

**Application
Narrative
Cash Transmittal
Pre-Application
Pre-App Narrative
Pre-App Cash Transmittal
Development Standards**



Request To Submit Concurrent Development Applications

Acknowledgment and Agreement

The City of Scottsdale recognizes that a property owner may desire to submit concurrent development applications for separate purposes where one or more the development applications are reliant upon the approval of another development application. City Staff may agree to process concurrently where one or more the development applications are reliant upon the approval of another development application upon receipt of a complete form signed by the property owner.

Development Application Types		
Please check the appropriate box of the types of applications that you are requesting to submit concurrently		
Zoning	Development Review	Signs
<input type="checkbox"/> Text Amendment (TA)	<input type="checkbox"/> Development Review (Major) (DR)	<input type="checkbox"/> Master Sign Program (MS)
<input checked="" type="checkbox"/> Rezoning (ZN)	<input type="checkbox"/> Development Review (Minor) (SA)	<input type="checkbox"/> Community Sign District (MS)
<input type="checkbox"/> In-fill Incentive (II)	<input type="checkbox"/> Wash Modification (WM)	Other
<input type="checkbox"/> Conditional Use Permit (UP)	<input type="checkbox"/> Historic Property (HP)	<input type="checkbox"/> Annexation/De-annexation (AN)
Exemptions to the Zoning Ordinance	Land Divisions (PP)	<input checked="" type="checkbox"/> General Plan Amendment (GP)
<input type="checkbox"/> Hardship Exemption (HE)	<input type="checkbox"/> Subdivisions	<input type="checkbox"/> In-Lieu Parking (IP)
<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Condominium Conversion	<input type="checkbox"/> Abandonment (AB)
<input type="checkbox"/> Variance (BA)	<input type="checkbox"/> Perimeter Exceptions	Other Application Type Not Listed
<input type="checkbox"/> Minor Amendment (MA)	<input type="checkbox"/> Plat Correction/Revision	<input type="checkbox"/>

Owner: Michael Lieb

Company: Torino Holdings LLC

Address: 11811 North Tatum Blvd, Suite 1051

Phone: 602.870.9741 Fax: _____

E-mail: michaelalieb@yahoo.com

As the property owner, by providing my signature below, I acknowledge and agree: 1) that the concurrent development applications are processed at the property owner's risk; 2) to hold the City harmless of all cost, expense, claims, or other liability arising in connection with the concurrent development applications; 3) to the City of Scottsdale's Substantive Policy Statement pertaining to Concurrent Applications that states that a concurrent development application that is reliant on a decision of separate development application and is submitted at the risk of the property owner, is not considered to be subject to the provisions and timeframes of the Regulatory Bill of Rights (A.R.S. §9-831 – 9-840); and 4) that upon completion of the City review(s) of the development applications, the development application(s) may not be approved.

Property owner (Print Name): Michael A Lieb Title: Manager

DocuSigned by:

074FC737A35F4A1...

Signature

Date: 11/13/2017

Official Use Only:

Submittal Date: _____

Request: Approved or Denied

Staff Name (Print): _____

Staff Signature: _____ Date: _____

Planning, Neighborhood & Transportation Division

7447 East Indian School Road Suite 105, Scottsdale, Arizona 85251 Phone: 480-312-7000 Fax: 480-312-7088

City of Scottsdale's Website: www.scottsdaleaz.gov



Request for Site Visits and/or Inspections Development Application (Case Submittals)

This request concerns all property identified in the development application.

Pre-application No: 791 - PA - 2017

Project Name: Wolff Legacy Scottsdale

Project Address: NWC of Pima Road and Legacy Boulevard

STATEMENT OF AUTHORITY:

1. I am the owner of the property, or I am the duly and lawfully appointed agent of the property and have the authority from the owner to sign this request on the owner's behalf. If the land has more than one owner, then I am the agent for all owners, and the word "owner" refer to them all.
2. I have the authority from the owner to act for the owner before the City of Scottsdale regarding any and all development application regulatory or related matter of every description involving all property identified in the development application.

STATEMENT OF REQUEST FOR SITE VISITS AND/OR INSPECTIONS

1. I hereby request that the City of Scottsdale's staff conduct site visits and/or inspections of the property identified in the development application in order to efficiently process the application.
2. I understand that even though I have requested the City of Scottsdale's staff conduct site visits and/or inspections, city staff may determine that a site visit and/or an inspection is not necessary, and may opt not to perform the site visit and/or an inspection.

Property owner/Property owners agent: Michael A Lieb

DocuSigned by:
Michael Lieb
074FC797A55F4A1...

Print Name

Signature

City Use Only:

Submittal Date: _____ Case number: _____

Planning, Neighborhood & Transportation Division

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 ♦ Phone: 480-312-7000 ♦ Fax: 480-312-7088

7-GP-2017
11/27/17

WOLFF LEGACY SCOTTSDALE SENIOR LIVING

7-GP-2017 & 23-ZN-2017



General Plan Amendment & Rezoning Project Narrative

Pima Road & Legacy Boulevard

April 20, 2018

Prepared by:

BERRY | RIDDELL
LLC

23-ZN & 7-GP-2017
04/20/18

PRINCIPALS AND DEVELOPMENT TEAM

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PURPOSE AND INTENT

The proposed application is a request for a minor General Plan Amendment (“GPA”) from Commercial to Office and a rezoning from I-1 ESL and C-2 ESL to C-O ESL on a 14+/- gross acre site located at the northwest corner of Pima Road and Legacy Boulevard (the “Property”) for the development of a “minimal residential health care” senior living community. The application also includes a request for a Parking Master Plan to reduce the required parking calculations by 24%. Modifications to the Land Use Budget from case 47-Z-87 are identified below. The corner pad site will remain C-2 ESL for future development of a bank and is not part of this request.

