traffic during the morning, midday, and evening peak hours.

For the horizon year 2010, the unsignalized intersection of Pima Road and Via Dona Road will operate at an acceptable level of service (LOS D or better) with the proposed school traffic during the morning, midday, and evening peak hours.

During the horizon year 2010, the right-turn movements at the two site driveways will operate at acceptable levels of service (LOS D or better). The left turn movements out of the southern driveway will operate at a poor level of service (LOS F) during the morning and midday peak hours, and (LOS E) during the afternoon peak hour. With the addition of the private school, the estimated number of left turns is 56 during the a.m. peak hour, 42 during the midday peak hour, and 11 during the p.m. peak hour. The poor level of service is a function of the driveway being an uncontrolled intersection (lack of a traffic signal or stop sign on Pima Road at the driveway), and the lack of sufficient gaps in the Pima Road peak hour traffic. This is typical for a stop-controlled driveway on an arterial street during peak hours.

The additional daily 620 trips on Scottsdale Road represent a 3.3 percent increase of existing traffic volumes, which will not adversely impact travel on Pima Road.

Additional Information:

The section of Pima Road adjacent to this site is included as a project in the Maricopa County Regional Transportation Plan. This project would receive funding in the Phase II portion of the plan with construction planned between 2011 and 2015. The project would widen Pima Road to two lanes in each direction with a raised median.

Summary:

The approval of the use permit for the proposed private elementary school will result in and estimated 620 trips generated per day to and from the project site. The school is estimated to generate an additional 313 morning peak hour trips, 211 midday peak hour trips, and 43 afternoon peak hour trips.

With the addition of the proposed school traffic right turn movements at the site driveways will operate at acceptable levels of service (LOS D or better). The intersections of Pima Road at Dynamite Boulevard and Via Dona will continue to operate at acceptable levels with the addition of the school traffic. The left turn movement at the main site driveway will operate at poor levels of service (LOS E and F) during the peak

hours. Left turns movements out of the site will be difficult because the site only has uncontrolled access on an arterial street, Pima Road. This is typical for a stop-controlled driveway on an arterial street during peak hours.

The additional daily 620 trips on Scottsdale Road represent a 3.3 percent increase of existing traffic volumes, which will not adversely impact travel on Pima Road.

Comments/Concerns:

- Staggering the school start times for different grade levels in the school will help mitigate the traffic impacts of the school drop-off and pick-up activity.



Servicing Your Real Estate Needs For Over 25 Years

May 29, 2008

City of Scottsdale
Attention Current Planning/
Greg Williams
7447 East Indian School Road
Suite 105
Scottsdale, Arizona 85251

Re: Scottsdale First Assembly School
Case #31-up-2007

Dear Greg,

As you know, we would like to provide a non-profit Christian School to the residence of Arizona on the property located at 28700 North Pima Road, Scottsdale, Arizona. This property houses the Scottsdale First Assembly Church, which has been offering services since March of 2006. There is currently an educational building on the property. It is our intent (permit approved) to create a school for Pre-Kindergarten thru 12th grade.

Along with this letter, you will find many letters from near-by residents in support of this addition to the Church. Our hope is that you will consider the wishes of the residence and allow the Church to continue with their vision of providing a Christian Educational School.

Please take the time to read their letters and than get back to me regarding this matter. I can be reached on my cell phone at 602-919-1010.

Sincerely,

Michael R. Allen

31-UP-2007
06-11-2008

ATTACHMENT #9

Brawders, Constance

From: Williams, Greg N.
Sent: Monday, November 03, 2008 2:19 PM
To: Brawders, Constance
Subject: FW: Use Permit- Scottsdale First Assembly

I need this email to be on the first page of letters.

Thanks

Greg Williams
Senior Planner
Current Planning
Phone: 480-312-4205
Fax: 480-312-7088
gwilliams@scottsdaleaz.gov

From: Pastor David Friend [mailto:pastorsoffice@scottsdalefirst.com]
Sent: Monday, November 03, 2008 2:16 PM
To: Williams, Greg N.
Subject: FW: Use Permit- Scottsdale First Assembly

I received this e-mail from Bob Vairo.

Thought you would find it interesting.

Thanks,

Pastor Friend

From: Sonoran@aol.com [mailto:Sonoran@aol.com]
Sent: Monday, November 03, 2008 10:16 AM
To: Pastor David Friend
Cc: lwhitehead@cox.net; stephensonaz@cox.net; ghl42@cox.net
Subject: Use Permit- Scottsdale First Assembly

Pastor David Friend:

The Coalition will not oppose your request for a Conditional Use Permit to allow a school use in existing buildings as set forth in the material you previously provided.

Bob Vairo, President
Coalition of Pinnacle Peak, Inc.

