

PLANNING COMMISSION REPORT



Meeting Date: October 19, 2016
General Plan Element: *Land Use*
General Plan Goal: *Create a sense of community through land uses*

ACTION

Phoenix Seminary Campus Addition and Remodel 5-UP-2016

Request to consider the following:

1. A recommendation to City Council regarding a request by owner for a Conditional Use Permit for private colleges and universities having a regular curriculum, with their related services and activities, on a +/- 4.7-acre site with Single-family Residential (R1-35) zoning located at 7901 E. Shea Boulevard.

Goal/Purpose of Request

The development proposal includes the interior remodel of the existing chapel and administrative building, and the addition of 3 classrooms and a library building. The request for the seminary includes the enrollment of 190 students, four (4) professors, and approximately 25 staff. This request would allow the owner to establish a theological seminary.

Key Items for Consideration

- Conditional Use Permit Criteria for private colleges and universities having a regular curriculum, with their related services and activities.
- The request is for approval of a use permit for a private college/university with enrollment of 190 seminary students.
- The request is in conjunction with a Development Review Board case application, 22-DR-2016

OWNER

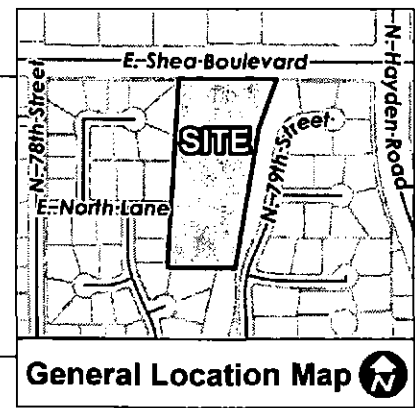
Scottsdale Bible Church
480-824-7200

APPLICANT CONTACT

Paul Ladensack
CCBG Architects Inc
602-258-2211

LOCATION

7901 E Shea Boulevard



BACKGROUND

General Plan

The General Plan identifies this site within the Suburban Neighborhoods Land Use designation. This category includes medium to small-lot single-family neighborhoods or subdivisions. It can be incorporated into neighborhoods near the Downtown area and in or adjacent to other non-residential activity centers. The General Plan also states that these uses can be transitional uses between less intense areas such as offices or retail centers.

Character Area Plan

The site is located within the West Cactus Character Area. The West Cactus Character Area has not been adopted by the City Council, but has been classified as character area since 2000. Within this character area, it can be expected to find mostly single-family homes with some larger multi-family developments. The West Cactus Character Area contains within its boundaries the retail and commercial "Activity Area" located at the intersection of E. Shea Boulevard and N. Scottsdale Road.

Zoning

This site is zoned Single-Family Residential District (R1-35), which allows single-family residential uses, municipal uses, places of worship, and a private college with the approval of a Conditional Use Permit (CUP). The subject site was annexed into the City in November of 1962, and had adopted the existing zoning, R1-35, by 1964.

Context

In early 1995, the subject site received a permit to operate as a church facility. The structure received design approval by the Development Review Board through case 39-DR-1995. The building was later utilized as an administrative building to Scottsdale Bible Church located less than a quarter mile to the west. The building has been used as administrative offices since this approval.

Located at the southwest corner of E. Shea Boulevard and N. Miller Road, the surrounding developments are predominantly residential uses. Please refer to context graphics attached.

Adjacent Uses and Zoning

- North: Single-family Residential district, zoned R1-35 (Sundown Ranch Estate subdivision; and Open Space district, zoned O-S (Scottsdale Country Club subdivision).
- South: Single-family Residential district, Planned Residential District, zoned R1-18; La Cuesta III subdivision.
- East: Single-family Residential district, Planned Residential District, zoned R1-18; Fox Hollow subdivision.
- West: Single-family Residential district, Planned Residential District, zoned R1-18; La Cuesta III subdivision.

Other Related Policies, References:

Scottsdale General Plan 2001, as amended

West Cactus Character Area Character Area Plan (un-adopted)

Ordinance 164, Ordinance 455, 80-BA-1984, 39-DR-1995, and 22-DR-2016

APPLICANTS PROPOSAL

Development Information

Phoenix Seminary is looking to relocate, from their existing Phoenix campus, to the subject site as its permanent home. The applicant states that the subject site will provide the best training environment for scholarship, a campus feel with spaces for our daily worship and chapel services, as well as for more effective mentoring, and to gain proximity to Scottsdale Bible, Honor Health, etc. where students’ skills can be honed in every day Christian ministry.

The Phoenix Seminary currently employs a total of 25 regularly contracted or employed individuals. Of these 25, 20 represent full time administrative staff and faculty who would be travelling to and from the campus Monday through Friday. 5 employees are part-time and would be traveling to and from the property 2-3 days per week. Phoenix Seminary also has another 50 individuals who are listed as “adjunct staff”, teaching one “on-campus” semester class, every four years (on average). The school also employs adjunct staff and online instructors. Online instructors teach their classes remotely. Adjunct instructors, are contracted when needed, and paid upon performance of teaching services. When an “adjunct staff” teaches on campus, they do so in place of regularly contracted staff.

There will be, on average, 45 to 65 seminarians on campus from Monday through Friday. The proposed college/university use will also provide 20 to 25 staff and faculty, on campus, within the same timeframe. Approximately 40 to 45 students will attend courses online. The proposed seminary will be closed on Saturday and Sunday; during the busiest days on the Scottsdale Bible Church campus located to the west. The narrative identifies four times throughout the year that the entire student body would visit the site. Two of these days will include the seminary holding a student Chapel, in lieu of classes, on a Friday evening for the 190 students. Twice a year, the seminary provides a one-day extension of its doctoral classes on Saturday for approximately 4-10 students (normally held in mid-January and mid-July).

- Existing Use: Church Administrative Office Building
 - Proposed Use: Phoenix Seminary (School of Theology)
 - Parcel Size: 4.73 acres
 - Building Height Allowed: 30 feet
 - Building Height Proposed: 29.84 feet
 - Parking Required: 209 spaces
 - Parking Provided: 214 spaces
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IMPACT ANALYSIS

Conditional Use Permit

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 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.
 - **The proposed university use will not create any damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination. The narrative states that any improvements on the property will follow Maricopa County dust control regulations and City of Scottsdale development standards.**
 - **The proposed use will require the Development Review Board approval for the architectural design, lighting design, and landscape design.**
 2. Impact on surrounding areas resulting from an unusual volume or character of traffic.
 - **The change of use of this campus from a religious facility to a private university campus will in fact decrease the overall traffic during the week and drastically reduce weekend traffic.**
 - **Parking for the proposed site requires 209 spaces, 214 spaces are provided.**
- B. The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.
 - **The existing campus is in character with the nature of the surrounding area and improvements to the campus will only serve to enhance that character by providing a use that is within a walkable distance from associated uses. The existing and proposed structures will meet the development setbacks and buffers as required by ordinances and policies.**
- C. The additional conditions specified in Section 1.403, as applicable, have been satisfied. The proposal meets the provisions for private colleges and universities having a regular curriculum, with their related services and activities, as identified in Zoning Ordinance Section 1.403.N.
 - **There are no additional criteria in Zoning Ordinance Section 1.403.N for private colleges and universities.**

Traffic/Trails

The site is accessed solely from Shea Boulevard, a six-lane major arterial street, just west of Hayden Road. The site access is existing, and it is restricted to right-turns in and right-turn out. The proposed seminary land use is estimated to generate 610 trips per day, which represents a slight reduction from the previous church land use (630 daily trips). The proposed seminary is also estimated to reduce the amount of trips during the traffic peak hours as class times do not begin until 11:00 a.m. and the school enrollment is less than 200 students.

The proposed site plan will connect the on-site pedestrian sidewalk to the existing sidewalk located along E. Shea Boulevard. The sidewalk will connect along the east side of the site driveway; shown as the pedestrian accessible route.

Water/Sewer

Existing water and sewer facilities have been extended from facilities within E. Shea Boulevard. There is adequate capacity to accommodate the private college/university and associated buildings.

Public Safety

The Fire Department has reviewed the project for compliance with fire safety standards and parking lot access and apparatus turning requirements.

Community Involvement

On May 12, 2016, the applicant held an Open House meeting at the Scottsdale Bible Church campus, located just under a quarter-mile to the west of this site. The applicant states in their provided Citizen Review Report that nine (9) people attended the Open House. Please reference Attachment #7 for the applicant's report describing the open house results.

The applicant, and staff, separately conducted a mailing to property owners located within 750 feet of the proposed project. City staff received emails from three concerned neighbors, and one phone call requesting additional information. The concerns of the residents revolved around traffic and paint colors that were approved at the Scottsdale Bible Church campus. Please reference Attachment #8 for citizen correspondence.

Community Impact

This proposal will add a private seminary facility, and associated buildings and parking, to the subject site located along E. Shea Boulevard. This proposal has been modified to meet ordinance requirements and is required to submit a Development Review Board application to allow the community to further analyze design elements and further possible site impacts to the surrounding community. No traffic or infrastructure impacts are anticipated.

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Planning Commission find that the Conditional Use Permit criteria have been met, and make a recommendation to City Council for approval of the conditional use permit, per the attached stipulations.

RESPONSIBLE DEPARTMENT

Planning and Development Services

Current Planning Services

STAFF CONTACTS

Jesus Murillo
Senior Planner
480-312-7849
E-mail: jmurillo@scottsdaleAZ.gov

APPROVED BY



Jesus Murillo, Report Author

10-6-16

Date



Tim Curtis, AICP, Current Planning Director
480-312-4210, tcurtis@scottsdaleaz.gov

10/6/2016

Date



Randy Grant, Director
Planning and Development Services
480-312-2664, rgrant@scottsdaleaz.gov

10/11/16

Date

ATTACHMENTS

1. Context Aerial
- 1A. Aerial Close-Up
2. Stipulations
 - Exhibit A to Attachment 1: Site Plan
 - Exhibit B to Attachment 1: Elevations (for height reference only)
3. Applicant's Narrative
4. General Plan Land Use Map
5. Zoning Map
6. Traffic Impact Summary
7. Applicant's Citizen Involvement Report
8. Citizen Correspondence
9. City Notification Map



Q.S.
28-46

Google Earth Pro Imagery

Phoenix Seminary Campus Addition and Remodel

ATTACHMENT #1

5-UP-2016



Q.S.
28-46

Google Earth Pro Imagery



Phoenix Seminary Campus Addition and Remodel

ATTACHMENT #1A

5-UP-2016

Stipulations for the Conditional Use Permit
For private colleges and universities having a regular
curriculum, with their related services and activities
Phoenix Seminary Campus Addition and Remodel
Case Number: 5-UP-2016

These stipulations are in order to protect the public health, safety, welfare, and the City of Scottsdale.

SITE DESIGN

1. **CONFORMANCE TO CONCEPTUAL SITE PLAN.** Development shall conform with the conceptual site plan submitted by CCBG Architects and with the city staff date of September 7, 2016, attached as Exhibit A to Attachment 2. Any proposed significant change to the conceptual site plan as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council.
2. **MAXIMUM NUMBER OF STUDENTS AND FACILITY.** Maximum number of students and Faculty shall be as indicated on the Table below.

MAXIMUM NUMBER OF STUDENTS AND FACILITY						
Day of the Week	Staff/Faculty	Number of Students On-Campus (On-Line)	Congregant	Other Visitors	Special Event	Total On-Campus
Monday	25	65 (45)	0	0	0	90
Tuesday	20	45 (40)	0	5	0	70
Wednesday	25	65 (45)	0	0	0	90
Thursday	20	45 (40)	0	5	0	65
Friday	25	65 (45)	0	0	190*	215*
Saturday	Closed	-	-	-	45**	60**
Sunday	Closed	-	-	-	-	-

*Special Events – student chapel (twice a year) on a Friday evening.

**Doctoral dissertations (once a year) year on a Saturday.

3. **ALTERATIONS TO NATURAL WATERCOURSES.** Any proposed alteration to the natural state of watercourses with a peak flow rate of 750 cfs or less based on the 100 year – 2 hour rain event shall be subject to Development Review Board approval.