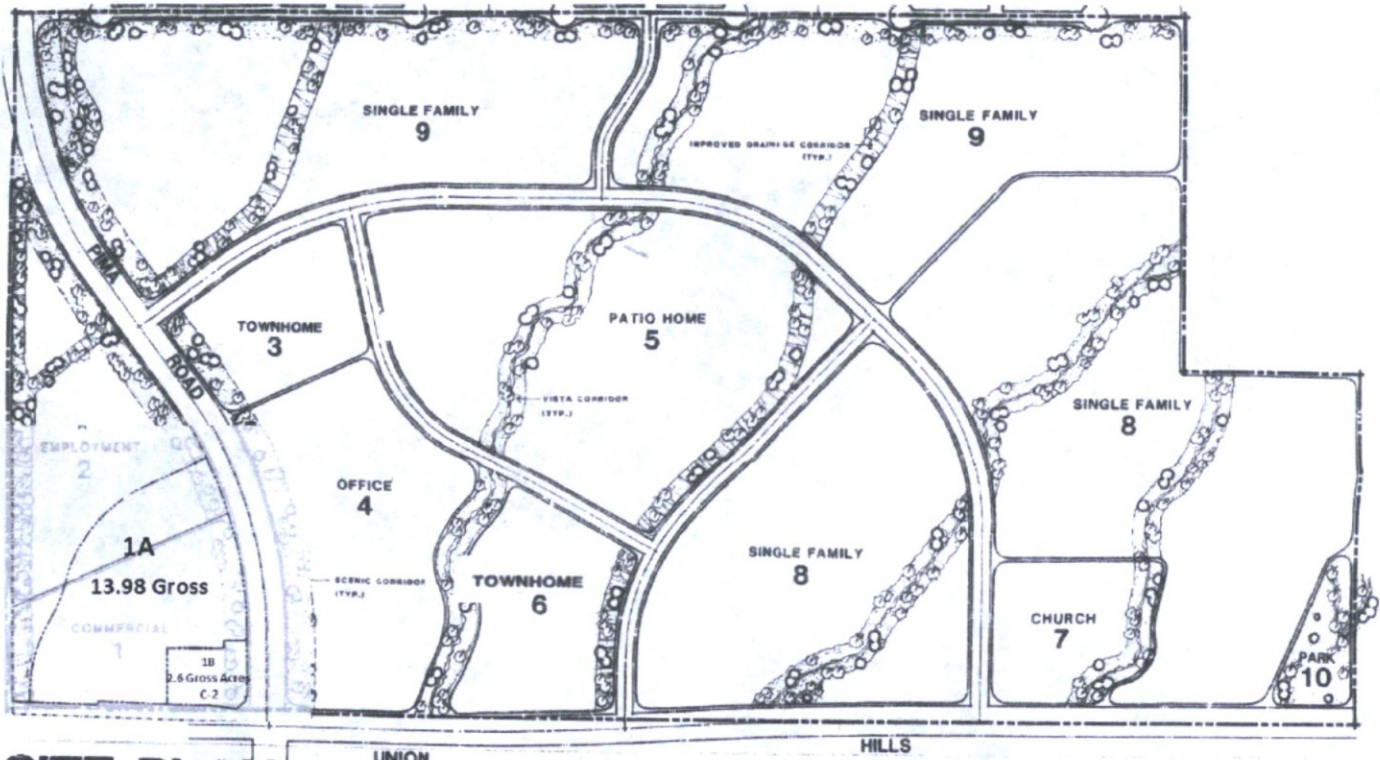


The development will include 175+/- senior residential units consisting of 1-story cottages, a 2-story clubhouse with wellness facility, dining and amenities, and two 3-story residential buildings. A 100' wide scenic corridor will be maintained along Pima Road.

Case History:

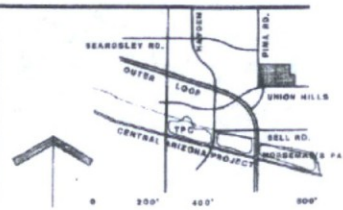
The approval of 47-Z-87 rezoned a larger 285+/- acre property including a range of uses: employment, commercial, office, and single family under a unified masterplan which has developed as the Estates at Ironwood, Cliffs at Ironwoods, and Ironwood Village residential communities as well as the La Curvata employment/office development directly north of the site. In 2007, the Development Review Board approved case 5-DR-2007 (Ironwood Festival) for a commercial retail and office building development on the Property, which was never constructed. The approval has since expired, and the Property remains vacant.

Land Use Budget (with revised data):



**SITE PLAN
LEGEND:**

Land Use Parcel	1	1A	1B	2	3	4	5	6	7	8	9	10	Total
Gross Acres	14.1	13.9	2.6	19	10	21.4	38.6	12.1	8.1	80.5	78.7	3	285.9
Proposed Zoning	C-2	C-O	C-2	I-1	R-4	C-O	R1-7	R-4	-	R1-10	R1-10	-	
Dwelling unit	-	173	-	-	80	-	160	96	-	250	200	-	786 899
Dwelling units per acre	-	12.4	-	-	8	-	4.1	8	-	3	2.5	-	-

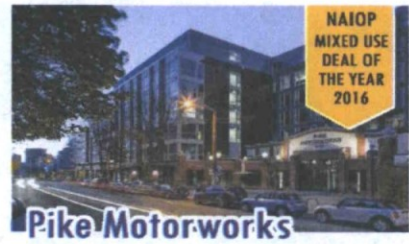


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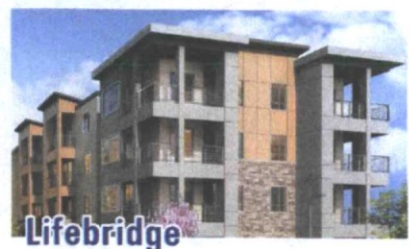
THE WOLFF COMPANY

The Wolff Company is a fully-integrated real estate private equity firm that is focused on the senior living and multifamily sectors. Since launching its investment management platform, Wolff has raised six funds, comprised of more than \$3 billion in discretionary capital. Headquartered in Arizona, with five regional offices throughout the US, The Wolff Company employs more than 130 professionals. Recipient of the 2015 DJOC Building of the Year and 2016 NAIOP Mixed Use Deal of the Year awards, among other notable accolades, their residential products are representative of the highest caliber of design and innovation as evidenced by the examples below.