Plan your next getaway with AOL Travel. [Check out Today's Hot 5 Travel Deals!](#)

31-UP-2007
11-03-2008

11/4/2008

May 20, 2008

City of Scottsdale
Attn: City Council
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251

Dear Council Member:

As a resident of Scottsdale, I want the City of Scottsdale council members to know that I support the request for a school at Scottsdale First Assembly Dream Center at 28700 N. Pima Rd.

We live just north of the church and find that this location would be of benefit to the families in the area as well as to the community. I believe that families in Scottsdale should have more options for the education of their children than the public school system.

We appreciate your time.

Sincerely,

A handwritten signature in blue ink, appearing to read "David & Sharon Friend", is written over the word "Sincerely,".

David & Sharon Friend

Peter & Linda D. Hrebec
7579 E. Whisper Rock Trail
Scottsdale, AZ 85266

May 21, 2008

City of Scottsdale
Attention: City Council
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251

Re: Scottsdale First Assembly

Dear Council Member;

My wife and I wish to encourage your support in approving the pending request by Scottsdale First Assembly Dream Center at 28700 N. Pima RD., to have a school.

As a Class of '69, graduate of both ASU and '71 Thunderbird Grad. Sch. of Int'l Mgmt. in Glendale, I know all too well how important a broader education is to the future growth and health of this country. As a world traveler and financial career person; I recognize an even greater understanding of the varied global, multi-cultural foundation and socioeconomic perspectives our young people should be equipped to greet in their challenging future. There is a much higher need for knowledge, reasoning and people skills than the present public school system affords the residents of our neighborhood.

The school planned for this location would not only give its students a better perspective on life and finer tools for coping, but would certainly benefit the overall health of our families, neighborhood and perhaps the world as well.

I am confident you will agree and lend your respective support to this important school request. Thank you each so much for that consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "Linda D. Hrebec", with a stylized flourish at the beginning.

Peter & Linda D. Hrebec

31-UP-2007
06-11-2008

May 21, 2008

City of Scottsdale
Attn: City Council
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251

Dear council Member;

My wife & I are residents of Scottsdale. We live at 25001 N. 107th Way, 85255 and we want the City of Scottsdale council members to know we strongly support Scottsdale First Assembly Dream Center at 28700 N. Pima Rd. in their desire to have a school.

We feel a school at their location would be a great benefit to this community and to the many families in the nearby area. We believe that families in Scottsdale should have additional options for education of their children. Thank you for your consideration in this matter.

Regards,

David Turner

Thomas & Beth Malone

8300 E LONE MOUNTAIN RD SCOTTSDALE, AZ 85262
TEL 602.550.2765 FAX 888.500.8669

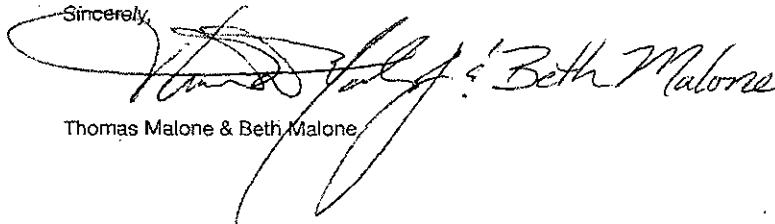
May 22, 2008
City of Scottsdale
Attn: City Council
3939 N Drinkwater Blvd.
Scottsdale, AZ 85251

Dear Council Member(s),

My wife and I are building a home in the North Scottsdale area located near Scottsdale First Assembly Dream Center, (28700 N Pima Rd). We are writing this letter in full support of Scottsdale First Assembly's request to own and operate a school.

In the church having a school, it would be an asset to the community around it and a huge benefit to surrounding families. As parents in the North Scottsdale area, we would like to see more choice for the education of our children other than the public school system. Please consider the request. Thank you for your time.

Sincerely,

A handwritten signature in cursive script, appearing to read "Thomas & Beth Malone". The signature is written in dark ink and is positioned to the right of the word "Sincerely,".

Thomas Malone & Beth Malone

31-UP-2007
06-11-2008

May 20, 2008

City of Scottsdale
Attn: City Council
3939 N. Drinkwater Blvd
Scottsdale AZ 85251

Dear Council Member,

I am a resident of Scottsdale and I would like the City of Scottsdale council members to understand that I support Scottsdale First Assembly Brean Center at 28700 N. Pima Rd in the request to have a school.

I believe a school at this location would be an asset to the community and a benefit to the many families in the surrounding area. I believe that families in Scottsdale should have more options for the education of their children than the public school system. Thank you for your time

Sincerely,

Cullen Allen
7832 E. Cochise Dr
Scottsdale AZ 85258
480-596-5619

May 20, 2008

City of Scottsdale
Attn: City Council
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251

Dear Council Member;

I am a resident of Scottsdale and I want the City of Scottsdale council members to know that I support Scottsdale First Assembly Dream Center at 28700 N. Pima Rd. in their request to have a school.

