

**Marked Agendas
Approved Minutes
Approved Reports**

CITY COUNCIL REPORT



Meeting Date: August 28, 2018
General Plan Element: Land Use
General Plan Goal: Create a sense of community through land uses

ACTION

Spectrum - Camelback 1-ZN-2018

Request to consider the following:

Adopt Ordinance No. 4360 approving a Zoning District Map Amendment from Service Residential (S-R) to Commercial Office (C-O) zoning on +/- 3.92-acres of a +/- 4.5-acre site located at 8102 E. Camelback Road.

Goal/Purpose of Request

The applicant's request is to rezone the property for a 116-bed specialized residential health care facility. The facility proposed would provide both assisted living and memory care within a two and three-story building on the subject site.

Key Items for Consideration

- SSCAP – Indian Bend Wash Revitalization Area
- Increased open space and pedestrian connectivity
- Concerns expressed by Cameldale residents to the north
- Planning Commission heard this case on June 27th, 2018 and recommended approval with a 4-0 vote.

OWNER

Mike Longfellow / Spectrum
LEITE, LLC
(303) 360-8812

APPLICANT CONTACT

John Berry
Berry Riddell LLC
480-385-2727

LOCATION

8102 E. Camelback Road



8102 E. Camelback Road

BACKGROUND

General Plan

The General Plan Land Use Element designates the property as Office. This category includes a variety of office uses. Major offices include offices and related uses that have more than one story and may have underground parking. Typically, this use is in and around the central business district, other major commercial cores, or freeway interchanges. Arterial roadway access is desirable. Landscaping and development standards for major offices vary, depending upon the location of the use.

Character Area Plan

The Southern Scottsdale Character Area Plan (SSCAP) designates the property as an Indian Bend Wash Revitalization Area. This category explores several aspects of neighborhood regeneration within Southern Scottsdale. These include: preservation of residential neighborhoods, promotion of greater community connectivity, encouragement of redevelopment and reinvestment, strengthening of community identity, and encouragement of quality construction and design. The goals of this area encourage the revitalization of commercial and office land uses along Indian Bend Wash to promote new recreational, entertainment, and housing options on sites which are immediately adjacent to this primary open space amenity.

Zoning

The site is currently zoned Service Residential (S-R) and Open Space (O-S), a Zoning District Map Amendment is proposed from Service Residential (S-R) to Commercial Office (C-O). The Open Space (O-S) zoning will remain at the southwest end of the site. The S-R zoning district is intended to provide offices of a residential scale and character, to serve nearby neighborhoods; and secondarily, to offer medium density residential land uses. The C-O zoning district is intended to provide an environment desirable for and conducive to development of office and related uses adjacent to commercial areas. In addition, some specified uses are permitted with use limitations which promote their compatibility with office and residential uses. The proposed C-O district allows for Residential Health Care Facilities with specified use limitations.

Context

The subject property is located east of the north east corner of E. Camelback Road and N. Hayden Road. The previous use on the property was the Le Cordon Bleu Collage of Culinary Arts.

Adjacent Uses and Zoning

- North: Cameldale Unit One, residential subdivision; zoned Townhouse Residential district (R-4)
- South: Indian School Park; zoned Open Space district (O-S) and Scottsdale Sorrento Apartments; zoned Multiple-family Residential district (R-5)
- East: Scottsdale Country Acres, residential subdivision; zoned Single-family Residential district (R1-7)
- West: Indian Bend Wash; zoned Open Space district (O-S)

Other Related Policies, References:

Scottsdale General Plan 2001, as amended
Southern Scottsdale Character Area Plan
Zoning Ordinance

APPLICANTS PROPOSAL

Development Information

The development proposal includes a new 116-bed specialized residential health care facility. The facility proposed would provide both assisted living and memory care within a two and three-story building on the subject site.

- Existing Use: Le Cordon Bleu Collage of Culinary Arts (vacant)
- Proposed Use: Residential Health Care Facility
- Buildings/Description: one building (2 and 3-story)
- Parcel Size: 4.5 acres (gross)
3.2 acres (net)
- C-O zoning area: 3.92 acres (gross)
- O-S zoning area: 0.58 acres (gross)
- Building Height Allowed: 48 feet (32 feet within 100 feet of a residential district)
- Building Height Proposed: 39 ½ feet (32 feet within 100 feet of a residential district)
- Parking Required: 82 spaces
- Parking Provided: 111 spaces
- Open Space Required: 30,195sqft (0.69ac)
- Open Space Provided: 34,660sqft (0.8ac)

IMPACT ANALYSIS

Land Use

The existing use on the property was the Le Cordon Bleu Collage of Culinary Arts, and Scottsdale Culinary Institute prior. The existing 2-story buildings on the site currently sit vacant. The proposed C-O zoning district is typically intended to provide for development of office and related uses adjacent to commercial and residential areas. The C-O district identifies Residential Health Care Facilities as an allowed land use with specified development standards to promote greater open space preservation and pedestrian connectivity with the surrounding areas.

The site is located in the Southern Scottsdale Character Area, which designates the property as an area of Neighborhood Revitalization. These revitalization areas also promote greater community

connectivity, encouragement of redevelopment and reinvestment, strengthening of community identity, and encouragement of quality construction and design.

Transportation/Trails

Parking for the proposed use requires 82 spaces, 111 spaces are shown on the proposed site plan. Additionally, 8 spaces will be re-designated for use of the City at the south west end of the site, by separate recorded agreement amending the previous such agreement on the site for park maintenance and overflow parking.

The site plan proposes pedestrian access around the building with connections to a widened sidewalk along Camelback Road and the adjacent park system.

Water/Sewer

The preliminary water and sewer basis of design reports for this project have been reviewed by City staff and show that the service needs can be provided for by the existing infrastructure in the area.

Public Safety

The City's public safety divisions have reviewed the proposal and find that there is adequate ability for existing facilities to provide emergency services. No impacts to existing service levels are anticipated.

Open Space

The site plan proposes to reconstruct the parking along the E. Camelback Road frontage to create the required frontage open space landscape buffer between the parking and the street that does not currently exist on the property. The site design also accounts for the increased open space requirement specific to the Residential Health Care land use.

Community Involvement

The applicant sent out notification to property owners within 750 feet of the site, did door-to-door outreach to the immediate neighbors, and held an open house meeting on 2/12/2018. The City sent out notification to property owners within 750 feet of the site and received a few phone calls inquiring about the propose change and one email expressing concerns about increasing density in the area.

OTHER BOARDS AND COMMISSION

Planning Commission:

Planning Commission heard this case and recommended approval with a 4-0 vote.

Staff's Recommendation to Planning Commission:

Staff recommended that the Planning Commission find that the proposed zoning district map amendment is consistent and conforms with the adopted General Plan, and make a recommendation to City Council for approval, per the attached stipulations.

RECOMMENDATION

Recommended Approach:

Adopt Ordinance No. 4360 approving a Zoning District Map Amendment from Service Residential (S-R) to Commercial Office (C-O) zoning on +/- 3.92-acres of a +/- 4.5-acre site located at 8102 E. Camelback Road.

RESPONSIBLE DEPARTMENT

Planning and Development Services

Current Planning Services

STAFF CONTACT

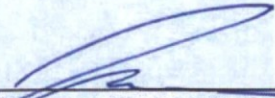
Jeff Barnes

Senior Planner

480-312-2376

E-mail: jbarnes@ScottsdaleAZ.gov

APPROVED BY



Jeff Barnes, Report Author

8/14/18

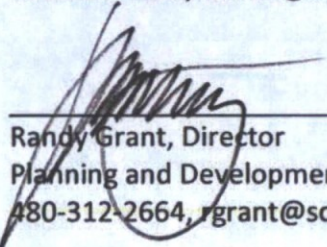
Date



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

8/14/2018

Date



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

8/13/18

Date

ATTACHMENTS

1. Context Aerial
2. Aerial Close-Up
3. Ordinance No. 4360
 - Exhibit 1: Stipulations
 - Exhibit A to Exhibit 1: Site Plan
 - Exhibit B to Exhibit 1: Elevations
 - Exhibit 2: Zoning Map
4. Zoning Map (Existing)
5. General Plan Land Use Map
6. Applicant's Narrative
7. Open Space Plan
8. Landscape Plan
9. Perspective
10. Citizen Involvement
11. City Notification Map
12. June 27th, 2018 Planning Commission meeting minutes



Q.S.
18-47

Google Earth Pro Imagery



Context Aerial

ATTACHMENT #1

1-ZN-2018



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Google Earth Pro Imagery



Aerial Close-Up

ATTACHMENT #2

1-ZN-2018

ORDINANCE NO. 4360

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, AMENDING ORDINANCE NO. 455, THE ZONING ORDINANCE OF THE CITY OF SCOTTSDALE, BY AND FOR THE PURPOSE OF CHANGING THE ZONING ON THE "DISTRICT MAP" TO ZONING APPROVED IN CASE NO. 1-ZN-2018 FROM SERVICE RESIDENTIAL (S-R) TO COMMERCIAL OFFICE (C-O) ZONING ON +/- 3.92-ACRES OF A +/- 4.5-ACRE SITE LOCATED AT 8102 E. CAMELBACK ROAD.

WHEREAS, the Planning Commission held a hearing on June 27th, 2018;

WHEREAS, the City Council held a hearing on August 28th, 2018; and

WHEREAS, the City Council finds that the proposed development is in substantial harmony with the General Plan of the City of Scottsdale and will be coordinated with existing and planned development; and

WHEREAS, it is now necessary that the comprehensive zoning map of the City of Scottsdale ("District Map") be amended to conform with the decision of the Scottsdale City Council in Case No. 1-ZN-2018.

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

Section 1. That the "District Map" adopted as a part of the Zoning Ordinance of the City of Scottsdale, showing the zoning district boundaries, is amended by rezoning +/- 3.92-acres of a +/- 4.5-acre site located at 8102 E. Camelback Road and marked as "Site" (the Property) on the map attached as Exhibit 2, incorporated herein by reference, from Service Residential (S-R) to Commercial Office (C-O) zoning.

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

PASSED AND ADOPTED by the Council of the City of Scottsdale this _____ of _____, 2018.

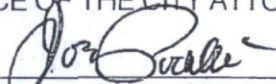
ATTEST:

CITY OF SCOTTSDALE, an Arizona
Municipal Corporation

By: _____
Carolyn Jagger
City Clerk

By: _____
W.J. "Jim" Lane
Mayor

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

By:  _____
Bruce Washburn, City Attorney
By: Joe Padilla, Deputy City Attorney

Attachment 3

Stipulations for the Zoning Application:

Spectrum - Camelback

Case Number: 1-ZN-2018

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 Vessel Architecture and Design and with the city staff date of 4/25/2018, attached as Exhibit A to Exhibit 1. 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. CONFORMANCE TO CONCEPTUAL BUILDING ELEVATIONS. Development shall conform with the conceptual building elevations submitted by Vessel Architecture and Design and with the city staff date of 4/25/2018, attached as Exhibit B to Exhibit 1. Any proposed significant change to the conceptual building elevations, as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council.
3. BICYCLE PARKING. The final site design shall provide four (4) bicycle parking spaces (2 racks)

DEDICATIONS

4. RIGHT-OF-WAY DEDICATIONS. Prior to any permit issuance for the development project, the owner shall make the following fee simple right-of-way dedications to the City of Scottsdale:
 - a. EAST CAMELBACK ROAD. Forty (40') foot dedication, for a total of Forty (40') foot wide East Camelback Road half-right-of-way width.
5. LOCAL RESIDENTIAL PRIVATE STREETS. All local residential private streets shall be contained within a subdivision track of land that has minimum total width of forty (40) feet, and dedications to the property owners association consisting of property owners within the subdivision of the development project.
6. VEHICLE NON-ACCESS EASEMENT. Prior to issuance of any permits for the development project, the owner shall dedicate a one-foot wide Vehicular Non-Access Easement adjacent to Camelback Road lot line, except at the approved street entrance.
7. PUBLIC NON-MOTORIZED ACCESS EASEMENT. Prior to issuance of any permit for the development project, the owner shall dedicate to the City a continuous Public Non-Motorized Access Easement to the City of Scottsdale to contain the public sidewalk in locations where the sidewalk crosses on to the lot.
8. PARKING EASEMENT AGREEMENT. Prior to issuance of any permit for the development project, the owner and the City shall complete a termination of the existing Parking and Cross-Access Easement on the site and enact a new Parking Easement Agreement that aligns with the new parking layout.