Multifamily



Senior



SITE CONTEXT

Surrounding Context

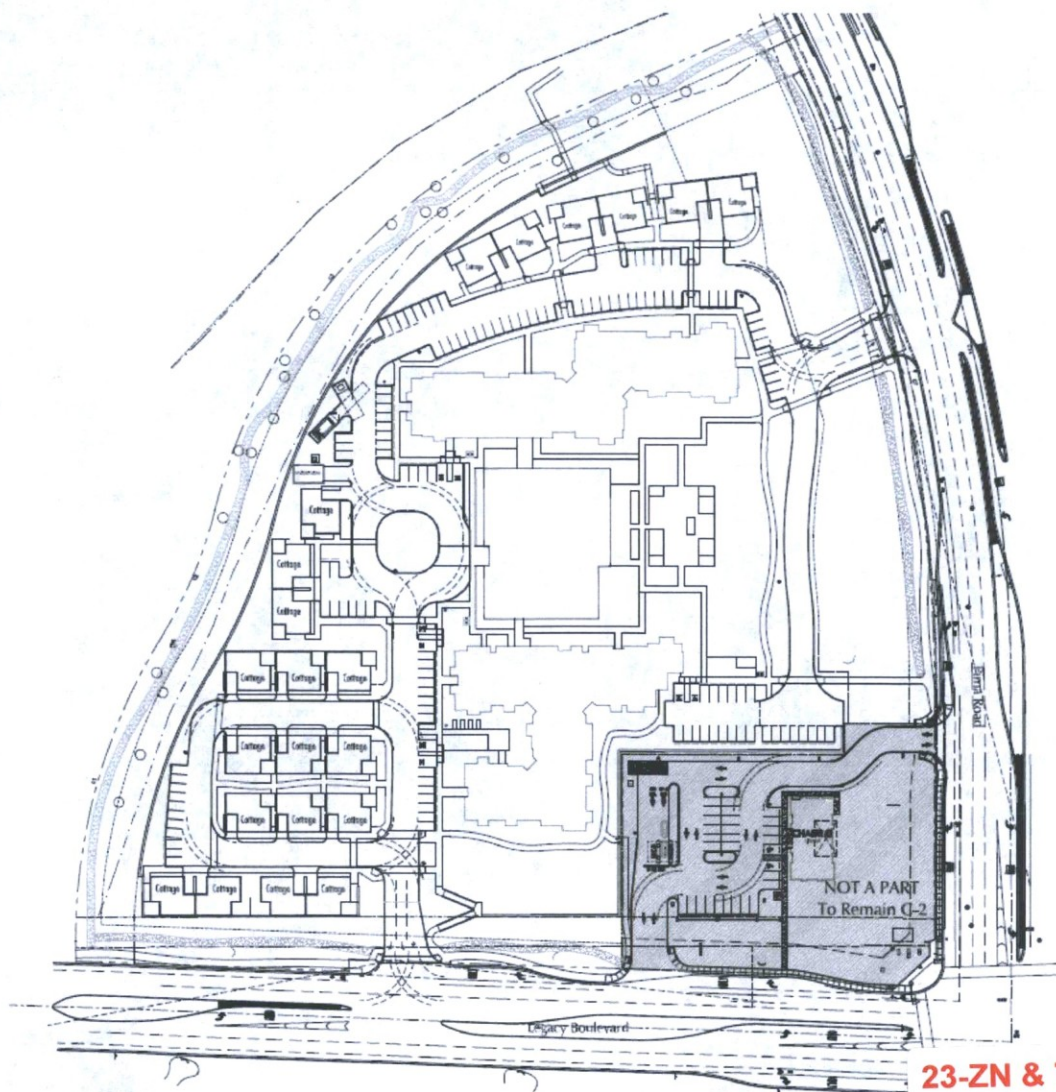
The Property is surrounded by a variety of synergistic land uses that complement the proposed senior living community. North of the site is the La Curvata office development, to west is the City of Scottsdale Water Campus, to the east is a combination of residential densities to the southeast is commercial retail (surrounded by residential) and to the south is State Land as depicted below. The plan incorporates sensitive design elements that will create appropriate transitions between the adjacent uses. This land use is a compatible fit with the surrounding context and will promote the character of the established Ironwood neighborhood to the east and DC Ranch to the southeast.



DESIGN CONCEPT

Responding to the established context, the proposed site design features purposeful walkways, a pool, abundant desert-themed landscaping, and building massing that respects the character of the adjacent uses. The main clubhouse building has been centrally positioned, to maximize setbacks from Pima Road (over 300+/- feet from Pima Road edge of pavement) as well as desert landscaping provided on all sides. Centering on the clubhouse, the facility is broken into two wings, north and south (both three-story buildings), with a central pool and outdoor amenity space on the east side of the clubhouse. The dense native landscaping that wraps the Property provides an enhanced pedestrian experience and vegetative buffer, obscuring the buildings when viewed from adjacent homes and businesses. Along Pima Road, the building setback is significant. The closest building is approximately 180+/- feet from Pima Road edge of pavement and approximately 400+/- feet from the Ironwood Village single family lots on the east side of Pima Road.

Site Plan



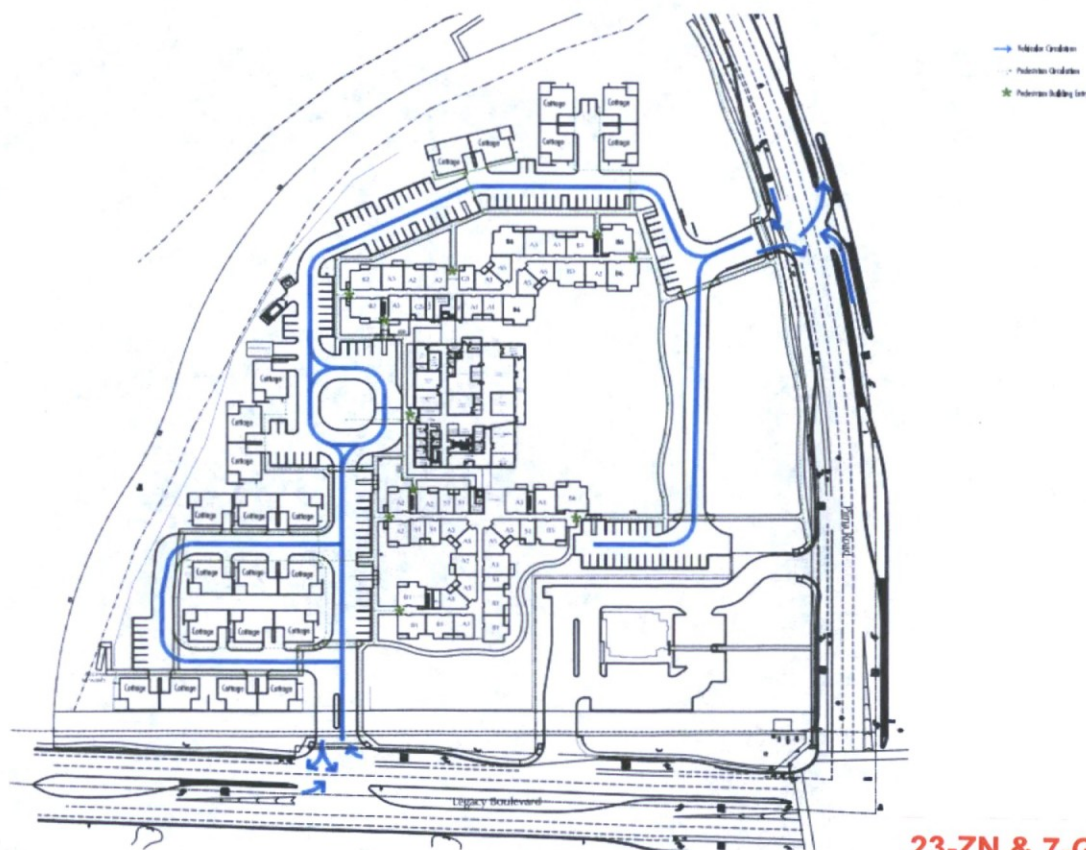
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04/20/18

The arrangement of the site is specifically designed for the benefit of residents and their mobility needs, but also promotes a synergistic land use pattern with the adjacent uses. Single-story cottages are oriented in a duplex pattern along the west and north edges and provide the residents with a high-level of independence with the north and south 3-story residential buildings more centrally located.