A school at this location would be an asset to the community and a benefit to the many families in the surrounding area. I believe that families in Scottsdale should have more options for the education of their children than the public school system. Thank you for your time.

Sincerely; *Mr & Mrs Royter May 20 2008*

11099 E Greythorn DR

SCOTTSDALE AZ 85262

Frm - GRACE + RAMON CAPUL
33540 North 74th Street
Scottsdale, ARIZONA 85266

May 20, 2008

City of Scottsdale
Attn: City Council
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251

Dear Council Members,

I am a resident of Scottsdale and I want the City of Scottsdale council members to know that I support Scottsdale First Assembly Dream Center at 28700 N. Pima Rd. in their request to have a school.

A school at this location would be an asset to the community and a benefit to the many families in the surrounding area. I believe that families in Scottsdale should have more options for the education of their children than the public school system. Thank you for your time.

Sincerely,

GRACE + RAMON CAPUL

Grace Capul

Ramon Capul

Victor W. Grotlisch & Nathalie Larouche
26511 N. 104th Way --- Scottsdale, AZ - 85255
Home Phone- 480-538-8331
Fax-480-538-8087

City of Scottsdale
Attn: City Council
3939 N. Drinkwater Blvd.
Scottsdale, Arizona 85251

REFERENCE: Support of Scottsdale First Assembly Dream Center Request

SUBJECT: Request for School @ First Assembly Dream Center

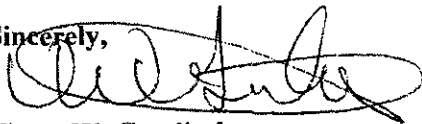
Dear Council Members,

I am a resident of Scottsdale and feel that the City of Scottsdale council members should know that I support & approve Scottsdale First Assembly Dream Center, located at 28700 N. Pima road, petition / request to have a school.

I believe that families in Scottsdale should have more of a selection and options for the education of their children, than just the public school system. A school at this location would be an asset to the community and a benefit to numerous families in the surrounding area.

I thank you in advance for listening to this neighbor's opinion and request that my recommendation be recorded.

Sincerely,



Victor W. Grotlisch
Scottsdale Resident

May 21, 2008

City of Scottsdale

ATTN: City Council

3939 N. Drinkwater Blvd.

Scottsdale, AZ 85251

Dear Council Member:

I am a resident of Scottsdale and I just wanted the City of Scottsdale council members to know

that I support Scottsdale First Assembly Dream Center at 28700 N. Pima Road in their request

to have a school. I live at the intersection of Frank Lloyd Wright Blvd. and Altadena.

A school at this location would be an asset to the community and a benefit to the many families

In the surrounding area. I believe that families in Scottsdale should have more options for the

education of their children than the public school system.

Thank you for your time.

Sincerely,

Melinda Duclos

31-UP-2007
06-11-2008

Sherry Tidwell

From: keith english [judasports@yahoo.com]
Sent: Wednesday, May 21, 2008 7:59 AM
To: David Friend
Subject: Scottsdale First Assembly school support

Dear Council Member,

I am a resident and am employed in Scottsdale. I would like all of the City of Scottsdale council members to know that I support the Scottsdale First Assembly Dream Center, located at 28700 N. Pima Road, in their request to have a school.

With this area developing and being fairly new, a school at this location would be an asset tot he surrounding community and families. I believe that families in Scottsdale should have more options for the education of their children *other* than public school system. Thank you for your time and consideration.

Sincerely,
Keith C. English Sr.

31-UP-2007
06-11-2008

05/21/2008

May 21, 2008

City of Scottsdale
Attn: City Council
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251

Dear Council Member;

We live at 21313 N. 73rd Way Scottsdale, AZ 85255, and we would like the City of Scottsdale council members to know that we support Scottsdale First Assembly Dream Center, at 28700 N. Pima Road in their request to have a school.

We believe a school at this location would be an asset to the community and a benefit to many families in the area. We believe that families in Scottsdale should have more options for the education of their children. Thank you for your time.

Sincerely,

Patrick and Joyce Harter

May 21, 2008

City of Scottsdale
Attn: City Council
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251

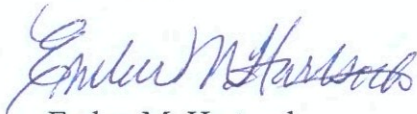
Dear Council Members:

I am a resident of Scottsdale and have been for more than nine years. Please know that I support Scottsdale First Assembly Dream Center at 28700 N. Pima Road in their request to have a school.

A school in this area would be a wonderful addition to the community and a tremendous benefit to its families. I think we need more educational options for our children in Scottsdale.

Thank you for your time.

Sincerely,



Ember M. Hartsock
8452 E. High Point Drive
Scottsdale, AZ 85266

31-UP-2007
06-11-2008

May 21, 2008

Dear Scottsdale City Council Members:

Thank you for allowing me to express my opinion on the proposed school located on the campus of Scottsdale First Assembly Dream Center at 28700 N. Pima Road. I am in full support of the schools opening and believe that the school will enhance the neighborhood by offering an attractive alternative to those currently available in the area. I was ecstatic at the prospect of have a choice in the area for my son.