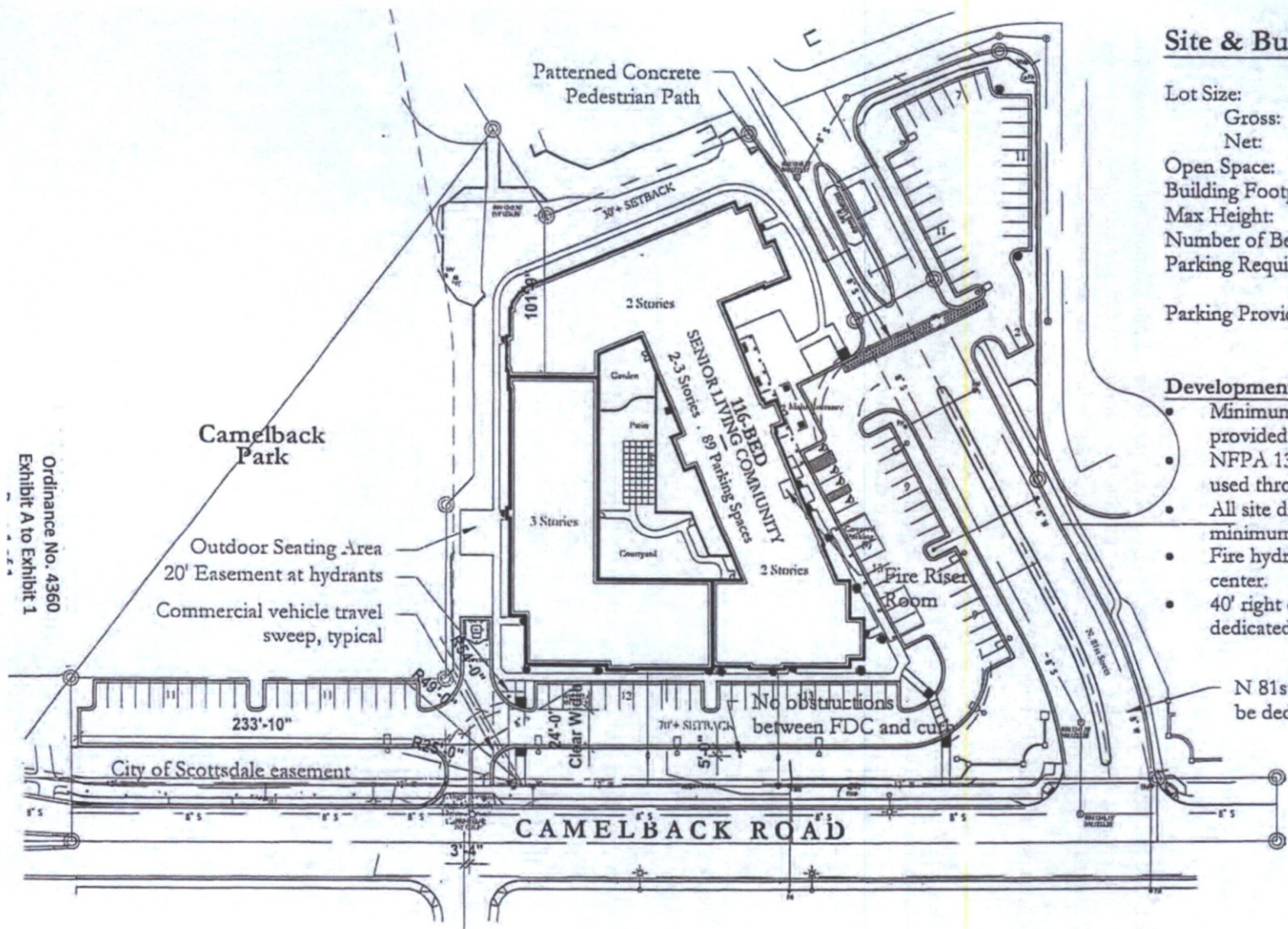
INFRASTRUCTURE

9. CONSTRUCTION COMPLETED. Prior to issuance of any Certificate of Occupancy or Certification of Shell Building, whichever is first, for the development project, the owner shall complete all the infrastructure and improvements required by the Scottsdale Revised Code and these stipulations.
10. STANDARDS OF IMPROVEMENTS. All improvements (curb, gutter, sidewalk, curb ramps, driveways, pavement, concrete, water, wastewater, etc.) shall be constructed in accordance with the applicable City of Scottsdale Supplements to the Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction, Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction, the Design Standards and Policies Manual (DSPM), and all other applicable city codes and policies.
11. CIRCULATION IMPROVEMENTS. Prior to any permit issuance for the development project, the owner shall submit and obtain approval of construction documents to construct the following improvements:
 - a. EAST CAMELBACK ROAD
 1. Construct CL-1 driveway at the location identified on the site plan and aligned with the driveway to the south in accordance with the Minor Collector street type as specified in the DSPM.
 2. Replace the sidewalk ramps at the intersection of Camelback Road and 81st Street per City of Scottsdale Standard Details - COS Std. Detail #2234.
 3. Remove and replace the existing sidewalk along Camelback Road with an eight (8') foot sidewalk. The sidewalk shall not meander except at the street intersection and driveway locations.
 - b. NORTH 81ST STREET (Private)
 1. Construct a sidewalk connection between the remote parking lot and the main project site as indicated on the approved site plan on North 81st Street.
 2. Provide a minimum six (6) foot wide sidewalk connection from the sidewalk near the northeast corner of the building to 81st Street for connectivity into the adjacent subdivision.
12. WATER AND WASTEWATER IMPROVEMENTS. The owner shall provide all water and wastewater infrastructure improvements, including any new service lines, connection, fire-hydrants, and man-holes, necessary to serve the development. All water meters shall be placed in City right-of-way or easements.
13. FIRE HYDRANT. The owner shall be provide fire hydrant(s) and related water infrastructure adjacent to lot, in the locations determined by the Fire Department Chief, or designee. All hydrants and waterlines leading up to the hydrant shall be in City right-of-way or easements.

REPORTS AND STUDIES

14. DRAINAGE REPORT. With the Development Review Board submittal, the owner shall submit a Drainage report in accordance with the Design Standards and Policies Manual for the development project. In the drainage report, the owner shall address:

- a. With the DR Case Drainage Report submittal, the Engineer must run a HEC-RAS model along Indian Bend Wash which should include the culvert/bridge under Camelback Rd and which must use a 100-year peak discharge flow of 30,000 cfs as required by the City based on an existing agreement between the City and the U.S. Army Corps of Engineers. The Engineer may use any existing HEC-RAS or HEC-2 models available in this area prepared by other civil engineering firms. [Reference: COS DS&PM: Section 4-1A]
 - b. The Lowest Floor elevations (LF_{88}) for all proposed buildings must be set at or above the highest adjacent 100-year Water Surface Elevation (WSE) based on the HEC-RAS model results, which is mentioned in Comment #1 above. [Reference: COS DS&PM: Section 4-1A]
15. BASIS OF DESIGN REPORT (WATER). With the Development Review Board submittal, the owner shall submit a Final Basis of Design Report for Water for the development project in accordance with the Design Standards and Policies Manual. In the basis of design report, the owner shall address:
- a. Water demands calculated per DSPM 6-1.416
16. REFUSE PLAN. With the Development Review Board submittal, the owner shall submit a refuse plan that addresses adequate waste removal capacity including the make and model of the proposed compactor. The Refuse enclosure will require grease containment if commercial cooking facilities are provided.



Site & Building Data

Lot Size:	
Gross:	170,092 SF
Net:	141,112 SF
Open Space:	38,166 SF
Building Footprint:	43,896 SF
Max Height:	40 FT
Number of Beds:	116
Parking Required:	116 beds * 0.7 = 82 spots required
Parking Provided:	89 spots 4 accessible

Development Notes:

- Minimum vertical clearance of 13'-6" provided above all site drives
- NFPA 13 compliant sprinkler system to be used throughout building
- All site drives will be designed to support at minimum 83,000 lb. GVW
- Fire hydrant spacing will not exceed 700 ft on center.
- 40' right of way at E. Camelback Road to be dedicated with final plan approval