4. **OUTDOOR PARKING LOT LIGHTING.** The maximum height of any outdoor lighting source shall be 18 feet above the adjacent finished grade.
5. **OUTDOOR BUILDING MOUNTED LIGHTING.** The maximum height of any outdoor lighting source shall be 12 feet above the adjacent finished grade, except for recreation uses, which shall comply with the outdoor lighting standards of the Scottsdale Zoning Ordinance.

INFRASTRUCTURE AND DEDICATIONS

6. **CIRCULATION IMPROVEMENTS.** Before any certificate of occupancy is issued for the site, the owner shall provide the following improvements in conformance with the Design Standards and Policies Manual and all other applicable city codes and policies.
 - a. **IMPROVEMENTS .** Provide a sidewalk connection to the existing path, located along the east side of the site, from the site’s courtyard.
 - b. **IMPROVEMENTS .** All internal sidewalks shall be a minimum of 6 feet in width.
 - c. **IMPROVEMENTS .** Provide COMMERCIAL turning radii (25-foot inner radius, 49-foot outside radius, and 55-foot bucket swing radius area for Fire Department purposes by the proposed library building.
 - d. **IMPROVEMENTS .** Provide fire lane surface will support 83,000 lbs. GVW to include any bridge/culvert crossing for Fire Department purposes.
 - e. **IMPROVEMENTS .** Provide one (1) refuse enclosure required for each 20,000 square feet of floor area
 - f. **STREETS.** Dedicate the following right-of-way and construct the following street improvements:

Street Name	Street Type	Dedications	Improvements	Notes and Requirements
E. Shea Boulevard	Minor Arterial	5-foot Non-Motorized Public Access Easement.	None	Dedication required before final plans approval

7. **EASEMENTS.**
 - a. **EASEMENTS CONVEYED BY SEPARATE INSTRUMENT.** Before any building permit is issued for the site, each easement conveyed to the city separate from a final plat shall be conveyed by an instrument or map of dedication subject to city staff approval, and accompanied by a title policy in favor of the city, in conformance with the Design Standards and Policies Manual.
8. **MULTI-USE PATH.** Before any building permit is issued for the site, the owner shall dedicate to the city a minimum 5-foot wide public non-vehicle access easement along E. Shea Boulevard before any certificate of occupancy is issued for the site, as shown on the submitted site plan with the city staff date of September 9, 2016. The path shall be designed in conformance with the Design Standards and Policies Manual.
9. **CONSTRUCTION COMPLETED.** Before any building permit is issued for the site, the owner shall complete all the infrastructure and improvements required by the Scottsdale Revised

Code and these stipulations, in conformance with the Design Standards and Policies Manual and other applicable standards.

PROJECT DATA

PROJECT CONTACTS:

OWNER:
SCOTTSDALE BIBLE CHURCH
7601 E. Shea Blvd.
Scottsdale, AZ 85260

ARCHITECT:
COBG ARCHITECTS
102 E. Buchanan St.
Phoenix, AZ 85004
CONTACT: Paul Ladensack 602.258.2211

PROJECT ADDRESS:

7901 E. Shea Blvd.
Scottsdale, AZ 85260

PROJECT DESCRIPTION:

THE EXPANSION WILL INCLUDE A ONE STORY ADDITION TO THE EXISTING ADMINISTRATION BUILDING AND A NEW 10,500 SF ONE STORY LIBRARY. THE EXISTING ADMINISTRATION BUILDING WILL RECEIVE NEW INTERIOR FINISHES. A NEW CENTRAL DROP OFF AREA WILL BE INCORPORATED INTO THE EXISTING PARKING CONFIGURATION. THE ARCHITECTURE OF THE NEW LIBRARY BLENDS WITH THE EXISTING BUILDINGS BOTH IN MASSING AND FORM.

GOVERNING:

ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING

BUILDING CODES:

- 2012 Scottsdale Building Safety Administrative Code
- 2012 International Energy Conservation Code (IECC)
- 2012 International Residential Code (IRC)
- 2012 International Existing Building Code (IEBC)
- 2012 International Building Code (IBC)
- 2012 International Mechanical Code (IMC)
- 2011 National Electrical Code (NEC)
- 2012 International Plumbing Code (IPC)
- 2012 International Fire Code (IFC)
- Current Zoning Ordinances

ZONING & APN:

175-47-008 (R1-35) & FOOTHILLS OVERLAY

OCCUPANCY:

- EXISTING CHAPEL BLDG A-3
- EXISTING ADMIN BLDG B
- NEW LIBRARY BLDG A-3
- NEW CLASSROOM BLDG E

SITE AREA/COVERAGE:

175-47-008 205,851 SF, 4.73 ACRES (NET)
228,449 SF, 5.24 ACRES (GROSS)

EXISTING CHAPEL BLDG	13,392 SF
EXISTING ADMIN BLDG	4,636 SF
NEW LIBRARY BLDG	10,520 SF
NEW CLASSROOM BLDG	3,262 SF
TOTAL	31,810 SF

SITE COVERAGE - 25% ALLOWED

ACTUAL: 31,810/205,851 = 15.5%

LIBRARY BLDG HEIGHT:

MAX PER ORDINANCE FOR R1-35: 30'-0"
F.F. ELEVATION 1357.32' + 29'-10" = 1387.15'
T.O.C. FROM SHEA BLVD = -1357.31'
TOTAL = 29.84' < 30'

ACTUAL NORTH PARAPET: 29'-10"
OCCUPIED SPACE: 29'-10"

CLASSROOM BLDG HEIGHT:

MAX PER ORDINANCE FOR R1-35: 30'-0"
F.F. ELEVATION 1357.32' + 16'-0" = 1373.32'
T.O.C. @ MIDPOINT OF SHEA = -1357.62'
TOTAL = 16.01' < 30'

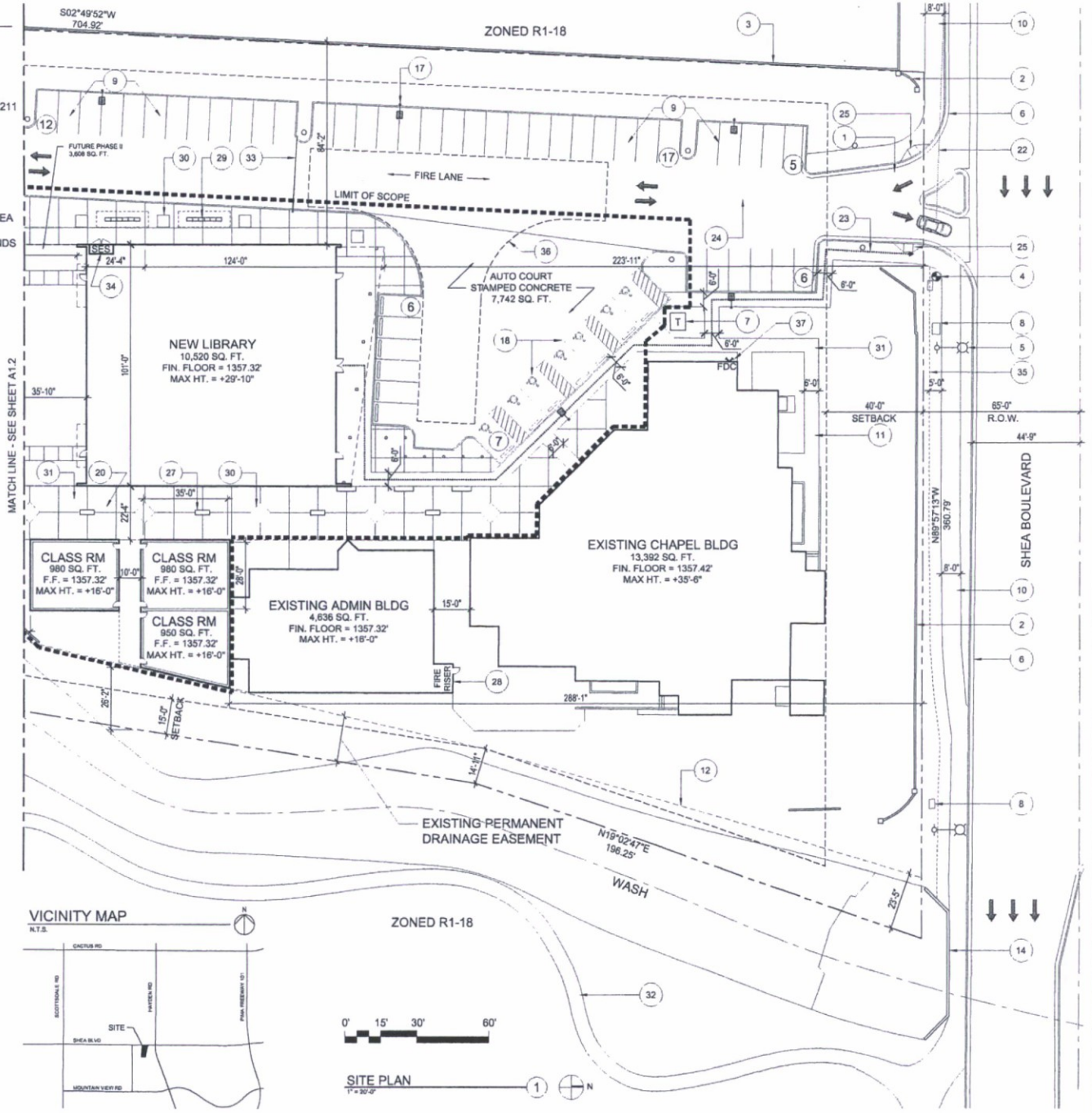
ACTUAL NORTH PARAPET: 16'-0"
OCCUPIED SPACE: 16'-0"

CONSTRUCTION TYPE:

- EXISTING CHAPEL BLDG V-B
- EXISTING ADMIN BLDG V-B
- NEW LIBRARY BLDG V-B
- NEW CLASSROOM BLDG V-B

SPRINKLER SYSTEM:

- EXISTING CHAPEL BLDG FULLY SPRINKLERED
- EXISTING ADMIN BLDG FULLY SPRINKLERED
- NEW LIBRARY BLDG FULLY SPRINKLERED
- NEW CLASSROOM BLDG FULLY SPRINKLERED



5-UP-2016
09/07/16

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 183 E. Bu
 P. 402.2

 A REMODEL AND ADDITION FOR

 DATE
 05.18.16
 07.15.16
 09.04.16

PROJECT DATA

BUILDING AREA:	
EXISTING CHAPEL BLDG	13,392 SF
EXISTING ADMIN BLDG	4,636 SF
NEW LIBRARY BLDG	10,520 SF
NEW CLASSROOM BLDG	3,262 SF

SETBACKS:	
175-47-008	
SHEA BLVD:	40'-0" SETBACK
SIDE YARD (EAST):	15'-0" SETBACK
SIDE YARD (WEST)	15'-0" SETBACK
REAR YARD:	35'-0" SETBACK

PARKING:

EXISTING CHAPEL BLDG	
SANCTUARY @1 FOR 4 SEATS	800 SEATS
TOTAL	= 200 SPACES REQ'D

EXISTING ADMIN BLDG	
OFFICES @1/250 SQ FT	2,046 SQ FT
TOTAL	= 9 SPACES REQ'D

= 209 TOTAL PARKING SPACES REQUIRED
= 214 TOTAL PARKING SPACES PROVIDED

* THE LIBRARY BUILDING & CLASSROOM BUILDING IS A NON-CONCURRENT USE WITH THE CHAPEL BUILDING.