I would like to thank you in advance for the your time and consideration.

Sincerely,
Tina Marie Szopinski-Rubin

31-UP-2007
06-11-2008

May 22, 2008

Members of the Council,

I am a resident of the City of Scottsdale and the purpose of this email is to support Scottsdale First Assembly and their quest to attain everything necessary to have a school at their location on Pima Road. This will benefit many children and the future of Scottsdale, as the children are our future. Thank you for your time and consideration in this matter. I look forward to a positive result, that you will grant their request and make a difference in Scottsdale.

Sincerely,
Mary and Mitchell Lapkin

31-UP-2007
06-11-2008

May 21, 2008

City Of Scottsdale

Attn: City/Council

3939 N. Drinkwater Blvd.

Scottsdale, AZ 85251

Dear Council Member;

I would like to share my stance with you as a resident of Scottsdale and one who lives in close proximity of Scottsdale First Assembly Dream Center. I have been searching for alternatives for my son's education for the past two years and was thrilled when I found out that the Dream Center is proposing a school as an alternative to educating our children. I fully support their request to have a school.

Sincerely,
Frank and Karina Marino
8795 E. Rowel Rd.
Scottsdale, Arizona
85255

May 20, 2008

Attn: City Council
City of Scottsdale
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251

Re: Scottsdale First Assembly Dream Center School

Dear Council Members:

We are residents of Scottsdale and have been since January of 2001. We wholeheartedly support Scottsdale First Assembly Dream Center's request to have a school.

This location in North Scottsdale (28700 N. Pima Road) would greatly benefit the surrounding areas and the residents who live there, including us. We would be thrilled to have the option to send our children to this school.

Thank you and sincerely,

Darrin & Kerri Jeffries
6055 E. Ironwood Drive
Scottsdale, AZ 85266
480-563-3223

Fuller, Bonnie

From: Williams, Greg N.
Sent: Thursday, July 24, 2008 8:53 AM
To: Fuller, Bonnie
Cc: Galav, Lusia; Hadder, Don
Subject: FW: First Assembly School or any other conditional use

Bonnie,

This is for 31-UP-2007 Scottsdale First Assembly School. Please file.

Greg Williams
Senior Planner
Current Planning
Phone: 480-312-4205
Fax: 480-312-7088
gwilliams@scottsdaleaz.gov

From: John Aleo [mailto:jsaleo@qwest.net]
Sent: Thursday, July 24, 2008 8:31 AM
To: Williams, Greg N.
Cc: City Council; Little, John C.; howard_myers@sensor-tech.com
Subject: First Assembly School or any other conditional use

In my opinion based on over 43 years of extensive real estate experience, the current conditional use permit process of the zoning ordinance creates unnecessary diminution of real estate values of existing properties. It is a matter of which is first the chicken or the egg.

If the area concerned did not have an established presents of multi-million dollar homes, then the placement of such a conditional use would be less of an issue related to existing property values. If the conditional use were first to be established, the newly created residential properties (primary use) would be less affected and those deciding to develop the primary use would have a choice as to the amount of investment to be made based on the number of conditional uses in the area.

When the area is established under the primary use, i.e., subject area, the selection and limitation of the conditional use should be scrutinized very thoroughly.

Whether we want to accept it or not, churches have certain rights. However, existing property owners also have certain rights. Each property owner purchased their property based on the

existing zoning ordinance. Where the rub comes is when the process does not evaluate the affect of the conditional use related to existing property values of the primary use. A conditional use should not take precedence over the values of the primary use. Therefore, when the conditional uses are considered, its affect on the surrounding existing properties should be evaluated by professionals to determine whether there will be a positive or negative affect. Obviously, if there is a negative affect, the conditional use should be declined.

This is a complicated appraisal evaluation which would require a certain expertise. Currently, neither city staff, planning commission, nor the city council has such expertise. The issue is not just a matter of rights; it's a matter of administering the zoning ordinance for the purpose in which it was intended, **an orderly distribution of land use**.

Please enter this email into the records of this case.

Thank you.

John

John S. Aleo CRB CRS GRI Realtor@Emeritus
Designated Broker
Serving clients Since 1965

ALEO REALTY GROUP, LLC
Scottsdale, Arizona

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7/24/2008

SCOTTSDALE FIRST ASSEMBLY

DESERT PROPERTY OWNERS' ASSOCIATION

September 18, 2008

City of Scottsdale

Attention: Mr. Greg Williams

Dear Mr. Williams:

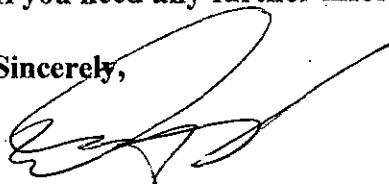
We have been in contact with Howard Myers of the Desert Property Owners Association and Bob Vairo of COPP.