The proposed senior living community will allow residents to locate in a supportive active, adult environment while maintain close proximity to support services, family, and social circles. The ability to age in place while keeping one's lifestyle intact has become a key element in the quality of life and health for the senior population. Surrounded by neighborhoods, the incorporation of this use, in a way that blends into the overall character of the neighborhood, makes it easier for people to transition when needed, rather than being pushed out of the neighborhood because of lack of availability for senior lifestyle living with minimal care services on site.

A unique feature of this Property is its proximity to the adjacent wash along the north and Pima Road scenic corridor along the east, which will encourage recreational and fitness opportunities for the residents. The proposal will enliven an undeveloped Property into an appropriate land use that will bring additional business to the existing commercial development in the area (both La Curvata and DC Ranch Crossing), promote pedestrian linkages, increase utilization of the trail system by providing connectivity, and provide a needed service to the community in a manner that respects the scale of development of the existing context.

Site Circulation



DEVELOPMENT PLAN

This proposal consists of a minimal residential health care/independent senior living facility with 175+/- units, including the cottages. Independent living provides seniors an opportunity to enjoy a vibrant, social and active lifestyle with plenty of flexibility and mobility while still providing minimal healthcare services (dining, transportation and wellness/medical).

Ingress/egress occurs at two locations: along Pima Road, a major arterial, and Legacy Boulevard, a minor arterial with a future connection planned to the west (Union Hills alignment). Surface parking will be integrated throughout the site. Deceleration lane along both access points will be provided and/or maintained to facilitate efficient vehicular traffic interaction between the Property and the street. By nature of the type of residency, senior living generates a much lower traffic count than traditional residential uses and the parking provided can be reduced without deleterious impacts on the neighborhood, visitors or residents. Both a parking study and traffic study are provided with this application. Vehicular access to the Property will incorporate indigenous landscape material and setbacks shield the use from adjacent properties.

Features of the design include interior courtyards, a pool, and clubhouse with wellness/medical. Amenities will be centrally located to increase accessibility for all residents and are designed and intended for the use of the residents and their guests. A variety of active and passive recreational opportunities are provided to accommodate residents, primarily in the form of walking paths, courtyards and access and established path system to the east along Pima Road. Inner courtyards provide a shaded refuge for residents and are easily accessible to all rooms.

The proposed senior living development will appeal to our aging demographic by providing a senior lifestyle with multiple support services such as central dining, transportation service and limited medical assistance including a designated Wellness Center (within the central clubhouse building). The Wellness Center will host residents on-site private consultations with their respective medical providers. The Wellness Center will be configured to allow a wide variety of appointments across multiple medical disciplines. On-site staff will help residents coordinate with their wellness/medical providers. Following is a list (although certainly not limited to) of medical uses the Wellness Center will be designed to serve: Concierge Medicine Home Health Care, Outcall Physicians (physicals and annual checkups), Outcall Nurses (flu shots and vaccinations), Podiatry Services, Chiropractor, Massage Therapist, Physical Therapy, Speech Therapy, Hearing Aid Consultant, Nutritionist, Occupational Therapy, Mental Health Counselor and Psychiatrist.



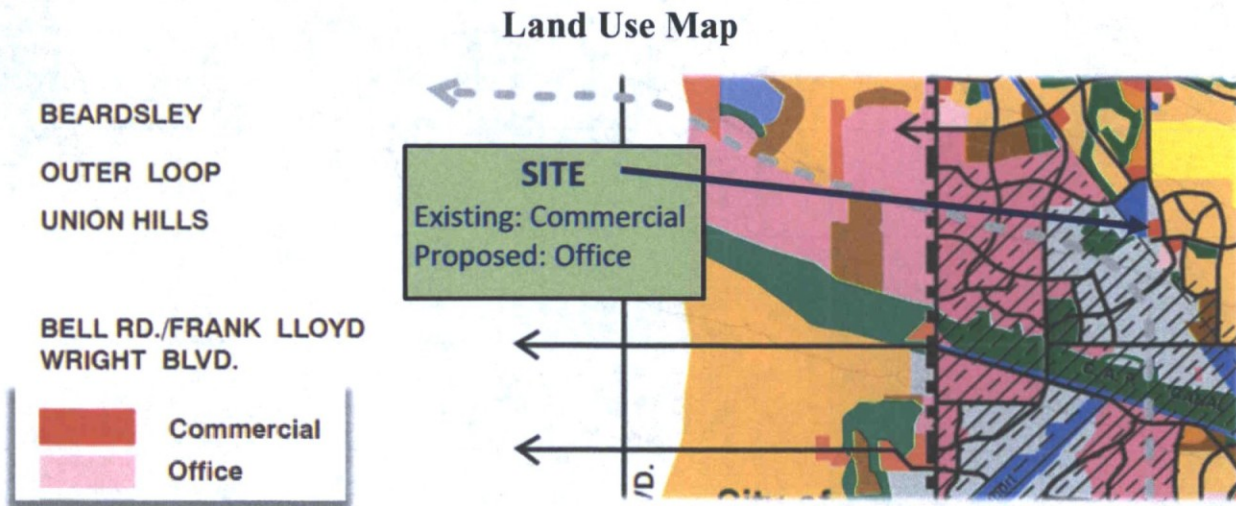
ELEVATION - West, Pima Road

23-ZN & 7-GP-2017
04/20/18

GENERAL PLAN DISCUSSION

The proposal includes a request to amend the General Plan Land Use Map designation from Commercial to Office to accommodate the request for C-O zoning. The proposal is supportive of the desired values defined in the General Plan, which include those goals for a community that *“facilitates human connection by anticipating and locating facilities that enable human communication and interaction”* and *“creates, revitalizes, and preserves neighborhoods that have long-term viability, unique attributes and character, livability, connectivity to other neighborhoods in the community, and that fit together to form an exceptional citywide quality of life”*. Wolff Legacy provides an opportunity for a compatible Office land use that increases options for seniors in this community, respects the character of the neighborhood and represents a vibrant, attractive development. The community vision is supported by this proposal, and the development will promote the achievement of many long-term goals outlined in the City’s General Plan as demonstrated below. The request from Commercial to Office is a minor GPA per the land use matrix in the General Plan. Additionally, the property size of 14+/- gross acres does not trigger the 15 gross acre or greater threshold for a major GPA.