NEW LIBRARY BLDG	
LIBRARY @1/300 SQ FT	4,821 SQ FT
CONFERENCE RMS @1/50 SQ FT	982 SQ FT
OFFICE/STUDY RMS @1/250 SQ FT	1,904 SQ FT
TOTAL	= 44 SPACES REQ'D

NEW CLASSROOM BLDG	
CLASSROOMS @1/2 EMPLOYEES	4 EMPLOYEES
@1/14 STUDENTS	190 STUDENTS
TOTAL	= 50 SPACES REQ'D

= 94 TOTAL PARKING SPACES REQUIRED
= 214 TOTAL PARKING SPACES ONSITE

ACCESSIBLE PARKING

ONSITE PARKING: 214 STALLS x 0.04 ADA =	9 SPACES REQ'D
	10 SPACES PROVIDED

BICYCLE PARKING

@1/10 PARKING SPACES	208 SPACES
TOTAL	= 21 SPACES REQ'D
	28 SPACES PROVIDED

SENSITIVE BUILDING DESIGN CONCEPT PLAN AND PROPOSED DESIGN GUIDELINES

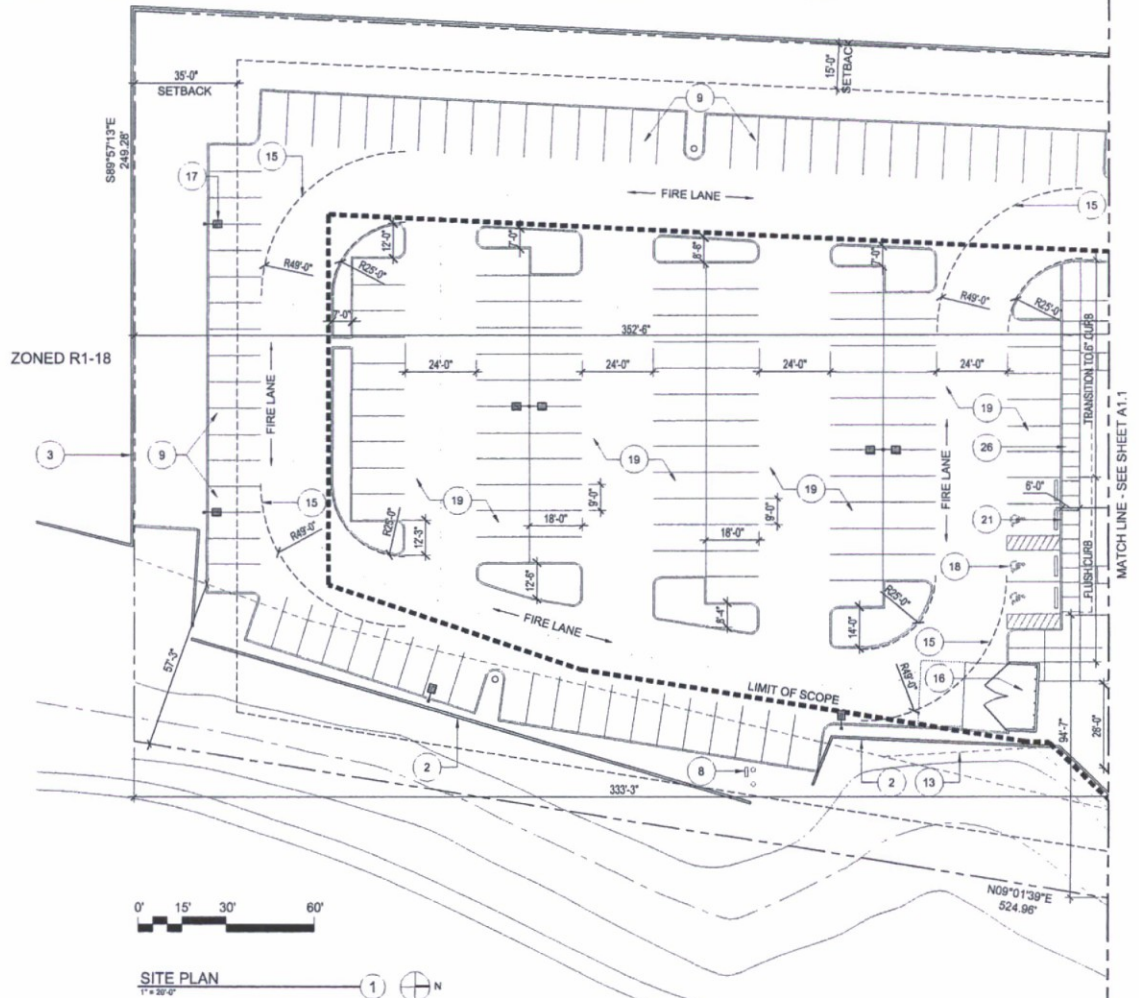
- NO REFLECTIVE BUILDING MATERIALS WILL BE USED.
- PAINT COLORS THAT ARE USED FOR THE NEW BUILDINGS WILL NOT EXCEED A LIGHT REFLECTIVE VALUE (LRV) GREATER THAN 40%.
- EXTERIOR PAINT AND MATERIAL COLORS WILL NOT EXCEED A VALUE OF 6 AS INDICATED IN THE MUNSELL BOOK OF COLOR.
- THE VEGETATION PALLET WILL CONSIST OF DESERT PLANTS THAT ARE NATIVE TO THE SONORAN DESERT SPECIES.
- THE USE OF TURF WILL NOT BE INCORPORATED INTO THE SITE.
- ALL PARKING AND STAGING AREAS WILL BE SCREENED FROM THE STREET AND NEIGHBORING PROPERTIES BY WALLS AND VEGETATION.

CONSERVATION AREA, SCENIC CORRIDOR, VISTA CORRIDOR PLAN

- THE OBJECTIVE FOR THE NEW DESIGN IS TO PRESERVE THE SCENIC CORRIDOR BY PROTECTING THE CHARACTER OF THE NATURAL SONORAN DESERT LANDSCAPE ALONG THE EXISTING WASH AND SHEA BLVD.
- THE LANDSCAPE ALONG SHEA BLVD. AND THE WASH ARE CURRENTLY IN EXCELLENT CONDITION AND THE GOAL IS TO KEEP THESE AREAS UNDISTURBED.
- THE TWO (2) NEW ACCESSORY BUILDINGS ARE POSITIONED ON THE SITE WITH A GREATER SETBACK WHICH CONTROLS THE VISUAL IMPACT OF THE BUILDINGS HEIGHT AND SIZE FROM THE CORRIDOR.
- THE DESIGN WILL STRENGTHEN THE PEDESTRIAN SCALE ALONG THE CORRIDOR BY PRESERVING THE EXISTING MULTI-USE PATH WITHIN THE SCENIC EASEMENT.
- THE EXISTING WASH WILL REMAIN IN A NATURAL STATE AND OPEN FOR WILDLIFE EGRESS AND VISUAL ACCESS.
- ALL NEW PLANTING WILL BE LOW WATER USE PLANT MATERIAL AND IT WILL MATCH THE SURROUNDING NATIVE VEGETATION.

KEYNOTES

- EXISTING DRIVEWAY. EACH DRIVE LANE IS 13'-0" WIDE.
- EXISTING 3'-0" HIGH SCREEN CMU WALL
- EXISTING 6'-0" HIGH CMU FENCE
- EXISTING FIRE HYDRANT
- EXISTING STREET LIGHTS
- EXISTING CURB & GUTTER
- EXISTING TRANSFORMER
- EXISTING ABOVE GROUND UTILITY EQUIPMENT
- EXISTING PARKING TO REMAIN
- EXISTING 8'-0" CONCRETE PAVED MULTI-USE PATH, (MAGID: 4291)
- EXISTING 6'-0" CONCRETE SIDEWALK
- EXISTING PERMANENT DRAINAGE EASEMENT
- EXISTING TEMPORARY DRAINAGE EASEMENT
- EXISTING CULVERT
- FIRE LANE & TURNING RADII PER CITY OF SCOTTSDALE STANDARDS
- NEW DBL TRASH ENCLOSURE IN ACCORDANCE W/ CITY OF SCOTTSDALE DETAIL 2147-1
- NEW PARKING LOT LIGHT, FIXTURE TYP.
- NEW ACCESSIBLE PARKING
- NEW PARKING & DRIVE LANE
- DECORATIVE CONCRETE OR PAVERS
- NEW CONCRETE SIDEWALK
- SIGHT VISIBILITY TRIANGLE IN COMPLIANCE TO THE CITY OF SCOTTSDALE, DETAIL DS & PM FIGURE 5.3-26
- PEDESTRIAN ACCESSIBLE ROUTE
- VEHICULAR CIRCULATION
- EXISTING ADA RAMP
- FUTURE BOUNDARY OF LIBRARY EXPANSION
- BENCH TYP.
- EXISTING FIRE RISER WILL BE USED FOR THE NEW LIBRARY
- BICYCLE PARKING IN COMPLIANCE TO CITY OF SCOTTSDALE STANDARDS, DETAIL 2285
- PLANTER
- HARDSCAPE
- EXISTING CONCRETE PAVED MULTI-USE PATH, (MAGID: 4211)
- EXISTING STEEL GATE TO REMAIN
- SES PANEL
- 5'-0" NON-MOTORIZED PUBLIC ACCESS EASEMENT
- "HAMMERHEAD" MANEUVERING CLEARANCE AS APPROVED BY SCOTTSDALE FIRE DEPARTMENT
- EXISTING SIAMESE FIRE DEPARTMENT CONNECTION (FDC)
- OUTLINE OF CANOPY ABOVE - SEE ELEVATIONS

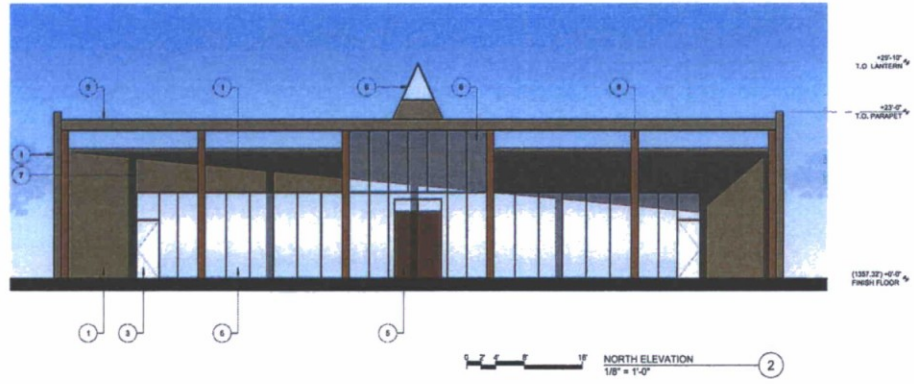


SITE PLAN
1" = 30' 0"

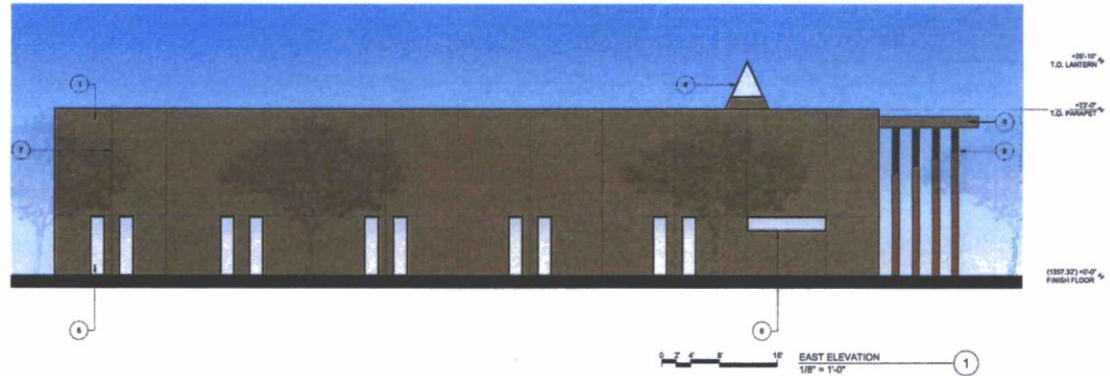
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KEY NOTES

1. PAINTED STUCCO - SAND FINISH, BASE LIGHT BARKEL STONE DEB214 LRV 21
2. PAINTED STUCCO - SAND FINISH, BASE LIGHT PRACTICAL TAN DEB115 LRV 31
3. PAINTED STUCCO - SAND FINISH, BASE LIGHT PRACTICAL TAN DEB115 LRV 31
4. ALUMINUM STOREFRONT DOOR, LYNX DEB235 LRV 8 (QUINN EDWARDS)
5. WOODEN TYP. - AMERICAN MAHOOGANY (MML/LAMINATE FINISH) (OFFICES TO GO)
6. ALUMINUM STOREFRONT TYP. WITH ALUMINUM FRAME, LYNX DEB235 LRV 8 (QUINN EDWARDS)
7. CONTROL JOINT
8. PAINTED STEEL - LYNX DEB235 LRV 8 (QUINN EDWARDS)
9. PAINTED STEEL - PRACTICAL TAN DEB115 LRV 31 PAINTED (QUINN EDWARDS)