I have kept them informed of our application for a Use Permit to open a school on our property. As of this date, they have neither approved or denied our request.

In addition, we have been in contact with the immediate neighbors.

If you need any further information, please e-mail or call.

Sincerely,



Pastor David Friend
Scottsdale First Assembly
pastorsoffice@scottsdalefirst.com
480-367-8182

Cc: Mike Allen

31-UP-2007
9/24/2008

Fuller, Bonnie

From: Williams, Greg N.
Sent: Thursday, July 24, 2008 11:56 AM
To: Fuller, Bonnie
Cc: Galav, Lusia; Hadder, Don
Subject: FW: First Assembly School

Here is another one Bonnie.

Greg Williams
 Senior Planner
 Current Planning
 Phone: 480-312-4205
 Fax: 480-312-7088
 gwilliams@scottsdaleaz.gov

-----Original Message-----

From: Howard Myers [mailto:howard.myers@sensor-tech.com]
 Sent: Wednesday, July 23, 2008 9:08 PM
 To: Williams, Greg N.
 Cc: John & Lora Aleo; James & Catherine Heitel; Rick Hess; Tony & Marg Nelssen; Jeff & Carol Augustine; Linda Fernwalt; Linda Landau
 Subject: First Assembly School

For the Public Record

Mr. Greg Williams

This letter is to inform you that the 'Desert Property Owners' Association did receive correspondence from the applicant and therefore knows of the request for a school on the existing church property. We obviously have all the same concerns that existed for the Son Rise school application, traffic issues on Pima Road (now one lane in each direction) and the dramatic increase of both churches and schools in a predominantly rural area, which obviously does not generate the demand for so many facilities. We would hope that these issues would be considered when reviewing this case, and that decisions on it would be made just as if it were any other private school, but we fully recognize that the City Council has already decided not to address any issues, no matter how valid or severe, when a church applies for a use permit. For this reason, and this reason only, we are not actively opposing this request at this time, though clearly such intense use is not in the best interest of the residents of the Desert Foothills. I fully expect our position will change when this case is actually brought through the process and our members get involved.

Howard Myers
 President Desert Property Owners' Association

--

Howard Myers

Work:
 Addr: Sensor Technologies & Systems
 8900 E. Chaparral Road
 Scottsdale, AZ 85250
 Phone: 480-483-1997 (Voice)
 Fax: 480-483-2011 (fax)
 E-mail: howard.myers@icxt.com
 howard.myers@sensor-tech.com

Home
 Addr: 6631 E. Horned Owl Trail
 Scottsdale, AZ 85266-8511

Phone: 480-473-0109
E-mail: howard.myers@cox.net

SCOTTSDALE FIRST ASSEMBLY
D R E A M C E N T E R

FAX

TO: Mr. Greg Williams
480-312-7088

FR: Pastor David Friend
480-348-7984

7/22/08

Sharon Friend

From: Sonoran@aol.com
Sent: Monday, June 16, 2008 10:49 AM
To: Pastor David Friend
Subject: Scottsdale First Assembly School Project

Pastor Friend:

Based on the draft traffic report the only traffic issue will be a potential queueing problem at the Pima Road/Access B (south driveway) east bound right turn lane onto Pima from Desert Mountain. The report cites the problem as "unacceptable" during the morning, mid-day and afternoon peak hours with the addition of the school. The report describes a two-staged left turn lane on Pima as a possible solution, but also mentions that this may not be feasible given certain constraints imposed by the city's road classification and other road design influences. Please pursue this with the city to see if some amelioration of the problem can be achieved.

Two recommendations are made in the report on Page 30. We assume that you are in concurrence and will comply with them if the project is ultimately approved.

Inasmuch as the report is still in draft form and the problem mentioned above is unresolved; we cannot provide you with COPP's position at this time. Please let us know when the traffic report is finalized, and hopefully with a solution to this problem.

Bob Vairo

Sharon Friend

From: Sonoran@aol.com
Sent: Thursday, June 05, 2008 4:12 PM
To: Pastor David Friend
Subject: Re: City of Scottsdale Project Application

In a message dated 6/4/2008 11:29:38 A.M. US Mountain Standard Time, pastorsoffice@scottsdalefirst.com writes:

Enclosed is a copy of our school request narrative, site plan explanation:

Our traffic study has been completed with the City of Scottsdale.

In addition, we have submitted to DRB our request for new facilities to handle our church growth. These buildings are not needed to handle our school. We are in need of expanding our lobby, build a small chapel, and add a multi-use facility for church activities.

Dear Pastor Friend:

With this initial look at your proposal, we have no problem with the use as proposed except for the control of traffic in and out of Pima Road. We will need a traffic report for this purpose. If you have one, please send it along.