The Property is currently identified as a Commercial land use on the General Plan Land Use Map, which in addition to traditional commercial development, “may also include housing and office uses” (General Plan 2001, page 72). The GPA request for Office land use designation is predicated on the request for C-O zoning for the Wolff Legacy development. Notably, the existing C-2 zoning permits residential healthcare facilities by right as does the requested C-O district. However, the proposed development plan and building heights required for the 3-story buildings necessitates the C-O district under this proposal. Additionally, the small portion of I-1 does not permit residential healthcare facilities.



➤ **Character and Design**

Goal #1: Determine the appropriateness of all development in terms of community goals, surrounding area character, and the specific context of the surrounding neighborhood.

Bullet #2: Encourage projects that are responsive to the natural environment, site conditions, and unique character of each area, while being responsive to people’s needs.

Response: Bounded by land designated as Cultural Institutional, Employment, Commercial and Suburban Neighborhoods, this site is an appropriate location for the proposed senior living community with an Office land use designation. Respecting that the property to the east of Pima Road consists of single-family development, the building massing pattern is significantly setback from Pima Road and the site plan provides a layering of building heights to create visual interest and an organic design. The designated Character Type in this community is Employment, which consists of a variety of commercial, employment and support service opportunities woven into the fabric of the land use pattern. Pima Road is designated as a Visually Important Roadway and preservation of the scenic corridor is paramount.

Character Types Map



Goal #4: Encourage “streetscapes” for major roadways that promote the city’s visual quality and character, and blend into the character of the surrounding area.

Bullet #3: Achieve compatibility between pedestrians and transportation routes in the **Suburban** areas of the city. Use of trees that are native and/or desert adapted and achieve a dense, broad canopy is encouraged for the main theme of the streetscape type. Separation of pedestrians from traffic flow can be realized through the use of landscape areas and consideration of sidewalk alignment.

Response: The scenic corridor incorporates design principles that respond to the pedestrian experience and provide safe and pleasant sidewalk and trail connections to adjacent developments. As shown below, the design features a significant natural setback, which will provide a buffer between the senior living community and major arterial street.



The pedestrian scale of the development is respected through desert tree-shaded sidewalks that are interconnected throughout the design and along the street frontages connecting to adjacent residential and commercial developments. These pedestrian connections promote safe and convenient access of the site by residents, employees, and visitors.

Goal #6: *Recognize the value and visual significance that landscaping has upon the character of the community and maintain standards that result in substantial, mature landscaping that reinforces the character of the city.*

Bullet #1: *Require substantial landscaping be provided as part of new development or redevelopment.*

Bullet #2: *Maintain the landscape materials and pattern within a character area.*

Bullet #3: *Encourage the use of landscaping to reduce the effects of heat and glare on buildings and pedestrian areas as well as contribute toward better air quality.*

Bullet #4: *Discourage plan materials that contribute towards air-borne pollen.*

Bullet #5: *Encourage landscape designs that promote water conservation, safe public settings, erosion protection, and reduce the “urban heat island” effect.*

Bullet #6: *Encourage the retention of mature landscape plan materials.*

Response: Because the Property is located in ESL, the proposed landscape plan recognizes the visual significance and the important role mature desert landscaping plays in quality development. The landscape plan includes a broad range of desert appropriate trees, shrubs and ground cover to complement the surrounding native desert environment and provides an enhanced visual setting for the new senior residential community. Additionally, the landscape design is mindful of the pedestrian realm providing ample clearance along sidewalks and light fixtures, while still providing shade and a desert-lush experience for its residents and visitors. The landscape palette will consist of abundant ESL approved, low-pollen varieties to promote water conservation and reduce the urban heat island effect.

Goal #7: *Encourage sensitive outdoor lighting that reflects the needs and character of different parts of the city.*

Bullet #2: *Encourage lighting designs that minimize glare and lighting intrusions into neighborhood settings.*

Bullet #3: *Encourage creative and high-quality designs for outdoor lighting fixtures and standards that reflect the character of the local context.*

Bullet #4: *Discourage lighting that reduces the viability of astronomical observation facilities within Arizona.*

Bullet #5: *Allow for lighting systems that support active pedestrian uses and contribute to public safety.*

Response: Lighting (bollard, pole and building mounted) will be designed in a manner that is respectful of the surrounding context and reflects the City's dark-sky policy. Upgraded lighting fixtures will minimize glare and avoid light intrusion into the existing neighborhoods.

➤ **Land Use**

Goal #1: *Recognize Scottsdale's role as a major regional economic and cultural center, featuring business, tourism, and cultural activities.*

Bullet #1: *Strengthen the identity of Scottsdale by encouraging land uses that contribute to the character of the community and sustain a viable economic base.*

Response: A key component of a City's economic vitality is a strong housing base. The balance between live, work and play elements of the land use pattern is a critical component in ensuring economic security. The need for senior housing is increasing and must be met with developments that support market demand, while respecting the character of the communities in which they inhabit. Specific design standards are incorporated into this proposal to create a plan that supports the need for senior housing while contributing to the character of the community.

Goal #3: *Encourage the transition of land uses from more intense regional and citywide activity areas to less intense activity areas within local neighborhoods.*

Bullet #1: *Ensure that neighborhood edges transition to one another by considering appropriate land uses, development patterns, character elements and access to various mobility networks.*

Response: Special design considerations create appropriate land use transitions from the medium density senior living facility to the existing residential neighborhoods, office, and commercial development. The primary building massing is oriented in the center of the Property with two 3-story residential buildings north and south of the 2-story clubhouse and amenities. One-story casitas are located along the north and west. The closest building

is approximately 180+/- feet from Pima Road edge of pavement and approximately 400+/- feet from the Ironwood Village single family lots on the east side of Pima Road.