NORTH ELEVATION
1/8" = 1'-0" 2



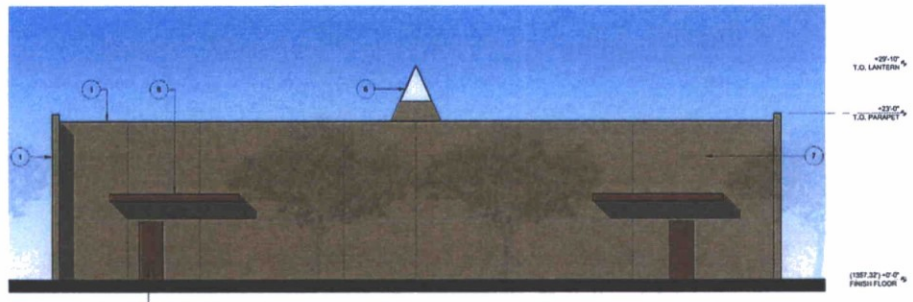
EAST ELEVATION
1/8" = 1'-0" 1

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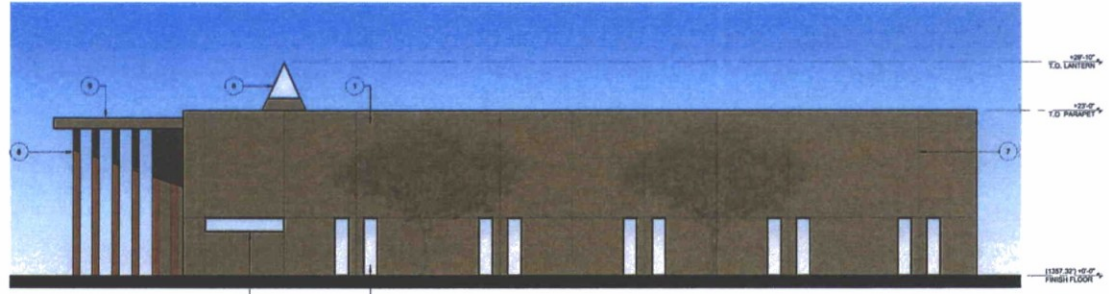
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ARCHITECTS
102 E. BUCHANAN
P. 802.258.2500
PRELIMINARY
CONCEPT
A NEW LIBRARY FOR
THE CITY OF DENVER
DATE REVISION
5.1.16
JK
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Cover 6

KEY NOTES

1. PAINTED STUCCO - SAND FINISH, BASE LIGHT PRACTICAL TAN DE8116 LRV 31 PAPER (DUNN EDWARDS)
2. PAINTED STUCCO - SAND FINISH, BASE LIGHT PRACTICAL TAN DE8116 LRV 31 PAPER (DUNN EDWARDS)
3. ALUMINUM STOREFRONT DOOR, LYNK DE8516 LRV 8 (DUNN EDWARDS)
4. WOOD DOOR - AMERICAN MAHOGANY (JAL), LAMINATE FINISH (OFFICES TO GO)
5. ALUMINUM STOREFRONT TYP. WITH ALUMINUM FRAME, LYNK DE8516 LRV 8 (DUNN EDWARDS)
6. CONTROL SHUT
7. PAINTED STEEL - LYNK DE8516 LRV 8 (DUNN EDWARDS)
8. PAINTED STEEL - PRACTICAL TAN DE8116 LRV 31 PAPER (DUNN EDWARDS)



SOUTH ELEVATION
1/8" = 1'-0"

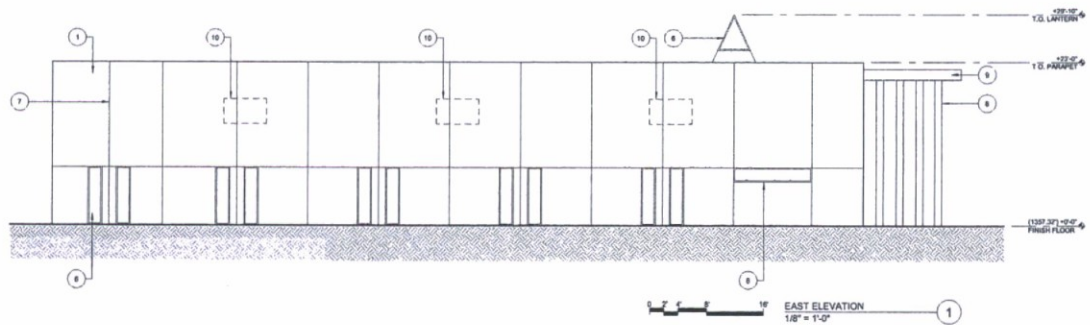
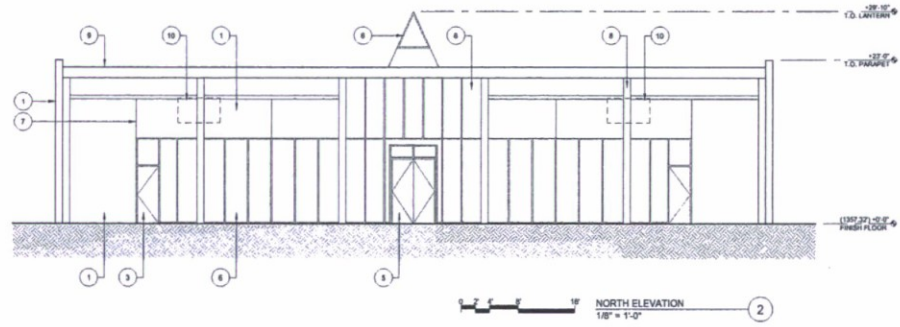


WEST ELEVATION
1/8" = 1'-0"

5-UP-2016
5/19/16

KEY NOTES

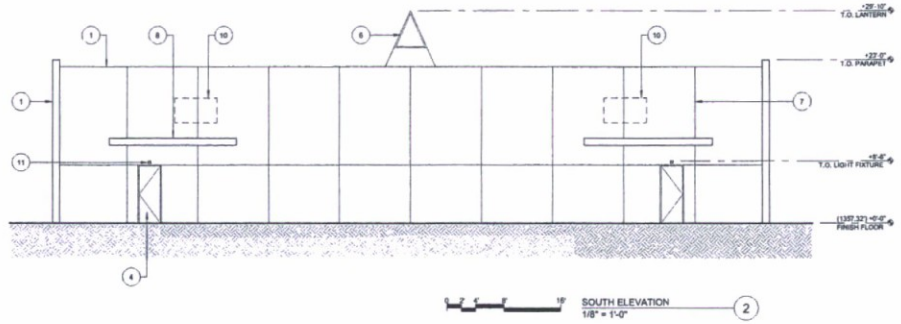
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2. PAINTED STUCCO - SAND FINISH, BASE LIGHT PRACTICAL TAN DEBTS LRV 20 PAIR (DOWN EDWARDS)
3. ALUMINUM STOREFRONT DOOR, 1 1/2X DEBTS LRV 8 (DOWN EDWARDS)
4. WINDOW TOP
5. WINDOW DOOR - AMERICAN MANUFACTURE (LAMINATE FINISH) (OFFICE) TO GO
6. ALUMINUM STOREFRONT TYP. WITH ALUMINUM FRAME, 1 1/2X DEBTS LRV 8 (DOWN EDWARDS)
7. CORNER JOINT
8. PAINTED STEEL - PRACTICAL TAN DEBTS LRV 8 (DOWN EDWARDS)
9. PAINTED STEEL - PRACTICAL TAN DEBTS LRV 28 PAIR (DOWN EDWARDS)
10. MECHANICAL UNIT MOUNTED ON ROOF
11. WALL MOUNTED BORN-LIGHT FIXTURE (SEE RFL-LEST)



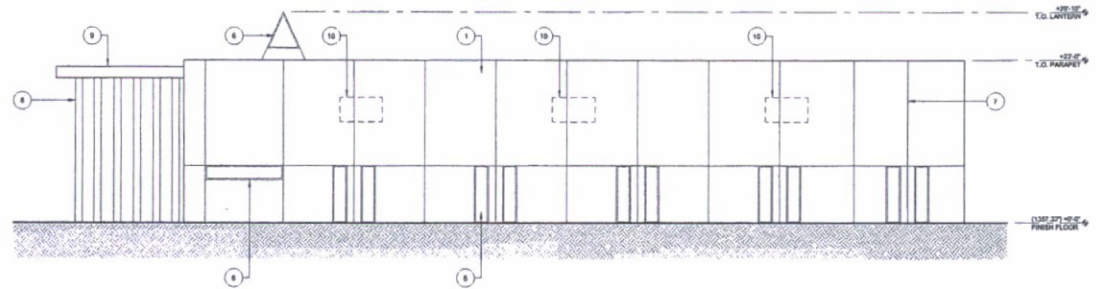
5-UP-2016
5/19/16

KEY NOTES

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2. PAINTED STUCCO - SAND FINISH, BASE LIGHT PRACTICAL TAN DESH-LRV
3. ALUMINUM STOREFRONT DOOR, L-TYPE DESH-LRV 8 (DARK EDWARDS)
4. WOOD DOOR - AMERICAN MANUFACTURER (AMU) LAMINATE FINISH (OFFICE TO GO)
5. WOODEN DOOR - AMERICAN MANUFACTURER (AMU) LAMINATE FINISH (OFFICE TO GO)
6. ALUMINUM STOREFRONT TYP. WITH ALUMINUM FRAME, L-TYPE DESH-LRV 8 (DARK EDWARDS)
7. CORNICE JOINT
8. PAINTED STEEL - L-TYPE DESH-LRV 8 (DARK EDWARDS)
9. PAINTED STEEL - PRACTICAL TAN DESH-LRV 28 PAPER (DARK EDWARDS)
10. MECHANICAL UNIT MOUNTED ON ROOF
11. WALL MOUNTED DOWN LIGHT FIXTURE (S2-91-LEDSH)



SOUTH ELEVATION
1/8" = 1'-0"



WEST ELEVATION
1/8" = 1'-0"

5-UP-2016
5/19/16

CO
Archite
PHOENIX
102 E BUCHANAN
P 602.258.2211

A NEW LIBRARY FOR
PHOENIX SEMINARY

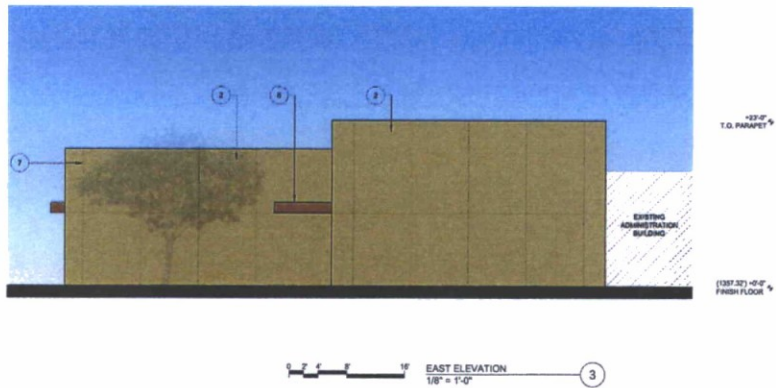
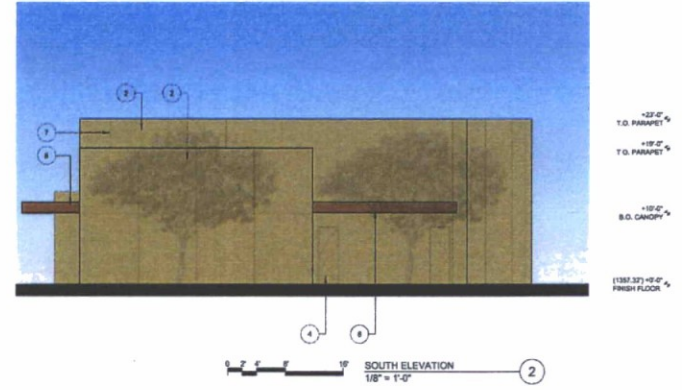
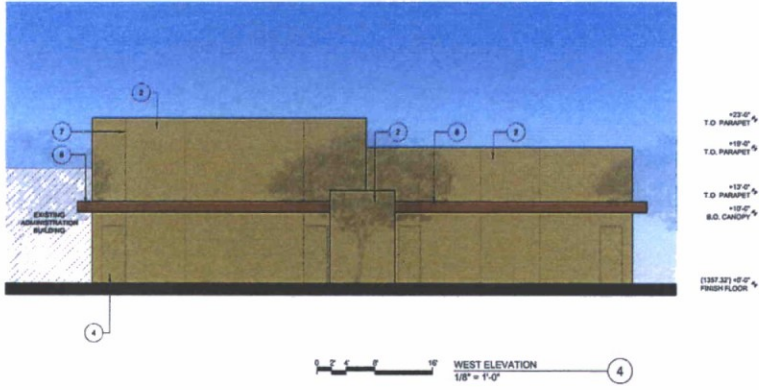
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KEY NOTES