Bob Vairo

Get trade secrets for amazing burgers. Watch ["Cooking with Tyler Florence"](#) on AOL Food.

6/6/2008

MICHAEL D. MASTRO
8560 E. VIA DONA RD.
SCOTTSDALE, AZ 85260

2/26/2008

REC'D FEB 28 2008
31-UP-2007

Gregory Williams -SR. Planner
City of Scottsdale Planning & Development
7447 E Indian School RD, Suite 105
Scottsdale, AZ 85251

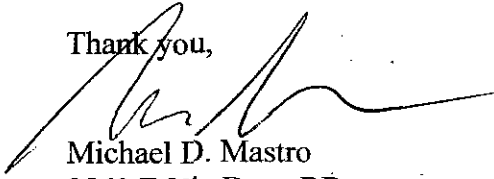
RE; Scottsdale First Assembly Dream Center (Case -316P2007)

Dear Mr. Williams:

I own the property adjacent to 28700 N Pima RD. It is my understanding that Scottsdale First Assembly has applied for a school use permit. I am very concerned with the direction that this is headed. Having a school at my property line may greatly devalue my investment.

Please keep me informed as to the intentions of the city on this application.

Thank you,



Michael D. Mastro
8560 E Via Dona RD
Scottsdale, AZ 85266
480-677-0003

OFFICE: 480-922-0676
CELL: 480-677-0003
FAX: 480-596-5620

Fuller, Bonnie

From: Fuller, Bonnie
Sent: Monday, February 25, 2008 4:39 PM
To: 'larry@twistedtreefarm.com'
Cc: Williams, Greg N.
Subject: RE: Scottsdale First Assembly School

I see that you have already sent your email to Mr. Greg Williams. I will save a copy of your comments to the case file/folder.

Regards,
Bonnie Fuller
Planning Specialist
bfuller@scottsdaleaz.gov

From: larry@twistedtreefarm.com [mailto:larry@twistedtreefarm.com]
Sent: Saturday, February 23, 2008 11:25 AM
To: Williams, Greg N.; Projectinput
Cc: ericjhess@msn.com; jtheitel@cox.net; jillaguirre@aol.com
Subject: Scottsdale First Assembly School

Hello Mr Greg Williams,

My name is Lawrence Hischer I live at 8020 E. Via Dona Rd. Scottsdale AZ 85266.

I am writing you in reference to:

Case # 31-UP-2007.
Location: 28700 N. Pima Rd.
Case Name: Scottsdale First Assembly School.

On February 2ND I went to the open house at the church. I saw there plans for expansion of the buildings, met with the pastor of the church and received a tour of the complex.

I have two concerns.

My first concern is traffic on Via Dona. I am not pleased that there will be high school kids racing down my road Via Dona running late to and from School. I have horses as so do most of my neighbors in this "Scottsdale Foot Hills Over Lay" and on occasion they get loose. If your not driving 25 to 30 mph someone could die not to mention the animal.

My solution to the first concern traffic on Via Dona rd. I have thought of four ways to detour this traffic. 1st, speed bumps on Via Dona. 2ND, gates on Via Dona. 3rd, remove the right turning lane

into the church from the north. 4Th, install four yellow signs on Via Dona that say dead end not a through street, this 4Th one I would help pay for. I am not suggesting that all four must be done to get my approval.