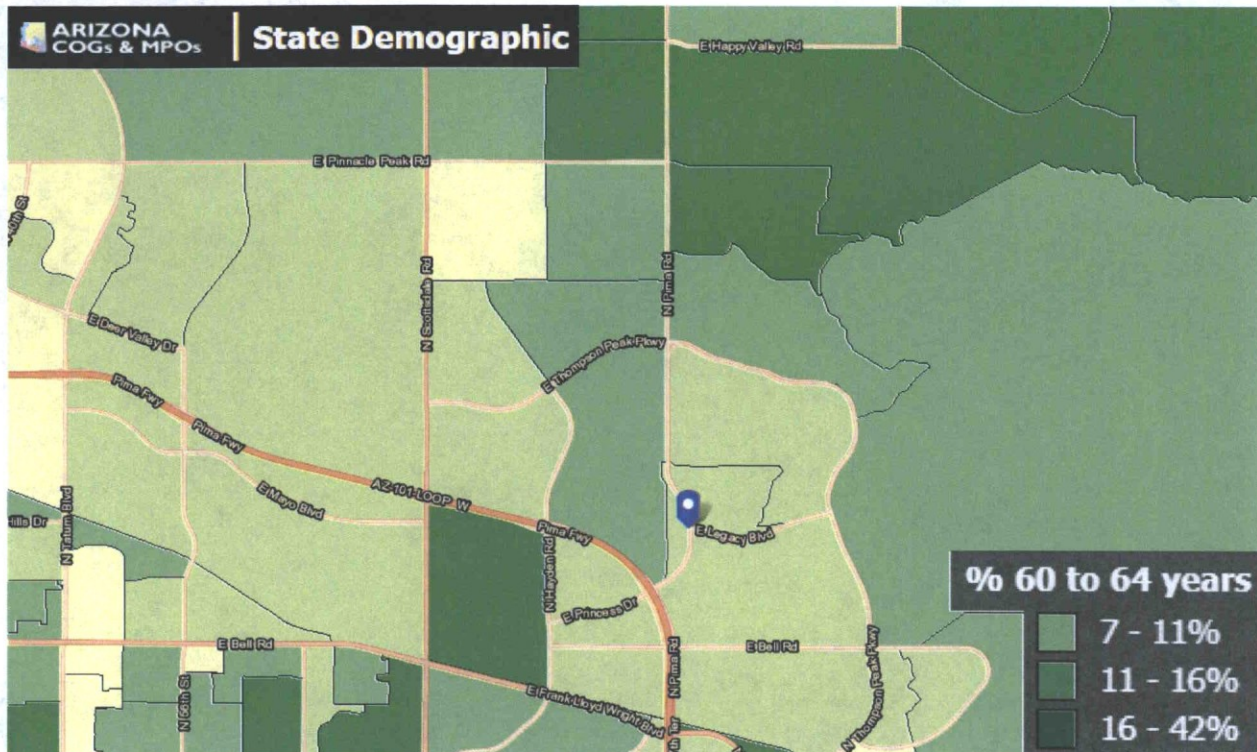
Bullet #6: *Encourage transitions between different land uses and intensities through the use of gradual land use changes, particularly where natural or manmade buffers are not available.*

Response: Specific design considerations have been made in terms of the orientation of the buildings in relation to the adjacent uses and setback from Pima Road. Tiered building massing (1, 2, and 3-story) protects the adjacent uses from any negative impacts. Buffers are created through landscape setbacks, building arrangement and massing pattern, and by dispersing the parking throughout the site. Given the diverse range of land uses that surround the Property, the proposal represents an appropriate fit for the existing context. This proposal will create a land use pattern that respects the synergistic mix of existing land uses, while providing a needed housing option for residents within the community.

Goal #4: *Maintain a balance of land uses that support a high quality of life, a diverse mixture of housing and leisure opportunities and the economic base needed to secure resources to support the community.*

Bullet #1: *Allow for a diversity of residential uses and supporting services that provide for the needs of the community.*

Response: As shown in the graphic below, the area surrounding the Property within 2+/- miles contains, in some areas, up to 42% of residents between the ages of 60 and 64 years old. As these residents continue to move into retirement and later stages of life, the need for alternative housing options will increase. This rising demographic necessitates an increase in the number of senior living units. This proposal will help to increase the diversity of housing options in this area to include senior living as required by market trends. Given the established land use pattern, the site is an appropriate location for this scale of development and will allow seniors to live close to their former homes and near their social circles and loved ones.



Goal #5: *Develop land use patterns that are compatible with and support a variety of mobility opportunities/choices and service provisions.*

Bullet #1: *Integrate the pattern of land uses and mobility systems in ways that allow for shorter and fewer automobile trips and greater choices for mobility.*

Response: The Wolff Legacy facility is a compatible development with the existing residential, office and commercial context. The building architecture has been carefully designed with a residential scale and appearance, which creates a welcoming environment for residents and supports consistency in neighborhood character. Generous open space (over 50%) has been incorporated into the design to respect the surrounding residential developments, preserve the residential scale and provide transitional buffers to separate the use. The proposal supports an appropriate land use pattern with its proposed neighborhood character through incorporation of streetscape amenities (curbs/sidewalks) as well as internal courtyards and walking paths for residents and visitors.

Bullet #2: *Encourage non-motorized (pedestrian and bicycle) access/circulation within and to mixed-use centers to reduce reliance on the automobile.*

Response: Residents, visitors, and employees are encouraged to utilize the existing and proposed pedestrian connections contained within this mixed-use setting by accessing the trail system along Pima Road within the scenic corridor, along Legacy Boulevard within the buffered setback, and along the northern wash corridor. Doubling as a recreational and fitness opportunity, the trail system will provide a valuable amenity to residents of the facility. The mixed-use nature of the area provides access from the Property to adjacent

developments encouraging walkability to support services such as the range of retail uses at DC Ranch Crossing at the southeast corner of the intersection.

Bullet #4: *Support the physical integration of residential uses with retail uses to provide opportunities for pedestrian oriented development.*

Response: In its proximity to nearby commercial and retail developments that are easily and safely accessed by walking or biking, this proposal supports this goal.

Goal # 8: *Encourage land uses that create a sense of community among those who work, live, and play within local neighborhoods.*

Bullet #2: *Develop and reinforce links (i.e. trails, paths, open space, transit, and streets) within and between residential, retail, employment, recreational and other public land uses.*

Response: The utilization of the trails contained within the established scenic corridor along Pima, buffered roadway setback along Legacy and wash corridor to the north, will connect residents to an opportunity for recreation, fitness and alternate modes of transportation. This nearby multi-use system of pathways will encourage the sense of community for residents, through its connection to the greater neighborhood.

Goal #9: *Provide a broad variety of land uses that create a high level of synergy within mixed-use neighborhoods.*

Bullet #1: *Incorporate a diverse range of residential and non-residential uses and densities within mixed-use neighborhoods.*

Response: Senior living is a convenient hybrid use, that encompasses residential, employment, and support services (dining, wellness/medical, clubhouse, recreational amenities) under one roof. The mixed-use nature of senior living coupled with the nearby established commercial center strengthen and invigorate the existing mixed-use land use pattern promoted in the area including employment, commercial, office and residential land uses.