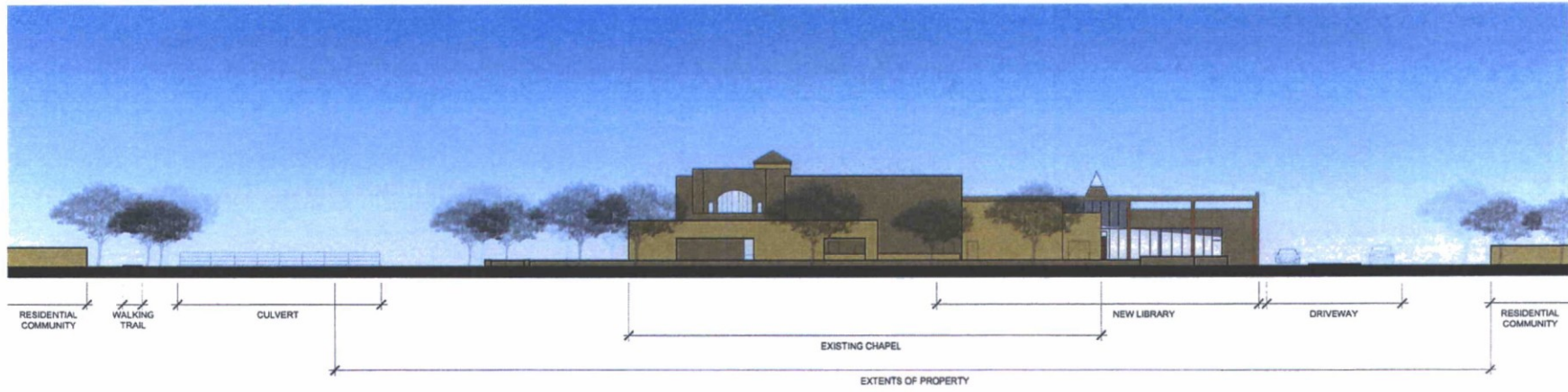
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2. PAINTED STUCCO - SHED FINISH, BASE LIGHT PRACTICAL, TAY DECK LRV 58 PANEL (DARK EDWARDS)
3. ALUMINUM STOREFRONT DOOR, LYNA DECKSS LRV 8 (DARK EDWARDS)
4. RM DOOR TYP.
5. STUCCO LOOK - AMERICAN MAHOGANY PANEL, LAMINATE FINISH (OFFICES TO GO)
6. ALUMINUM STOREFRONT TYP. WITH ALUMINUM FRAME, LYNA DECKSS LRV 8 (DARK EDWARDS)
7. CONTROL JOINT
8. PAINTED STEEL - LYNA DECKSS LRV 8 (DARK EDWARDS)
9. PAINTED STEEL - PRACTICAL, TAY DECKSS LRV 58 PANEL (DARK EDWARDS)



5-UP-2016
5/19/16

PRELIMINARY
NOT FOR
CONSTRUCTION

A REMODEL AND ADDITION FOR
PHOENIX SEMINARY



STREETScape ELEVATION
SCALE: 1/16" = 1'-0"

1

5-UP-2016

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Phoenix Seminary Narrative

In response to a recognized need for advanced theological and practical preparation for pastors in Phoenix, The Board of Elders and Staff of Scottsdale Bible Church gathered with pastors from all over the Valley to pray and seek the Lord's direction for a new Christian seminary. Together, we birthed Phoenix Seminary in 1987 on the Haydencampus of SBC (7901 E. Shea). Today, Phoenix Seminary operates as a 501(c) (3) nonprofit graduate school of theology, independently from any local church (including Scottsdale Bible).

Our vision and mission have been clear from the beginning: to educate disciples whose minds, character and lives are shaped by the Word of God, who understand and communicate Scripture with skill and are committed to reaching the world for Christ. Our mission is to equip godly leaders to serve Jesus Christ effectively in a diverse and changing world by providing theological education with personal mentoring and ministry training in partnership with the local church.

From the beginning, the distinctive of Phoenix Seminary has been "Scholarship with a Shepherd's Heart"—our mission philosophy. Scholarship with a Shepherd's heart means holding in balance three important pillars of Christian training that impact: (1) the heart—Developing the Character of Christ; (2) the head—Sharpening the Mind of a Scholar; (3) the hands—Nurturing the Skills of a Shepherd. Our training is insufficient without an equal emphasis placed on all three in an integral fashion.

The Character of Christ is developed through intentional personal mentoring, and through the acquiring and practicing of spiritual disciplines in tandem with a student's studies in the text of Scripture. At Phoenix Seminary, every degree student is paired with a mentor — a professor, a pastor, or another Christian leader from the Phoenix community. These mentors, through their relationships with our students, provide a model of the Christian life that classrooms cannot convey. These mentors challenge, encourage, and protect their charges all for one goal: to urge our students to take on the Character of Christ.

The mind of a scholar is sharpened through the academic program, which teaches students to rightly divide the Scriptures, developing their theological and mental skills. The Bible teach us it is the Word of God, through the Spirit of God, that changes lives. Therefore, if we are going to be effective in changing lives, churches, communities, and the world for Christ, our pastors and leaders must be able to understand the Word of truth and communicate it accurately. They must think "textually." Students at Phoenix Seminary receive the very best training to both study and apply God's Word in ministry.

We are also fully committed to ensuring that Phoenix Seminary graduates are prepared with the skills necessary to pastor and lead their churches and ministries. This generation has set a high standard for the pastor. The task is becoming more and more demanding every day as our culture insists on writing and rewriting the pastor's job description. We believe these skills can be best developed by practicing what students learn in the classrooms within the context of the local church. By partnering with local churches, our students gain "hands-on" experience in applying the truth of God's Word in practical, relevant, real time shepherding.

Phoenix Seminary today is a nationally recognized theological training center because of: (1) its commitments to historic biblical orthodoxy, academic excellence, skills development, and spiritual formation; (2) the unique features of its programs; (3) constituent interest in degree programs perceived to meet needs in contemporary Christian ministry; (4) the spiritual formation and competency of graduates for appointment, ordination and commissioning to ministry in churches, denominations and parachurch ministries; (5) The strength of faculty credentials and experience, scholarly theological reputation; (6) doctrinal integrity – fidelity to historic Christian orthodoxy as summarized in the institution's Statement of Faith; (7) positive reputation among pastors, Christian leaders and the greater community; (8) partnership with local churches.

Phoenix Seminary now desires to relocate at 7901 E. Shea as its permanent home on a campus that will provide the best training environment for scholarship, a campus feel with spaces for our daily worship and chapel services, as well as for more effective mentoring, and to gain proximity to Scottsdale Bible, Honor Health, etc. where students' skills can be honed in every day Christian ministry.

We have held an open public meeting for interested neighbors, and have had representatives speak individually to the neighbors adjacent to the property. We have adjusted design and landscape to satisfy neighbor comments. In reviewing the comments received by the City from neighbors, we had a second traffic study completed by J2, which resulted in a similar opinion – the impact on traffic will be less than that of Scottsdale Bible's usage. This report includes a comprehensive comparison between the two entities.

In reviewing the neighbors' comments, it also appears that there is a misunderstanding that Phoenix Seminary is a ministry of Scottsdale Bible Church. It is not (see first paragraph). Therefore, any reference to Scottsdale Bible and its operations, choices of design, color, etc. have no bearing upon Phoenix Seminary's application. We are in the process of communicating this with the concerned neighbor(s). It may also appear misleading that Phoenix Seminary is listed as a college or university. While it falls under this category, the unique nature of Phoenix Seminary as a non-denominational evangelical graduate school of theology limits both its scope and size; the number of people on campus at any one time will normally be less than that during Scottsdale Bible's normal usage. Scottsdale Bible has operated on the Shea campus seven days each week since its inception, with church activities regularly scheduled Sunday through Thursday with groups upward of several hundred. In addition, SBC has operated a counseling center Monday-Friday from 8:00am to 10:00pm. Until the recent completion of the new chapel at 7601 East Shea, Scottsdale Bible also held large events (such as conferences, weddings and funerals) minimally, at least two weekends per month (Friday and Saturday), and as frequently as 3 times per week. Phoenix Seminary operates the business office Monday through Friday from 8:30am to 5:00pm. Classes are held Monday through Thursday afternoon and evenings, with no classes on Fridays. Two times a year we hold a student Chapel in lieu of classes for the 190 students on a Friday evening (7:00pm – 8:30 pm). The campus is closed on Saturdays and Sundays. Twice a year, the seminary provides a one-day extension of its Doctoral classes on Saturday for 4-10 students (normally mid-January and mid-July). The following graph, provided in the J2 Study, shows the maximum number of students that will on-site per week and the comparison to Scottsdale Bible's usage:

Table 8 - Trip Generation Comparison (Existing Chapel vs. Phoenix Seminary)

Land Use	Weekday Total	AM Peak Hour			PM Peak Hour		
		Total	In	Out	Total	In	Out
Scottsdale Bible Chapel	230	35	30	5	70	55	15
Phoenix Seminary	190	25	25	0	125	50	75
TOTAL	-40	-10	-5	-5	55	-5	60

Phoenix Seminary currently employs a total of 25 regularly contracted or employed individuals. Of these 25, 20 represent full time administrative staff and faculty who would be travelling to and from the campus Monday through Friday. 5 employees are part-time and would be traveling to and from the property 2-3 days per week. These employees will all serve exclusively for Phoenix Seminary on this campus. In addition, Phoenix Seminary has another 50 individuals who are listed as adjunct faculty, teaching one on-campus semester class every four years (on average), and online instructors, teaching remotely. Adjunct instructors are contracted when needed and paid upon performance of teaching services. The on-campus adjunct normally teach in place of regularly contracted or employed faculty. See tables below for a graphic comparison of campus populations.

Table 9A – Scottsdale Bible Church [PREVIOUS USE]

Day of Week	Staff / Faculty	Students	Congregants	Other Visitors	Special Events	Totals
Monday	30	0	70	5		105
Tuesday	30	0	50	35		105
Wednesday	30	0	100	5	100*	180
Thursday	30	0	0	0		30
Friday	30	0	70	5	200*	105
Saturday	30	0	100	25	300*	155
Sunday	30	0	300	0		330

* Special Events – Weddings, rehearsals, funerals, visitations, etc. – not included in daily totals but occur regularly up to three times a week.

Table 9B – Phoenix Seminary Graduate School of Theology [PROPOSED USE]

Day of Week	Staff / Faculty	Students Physical (online)	Congregants	Other Visitors	Special Events	Totals
Monday	25	65 (45)	0	0	0	90
Tuesday	20	45 (40)	0	5	0	65
Wednesday	25	65 (45)	0	0	0	90
Thursday	20	45 (40)	0	5	0	65
Friday	25	65 (45)	0	0	190*	90
Saturday	closed	-	-	-	45*	-
Sunday	closed	-	-	-	-	-

* Special Events – student chapel 2x / year on Friday evening. Doctoral dissertations 1x / year on Saturday midday

As the table above illustrate, the large campus gatherings typical of a church campus are almost entirely eliminated when converted to a Theological Campus. The faculty and staff numbers are similar but the total campus population is reduced due to the much larger church groups being replaced by smaller graduate level lecture / seminar classes. Also, the church campus visitation shows a large degree of volatility from day to day, especially when considering the likelihood of the added special events population. The Theological Campus has a more regimented schedule for its groups, owing to the academic framework.