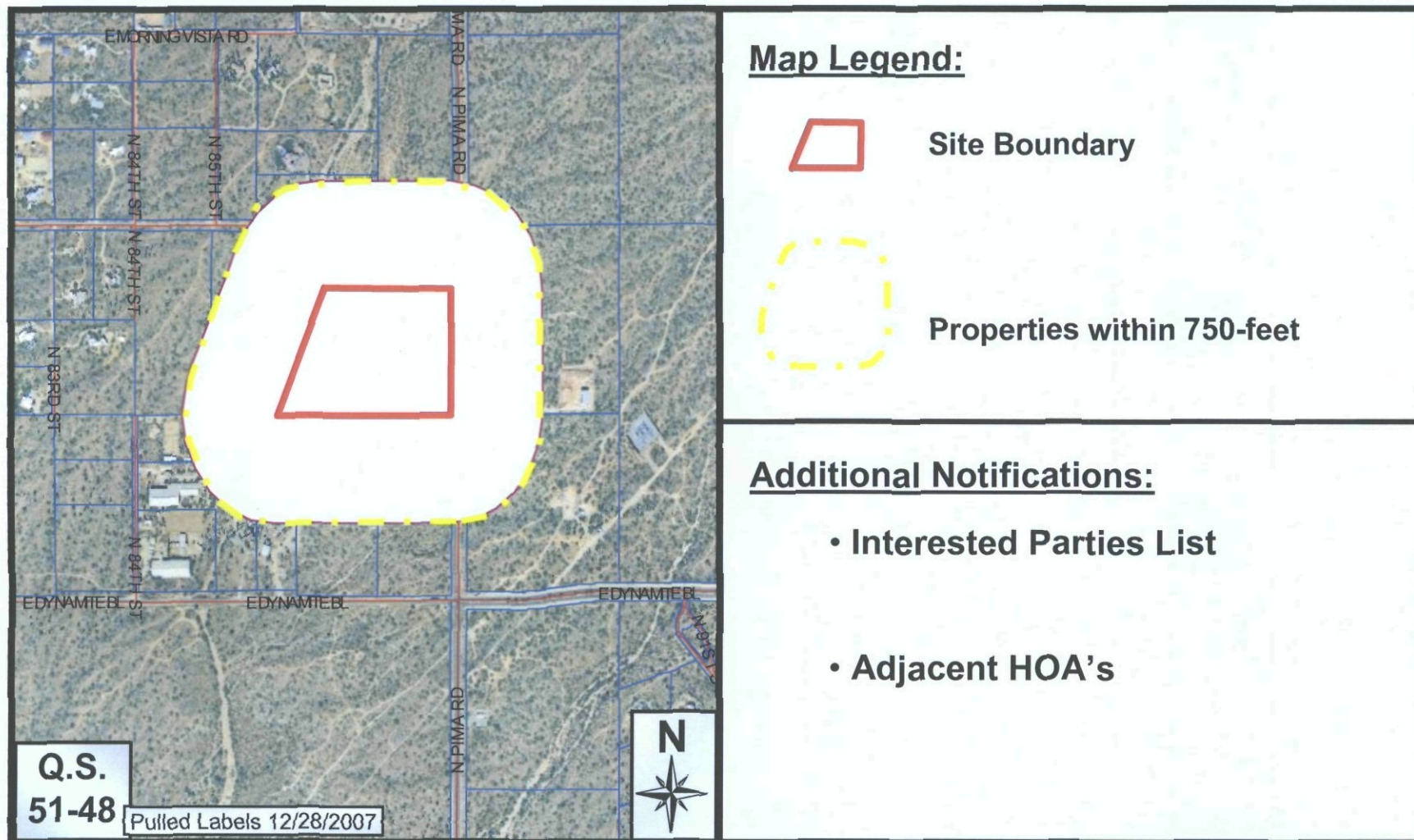
My second concern is my good neighbors that live near this complex are no pleased to have to look at this large and now going to be even larger commercial looking building, big black top parking lot, lights & big white buses/trucks.

My solution to my second concern of what my good neighbors have to look at out there back doors and porches. The large commercial looking square building, I suggest that you make the church change the out side appearance to match the area and surrounding houses. In fact the city should get the approval of the surrounding neighbors about the out side appearance before they grant this expansion to the church. The big black top parking lot, should be a earth tone color. Lights should not be so tall, should be a yellow light, should not be on after 8:00 pm. The White buses & trucks should not be white, maybe brown, tan.again earth tone.

Comment: I own two separate properties on Via Dona road and most of these rules are forced upon me and my neighbors, why not the church after all they are in my neighbor hood.

Lawrence Hischer
480-330-3948

City Notifications – Mailing List Selection Map



Scottsdale First Assembly School

31-UP-2007

ATTACHMENT #10

project data
 PROJECT NAME
 PROJECT NO.
 PROJECT LOCATION
 PROJECT DESCRIPTION
 PROJECT OWNER
 PROJECT ARCHITECT

project data (continued)
 PROJECT NO.
 PROJECT LOCATION
 PROJECT DESCRIPTION
 PROJECT OWNER
 PROJECT ARCHITECT

project data (continued)
 PROJECT NO.
 PROJECT LOCATION
 PROJECT DESCRIPTION
 PROJECT OWNER
 PROJECT ARCHITECT