Ordinance No. 4360
Exhibit A to Exhibit 1

1-ZN-2018
04/25/18



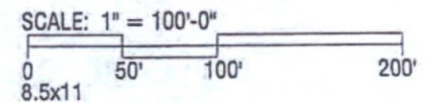
ARCHITECTURE & DESIGN



SPECTRUM



SITE PLAN
Spectrum Camelback Road

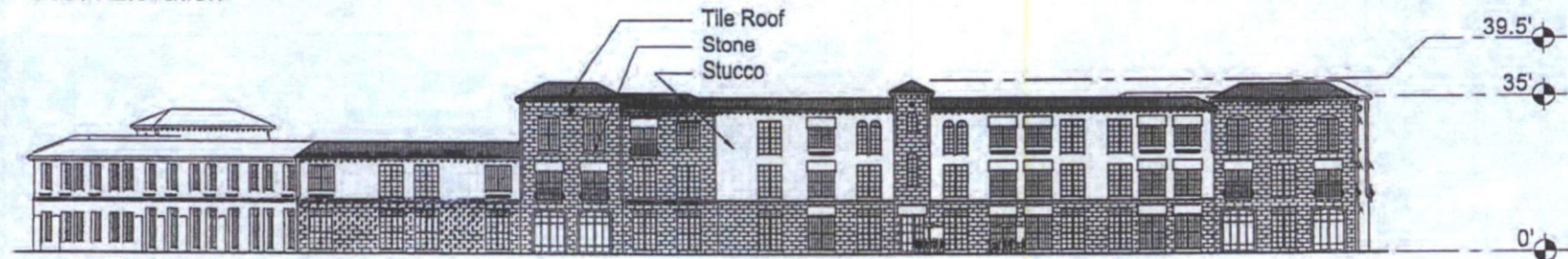




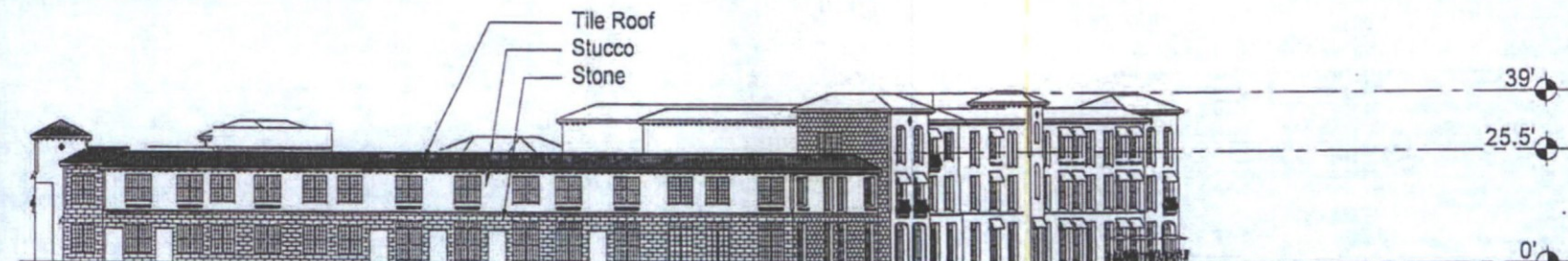
Northeast Elevation



South Elevation



West Elevation



Northwest Elevation

Ordinance No. 4360
Exhibit B for Exhibit A

1-ZN-2018
04/25/18



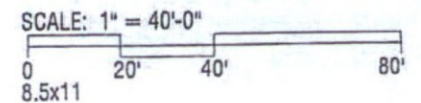
ARCHITECTURE & DESIGN

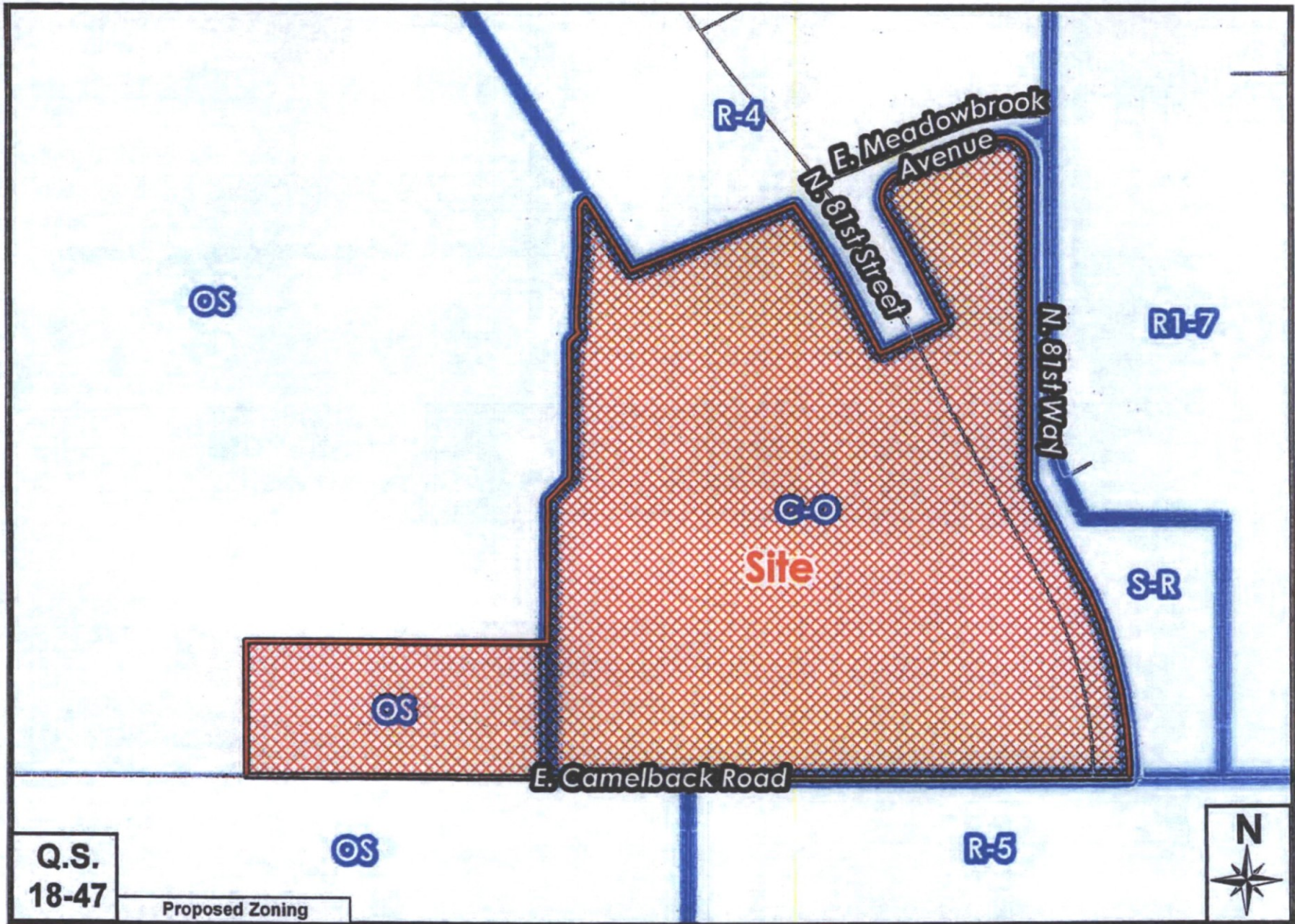


SPECTRUM

BUILDING ELEVATIONS

Spectrum Camelback Road





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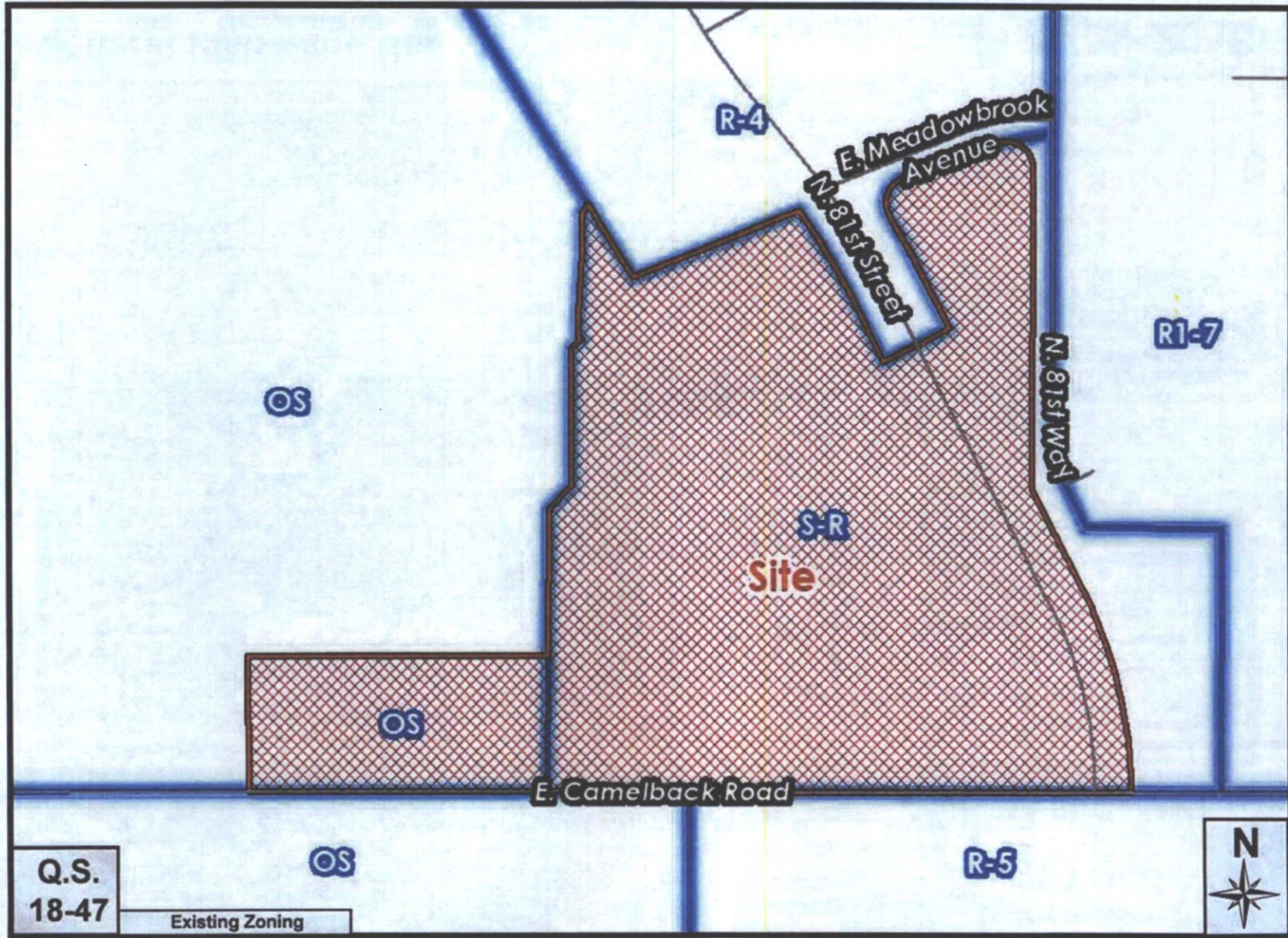
Proposed Zoning

Zoning - Proposed

Ordinance No. 4360
Exhibit 2
Page 1 of 1

R-5

1-ZN-2018



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Existing Zoning

Zoning – Existing

ATTACHMENT #4

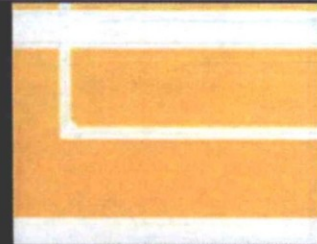
1-ZN-2018

E. HAYDEN ROAD

N. 82ND STREET

E. CAMELBACK ROAD

-  RURAL NEIGHBORHOODS
-  SUBURBAN NEIGHBORHOODS
-  URBAN NEIGHBORHOODS
-  MIXED-USE NEIGHBORHOODS
-  RESORTS/TOURISM
-  SHEA CORRIDOR
-  MAYO SUPPORT DISTRICT
-  REGIONAL USE DISTRICT
-  COMMERCIAL
-  OFFICE
-  EMPLOYMENT
-  NATURAL OPEN SPACE
-  DEVELOPED OPEN SPACE (PARKS)
-  DEVELOPED OPEN SPACE (GOLF COURSES)
-  CULTURAL/INSTITUTIONAL OR PUBLIC USE
-  MCDOWELL SONORAN PRESERVE (AS OF 8/2003)
-  RECOMMENDED STUDY BOUNDARY OF THE MCDOWELL SONORAN PRESERVE
-  CITY BOUNDARY
-  LOCATION NOT YET DETERMINED



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General Plan Land Use

General Plan Land Use Map

ATTACHMENT 5

1-ZN-2018

Spectrum/ Camelback Residential Health Care



SPECTRUM

RETIREMENT COMMUNITIES, LLC

Rezoning Project Narrative

8102 E. Camelback

April 20, 2018

Submitted by:

BERRY | RIDDELL
LLC

ATTACHMENT 6

1-ZN-2018
04/25/18

PRINCIPALS AND DEVELOPMENT TEAM

DEVELOPER

Spectrum Retirement Communities
Michael Longfellow
200 Spruce Street, Suite 200
Denver, CO 80230
Tel: 303-218-0406

ENGINEER

SEG Sustainability Eng. Group
Ali Fakh, Owner/Engineer
Steve Counsell, Engineer
8280 E. Gelding Drive, Suite 101
Scottsdale, AZ 85260
Tel: 480-588-7226

ARCHITECT

Vessel Architecture & Design
Brian Van Winkle, Principal Architect
Kevin Gates, Architect
600 Emerson Road, Suite 401
St. Louis, MO 63141
Tel: 314-324-2542

OUTREACH

Technical Solutions
Susan Bitter Smith
Prescott Smith
4350 E. Camelback Road, Suite G-200
Phoenix, AZ 85018
602-957-3434

LAND USE ATTORNEY

Berry Riddell LLC
John Berry, Esq.
Michele Hammond, Principal Planner
6750 E Camelback Road, Suite 100
Scottsdale, Arizona 85251
Tel: 480-385-2727

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PURPOSE AND INTENT

The purpose of this application is to rezone a 4.5+/- gross acre site located at 8102 E. Camelback Road (the "Property") from Service Residential (S-R) to Commercial Office (C-O) for the development of a "residential health care" senior living community with both assisted living and memory care (both classified as "specialized care" per the Zoning Ordinance definition). Identified as Office in the City of Scottsdale (the "City") General Plan, the project is consistent with the land use designation, promotes land use balance, and will provide for the achievement of many of the City's long-term goals. The site is currently occupied by the Le Cordon Bleu College of Culinary Arts building, although the use vacated several years ago. The proposal includes a two- and three-story building with a central open space amenity and surface parking per City Code. Improvements along Camelback will include a refined sidewalk connection and increased open space buffer.

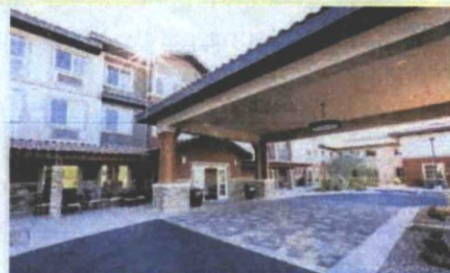
At this facility, Spectrum Retirement Communities will provide two senior living options; assisted living and memory care. The assisted living programs are designed to offer residents assistance with activities of daily living. Their professionally trained staff works closely with each family to determine which program is most appropriate, so residents get the best care possible. Memory care requires knowledge, experience, understanding and most importantly, compassion. The Spectrum memory care program is dedicated to providing an atmosphere that promotes independence, dignity, privacy and choice.

The Property lies within the Southern Scottsdale Character Area Plan ("SSCAP"), which identifies this area as a community of residential neighborhoods with a need for people-oriented land uses, pedestrian-friendly design, dynamic streetscapes, gathering places, and building massing that complements the surrounding built environments. This proposal meets the criteria for compatible development as outlined in the General Plan and SSCAP, which will be elaborated throughout this narrative.

ABOUT SPECTRUM

Spectrum Retirement Communities currently operates in twelve states with several assisted living facilities in Arizona and others under development. Spectrum has established design principles that are highly sensitive to the surrounding communities and supportive of a safe, functional and comfortable living environment for its residents.

The Enclave at Anthem and Palo Verdes in Peoria depicted below



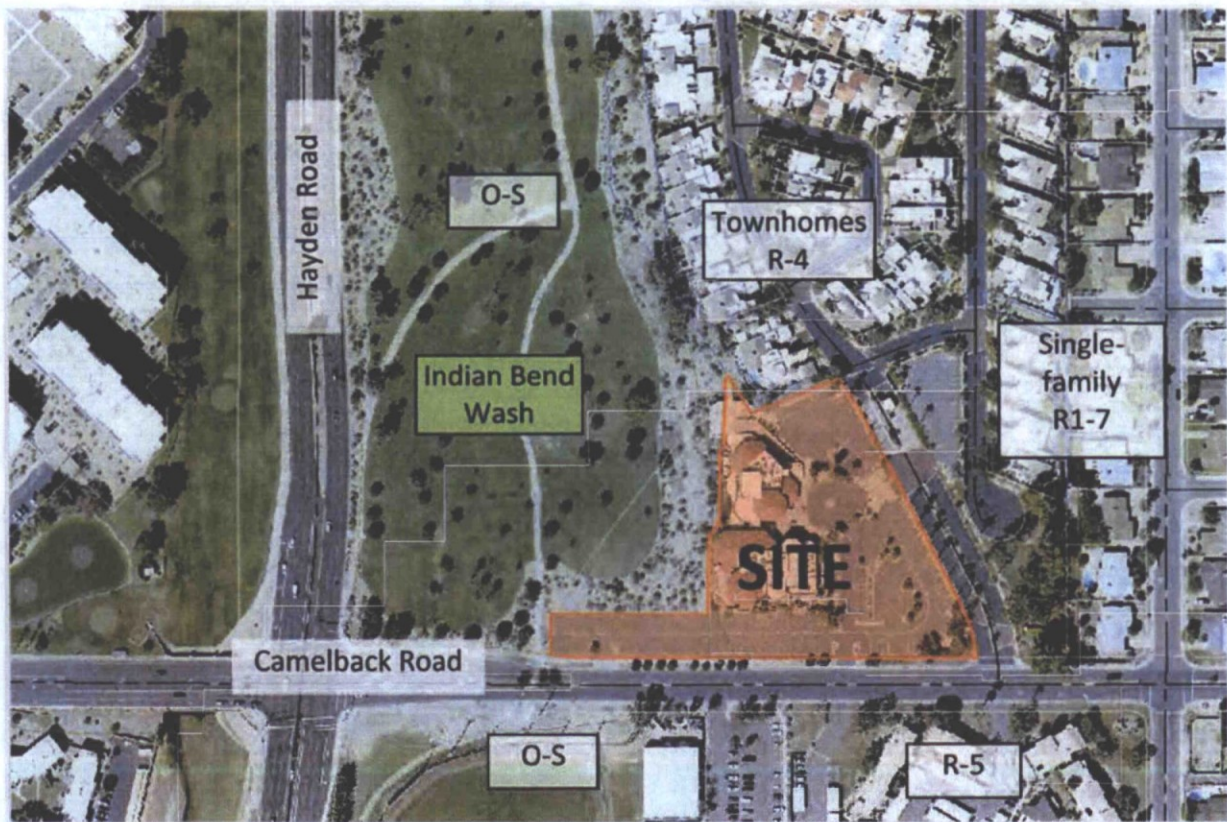
SITE CONDITIONS & LOCATION

Current Conditions & Surrounding Context

This infill site is comprised of the underutilized, vacated Le Cordon Bleu College of Culinary Arts building, parking along south and east, and ingress/egress to the east which is shared with the existing Cameldale residential community to the north.

This Property is ideally situated among a variety of complementary uses and 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 neighborhood, which consists of a blend of diverse uses existing in harmony with one another

Traditionally, senior living flourishes when surrounded by such synergistic uses as complementary commercial services, single-family residential and open space/recreational opportunities and this infill Property is ideally situated given the context. North of the site lies R-4 townhouse residential (Cameldale) and to the east, R1-7 single-family homes (Scottsdale Country Acres). To the south lies R-5 apartments and O-S (Club Sar and Giants facility), to the west is O-S (Indian Bend Wash). Nearby development includes a range of supportive businesses such as HonorHealth, medical offices, grocery, retail, and several restaurants. If desired, residents, employees and visitors can safely access the existing pathway system along Camelback without having to cross an arterial street.



DESIGN CONCEPT

Responding to the surrounding context, the proposed site design features purposeful walkways, a private internal courtyard, abundant landscaping, and building massing that respects the character of the adjacent uses. The building has been positioned with direct adjacency to the Indian Bend Wash open space amenity maximizing setbacks and landscaping along Camelback Road and the adjacent residential. Massing consists of two- and three-story elements. The dense native landscaping that wraps the Property provides both shade along the sidewalks for pedestrians and aesthetic interest, breaking up the horizontal lines of the building when viewed from adjacent homes and street frontages. The site plan includes parking predominately along the east and south sides, for residents, staff and visitors, under the shade of native trees.

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. The heights are tiered, to mimic the building character and heights of the adjacent development. Edge conditions are buffered by significant landscaping and provide a desert-lush setting for the building. Additionally, the stepped-up building massing creates an appropriate transitional buffer to the adjacent residential subdivision. Designed to complement the character and scale of the adjacent townhomes and single-family homes, this use creates a more suitable, quiet land use than the current culinary school which historically had significantly more traffic and noise.