City of Scottsdale Conditional Use Permit Issuance Requirements:

Compliance statements included in the following text are based on City of Scottsdale Zoning Code Sec. 1.401. – Issuance.

Sec. 1.401. - Issuance.

Conditional use permits, which may be revocable, conditional or valid for a specified time period, may be granted only when expressly permitted by this ordinance and, except in the case of conditional use permits for adult uses under Section 1.403(A), only after the Planning Commission has made a recommendation and the City Council has found as follows:

A.1. - Damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination.

The proposed university use would not create any damage or nuisance arising from the above stated factors to a degree greater than any of the surrounding residential areas. Any improvements on the property will follow Maricopa County dust control regulations and City of Scottsdale development standards.

A.2. - Impact on surrounding areas resulting from an unusual volume or character of traffic.

As illuminated previously in this narrative, the change of use of this campus from a religious facility (under previously approved CUP) to a private university campus (under this application) will in fact decrease the overall traffic during the week and drastically reduce weekend traffic.

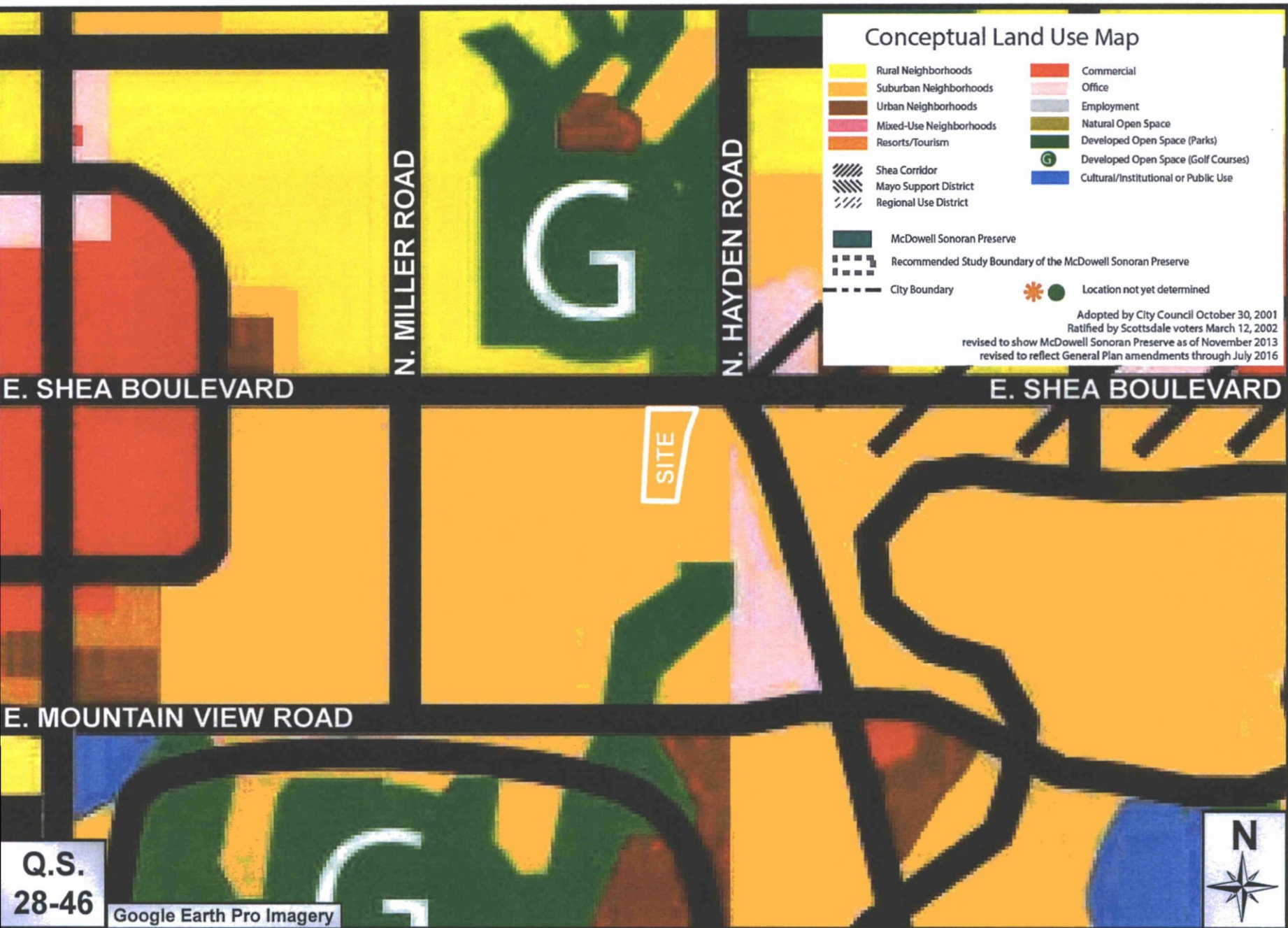
Parking for the Proposed Site Requires 209 spaces. Parking provided via this proposal is 214 spaces.

B. - The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.

Scottsdale Zoning Code specifically allows for both religious facilities (existing use) and private universities (proposed use) in R1-35 zoning with a conditional use permit. Applicant feels that existing campus is in character with the nature of the surrounding area and thinks that improvements to the campus will only serve to enhance that character.

C. - The additional conditions specified in Section 1.403, as applicable, have been satisfied.

Proposed use does not involve any adult-oriented use.



Q.S.
28-46

Google Earth Pro Imagery

Phoenix Seminary Campus Addition and Remodel

ATTACHMENT #4

5-UP-2016



Phoenix Seminary Campus Addition and Remodel

ATTACHMENT #5

5-UP-2016



To: Bob Machen

From: Jamie Blakeman, PE, PTOE

Job Number: 16.0904.001

RE: Phoenix Seminary
 Traffic Impact & Mitigation Analysis

Location: 7901 E. Shea Boulevard

Date: July 5, 2016



INTRODUCTION

J2 Engineering and Environmental Design (J2) has prepared a Traffic Impact and Mitigation Analysis for the proposed Phoenix Seminary (7901 E. Shea Boulevard) on Shea Boulevard, located approximately an eighth of a mile west of Hayden Road, in Scottsdale, Arizona, see **Figure 1**. See **Attachment A** and **Figure 2** for the proposed site plan.

The objective of this Traffic Impact and Mitigation Analysis is to analyze the traffic related impacts of the proposed development to the adjacent roadway network.

EXISTING CONDITIONS

Currently, the property is occupied by a chapel that is used by the Scottsdale Bible Church. The main campus of the Scottsdale Bible Church (7601 E. Shea Boulevard) is located on Shea Boulevard approximately a quarter of a mile west of this site. The chapel is used for various church activities including counseling, classes, and occasionally for hosting weddings and funerals.

The proposed Phoenix Seminary site is bordered by a residential community to the

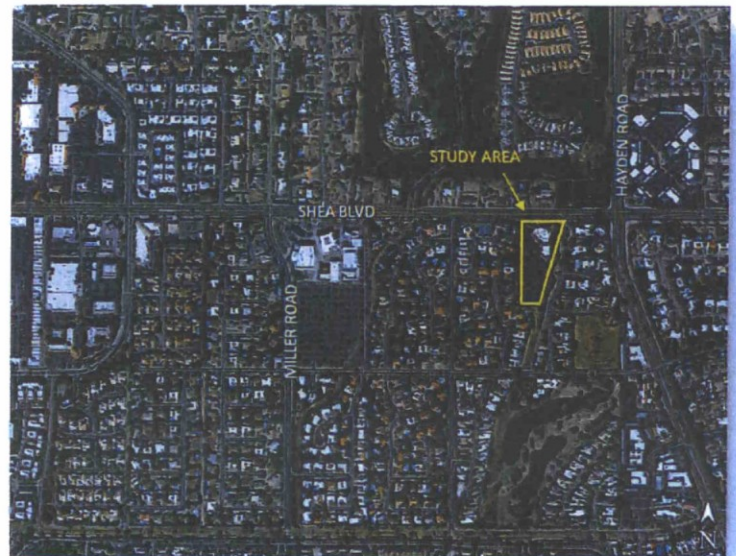


Figure 1- Vicinity Map

east, south, and west. Immediately north of the site is Shea Boulevard, which is an east-west roadway. Shea Boulevard provides three (3) through lanes in each direction of travel, a center two-way left turn lane, and a dedicated right turn lane into the site. There is a posted speed limit of 45 mph. The 2014 Average Daily Traffic (ADT) volume along Shea Boulevard between Scottsdale Road and Hayden Road is 38,700 vehicles per day. The 2008 City of Scottsdale Street Classification map shows Shea Boulevard categorized as a suburban major arterial.



Figure 2- Proposed Site Plan

PROPOSED DEVELOPMENT

The proposed Phoenix Seminary development will consist of the existing chapel where one of the two class rooms will be converted to a student lounge. The administrative building will remain. Adjacent to the administrative building will be three (3) new classrooms. To the west of these classrooms, a library building is being added to the site. The existing right-in and right-out driveway off of Shea Boulevard will remain in place for this proposed development. This driveway is located approximately an eighth of a mile west of Hayden Road.

TRIP GENERATION (EXISTING USE)

Typically, the traffic volumes generated by a proposed development would be calculated utilizing the Institute of Transportation Engineers (ITE) publication entitled *Trip Generation Manual, 9th Edition*. The ITE trip rates and equations are based on studies that measured the trip generation characteristics for various types of land uses. The rates are expressed in terms of trips per unit of land use type. This publication is considered the standard for the transportation engineering profession.

This publication provides data for churches; however, it does not include data for an off-site chapel. Therefore, information was gathered from Scottsdale Bible.

Trips generated by the existing Scottsdale Bible off-site chapel varies from day to day, and are often linked to activities occurring at the main Scottsdale Bible Church campus. Multiple activities often occur each day with a typical week day shown below:

Table 1 – Existing Scottsdale Bible Chapel Weekly Activities

Day	Services	Counseling	Hearty Souls	Evening Classes
	8:00 am to 1:00 pm	8:00 am to 8:00 pm	9:30 to 11:30 am	6:00 to 9:00 pm
Sunday	60 to 80 people			
Monday		10 - 15 people		35 to 40 people
Tuesday		10 - 15 people		20 to 30 people
Wednesday		10 - 15 people	45 - 50 people	30 to 50 people
Thursday		10 - 15 people		35 to 50 people
Friday		10 - 15 people		

In addition, the site will occasionally host large events such as weddings and funerals. The trips generated from these events can be upwards of 200 to 300 attendees per event. These events occur at least twice a month, however, they can occasionally occur up to three (3) times in a single week.

Wednesday was shown to have the highest activity at this campus, therefore the Wednesday activities were used to generate the approximate trip generation during a typical weekday for this site. It is assumed each person drives a vehicle to and from the site.

Counseling

Counseling occurs one on one or in small groups. Sessions are somewhat distributed over the 12 hours from 8:00 am to 8:00 pm. Assuming counseling sessions are between 30 minutes and 1 hour, a total of 5 vehicles were assumed to arrive during both the AM (7:00 to 9:00 am) and PM (4:00 to 6:00) peak hours, with the same number of vehicles leaving during each peak hour.

Hearty Souls

With a 9:30 am start time, it is assumed half of the attendees arrive during the AM peak hour. All attendees are assumed to leave at 11:30 am, when the activity concludes.

Evening Classes

With a 6:00 pm start time, it is assumed all of the attendees arrive during the PM peak hour. A total of 10 vehicles were assumed to leave during the PM peak hour to account for those being dropped off.

Large Events

The majority of the large events occur outside of weekday AM and PM peak hours and therefore was not included in the AM and PM peak hour trips. Due to the unpredictability of these large events that can range between 200 and 300 attendees, they were not included in the existing typical weekday trip generation as well.