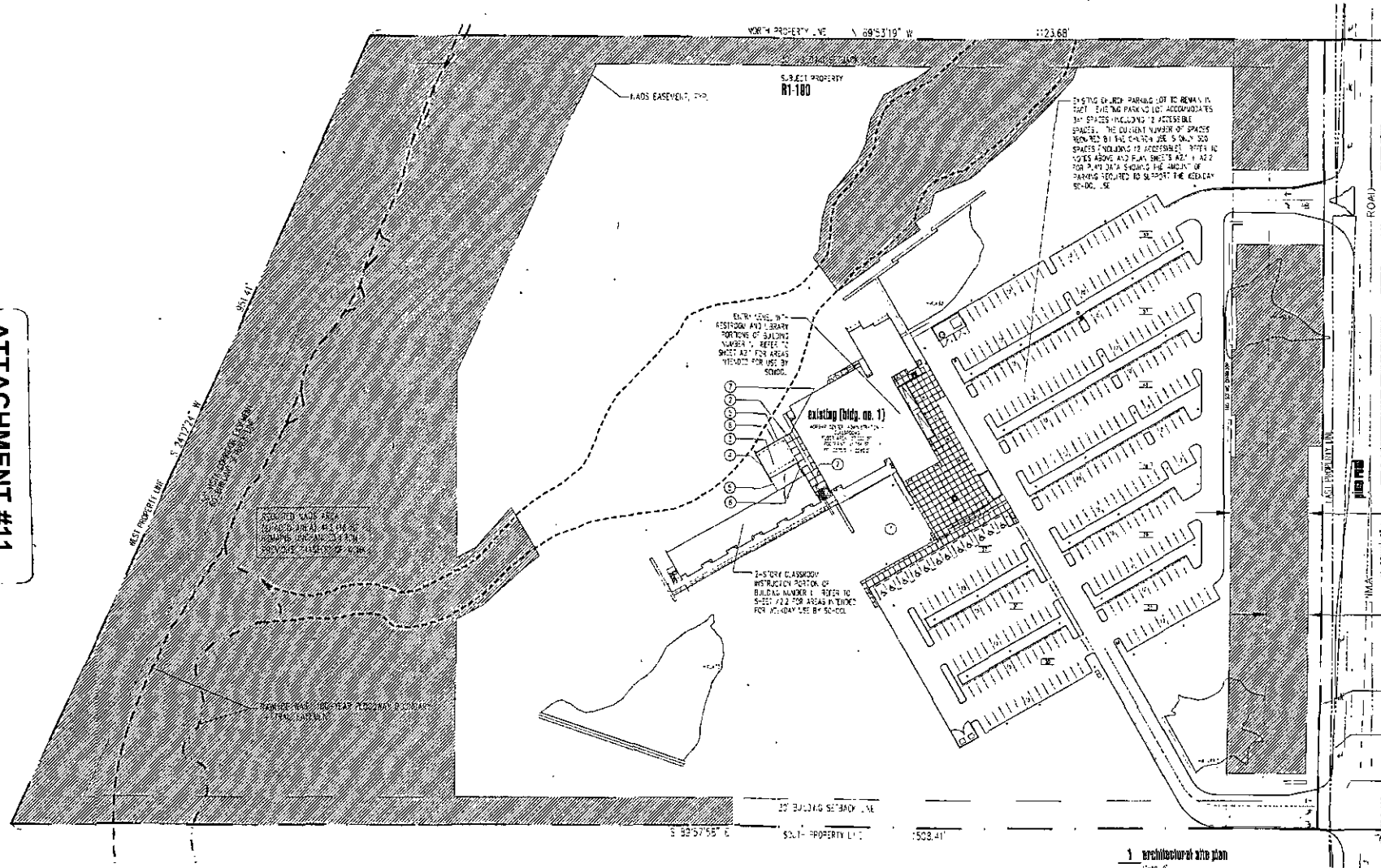
project data (continued)
 PROJECT NO.
 PROJECT LOCATION
 PROJECT DESCRIPTION
 PROJECT OWNER
 PROJECT ARCHITECT

project data (continued)
 PROJECT NO.
 PROJECT LOCATION
 PROJECT DESCRIPTION
 PROJECT OWNER
 PROJECT ARCHITECT

sheet notes
 1. THIS SHEET IS A PART OF THE PROJECT AND SHOULD NOT BE USED SEPARATELY.
 2. ALL DIMENSIONS ARE IN FEET AND INCHES.
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS ARE TO CENTER UNLESS OTHERWISE NOTED.
 5. ALL DIMENSIONS ARE TO EXTERIOR UNLESS OTHERWISE NOTED.
 6. ALL DIMENSIONS ARE TO INTERIOR UNLESS OTHERWISE NOTED.
 7. ALL DIMENSIONS ARE TO CENTER UNLESS OTHERWISE NOTED.
 8. ALL DIMENSIONS ARE TO EXTERIOR UNLESS OTHERWISE NOTED.
 9. ALL DIMENSIONS ARE TO INTERIOR UNLESS OTHERWISE NOTED.
 10. ALL DIMENSIONS ARE TO CENTER UNLESS OTHERWISE NOTED.

keyed notes
 1. THIS SHEET IS A PART OF THE PROJECT AND SHOULD NOT BE USED SEPARATELY.
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 9. ALL DIMENSIONS ARE TO INTERIOR UNLESS OTHERWISE NOTED.
 10. ALL DIMENSIONS ARE TO CENTER UNLESS OTHERWISE NOTED.

ATTACHMENT #11



SUP submitted
A1.1
 architect
 plan
 003

1" = 50'-0"
 0 12.5 25 50 100'

sfa
 dream center
 S.U.P.
 southside first assembly
 28700 north pima road
 northside, arizona 85202

June 2008
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 0778
 DuBARTOLO architects
 4450 north twelfth street
 Phoenix, AZ 85018
 tel 6 517
 fax 60 1891
 jacob3@dubartolarchitects.com

31-UP-2007
 3rd: 10/27/2008
 685-PA-2007