The proposed assisted living community will allow residents to locate in an age-supportive 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 a range of assisted living care services on site.



A unique feature of this Property is its proximity to the Indian Bend Wash, and although many of these residents will not be actively using the Wash on a daily basis, it does afford opportunities for daily walks and social interaction for employees and visitors. Additionally, the building has been designed in a manner to take advantage of the open space view corridor with several units overlooking the Wash as well as a ground level seating/dining area along the Wash. The proposal will turn an underutilized Property into an appropriate land use that will bring additional business to nearby commercial and provide a much-needed service to the community in a manner that respects the scale of the existing context.

DEVELOPMENT PLAN

This proposal consists of a residential health care facility/assisted living with memory care with 116 beds. The development provides seniors an opportunity to enjoy a vibrant, social and quality lifestyle while still providing minimal healthcare services (dining, transportation and wellness/medical, etc.).

Ingress/egress occurs from Camelback Road, a minor collector, via the main entrance that exists today with parking located east and south of the main building similar to the current onsite parking configuration for the old culinary school. 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. A traffic generation statement is provided with this zoning application. Vehicular access to the Property will incorporate indigenous landscape material and setbacks shield the use from adjacent properties.

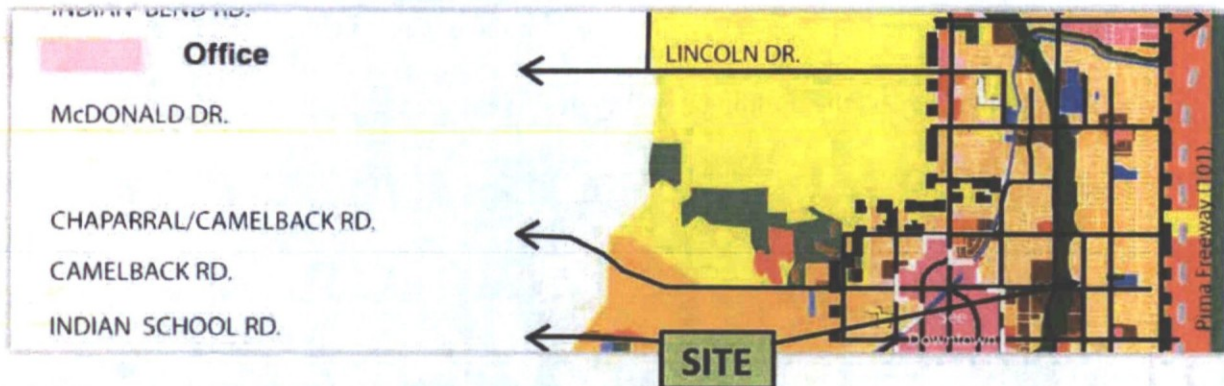
Features of the design include an interior courtyards, sidewalks, outdoor shaded seating and group dining and resident gathering spaces. Amenities will be centrally located to increase accessibility for all residents and are designed and intended for the use of the residents and their guests. The inner courtyard provided 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 in an assisted living environment. While this facility is designed to be visually appealing, the design is functional in addressing the physical requirements and/or limitations of its elderly residents.



GENERAL PLAN CONFORMANCE

The proposal is consistent with the General Plan Land Use Map designation, which identifies the Property as Office, as shown below. 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”*. Spectrum provides an opportunity for a compatible 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.



➤ **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 #1: Respond to regional and citywide contexts with new and revitalized development in terms of:

- Scottsdale as a southwestern desert community
- Relationships to surrounding land forms, land uses and transportation corridors
- Contributions to city wide linkages of open space and activity zones
- Visual impacts (views, lighting, etc) upon public settings and neighboring properties

Bullet #2: Enrich the lives of all Scottsdale citizens by promoting safe, attractive, and context compatible development.

Bullet #3: Encourage projects that are responsive to the natural environment, site conditions, and unique character of each area, while being responsive to people’s needs.

Bullet #4: Ensure that all development is a part of and contributes to the established or planned character of the area of the proposed location. Character can cross land uses and zoning to include community regions containing a mixture of housing, employment, cultural,

educational, commercial, and recreational uses. The overall type of character type that these uses are a part of describes the pattern and intensity of how these uses fit together.

Suburban/Suburban Desert Character Types contain medium density neighborhoods that include a variety of commercial and employment centers and resorts. A wide variety of recreational and leisure opportunities are integrated into the fabric of these districts. Pedestrian and bicycle linkages from neighborhood to neighborhood and from neighborhood to commercial, cultural, educational and recreational components are vital in weaving these areas into a livable community. The physical character of these districts varies widely throughout the community and is based on period of construction and the surrounding topography and natural features. These districts comprise most of the southern and central areas of the city. There are some special features without suburban character types that embody unique land uses or physical elements.

Response: Bounded by land designated as Suburban Neighborhoods to the north and east, Urban Neighborhoods to the southeast, and Developed Open Space to the west and southwest, this site is an appropriate location for the development that integrates a variety of uses. Respecting that the property to the north and east consists of townhomes and single-family homes, the building massing design is tiered to buffer the use.



The designated Character Type in this community is Suburban, which (as described above) consists of medium-density neighborhoods that include a variety of commercial and employment centers and resorts, with recreational and leisure opportunities woven into the fabric of the land use pattern. Here, it is important that pedestrian and bicycle linkages connect both neighborhood to neighborhood, but also neighborhood to commercial, so that these areas are united into a livable community. The development plan provides context compatible development on an infill site providing a senior housing option for the residents of Scottsdale. Further, the development is respectful of impacts on view corridors, lighting massing and material selection taking cues from the surrounding built environment. The development will also enhance connectivity to the Indian Bend Wash both visually and physically. The senior living development coupled with the nearby established residential, open space and commercial developments strengthen and invigorate the mix of land uses promoted along Indian Bend Wash.

Goal 2: Review the design of all development proposals to foster quality design that enhances Scottsdale as a unique southwestern desert community.

Bullet #5: Promote development that respects and enhances the unique climate, topography, vegetation and historical context of Scottsdale's Sonoran Desert environment, all of which are considered amenities that help sustain our community and its quality of life.

Bullet #6: Promote, evaluate and maintain the Scottsdale Sensitive Design Principles that when followed will help improve and reinforce the quality of design in our community.

Response: The development embraces the Scottsdale character through design, site planning, landscaping, material and color selection. The specific design details will be further refined with the Development Review Board submittal. Also, see section below (page 27), which addresses the Scottsdale Sensitive Design Principles.

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 street frontage of the Property incorporates design principles that respond to the pedestrian experience and provide safe and pleasant connections to the adjacent development. As shown below, the design features a significant landscaping setback along Camelback, which will provide shade over the sidewalk and creates a buffer between the Spectrum community and minor collector street. In comparison, the current streetscape, shown further below, is characterized by minimal setbacks and landscaping with double-loaded parking.

Proposed



Existing



The pedestrian scale of the development is respected through overhangs and shaded sidewalks that are interconnected throughout the design and along Camelback Road to the adjacent residential and open space corridors. These pedestrian connections promote safe and convenient for 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: The proposed landscape plan recognizes the visual significance and the important role mature landscaping plays in quality development. The landscape plan includes a broad range of desert appropriate trees, shrubs and ground cover to complement the surrounding environment and provide an enhanced visual setting for the new senior community. The landscape design is mindful of the pedestrian realm providing ample clearance along sidewalks while still providing shade and a desert-lush experience for its residents and visitors. The landscape palette will consist of abundant low-water use, 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.

➤ **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 increase 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: Identified as Office on the General Plan Land Use Map. As this Property is located adjacent to a townhouse and single-family residential communities with residential design considerations that create appropriate land use transitions from the senior living community to the adjacent residential homes. The primary building massing is oriented towards the western side the Property with three-story elements along Indian Bend Wash, transitioning to two-story elements along the eastern edge of the building. Parking areas are located the east and south accessed from Camelback Road (existing entrance to be maintained).

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.*

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 proposed Spectrum facility is compatible with the existing residential, mixed-use, 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 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 given the neighborhood character through incorporation of streetscape amenities (landscape and sidewalk improvements) as well as internal courtyards and walking paths for residents, employees and visitors.

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 paths and trails contained within the adjacent Indian Bend Wash promotes this goal by giving residents, employees and visitors an opportunity for recreation, fitness and alternate modes of transportation. This nearby open space amenity will encourage the sense of community through its visual and physical 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: Assisted living is a convenient hybrid use, that encompasses residential, employment, and support services (dining, wellness/medical, common gathering spaces) under one roof. The land use character of senior living coupled with the nearby established residential, open space and commercial developments strengthen and invigorate the mix of land uses promoted along Indian Bend Wash.

➤ ***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. Revitalizing and redeveloping 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 turning underutilized into 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, as well as converts an underutilized tennis club into an economic drive for the City.

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. Spectrum is well-known for their high-quality senior living residential designs in numerous locations across 12 states. This proposed design respects the established residential neighborhood scale, creating a living environment that is welcoming and compatible with the adjacent context. Through the approval of this request, an underutilized site will be revitalized to become a superior housing option that strengthens and diversifies the local economy and maintains the quality of life for all ages.

➤ **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: Through this design's sensitive building massing and site layout, the relationship between the proposal and the surrounding context creates a complementary land use pattern. This location is among a variety of supportive commercial developments and services, and through the site's proximity to the Indian Bend Wash. A mixed-use setting is created that encourages an urban lifestyle and appropriate balance of land uses with a rich pedestrian environment. Through these 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 development and building design 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 assisted living and memory care 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 state 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. Spectrum's 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, providing a seating/dining space along the western edge, and providing needed housing for a growing demographic.

➤ ***Open Space & Recreation***

Goal #5: *Improve the quality of life for all Scottsdale residents by ensuring a wide range of recreational facilities and services.*

Bullet #1: *Broaden citizens participation by the community in all phases of the planning and delivery of recreational open space.*

Response: As noted below in the Community Mobility section, the Spectrum community embraces the adjacent Indian Bend Wash by encouraging pedestrian connectivity and engagement of the greenbelt. Although the residents, may not be able to actively use the recreational aspects of this amenity on a daily basis, the visual open space is a great asset for the development. The Wash does afford opportunities for daily walks and social interaction for employees and visitors. Additionally, the building has been designed in a manner to take advantage of the open space view corridor with several units overlooking the Wash as well as a ground level seating area along the western edge.

➤ ***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. People will be encouraged to utilize the adjacent Indian Bend Wash for access to open space and nearby services. Employees and visitors can access the Property by alternate modes of transportation and the mixed-use component of the land use will encourage walkability.

The sidewalk improvements combined with well-placed 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 along the ground level will allow residents to immediately engage the internal pathways providing for a stronger community experience.

SOUTHERN SCOTTSDALE CHARACTER AREA PLAN

The proposed redevelopment promotes the goals, policies, and guidelines of the City’s SSCAP 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 Spectrum community is compatible with the surrounding context, is sensitive to the adjacent residential properties, and will serve and support the immediate and community-wide area.

Additionally, this Property is located within an area of the SSCAP designated as an “Area of Revitalization” adjacent to Indian Bend Wash (see below), identifying this property as an appropriate location for redevelopment to a compatible land use that promotes increased activity.



❖ **Land Use**

Goal LU 1: *Promote residential reinvestment and revitalization through regulatory flexibility.*

Policy LU 1.2: *Encourage new residential development and revitalization that complements the established urban form.*

Response: The proposed development meets these land goals by incorporating residential development in a design that respects the established context and urban form. The site plan has been designed in a sensitive manner, creating a building massing pattern that complements the adjacent developments. The Property location is ideal for a mixed-use development, given its proximity to synergistic land uses like retail, office and residential. This underutilized parcel will be revitalized in a manner that is more compatible with the adjacent uses than the current athletic facility, which creates nuisances through noise, light, and traffic. Integrating residential will strengthen the live, work, play land use concept along this corridor and will bring synergy to this mixed-use core.

Goal LU #3: *Promote revitalization, reinvestment, and development along Southern Scottsdale's Corridors.*

Policy LU 3.1: *Create and encourage the utilization of flexible land use regulations as incentives for reinvestment and new development along Corridors.*

Response: Redevelopment of this Property as a mixed-use project that emphasizes the need for diversification of housing options for our aging population will support this goal. Located on Camelback Road and designated as an Indian Bend Wash Revitalization Area, this Property is ideal for a medium-density development that incorporates mixed-use elements for its residents. Given the high population of senior citizens in the surrounding vicinity, an increase in senior living options is justified. The proposed residential community will bring reinvestment and revitalization to the area, as well as bring a development that more closely aligns with the goals of the SSCAP.

Goal LU 8: *Support a dynamic range of land uses adjacent to Indian Bend Wash that promote, enhance and engage this primary open space amenity.*

Policy LU 8.1: *Encourage the revitalization of commercial and office land uses along the Indian Bend Wash to promote new recreational, entertainment, and housing options on sites which are immediately adjacent to this primary open space amenity.*

Policy LU 8.2: *Encourage properties that redevelop adjacent to, or in close proximity of, Indian Bend Wash to incorporate site orientation and access that takes advantage of their location next to this amenity.*

Response: Redevelopment of this underutilized culinary school building (vacated several years ago) will meet this goal by incorporating a housing development immediately adjacent to the Indian Bend Wash open space amenity. This development engages the opportunities provided by Indian Bend Wash through pedestrian connectivity in a mixed-use setting given the surrounding context. Interconnected walkways throughout the site

and the adjacent commercial development will allow residents, employees and guests to safely and conveniently utilize the nearby path system within the Wash for recreation and connectivity to other uses.

❖ *Character & Design*

Goal CD 1: *New and redeveloped residential housing should respect existing neighborhood character and design.*

Policy CD 1.1: *New and redeveloped residential development should be compatible in terms of established neighborhood housing proportion, size, mass, and height.*

Policy CD 1.2: *Architectural housing character should not be restricted to, but remain complementary with, existing neighborhood design.*

Response: As demonstrated in the development plan submittal, housing proportions here are respectful of the adjacent uses and building masses in tiered to mimic the heights of the adjacent residential developments. Located within the Indian Bend Revitalization Area, a variety of housing is encouraged, and the proposal accomplishes that goal while still respecting the scale of the surrounding community by blending architecturally. An increased landscape buffer is provided along Camelback Road resulting in a more enhanced streetscape than currently exists. Along the north, the landscape buffer is also increased where there is currently a very minimal buffer.