Table 2 – Trip Generation for the Existing Scottsdale Bible Chapel

Activity	Weekday Total	AM Peak			PM Peak		
		Total	In	Out	Total	In	Out
Counseling	30	10	5	5	10	5	5
Hearty Souls	100	25	25	0			
Evening Classes	100				60	50	10
Large Events	Due to unpredictability did not include these 200 to 300 attendee events that occurs at a minimum twice a month and up to three times a week.						
TOTAL	230	35	30	5	70	55	15

TRIP GENERATION (PROPOSED DEVELOPMENT)

The proposed Phoenix Seminary is a graduate level theological school offering degree programs for Master’s and Doctorate degrees. It is anticipated to have an enrollment of 190 students.

The Institute of Transportation Engineers (ITE) publication entitled *Trip Generation, 9th Edition* provides formulas for calculating trip generation. The ITE rates are based on studies that measured the trip generation characteristics for various types of land uses. The rates are expressed in terms of trips per unit of land use type. This publication is considered to be the standard for the transportation engineering profession.

The closest comparable land uses provided in the *Trip Generation, 9th Edition* include the following:

- Land Use 540 Junior/Community College
This land use includes two-year junior, community, or technical colleges. These typically have sizable evening programs and the average number of students is over 10,000.
- Land Use 550 University/College
This land use includes four-year universities or colleges that may or may not offer graduate programs. The average number of students hover around 10,000.

Utilizing these two land use codes, the trip generation for the proposed Phoenix Seminary was calculated for 190 students. See **Table 3** and **Table 4** below. See **Attachment B** for detailed trip generation calculations.

Table 3 - Trip Generation for Phoenix Seminary - LU 540

Land Use	ITE Code	Qty	Unit	Weekday Total	AM Peak Hour			PM Peak Hour		
					Total	In	Out	Total	In	Out
Junior/Community College	540	190	Students	234	23	19	4	23	14	8
TOTAL				234	23	19	4	23	14	8

Table 4 - Trip Generation for Phoenix Seminary - LU 550

Land Use	ITE Code	Qty	Unit	Weekday Total	AM Peak Hour			PM Peak Hour		
					Total	In	Out	Total	In	Out
University/College	550	190	Students	325	32	25	7	32	10	22
TOTAL				325	32	25	7	32	10	22

Phoenix Seminary is a school specifically for graduate programs with an anticipated enrollment of 190 students. The two land uses above are for much larger schools with an attendance of around 10,000 students and not focused on Master’s and Doctorate degrees. Therefore, specific information about the operations of Phoenix Seminary was gathered. Classes occur Monday through Thursday at various times during the day.

Table 5 – Proposed Phoenix Seminary Weekly Activities

Day	Staff and Faculty	Classes					
	7:00 to 9:00 am	11:00 am to 1:00 pm	1:00 to 3:00 pm	2:00 to 3:00 pm	3:00 to 4:00 pm	4:00 to 5:00 pm	5:00 to 6:00 pm
Monday	25 staff	30 students		35 students		10 students	50 students
Tuesday	25 staff				10 students	20 students	50 students
Wednesday	25 staff		15 students			20 students	15 students
Thursday	25 staff						35 students

It is assumed each staff and student drives a vehicle to and from the site. Staff arrives between 7:00 and 9:00 am, and leave at the close of the day, whereas students are assumed to arrive and leave during their respective class times. The trips occurring between 7:00 and 9:00 am and 4:00 and 6:00 pm are highlighted in yellow in **Table 5** above.

Table 6 – Daily Trips for the Phoenix Seminary – School Data

Time	Monday			Tuesday			Wednesday			Thursday		
	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total
7 AM-9 AM	25		25	25		25	25		25	25		25
11 AM-1 PM	30	30										
1 PM-3 PM							15	15				
2 PM-3 PM	35	35										
3 PM-4 PM				10	10							
4 PM-5 PM	10	10	20	20	20	40	20	20	40			0
5 PM-6 PM	50	75	125	50	75	125	15	40	55	35	60	95

The highest AM and PM peak hours are highlighted in blue in **Table 6** above.

Based on the information provided, weekday and peak hour trips were generated for the proposed Phoenix Seminary.

Table 7 – Trip Generation for the Phoenix Seminary – School Data

Land Use	Weekday Total	AM Peak Hour			PM Peak Hour		
		Total	In	Out	Total	In	Out
Phoenix Seminary	190	25	25	0	125	50	75
TOTAL	190	25	25	0	125	50	75

TRIP GENERATION COMPARISON

A comparison between the trips generated by the existing Scottsdale Bible Chapel and the proposed Phoenix Seminary, using the trip generation from the school data, is shown in **Table 8** below.

Table 8 - Trip Generation Comparison (Existing Chapel vs. Phoenix Seminary)

Land Use	Weekday Total	AM Peak Hour			PM Peak Hour		
		Total	In	Out	Total	In	Out
Scottsdale Bible Chapel	230	35	30	5	70	55	15
Phoenix Seminary	190	25	25	0	125	50	75
TOTAL	-40	-10	-5	-5	55	-5	60

SUMMARY

The proposed Phoenix Seminary is anticipated to generate less weekday trips as well as AM peak hour trips. The trips shown for the existing Scottsdale Bible Chapel is also somewhat conservative as it doesn't take into account a 200 to 300 attendee event occurring during the peak hour. These special events occur at a minimum every other week to as often as three times a week. Therefore, the Scottsdale Bible Chapel trips may be much larger than what is shown above.

Additionally, the trip generation derived from the school data for Phoenix Seminary results in higher trips than the trip generation calculations using ITE Land Use 540 and 550. Therefore, a trip generation comparison using the ITE trip generation would show an even greater reduction in trips with the proposed Phoenix Seminary.

The proposed Phoenix Seminary is anticipated to have a total of 190 students with a **more consistent weekly travel pattern**. With class times starting at 11:00 am, there are **minimal trips during the AM peak hour**. AM peak hour trips consist of Phoenix Seminary staff arriving to prepare for class and attend meetings. During the PM peak hour, Mondays and Tuesdays are anticipated to have the highest peak hours with a total of 125 trips. This is 55 more trips than the existing Scottsdale Bible Chapel.

In conclusion, during the weekday and AM peak hour the proposed Phoenix Seminary will have a less impact, and during the PM peak hour minimal increased impact to the traffic operations along the adjacent roadway network in comparison to the existing Scottsdale Bible Chapel.



Attachment A

Proposed Site Plan





SHEA BOULEVARD

WASH

SITE PLAN



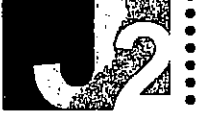
SCALE: 1:30



NORTH

TOTAL PARKING SPACES: 235





Attachment B

ITE Trip Generation Calculations



Phoenix Seminary

Wood Partners

engineering and
environmental design

Trip Generation Calculations

Phoenix Seminary

Land Use	ITE Code	Qty	Unit	Weekday			AM Peak Hour			PM Peak Hour			Weekday			AM Peak Hour			PM Peak Hour		
				Rate	% In	% Out	Rate	% In	% Out	Rate	% In	% Out	Total	In	Out	Total	In	Out	Total	In	Out
Junior/Community College	540	190	Students	1.23	50%	50%	0.12	84%	16%	0.12	63%	37%	234	117	117	23	19	4	23	14	8
TOTAL													234	117	117	23	19	4	23	14	8

Phoenix Seminary

Land Use	ITE Code	Qty	Unit	Weekday			AM Peak Hour			PM Peak Hour			Weekday			AM Peak Hour			PM Peak Hour		
				Rate	% In	% Out	Rate	% In	% Out	Rate	% In	% Out	Total	In	Out	Total	In	Out	Total	In	Out
University/College	550	190	Students	1.71	50%	50%	0.17	78%	22%	0.17	32%	68%	325	162	162	32	25	7	32	10	22
TOTAL													325	162	162	32	25	7	32	10	22



CITIZEN REVIEW & NEIGHBORHOOD INVOLVEMENT REPORT

Phoenix Seminary

May 13, 2016

Overview

This Citizen Review Report is being performed in association with a request for a Conditional Use Permit to build a Private College/University/School and additional approvals required for the operation of Phoenix Seminary on 4.73+/- acres located at 7901 E. Shea Boulevard. This Citizen Review Report will be updated throughout the process.

The entire project team is sensitive to the importance of neighborhood involvement and creating a positive relationship with property owners, residents, business owners, homeowners associations, and other interested parties. Communication with some of these parties has already begun and will be ongoing throughout the process. Work on compiling stakeholders and preparing for the neighborhood outreach began prior to the application filing and will continue throughout the process. Communication with impacted and interested parties may take place with verbal, written, electronic, and door-to-door contact.

Community Involvement

The outreach team has been communicating with neighboring property owners and community members by telephone, e-mail, one-on-one meetings and small group meetings since March of 2016. Members of the outreach team will continue to be available to meet with any neighbors who wish to discuss the project. Additionally, they will be contactable via telephone and/or e-mail to answer any questions relating to the project.

Surrounding property owners, HOAs and other interested parties were noticed via first class mail regarding the project. The distribution of this notification met the City's requirements as specified in the Citizen Review

5-UP-2016

5/19/16

Checklist. This notification contained information about the project, as well as contact information. This contact person will continue to provide, as needed, additional information and the opportunity to give feedback. The notification also contained information regarding a neighborhood Open House that was held on May 12, 2016 at Scottsdale Bible Church-Hayden Chapel for those who wished to learn more about the project. The site and time was posted on the Early Notification Sign prior to the Open Houses.

A total of 9 interested people attended the Open House. Attendees were generally supportive of the project with a couple of questions regarding traffic, hours of classes, and enrollment numbers. The development team addressed these questions and will continue to keep neighbors updated on any changes as the project progresses.

A vital part of the outreach process is to allow people to express their concerns and understand issues and attempt to address them in a professional and timely matter. As previously stated the entire team realizes the importance of the neighborhood involvement process and is committed to communication and outreach for the project.

ATTACHMENTS:

Notification Letter
Notification List
Affidavit of Posting
Sign-in Sheets



May 2, 2016

Dear Neighbor:

We are pleased to tell you about an upcoming request to be filed with the City of Scottsdale (224-PA -2016) on behalf of the Phoenix Seminary for a Conditional Use Permit for a Private College/University/ School and additional approvals required for the operation of Phoenix Seminary on 4.73+/- acres located at 7901 E. Shea Boulevard. Phoenix Seminary is a nationally recognized graduate level theological seminary committed to ensuring that their graduates are prepared with the skills necessary to pastor and lead their churches and ministries.

You are invited to attend an open house to discuss this proposal. The open house will be held on Thursday, May 12 from 5 PM to 6 PM at the Scottsdale Bible Chapel, 7901 E. Shea Boulevard in the Main Chapel Fellowship Hall.

If you have any questions, please contact the neighborhood outreach team at 602-957-3434 or info@technicalolutionsaz.com. The City of Scottsdale Project Coordinator for the project is Jesus Murillo, who can be reached at 480-312-7849 or JMurillo@scottsdaleaz.gov.

Thank you.