➤ **Economic Vitality**

Goal #4: *Foster new and existing economic activities and employment opportunities that are compatible with Scottsdale's lifestyle.*

Bullet #4: *Strongly pursue economic opportunities that enhance the quality of life of the community as well as have a positive impact. This would include those businesses that provide medical, educational, cultural or recreational amenities for the community.*

Response: A key component in securing economic stability is a strong housing base that meets the needs of all residents. The economic impact of the proposal is further enhanced through the creation of good-wage jobs. Developing vacant infill properties is a critical part of the economic vitality of a maturing community and provides sustainability of the

City as a whole. This project exemplifies this goal by introducing a thriving use with direct access to an array of nearby support services and residential communities further enhancing quality of life for the residents and visitors of Scottsdale. Quality of life is improved by economic security, as well as the option for residents to age in place, rather than relocate to a senior living community outside of Scottsdale. This proposal supports the enhancement of the quality of life for Scottsdale’s residents. Given the market demand created by a rising senior demographic this new senior living community will contribute to the long-term economic stability and success of Scottsdale by providing a wider range of housing options for this age sector.

Goal #7: *Sustain the long-term economic well-being of the city and its citizens through redevelopment and revitalization efforts.*

Bullet #6: *Promote residential revitalization to maintain quality housing and thus maintain quality of life and stability of the local economy.*

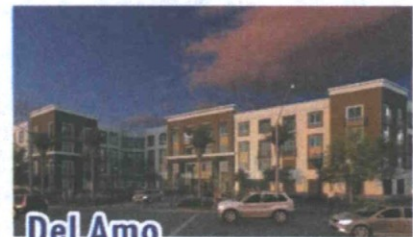
Response: As the aging population in our community moves into advanced stages of life, the need for senior living options increases. As shown in the senior living site examples below, the award-winning Wolff Company is known for their highest quality senior living residential designs. Their designs respect the residential scale, to create homes that are welcoming, compatible with adjacent developments integrate amenities and wellness services. Through the approval of this request, this undeveloped site will become a superior housing option that strengthens and diversifies the local economy and maintains the quality of life for all ages.



Lifebridge



Province



Del Amo

➤ **Housing**

Goal #2: *Seek a variety of housing options that blend with the character of the surrounding community.*

Bullet #2: *Encourage physical design, building structure, and lot layout relationships between existing and new construction to help the new developments complement the surrounding neighborhoods.*

Response: The proposed facility meets the need for a broader range of housing types in this area. The aging demographic is a rising population and the need for senior housing will increase as that group moves into the more dependent stages of life. Within that

spectrum, this senior living community provides an independent and flexible lifestyle for seniors with minimal health care amenities. The proposed development accomplishes a range of goals including the integration of high quality, vibrant architecture and innovative site planning, creating pedestrian presence with ground level activity, and providing needed housing for a growing demographic. Integrating a variety of land uses in a well-designed manner creates a quality lifestyle and appropriate balance of land uses with a rich pedestrian environment. By focusing on these important design components, the scale of the surrounding developments is respected.

Bullet #5: *Encourage the creation of mixed-use projects as a means to increase housing supply while promoting diversity and neighborhood vitality.*

Response: The mixed-use nature of this community achieves many goals and policies outlined in the General Plan and is appropriate here, given the surrounding context. As the need for senior housing increases, the need for this type of independent senior living will follow. Situating this facility among the established residential communities that will drive market need over time will allow seniors to age in place. As stated in the General Plan in page 97, “Scottsdale values ‘life cycle’ housing opportunities for people to be able to live in Scottsdale throughout their lives.”

Goal #6: *Encourage the increased availability and integration of a variety of housing that supports flexibility, mobility, independent living, and services for all age groups and those with special needs.*

Bullet #1: *Encourage the development of a full range of senior housing while also finding ways to incorporate adjacent service facilities, where appropriate.*

Response: The proposed facility meets the need for a broader range of housing types in this area. The aging demographic is a rising population and the demand for senior housing will increase as that group moves into the more dependent stages of life. Within that spectrum, this senior living community provides an independent and flexible lifestyle for seniors while still providing minimal health care amenities. The proposed development accomplishes a range of goals including the integration of high quality, vibrant architecture and innovative site planning, creating pedestrian presence with ground level activity, and providing needed housing for a growing demographic.

➤ **Community Mobility**

Goal #8: *Emphasize live, work, and play land use relationships to optimize the use of citywide systems and reduce the strain on regional and local/neighborhood systems.*

Bullet #3: *Encourage, where appropriate, mixed use developments that physically incorporate residential, shopping and work environments within one area or project and place strong emphasis on connectivity with non-motorized access.*

Response: Pedestrian circulation is an important feature of this development along not only the perimeter and internal to the site, but also beyond from the Property to the nearby residential and commercial land uses. Residents will be encouraged to utilize the established trail system for access to retail and services, as well as for exercise and recreation. Employees and visitors can access the Property by alternate modes of transportation and the development will encourage walkability.

The sidewalk improvements combined with well-placed desert shade trees will generate a more comfortable and inviting pedestrian space along the streetscape and internal to the site. This will allow ease of pedestrian circulation regardless of solar orientation. Direct pedestrian access from numerous locations along the ground level will allow residents to immediately engage the internal pathways providing for a stronger community experience.



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Parking Master Plan 9.104.F

The Wolff Legacy Scottsdale application includes a request for a Parking Master Plan to reduce the required parking calculations by 24% from 231 spaces to 175 spaces, which requires City Council approval (greater than 20% reduction). Of the 175 parking stalls provided, 44 parking stalls will be provided for the 22 cottage-style residential units, the remaining 131 parking stalls will be located on the surface throughout the development. To determine the parking demand for the proposed development, four (4) different parking demand calculation approaches were analyzed: Scottsdale Code, ITE Parking Generation, the code requirements for other cities and towns, and The Wolff Companies parking experience. Taking into consideration the parking calculation using the ITE Parking Generation, other cities' and town's parking codes, and similar sites built by The Wolff Companies, it was determined that the proposed 175 parking stalls should more than sufficiently accommodate the parking demand for the Wolff Legacy Scottsdale development.