Goal CD 2: *The character and design of mixed-use and commercial development should accommodate a variety of land uses, engage pedestrians, and extend indoor spaces to the outside.*

Policy CD 2.1: *Encourage pedestrian-oriented site design for new and revitalized development within Corridors, Regional Centers, and Activity Areas.*

Response: The street frontage incorporates design principles that respond to the pedestrian experience and provide safe and pleasant connections to the adjacent development. The design features a significant landscaping setback, which will create shade over the existing sidewalk and create a buffer between the use and right-of-way. The proposed use and associated improved streetscape will encourage a more appropriate land use pattern within this Revitalization Area. The pedestrian level of this development is further enhanced through proximity to the Indian Bend Wash, providing a convenient pedestrian connection for residents, visitors and employees.

Goal CD 3: *Promote high-quality design for new and revitalized mixed-use, commercial, and residential development along corridors, within regional centers, and activity areas.*

Policy CD 3.1: *Encourage design standards for Corridors, Regional Centers, and Activity Areas that enhance and strengthen new and revitalized development.*

Policy CD 3.3: *Encourage new development to demonstrate a relationship with the design characteristics of the surrounding areas and, as appropriate, incorporate those qualities into its design.*

Policy CD 3.4: *Building design should be sensitive to the evolving context of an area over time.*

Response: The proposed building design and material selection promotes a high-quality standard and timeless character for this infill, redevelopment site. Extensive consideration has been given to the architectural character and massing providing a range in building heights (two- and three-story elements) and embodying residential feel that ties well with the existing neighborhood. The goal is to provide a seamless transition between developments while introducing a vibrant, fresh redevelopment project with Southwestern touches and an earth-tone color/material palette. The proposed design will feature high quality architecture and building materials that will blend with the desert landscape and create a functional and attractive development that enhances the visual appearance of area. The facades are given interest with varying roof transitions, pop-out areas and fenestration to prevent a continuous flat finish.

Goal CD 4: *Site and building design of new development and redevelopment should respond to the Sonoran Desert climate.*

Policy CD 4.1 *Encourage new development to incorporate designs such as shade structures, deep roof overhangs and recessed windows to address passive solar cooling opportunities.*

Policy CD 4.2: *Encourage the use of a variety of textures and natural building materials to provide architectural visual interest and richness, particularly at the pedestrian level.*

Policy CD 4.3: *Support landscape design that responds to the desert environment by utilizing indigenous and adapted landscape materials that complement the Southern Scottsdale built environment.*

Response: The proposed architectural design provides a rich variety of textures and colors as well as a variation in building massing to create visual interest. The pedestrian level experience will be enhanced by building undulation (vs. flat linear forms), material articulation and abundant landscaping creating shaded walkways. Windows and doors will be recessed.

Goal CD 5: *Maintain, protect, and enhance the character, quality, and connectivity of the public realm and open space areas.*

Policy CD 5.1: *Maximize the connectivity, character, and functional uses of local parks and school sites to accommodate a wide range of community activities.*

Policy CD 5.2: *Develop design standards and guidelines that direct and shape development adjacent to parks, trails, and open spaces.*

Policy CD 5.3: *Recognize that public realm design guidelines and standards represent an opportunity to provide identity to a community or neighborhood and to convey its design expectations.*

Policy CD 5.4: *Encourage plant placement that maximizes shade opportunities in pedestrian spaces, parking lots, and streetscape environments.*

Policy CD 5.5: *Analyze Indian Bend Wash as a single continuing element within Southern Scottsdale and develop specific design guidelines and standards to guide and shape future development within, and adjacent to, this open space amenity.*

Policy CD 5.6: *Papago Park and Camelback Mountain are significant landforms which redevelopment and new development should consider with regard to building orientation and site layout.*

Response: Generous open space has been incorporated into the design to respect the surrounding residential developments, preserve the residential scale and provide transitional buffers creating an open space setting for the development. Well-shaded perimeter sidewalks, internal courtyards and walking paths for residents and visitors are integrated throughout. Further, utilization of the path system contained within the adjacent Indian Bend Wash is promoted by this proposal, which offers passive and active open space opportunities maintaining views of Camelback Mountain. This nearby multi-use system of pathways will encourage the sense of community through its connection to the greater neighborhood.

Goal CD 6: *Promote, plan and implement design strategies that are sustainable.*

Policy CD 6.1: *Encourage compact development design along Corridors and in Regional Centers and Activity Areas to help reduce travel distances, encourage walking and cycling, and stimulate public transit use.*

Policy CD 6.2: *Encourage building design, orientation, and layout that reduce energy consumption.*

Policy CD 6.3: *Develop adaptable and sustainable building design strategies that could accommodate future innovative energy and environmental technologies as they become commercially viable.*

Policy CD 6.4: *Encourage the use of sustainable design principles for remodeling and new development projects to mitigate building construction and operational impacts on the environment.*

Response: Infill development and redevelopment of vacant underutilized properties promotes sustainability. The Property's central location and adjacency to Indian Bend Wash allows for reduction in travel distances and encourages walkability. Sustainable building design strategies and techniques have been considered with the initial project design including, but not limited to, energy efficient building methods/materials (HVAC, insulated glass, passive solar), appliances and fixtures. Further refinement of the building plans and sustainable strategies will be prepared with the Development Review Board submittal and plan review submittal.

Goal CD 7: *Protect low-scale single-family neighborhoods within southern Scottsdale by utilizing landscape buffers and transitional building forms, shapes and sizes in the design of new development and redevelopment.*

Policy CD 7.1 *Encourage architectural and design transitions between new development and existing development.*

Policy CD 7.2: *Consider form-based development standards as an option within Corridors, Regional Centers, and Activity Areas to encourage revitalization of these areas coupled with neighborhood protection.*

Policy CD 7.3: *Respect, protect, and enhance established suburban neighborhoods as assets within Southern Scottsdale, while allowing for contemporary solutions to evolving development and market trends.*

Response: The architectural design provides a thoughtful transition from the existing residential development to the north and east with increased landscape buffering. The three-story portion of the building is appropriately placed along the western portion of the site adjacent to the Wash, obscured from view of surrounding residential development.

Goal CD 9: *Establish design guidelines for corridors, regional centers, and activity areas.*

Policy CD 9.2: *Support design guidelines that require development to provide connections to, and between, adjoining sites to reduce vehicle miles traveled.*

Policy CD 9.3: *Continue to utilize the current lighting guidelines to enhance public safety, provide appropriate lighting for development, and supply transitional lighting levels to existing neighborhoods.*

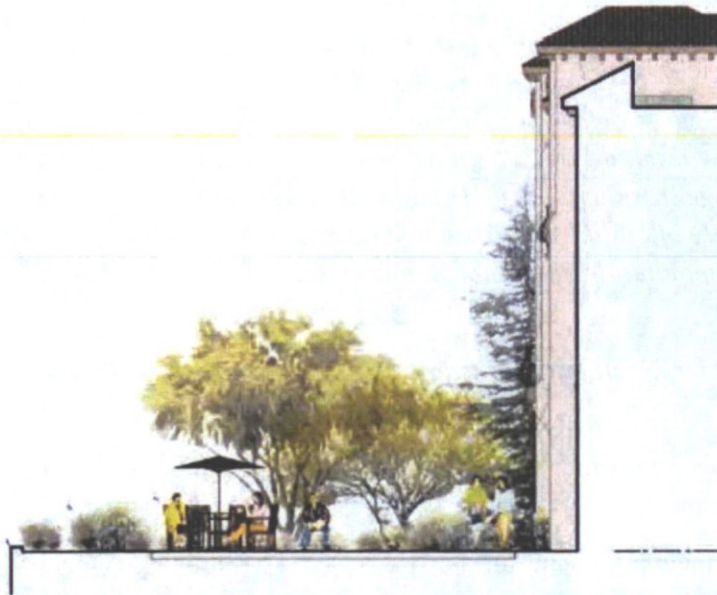
Response: The proposed development provides ample connectivity to adjacent development thereby reducing vehicle trips. The pedestrian connectivity and recreational opportunities provided by the adjacent Indian Bend Wash are considered amenities for the residents, employees and guests. The City's dark-sky policy will be upheld with full cut-off fixtures and residential lighting levels.

❖ **Open Space & Recreation**

Goal OSR 3: Continue to maintain and enhance Indian Bend Wash as a primary open space resource that provides for community and regional recreation needs.

Policy OSR 3.1: Encourage public and private investments to improve, enhance, and upgrade existing open spaces and indoor and outdoor recreational facilities throughout Indian Bend Wash to continuously offer quality recreational opportunities to the community

Policy OSR 3.2: Evaluate a change in land use and development orientation on properties adjacent to the Indian Bend Wash to promote interplay of complementary activities such as dining, recreational/rental facilities, and social gathering spaces.



Response: The Spectrum community will be a vast improvement from the current condition with respect to interfacing the Indian Bend Wash. By nature, residential land uses bring a greater level of synergy to an area vs. office land uses. The section graphic identifies the seating/dining area proposed for the western edge of the building. Numerous units will also overlook the greenbelt while also enjoying views of Camelback Mountain. With the redevelopment of the site, pedestrian connectivity will be improved allowing for better opportunities for residents, employees and visitors to fully engage the Wash.

❖ **Economic Vitality**

Goal EV 1: Support reinvestment that updates and/or replaces aging commercial properties.

Response: A key component in securing economic stability within this Activity Area and Opportunity Corridor 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. Revitalizing and redeveloping 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 turning an underutilized site into 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.

Goal EV 2: *Enhance economic vitality and activity in southern Scottsdale.*

Policy EV 2.1: *Encourage new business and real estate development that will expand the community's tax base and support the long-term economic sustainability of Southern Scottsdale.*

Response: 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. Quality of life is improved by economic security, as well as the option for residents to age in place, rather than relocate to a facility far away. This proposal supports the enhancement of the quality of life for Scottsdale's residents, as well as converts an underutilized Property into an economic drive for the City reinforcing the established commercial businesses in the area.

❖ **Housing**

"Southern Scottsdale residents desire a diversity of single and multi-family dwellings, housing options that allow the elderly to age in place...Community members have specifically identified mixed-use developments as a primary means for providing a greater range of housing opportunities. As Southern Scottsdale reaches build-out, new development needs to focus on infill and redevelopment rather than the large residential subdivision developments of the past. Targeted, high-quality density and intensity of building construction describe the diverse types of development necessary for meeting the community's future housing demands and choices." (page 37)

Goal H 4: *Support the option for older Southern Scottsdale residents to remain in their neighborhoods and "age in place".*

Policy H 4.1: *Support older Southern Scottsdale residents' ability to maintain a desirable lifestyle within their existing 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

❖ *Community Mobility*

Goal CM 4: *Advance the role of pedestrian and bicycle mobility and connectivity within southern Scottsdale.*

Policy CM 4.4: *Promote greater non-motorized connectivity between transportation systems, residential neighborhoods, Regional Centers, Activity Areas, Corridors, canals, schools, parks, Indian Bend Wash, and Papago Park.*

Response: The Property is ideally located for senior living given its proximity to numerous commercial and recreational amenities within walking and biking distance. The site benefits from strong pedestrian connections though the adjacent Indian Bend Wash and improved sidewalk connections on site. Although many of these residents will not be actively using the Wash on a daily basis, it does afford opportunities for daily walks and social interaction for employees and visitors.

SCOTTSDALE'S SENSITIVE DESIGN PRINCIPLES

The Character and Design Element of the General Plan states that "Development should respect and enhance the unique climate, topography, vegetation and historical context of Scottsdale's Sonoran Desert environment, all of which are considered amenities that help sustain our community and its quality of life." The City has established a set of design principles, known as the Scottsdale's Sensitive Design Principles, to reinforce the quality of design in our community. The following Sensitive Design Principles are fundamental to the design and development of the Property.

1. *The design character of any area should be enhanced and strengthened by new development.*

Response: The proposed development will utilize a variety of Sonoran Desert appropriate textures and building finishes, incorporate architectural elements that provide solar shading and overhangs, and celebrate the Southwestern climate by creating outdoor living spaces for each unit, recreational amenities, and gathering places for its residents.

Housing proportions here are respectful of the adjacent uses and building masses in tiered (2 and 3-story elements) to mimic the heights of the adjacent developments. Landscape buffers and buildings orientation are designed to respect the adjacent single-family residences. The lowest intensity portion of the development is placed along the eastern side, to create an appropriate transition from one use to another. Final details to the character and design of the buildings will be determined through the DRB process.

2. *Development, through appropriate siting and orientation of buildings, should recognize and preserve established major vistas, as well as protect natural features.*

Response: The proposed landscape plan recognizes the visual significance and the important role mature landscaping plays in quality development. The landscape plan includes a broad range of desert appropriate trees, shrubs and ground cover to complement the surrounding environment and provide an enhanced visual setting for the new senior community. Spectrum has taken special consideration in providing meaningful open space and recreational amenities for the residents and visitors. Generous open space has been incorporated into the design to respect the surrounding residential developments, preserve the residential scale and provide transitional buffers creating an open space setting for the development. Well-shaded perimeter sidewalks and walking paths for residents and visitors are integrated throughout. Further, utilization of the trails contained within adjacent Indian Bend Wash is promoted by this proposal, which connects residents, employees and visitors to an opportunity for recreation, fitness and alternate modes of transportation. This nearby multi-use system of pathways will encourage the sense of community through its connection to the greater neighborhood.

3. *Development should be sensitive to existing topography and landscaping.*

Response: The site is developed with an existing office building and surface parking, and thus, is relatively flat from a topography standpoint. All landscaping will consist of low-water use desert appropriate landscaping materials. Respecting the Southwest's climate conditions, a variety of native materials and sizes will be integrated to create a layering effect to help mitigate the urban heat island effect.