Sincerely,

Paul Smith,
President

5-UP-2016
5/19/16

Murillo, Jesus

From: Murillo, Jesus
Sent: Sunday, October 02, 2016 12:16 PM
To: 'RACAZ@aol.com'
Cc: Acevedo, Alex
Subject: RE: PHX Seminary

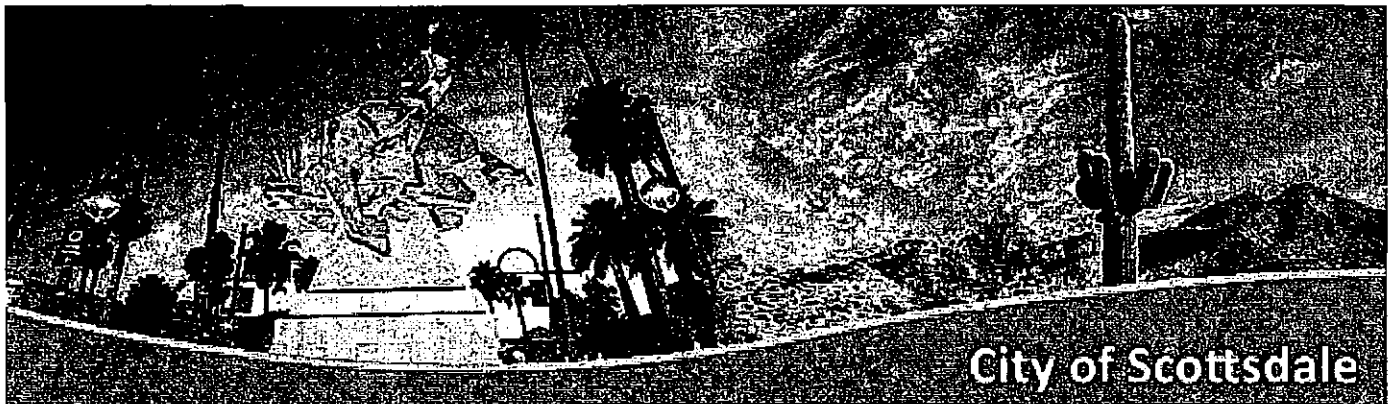
Hello Mr. Crew,

The DR case cannot be heard until the property receives the CUP, and the CUP is scheduled to be heard at the October 18th, 2016 Planning Commission hearing. I apologize for the mix-up.

Sincerely,

Jesus

From: RACAZ@aol.com [mailto:RACAZ@aol.com]
Sent: Thursday, September 29, 2016 3:20 PM
To: Murillo, Jesus
Subject: PHX Seminary



Given the mix up in the "under consideration" notice recently, could you verify the public meeting dates scheduled &/or anticipated for the above project? Both the use permit & DR. Thank you for providing the clarification. Dick Crew -- sent by Dick Crew (case# 22-DR-2016)



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Murillo, Jesus

From: Murillo, Jesus
Sent: Friday, September 30, 2016 2:46 PM
To: 'John Poole'
Subject: RE: Phoenix Seminary - 7901 E. Shea Boulevard

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Mr. Poole,

I just wanted to inform you that the Phoenix Seminary project is scheduled to be heard in front of the Planning Commission on October 19, 2016. I will be providing the planning commission with your previously submitted email, but wanted to update you on the process and to also see if you had any further questions or comments. The project will require to separate approvals. The first, will require the Planning Commission's recommendation, and then the City Council's approval. Secondly, the project will require the Development Review Board's approval for the architectural elevations, color, landscaping, and other design components. This next Planning Commission meeting will only discuss the proposed use.

I wanted to be sure that my transportation department had addressed your initial comments to your satisfaction.

Sincerely,

Jesús Murillo
Senior Planner
City of Scottsdale
Planning and Development Services
7447 E. Indian School Road, Ste. 105
Scottsdale, AZ 85251
Phone: 480-312-7849
Fax: 480-312-9037

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From: John Poole [<mailto:johnpooleaz@yahoo.com>]
Sent: Wednesday, May 18, 2016 11:46 AM
To: Murillo, Jesus
Subject: Re: Phoenix Seminary - 7901 E. Shea Boulevard

Thank you for your consideration.

From: "Murillo, Jesus" <JMurillo@ScottsdaleAz.Gov>
To: 'John Poole' <johnpooleaz@yahoo.com>
Cc: "Kercher, Phillip" <PKercher@Scottsdaleaz.Gov>
Sent: Tuesday, May 17, 2016 5:27 PM
Subject: RE: Phoenix Seminary - 7901 E. Shea Boulevard

Hello Mr. Poole,

I really appreciate your comments. I will be sure that they are included in the report, but more importantly, into the analysis. I will be forwarding your email to my transportation department so that your comments are part of their review. As of now, there is no official application. I will also keep you posted on the hearing dates if the project proceeds through the process.

Mr. Kercher can also answer your question in red.

Sincerely,

Jesus

From: John Poole [<mailto:johnpooleaz@yahoo.com>]
Sent: Tuesday, May 10, 2016 8:22 PM
To: info@technicalolutionsaz.com
Cc: Murillo, Jesus
Subject: Phoenix Seminary - 7901 E. Shea Boulevard

With reference to the above permit change.

I basically have no objection to this request, but would like to raise a concern about traffic safety.

At the present time the design for the entrance into the facility is to restrict entrance to only from the West on Shea. However I constantly see people turning left from the East requiring them to carryout a left turn and U-turn all in one just to get around the built up curb. With a potential increase in volume I can see becoming a bigger issue, particularly if the hours of operation are requiring students to arrive and leave within the rush hours. This also could cause issues for leaving students turning left (west) onto Shea, it is a very busy road!!!

I would therefore like a specific review and evaluation be carried out concerning this particular concern.

Many thanks for your consideration.

As I am in conversation I would also like to bring to your attention the situation where members of the bible church who exit onto Shea going east do a U-turn directly opposite 78th street. I feel the signage concerning this maneuver is confusing, is it allowed or not??? The reason I bring it up is that exiting 78th street going west is difficult enough at the best of times as one cannot enter a turning lane, but if ones timing is bad, impossible with a departing flock. Why don't they use Miller and the supporting filter lights???

John Poole
Resident of La Cuesta

Murillo, Jesus

From: Murillo, Jesus
Sent: Friday, September 30, 2016 2:44 PM
To: 'lgundaz@aol.com'
Subject: Phoenix Seminary

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Ms. Gund,

I just wanted to inform you that the Phoenix Seminary project is scheduled to be heard in front of the Planning Commission on October 19, 2016. I will be providing the planning commission with your previously submitted email, but wanted to update you on the process and to also see if you had any further questions or comments. The project will require to separate approvals. The first, will require the Planning Commission's recommendation, and then the City Council's approval. Secondly, the project will require the Development Review Board's approval for the architectural elevations, color, landscaping, and other design components. This next Planning Commission meeting will only discuss the proposed use.

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Jesús Murillo
Senior Planner
City of Scottsdale
Planning and Development Services
7447 E. Indian School Road, Ste. 105
Scottsdale, AZ 85251
Phone: 480-312-7849
Fax: 480-312-9037

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Resident of La Cuesta

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Planning and Development Services
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Scottsdale, AZ 85251
Phone: 480-312-7849
Fax: 480-312-9037

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Murillo, Jesus

From: (+3123804821) <VMAXPR01/VOICE/+3123804821>
Sent: Wednesday, July 20, 2016 1:55 PM
To: Murillo, Jesus
Subject: Voice mail: 44 sec. (MID=1562582)
Attachments: 1562582_VOICE_160720-135451.WAV

Follow Up Flag: Follow up
Flag Status: Flagged

Murillo, Jesus

From: Murillo, Jesus
Sent: Saturday, June 11, 2016 1:16 PM
To: 'lgundaz@aol.com'
Subject: 5-UP-2016

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Ms. Gund,

Thank you for your comments. I will be sure that they are a part of the public record, and all reports written to the Commission, Development Review Board, and Council. I will also keep you updated as the project moves through the process. Your comments will also be shared with the applicant, because they have asked that staff forward any emails that are submitted in regards to this case. The project is currently under the first review, and staff will be providing the applicant with a First Review Comment Letter by the third week of June.

Thank you again for your comments.

Sincerely,

Jesús Murillo
Senior Planner
City of Scottsdale
Planning, Neighborhood, and Transportation
7447 E. Indian School Road, Ste. 105
Scottsdale, AZ 85251
Phone: 480-312-7849
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Dear City of Scottsdale, I protest this college or university seminary building going into this shea location.

any residential or commercial structures ever in the city of scottsdale. How these colors got passed are beyond comprehension. Futher, Scottsdale bible leaves a bright blue light on the mini chapel all night that glows for blocks around- not to code. nor allowed. -- sent by Lisa Gund (case# 5-UP-2016)



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From: Castro, Lorraine
Sent: Thursday, June 02, 2016 1:45 PM
To: Murillo, Jesus
Cc: Ruenger, Jeffrey
Subject: Phoenix Seminary public comment on Nextdoor app

Follow Up Flag: Follow up
Flag Status: Flagged



Scottsdale Planning & Development Services



Inbox / RE: Neighborhood notification: Planning & Developm

Conversation between you and Ilene Malka.

- Home
- Inbox
- Map & Metrics
- Invite residents
- Events
- AGENCY
- Directory
- Add staff members
- HELP
- Help center




Ilene M.

I do not believe this is an appropriate location for a college/univer area and already has high traffic volume from the multiple sites of




Scottsdale Planning Department

Thank you for your comment, we will save it to the case file.



Write a reply...



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Lorraine Castro

Planning Specialist
City of Scottsdale
Planning and Development Services
Lcastro@ScottsdaleAZ.gov
480-312-7620

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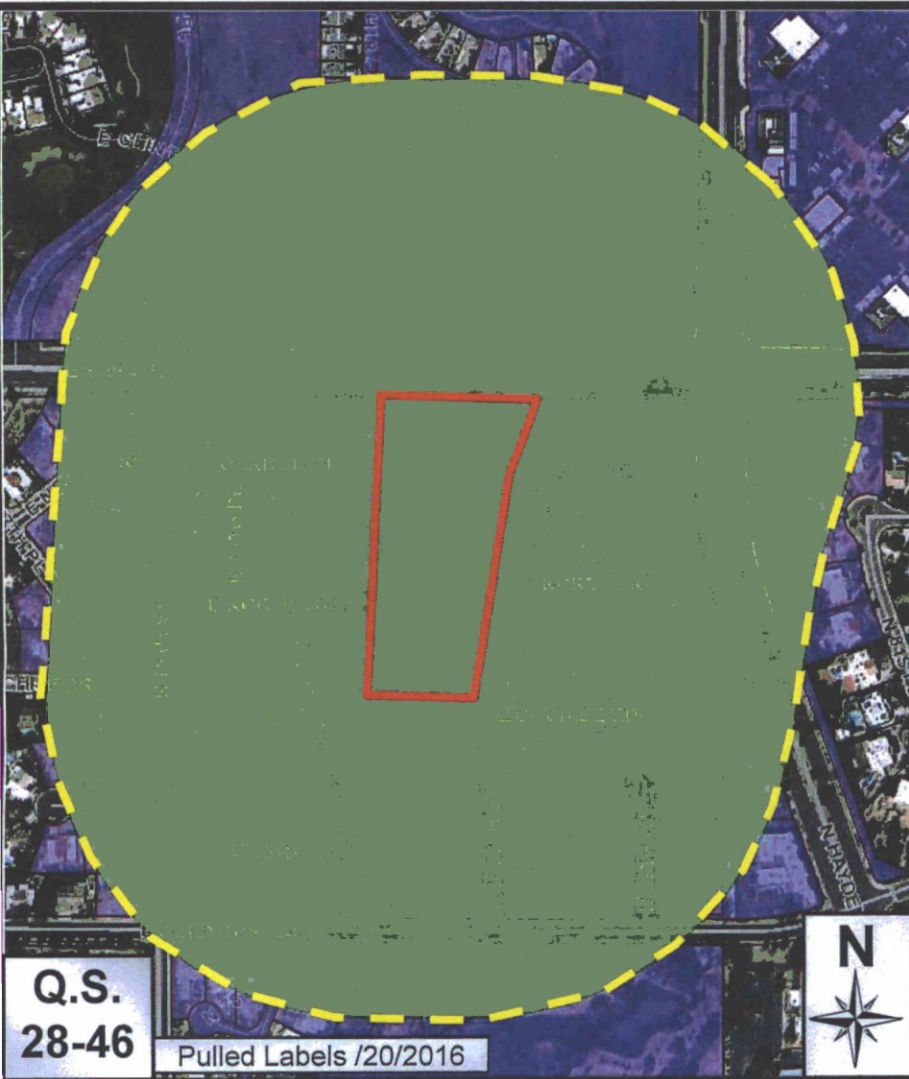
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John Poole
Resident of La Cuesta

City Notifications – Mailing List Selection Map



Map Legend:



Site Boundary



Properties within 750-foot
166 Postcards

Additional Notifications:

- Interested Parties List
- Adjacent HOA's
- P&Z E-Newsletter
- Facebook
- Twitter
- Nextdoor
- City Website-Projects in the hearing process

**Phoenix Seminary Campus
Addition and Remodel**

5-UP-2016

ATTACHMENT #9