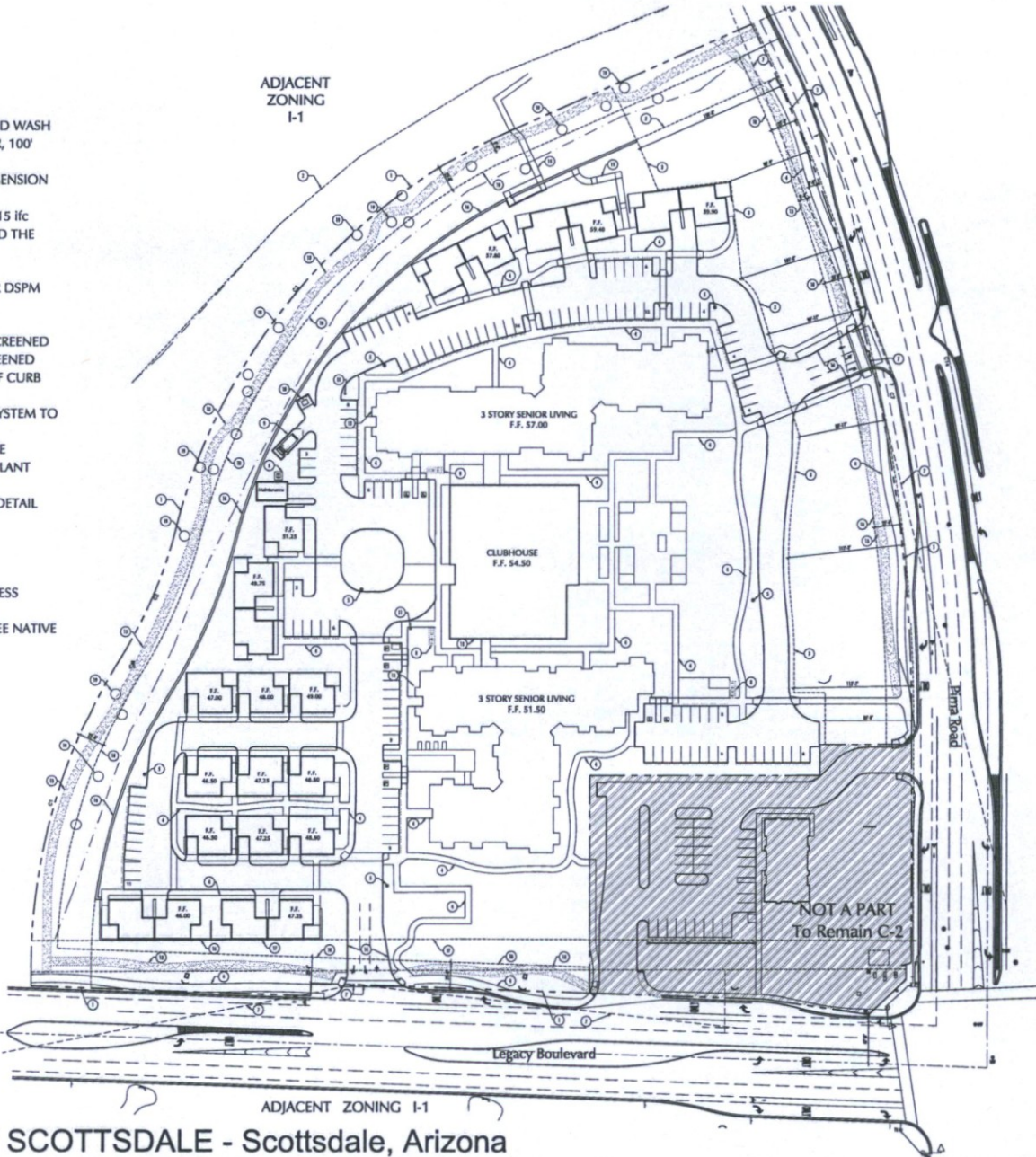
CONCLUSION

The proposed Wolff Legacy senior living development promotes the goals, policies, and guidelines of the City's General Plan by expanding the diversity of land uses, providing a needed service, creating stability and integrity for abutting residential communities, enhancing the quality of the built environment, and producing an appropriate transition to adjacent land uses. The proposed development includes uses that are compatible with the surrounding context, is sensitive to the adjacent residential properties, and will serve and support the immediate and community-wide area.

KEYNOTES

1. PROPERTY LINE
2. EASEMENT FOR EXISTING FLOOD WASH
3. PIMA ROAD SCENIC CORRIDOR, 100' AVERAGE/80' MINIMUM
4. CONCRETE SIDEWALK, SEE DIMENSION PLAN FOR DIMENSIONS
5. FIRE HYDRANT, SPACED PER 2015 IFC 507.5.1.2, WITHIN 600' AROUND THE EXTERIOR PERIMETER
6. TRANSFORMER
7. SIGHT DISTANCE TRIANGLE PER DSPM 5.3-26
8. BICYCLE PARKING SPACE
9. REFUSE COMPACTOR, FULLY SCREENED
10. REFUSE DUMPSTER, FULLY SCREENED
11. FDC - LOCATED WITHIN 4'-8" OF CURB LINE
12. FIRE RISER ROOM, SPRINKLER SYSTEM TO MEET NFPA 13
13. 8' TRAIL, FINAL LOCATION TO BE COORDINATED WITH NATIVE PLANT SURVEY
14. CH-2 SITE DRIVEWAY PER COS DETAIL #2257
15. 6' CONCRETE SIDEWALK
16. RETAINING WALL
17. DESERT SCENIC ROADWAY
18. NON-MOTORIZED PUBLIC ACCESS EASEMENT
19. EXISTING SALVAGEABLE TREE, SEE NATIVE PLANT INVENTORY

ADJACENT ZONING I-1



ADJACENT ZONING I-1



PROJECT DATA

Address	8890 East Legacy Blvd Scottsdale, Az. 85255	
Site Area:	12.08 acres net (526,291 nsf)	
	13.98 acres gross (608,909 gsf)	
	215-07-238	
APN	215-07-238	
Zoning Existing	C-2 ESL (HD), I-1	
Zoning Proposed	C-O ESL (HD)	
Open Space Required	126,310 sf (24%)	
Front Open Space	63,155 sf (50% Open Space)	
Pima Minimum	13,980 sf	
Pima Not required to exceed	34,950 sf	
Legacy Minimum	11,140 sf	
Legacy Not required to exceed	27,850 sf	
Open Space Provided	279,047 sf (53%)	
Front Open Space	105,111 sf (83% of required OS)	
Pima Front Open Space	81,237 sf	
Legacy Front Open Space	23,874 sf	
Height Allowed	48'	
Height Provided	48'	
Density Allowed	559 Units (40 / Gross Lot Area)	
Total Units:	175 Units (includes cottages)	
Residential Area:	139,127 sf gross (153 units)	
Cottage Area Total:	30,250 sf gross (22 units)	
Clubhouse Area:	16,871 sf gross	
Total Area:	176,248 sf gross	
FAR Allowed per C-O	425,500 gsf (.8)	
FAR Provided	188,650 gsf (.35)	
Parking Required:	231 spaces	
Residential:	219 spaces (1.25 / unit)	
Commercial (2,800 sf):	12 spaces (1 / 250sf)	
Bicycle Required	24	
Parking Provided:	175 spaces	
Surface	131 spaces (1 / unit)	
Cottage	44 spaces	
Bicycle Provided	24 spaces	
Accessible Spaces Required	6 (per ADA 2010 208.2)	
Accessible Spaces Proposed	8	

Scale: 1" = 100'
 DATE: 1/30/18
 SITE PLAN
 Revised: 4/19/15 17165.000 - 1/30/18



WOLFF LEGACY SCOTTSDALE - Scottsdale, Arizona

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