4. *Development should protect the character of the Sonoran Desert by preserving and restoring natural habitats and ecological processes.*

Response: To the extent possible, the development will preserve and restore natural habitats and ecological processes through the inclusion of additional desert appropriate landscaping. New landscaping materials will contribute to the urban habitat for wildlife and improved air quality. Also, desert appropriate plants will be able to withstand the variations of the local climate and as they mature they should become self-sustaining relative to water demand. The plant variety for the proposed development is noted above.

5. *The design of the public realm, including streetscapes, parks, plazas and civic amenities, is an opportunity to provide identity to the community and to convey its design expectations.*

Response: The street frontage of the Property incorporates design principles that respond to the pedestrian experience and provide safe and pleasant connections to the adjacent development. The design features a significant landscaping setback along Camelback, which will provide shade over the sidewalk and creates a buffer between the Spectrum community and minor collector street. In comparison, the current streetscape is characterized by minimal setbacks and landscaping with double-loaded parking.

6. *Developments should integrate alternative modes of transportation, including bicycles and bus access, within the pedestrian network that encourage social contact and interaction within the community.*

Response: Sidewalk and pathways are integrated in and around the residential community. Doubling as a recreational and fitness opportunity, the scenic trails within the adjacent Indian Bend Wash also provide a valuable amenity to residents of the facility. The mixed-use nature of the Property provides services to nearby developments and encourage walkability.

7. *Development should show consideration for the pedestrian by providing landscaping and shading elements as well as inviting access connections to adjacent developments.*

Response: The proposed development will incorporate design elements that respect human-scale, providing shade and shelter through building, site and landscape design. The site plan identifies the pedestrian circulation proposed with the application showing connectivity to/from/along the site. The landscaping of the site is intended to provide a desert-lush, pedestrian friendly environment to be enjoyed by the residents, visitors and employees.

8. *Buildings should be designed with a logical hierarchy of masses.*

Response: As this Property is located adjacent to existing residential development to the north and east, distinctive design considerations create appropriate land use transitions from the medium density senior living facility to the adjacent homes. The primary building massing is located on the western edge of the Property, transitioning from 3 to 2-story elements with surface parking along the east.

9. *The design of the built environment should respond to the desert environment.*

Response: The proposed development will utilize a variety of desert appropriate textures and building finishes, incorporate architectural elements that provide solar shading and overhangs, and celebrate the Southwest climate by creating outdoor living spaces and amenities for its residents. Building materials and finishes will include stone, stucco, metal accents, metal shade canopies, tile roofing and insulated glazing.

10. *Developments should strive to incorporate sustainable and healthy building practices and products.*

Response: The pedestrian connectivity and recreational opportunities near the site are considered primary amenities for the residents and reduce vehicle trips. Sustainable strategies and building techniques, which minimize environmental impact and reduce energy consumption, will be emphasized. These sustainable building practices may include, but are not limited to, passive solar design, insulated glass, low-flow water fixtures, and energy efficient HVAC and appliances.

11. *Landscape design should respond to the desert environment by utilizing a variety of mature landscape materials indigenous to the arid region.*

Response: Context appropriate, mature arid-region plant materials will be utilized with the development of the Property. The desert character will be upheld through the careful selection of plant materials in terms of scale, density, and arrangement.

12. *Site design should incorporate techniques for efficient water use by providing desert adapted landscaping and preserving native plants.*

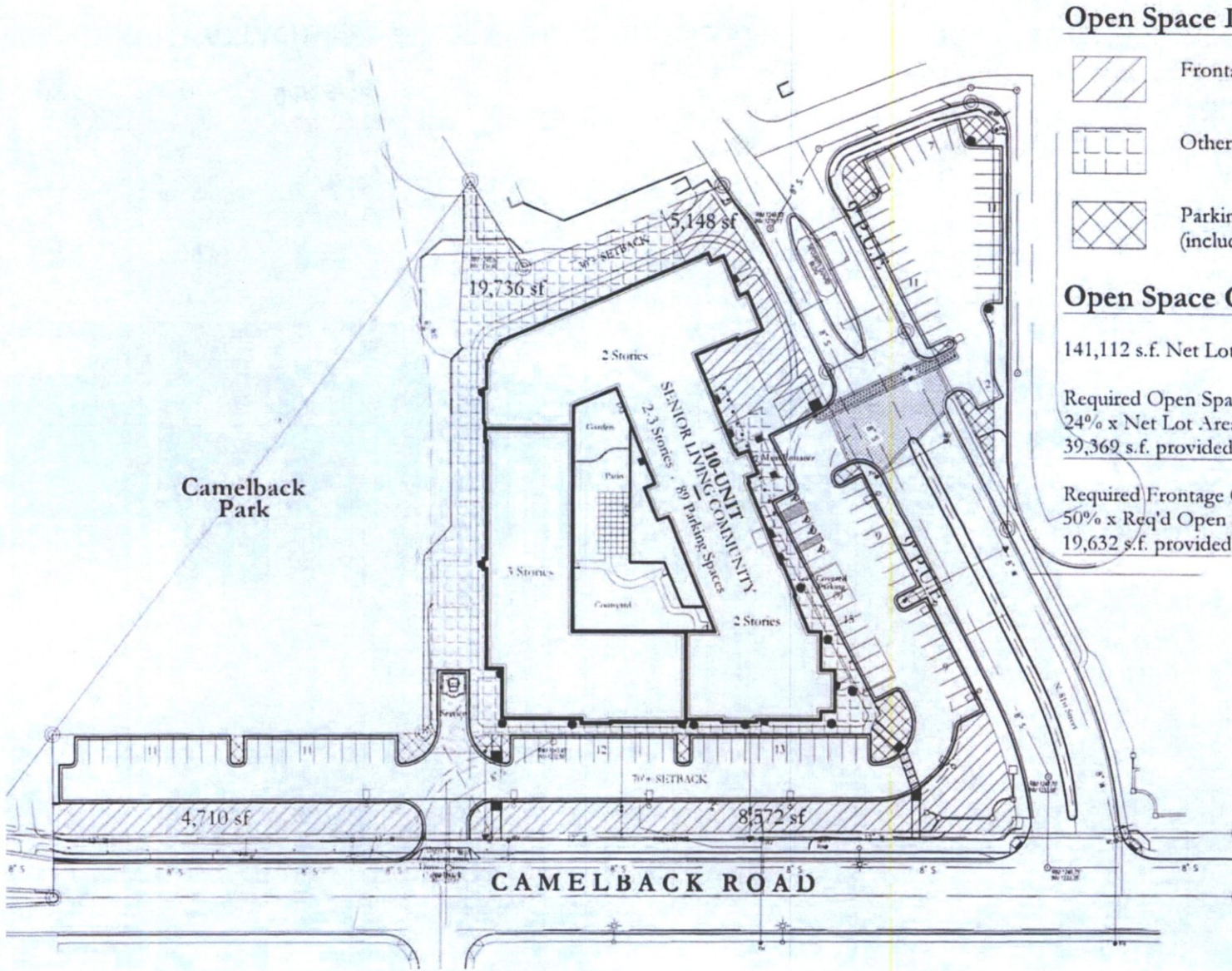
Response: The proposed development will maintain a low-water use plant palette and incorporate salvaged native plants (see landscape plan). Context appropriate desert plant materials will be utilized with the development of the Property, consistent with the established vegetative pattern along Camelback and throughout the Southern Scottsdale Character Area Plan.

13. *The extent and quality of lighting should be integrally designed as part of the built environment.*

Response: Lighting will be designed in a manner that is respectful of the surrounding context and will respect the City's dark sky policies with fully shielded fixtures, while maintaining safety for future residents and in conformance with City lighting standards. A lighting plan has been submitted with the DRB application.

14. *Signage should consider the distinctive qualities and character of the surrounding context in terms of size, color, location and illumination.*




Response: Project identification will be contextually appropriate and processed under a separate approval and permit process.



Camelback Park

CAMELBACK ROAD

Open Space Legend

-  Frontage Open Space
-  Other Open Space
-  Parking Lot Landscaping (including landscape islands)

Open Space Calculations

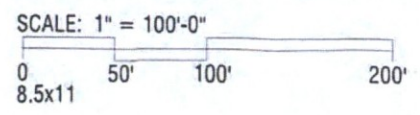
141,112 s.f. Net Lot Area
 Required Open Space:
 24% x Net Lot Area = 33,867 s.f.
 39,369 s.f. provided

Required Frontage Open Space:
 50% x Req'd Open Space = 16,933 s.f.
 19,632 s.f. provided

1-ZN-2018
04/25/18
ATTACHMENT 7



OPEN SPACE PLAN
 Spectrum Camelback Road



Landscape Legend

Common Name



Desert Ironwood
(tree)



Blue Palo Verde
(tree)



Bubba Desert Willow
(tree)



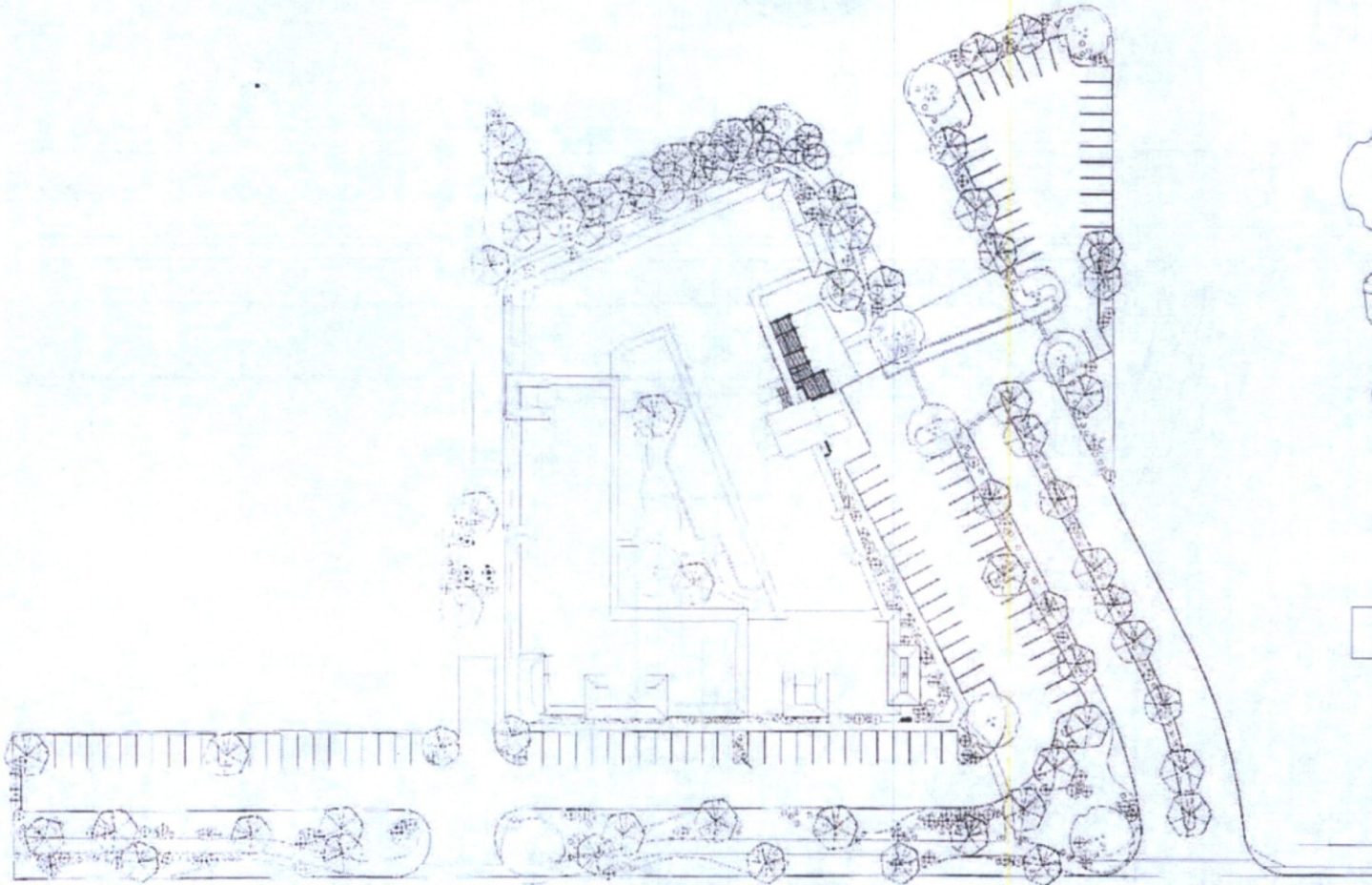
Creosote Bush
(accent shrub)



Desert Globemallow
(ground cover)



Granite Mulch
(ground cover)



1-ZN-2018
04/25/18

ATTACHMENT 8



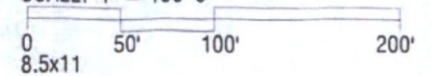
ARCHITECTURE & DESIGN



SPECTRUM

LANDSCAPE PLAN Spectrum Camelback Road

SCALE: 1" = 100'-0"



8.5x11



1-ZN-2018
04/25/18

ATTACHMENT 9



ARCHITECTURE & DESIGN



SPECTRUM

PERSPECTIVE
Spectrum Camelback Road

Barnes, Jeff

From: Kathie Boyance <kboyance928@gmail.com>
Sent: Monday, February 12, 2018 1:50 PM
To: Barnes, Jeff
Cc: karen burda; G. & K. Chapman
Subject: FW: new building/at Le Cordon Bleu propeety

Dear Mr. Barnes:

I am sending a copy of a letter that I have sent to Karen Burda, a neighbor in Cameldale, as well as our Community president, stating my concerns with the re-zoning of said property. I have also sent a letter to the neighbor outreach team. Please save our neighborhoods, and the beautiful culture of Scottsdale. Scottsdale has been known as an oasis. I would urge you to try to keep that culture, an not accept ""just another big concrete city", with no areas to refresh the spirit.

Sincerely,
Kathie and Jerry Boyance
#17, Cameldale

To: Karen Burda
Cc: G. & K. Chapman
Subject: new building

Hi Karen,

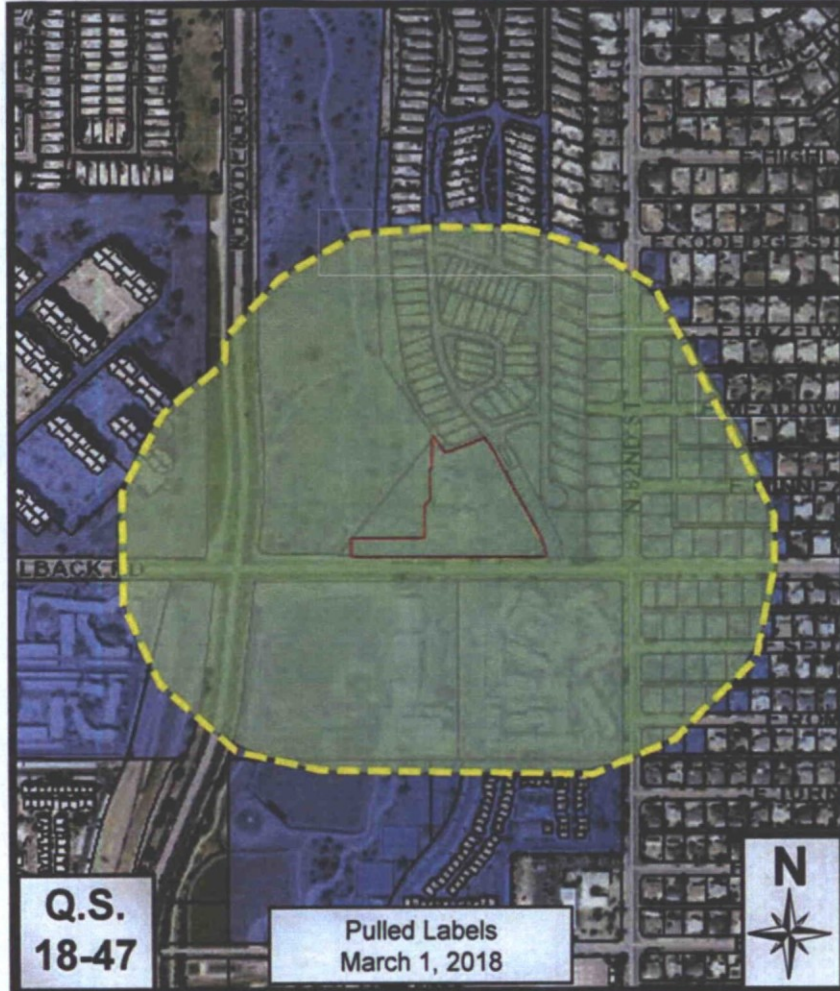
I know that Mondays are busy days for you, therefore I didn't want to bother you with a call. Just wanted to let you know that I messaged the company that wants a change in the zoning of the Cooking School property, stating that I do not want more density in our area. It is becoming more and more like North Scottsdale, which is one high rise after another—of course mid Scottsdale is getting worse and worse with every open, breathable area being built up. Soon we will no longer be able to see sunrises or sunsets. Just smog,

Hope that you are doing well.
Peace and love, Kathie



Sent from Mail for Windows 10

ATTACHMENT 10

City Notifications – Mailing List Selection Map



Map Legend:

-  Site Boundary
 -  Properties within 750-feet
- Postcards - 242

Additional Notifications:

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

Spectrum - Camelback

ATTACHMENT 11

1-ZN-2018



**SCOTTSDALE PLANNING COMMISSION
CITY HALL KIVA
3939 N. DRINKWATER BOULEVARD
SCOTTSDALE, AZ 85251**

WEDNESDAY, JUNE 27, 2018

***SUMMARIZED MEETING MINUTES ***

PRESENT: Paul Alessio, Chair – Participated telephonically
Ali Fakh, Vice Chair
Larry S. Kush, Commissioner
Prescott Smith, Commissioner
Kelsey Young, Commissioner
Kevin Bollinger, Commissioner
Christian Serena, Commissioner

STAFF:

Tim Curtis	Lorraine Castro
Margaret Wilson	Alex Acevedo
Greg Bloomberg	Craig Noll
Jesus Murillo	Richard Anderson
Meredith Tessier	
Jeff Barnes	

CALL TO ORDER

Vice Chair Fakh called the regular session of the Scottsdale Planning Commission to order at 5:01 p.m.

ROLL CALL

A formal roll call was conducted confirming members present as stated above.

MINUTES REVIEW AND APPROVAL

1. Approval of the May 31, 2018 Joint Meeting Minutes.

COMMISSIONER KUSH MOVED TO APPROVE THE MAY 31, 2018 JOINT MEETING MINUTES, SECONDED BY COMMISSIONER SERENA, THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).

* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission page on Scottsdale.gov. Search "Planning Commission"

2. Approval of the June 13, 2018 Regular Meeting Minutes including Study Session.

COMMISSIONER YOUNG MOVED TO APPROVE THE JUNE 13, 2018 REGULAR MEETING MINUTES, INCLUDING STUDY SESSION, SECONDED BY COMMISSIONER BOLLINGER, THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF SEVEN (7) TO ZERO (0).

EXPEDITED AGENDA

3. 10-UP-2017 (Fire Station 616 Improvements)

Request by City Staff for approval of a Municipal Use Master Site Plan to establish Fire Station No. 616, on a 3.31-acre site, with Single-family, Environmentally Sensitive Lands (R1-43/ESL) zoning, located at 10905 E. Loving Tree Lane. Staff contact person is Jesus Murillo, 480-312-7849. Applicant contact person is Jeremy Richter, 480-312-7869.

Item No. 3: Recommended City Council approve case 10-UP-2017; by a vote of 7-0; Motion by Commissioner Young, per the staff recommended stipulations, based upon the finding that the Municipal Use Master Site Plan criteria have been met, 2nd by Commissioner Smith.

Request to speak card: Dave Ehrhard

4. 1-ZN-2018 (Spectrum - Camelback)

Request by owner for a Zoning District Map Amendment from Service Residential (S-R) to Commercial Office (C-O) zoning on a +/- 4.5-acre site located at 8102 E. Camelback Road. Staff contact person is Jeff Barnes, 480-312-2376. Applicant contact person is John Berry, 480-385-2727.

Item No. 4: Recommended City Council approve case 1-ZN-2018; by a vote of 4-0; Motion by Commissioner Bollinger, per the staff recommended stipulations, after determining that the proposed Zoning District Map Amendment is consistent and conforms with the adopted General Plan, 2nd by Commissioner Serena. Vice Chair Fakh, Commissioner Kush and Commissioner Smith recused themselves.

5. 7-GP-2017 (Wolff Legacy Scottsdale)

Request by owner for a non-major General Plan amendment to the City of Scottsdale General Plan 2001 to change the land use designation from Commercial to Office on a +/- 14-acre site located on the northwest corner of E. Legacy Blvd and N. Pima Rd. Staff contact person is Meredith Tessier, 480-312-4211. Applicant contact person is John Berry, (480) 385-2727.

Item No. 5: Recommended City Council approve case 7-GP-2017; by a vote of 4-0; Motion by Commissioner Bollinger, 2nd by Commissioner Serena. Vice Chair Fakh, Commissioner Kush and Commissioner Smith recused themselves.

* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission page on ScottsdaleAZ.gov, search "Planning Commission"

6. 23-ZN-2017 (Wolff Legacy Scottsdale)

Request by owner for a Zoning District Map Amendment from Central Business, Environmentally Sensitive Lands, Hillside District (C-2, ESL, HD) and Industrial Park, Environmentally Sensitive Lands, Hillside District (I-1, ESL, HD), zoning to Commercial Office, Environmentally Sensitive Lands (C-O ESL) zoning on a +/- 14-acre site located on the northwest corner of E. Legacy Blvd and N. Pima Rd. Staff contact person is Meredith Tessier, 480-312-4211. Applicant contact person is John Berry, (480) 385-2727.

Item No. 6: Recommended City Council approve case 23-ZN-2017; by a vote of 4-0; Motion by Commissioner Bollinger, per the staff recommended stipulations, after determining that the proposed Zoning District Map Amendment is consistent and conforms with the adopted General Plan, 2nd by Commissioner Serena. Vice Chair Fakh, Commissioner Kush and Commissioner Smith recused themselves.

Adjournment – 5:14 P.M.

PLANNING COMMISSION REPORT



Meeting Date: June 27, 2018
General Plan Element: *Land Use*
General Plan Goal: *Create a sense of community through land uses*

ACTION

Spectrum - Camelback 1-ZN-2018

Request to consider the following:

1. A recommendation to City Council regarding a request by owner for a Zoning District Map Amendment from Service Residential (S-R) to Commercial Office (C-O) zoning on a +/- 4.5-acre site located at 8102 E. Camelback Road.

Goal/Purpose of Request

The applicant's request is to rezone the property for a 116-bed specialized residential health care facility. The facility proposed would provide both assisted living and memory care within a two and three-story building on the subject site.

Key Items for Consideration

- SSCAP – Indian Bend Wash Revitalization Area
- Increased open space and pedestrian connectivity
- Concerns expressed by Camelback residents to the north

OWNER

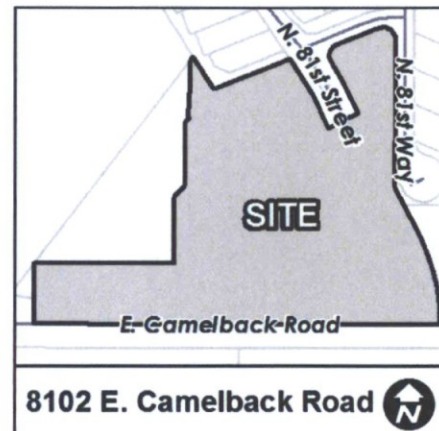
Mike Longfellow / Spectrum
LEITE, LLC
(303) 360-8812

APPLICANT CONTACT

John Berry
Berry Riddell LLC
480-385-2727

LOCATION

8102 E. Camelback Road



BACKGROUND

General Plan

The General Plan Land Use Element designates the property as Office. This category includes a variety of office uses. Major offices include offices and related uses that have more than one story and may have underground parking. Typically, this use is in and around the central business district, other major commercial cores, or freeway interchanges. Arterial roadway access is desirable. Landscaping and development standards for major offices vary, depending upon the location of the use.

Character Area Plan

The Southern Scottsdale Character Area Plan (SSCAP) designates the property as an Indian Bend Wash Revitalization Area. This category explores several aspects of neighborhood regeneration within Southern Scottsdale. These include: preservation of residential neighborhoods, promotion of greater community connectivity, encouragement of redevelopment and reinvestment, strengthening of community identity, and encouragement of quality construction and design. The goals of this area encourage the revitalization of commercial and office land uses along Indian Bend Wash to promote new recreational, entertainment, and housing options on sites which are immediately adjacent to this primary open space amenity.

Zoning

The site is currently zoned Service Residential (S-R), but a Zoning District Map Amendment is proposed for Commercial Office (C-O). The S-R zoning district is intended to provide offices of a residential scale and character, to serve nearby neighborhoods; and secondarily, to offer medium density residential land uses. The C-O zoning district is intended to provide an environment desirable for and conducive to development of office and related uses adjacent to commercial areas. In addition, some specified uses are permitted with use limitations which promote their compatibility with office and residential uses. The proposed C-O district allows for Residential Health Care Facilities with specified use limitations.

Context

The subject property is located east of the north east corner of E. Camelback Road and N. Hayden Road. The previous use on the property was the Le Cordon Bleu Collage of Culinary Arts.

Adjacent Uses and Zoning

- North: Cameldale Unit One, residential subdivision; zoned Townhouse Residential district (R-4)
- South: Indian School Park; zoned Open Space district (O-S) and Scottsdale Sorrento Apartments; zoned Multiple-family Residential district (R-5)
- East: Scottsdale Country Acres, residential subdivision; zoned Single-family Residential district (R1-7)
- West: Indian Bend Wash; zoned Open Space district (O-S)

Other Related Policies, References:

Scottsdale General Plan 2001, as amended
Southern Scottsdale Character Area Plan

Zoning Ordinance

APPLICANTS PROPOSAL

Development Information

The development proposal includes a new 116-bed specialized residential health care facility. The facility proposed would provide both assisted living and memory care within a two and three-story building on the subject site.

- Existing Use: Le Cordon Bleu Collage of Culinary Arts (vacant)
- Proposed Use: Residential Health Care Facility
- Buildings/Description: one building (2 and 3-story)
- Parcel Size: 4.5 acres (gross)
3.2 acres (net)
- Building Height Allowed: 48 feet (32 feet within 100 feet of a residential district)
- Building Height Proposed: 39 ½ feet (32 feet within 100 feet of a residential district)
- Parking Required: 82 spaces
- Parking Provided: 111 spaces
- Open Space Required: 33,867sqft (0.78ac)
- Open Space Provided: 39,369sqft (0.9ac)

IMPACT ANALYSIS

Land Use

The existing use on the property was the Le Cordon Bleu Collage of Culinary Arts, and Scottsdale Culinary Institute prior. The existing 2-story buildings on the site currently sit vacant. The proposed C-O zoning district is typically intended to provide for development of office and related uses adjacent to commercial and residential areas. The C-O district identifies Residential Health Care Facilities as an allowed land use with specified development standards to promote greater open space preservation and pedestrian connectivity with the surrounding areas.

The site is located in the Southern Scottsdale Character Area, which designates the property as an area of Neighborhood Revitalization. These revitalization areas also promote greater community connectivity, encouragement of redevelopment and reinvestment, strengthening of community identity, and encouragement of quality construction and design.

Transportation/Trails

Parking for the proposed use requires 82 spaces, 111 spaces are shown on the proposed site plan. Additionally, 8 spaces will be re-designated for use of the City at the south west end of the site, by separate recorded agreement amending the previous such agreement on the site for park maintenance and overflow parking.

The site plan proposes pedestrian access around the building with connections to a widened sidewalk along Camelback Road and the adjacent park system.

Water/Sewer

The preliminary water and sewer basis of design reports for this project have been reviewed by City staff and show that the service needs can be provided for by the existing infrastructure in the area.

Public Safety

The City's public safety divisions have reviewed the proposal and find that there is adequate ability for existing facilities to provide emergency services. No impacts to existing service levels are anticipated.

Open Space

The site plan proposes to reconstruct the parking along the E. Camelback Road frontage to create the required frontage open space landscape buffer between the parking and the street that does not currently exist on the property. The site design also accounts for the increased open space requirement specific to the Residential Health Care land use.

Community Involvement

The applicant sent out notification to property owners within 750 feet of the site, did door-to-door outreach to the immediate neighbors, and held an open house meeting on 2/12/2018. The City sent out notification to property owners within 750 feet of the site and received a few phone calls inquiring about the propose change and one email expressing concerns about increasing density in the area.

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Planning Commission find that the proposed zoning district map amendment is consistent and conforms with the adopted General Plan, and make a recommendation to City Council for approval, per the attached stipulations.

RESPONSIBLE DEPARTMENT

Planning and Development Services

Current Planning Services

STAFF CONTACT

Jeff Barnes
Senior Planner
480-312-2376
E-mail: jbarnes@ScottsdaleAZ.gov

APPROVED BY



Jeff Barnes, Report Author

5/30/18
Date



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

6/15/2018
Date



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

6/17/18
Date

ATTACHMENTS

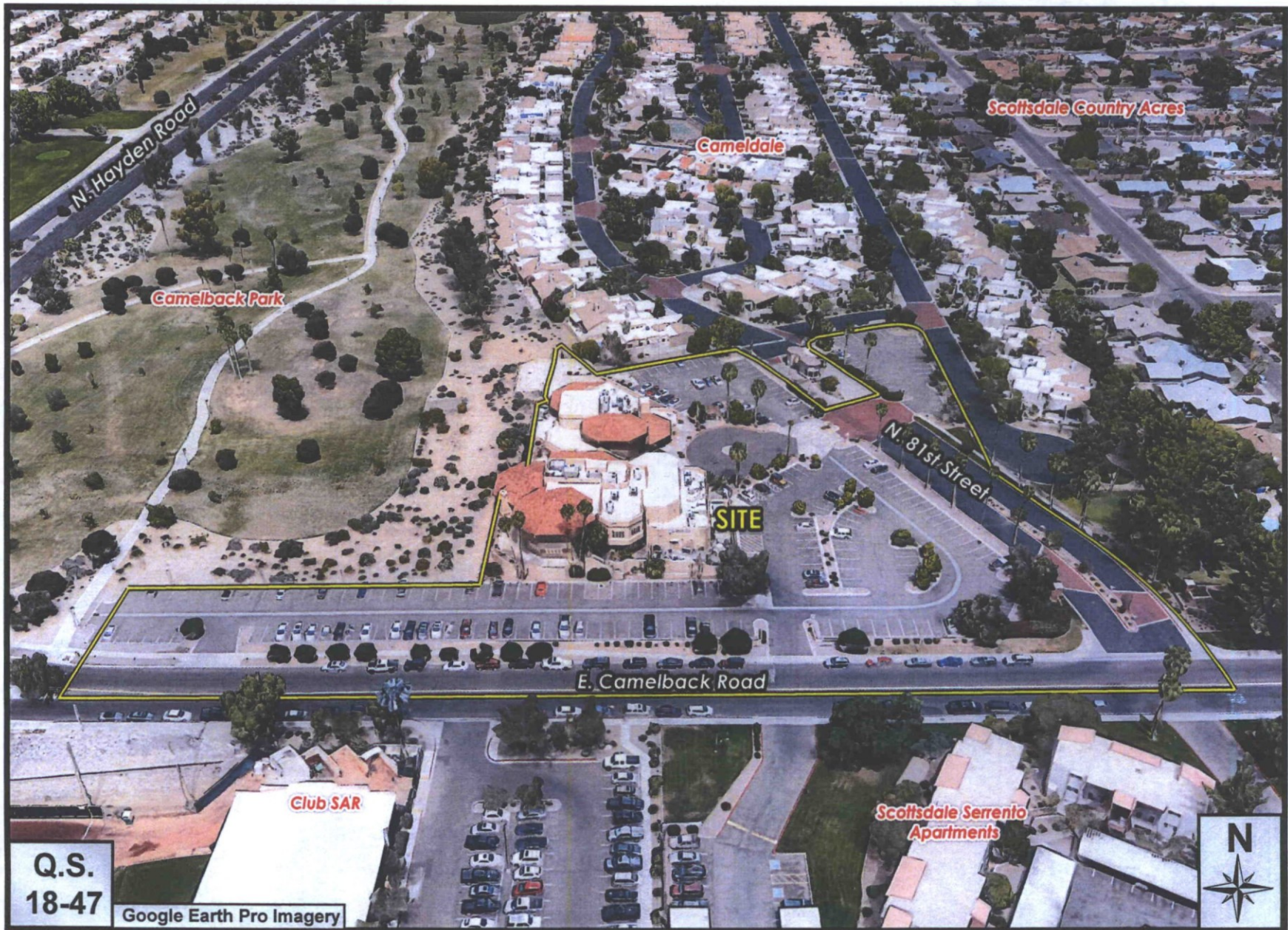
1. Context Aerial
2. Aerial Close-Up
3. Stipulations
 - Exhibit A to Attachment 3: Site Plan
 - Exhibit B to Attachment 3: Elevations
4. Zoning Map (Existing)
5. Zoning Map (Proposed)
6. General Plan Land Use Map
7. Applicant's Narrative
8. Open Space Plan
9. Landscape Plan
10. Perspective
11. Citizen Involvement
12. City Notification Map



Context Aerial

ATTACHMENT #1

1-ZN-2018



Q.S.
18-47

Google Earth Pro Imagery



Aerial Close-Up

ATTACHMENT #2

1-ZN-2018

**Stipulations for the Zoning Application:
Spectrum - Camelback
Case Number: 1-ZN-2018**

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 Vessel Architecture and Design and with the city staff date of 4/25/2018, attached as Exhibit A to Attachment 3. 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. The final site design shall provide four (4) bicycle parking spaces (2 racks)

DEDICATIONS

3. RIGHT-OF-WAY DEDICATIONS. Prior to any permit issuance for the development project, the owner shall make the following fee simple right-of-way dedications to the City of Scottsdale:
 - a. EAST CAMELBACK ROAD. Forty (40') foot dedication, for a total of Forty (40') foot wide East Camelback Road half-right-of-way width.
4. LOCAL RESIDENTIAL PRIVATE STREETS. All local residential private streets shall be contained within a subdivision track of land that has minimum total width of forty (40) feet, and dedications to the property owners association consisting of property owners within the subdivision of the development project.
5. VEHICLE NON-ACCESS EASEMENT. Prior to issuance of any permits for the development project, the owner shall dedicate a one-foot wide Vehicular Non-Access Easement adjacent to Camelback Road lot line, except at the approved street entrance.
6. PUBLIC NON-MOTORIZED ACCESS EASEMENT. Prior to issuance of any permit for the development project, the owner shall dedicate to the City a continuous Public Non-Motorized Access Easement to the City of Scottsdale to contain the public sidewalk in locations where the sidewalk crosses on to the lot.

INFRASTRUCTURE

7. CONSTRUCTION COMPLETED. Prior to issuance of any Certificate of Occupancy or Certification of Shell Building, whichever is first, for the development project, the owner shall complete all the infrastructure and improvements required by the Scottsdale Revised Code and these stipulations.
8. STANDARDS OF IMPROVEMENTS. All improvements (curb, gutter, sidewalk, curb ramps, driveways, pavement, concrete, water, wastewater, etc.) shall be constructed in accordance with the applicable City of Scottsdale Supplements to the Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction, Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction, the Design Standards and Policies Manual (DSPM), and all other applicable city codes and policies.

9. CIRCULATION IMPROVEMENTS. Prior to any permit issuance for the development project, the owner shall submit and obtain approval of construction documents to construct the following improvements:
 - a. EAST CAMELBACK ROAD
 1. Construct CL-1 driveway at the location identified on the site plan and aligned with the driveway to the south in accordance with the Minor Collector street type as specified in the DSPM.
 2. Replace the sidewalk ramps at the intersection of Camelback Road and 81st Street per City of Scottsdale Standard Details - COS Std. Detail #2234.
 3. Remove and replace the existing sidewalk along Camelback Road with an eight (8') foot sidewalk. The sidewalk shall not meander except at the street intersection and driveway locations.
 - b. NORTH 81ST STREET (Private)
 1. Construct a sidewalk connection between the remote parking lot and the main project site as indicated on the approved site plan on North 81st Street.
 2. Provide a minimum six (6) foot wide sidewalk connection from the sidewalk near the northeast corner of the building to 81st Street for connectivity into the adjacent subdivision.
10. WATER AND WASTEWATER IMPROVEMENTS. The owner shall provide all water and wastewater infrastructure improvements, including any new service lines, connection, fire-hydrants, and man-holes, necessary to serve the development. All water meters shall be placed in City right-of-way or easements.
11. FIRE HYDRANT. The owner shall be provide fire hydrant(s) and related water infrastructure adjacent to lot, in the locations determined by the Fire Department Chief, or designee. All hydrants and waterlines leading up to the hydrant shall be in City right-of-way or easements.

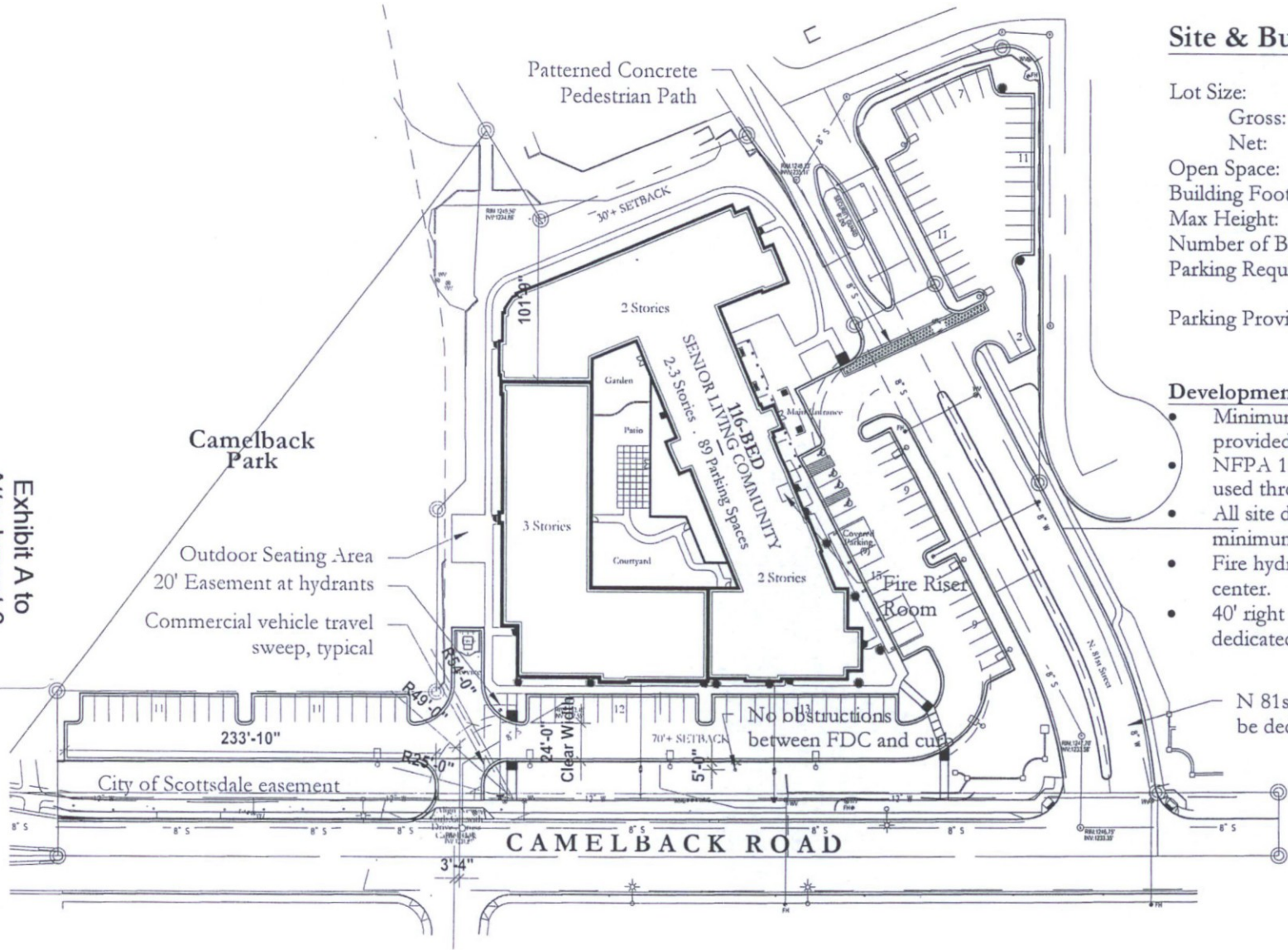
REPORTS AND STUDIES

12. DRAINAGE REPORT. With the Development Review Board submittal, the owner shall submit a Drainage report in accordance with the Design Standards and Policies Manual for the development project. In the drainage report, the owner shall address:
 - a. With the DR Case Drainage Report submittal, the Engineer must run a HEC-RAS model along Indian Bend Wash which should include the culvert/bridge under Camelback Rd and which must use a 100-year peak discharge flow of 30,000 cfs as required by the City based on an existing agreement between the City and the U.S. Army Corps of Engineers. The Engineer may use any existing HEC-RAS or HEC-2 models available in this area prepared by other civil engineering firms. [Reference: COS DS&PM: Section 4-1A]
 - b. The Lowest Floor elevations (LF₈₈) for all proposed buildings must be set at or above the highest adjacent 100-year Water Surface Elevation (WSE) based on the HEC-RAS model results, which is mentioned in Comment #1 above. [Reference: COS DS&PM: Section 4-1A]

13. BASIS OF DESIGN REPORT (WATER). With the Development Review Board submittal, the owner shall submit a Final Basis of Design Report for Water for the development project in accordance with the Design Standards and Policies Manual. In the basis of design report, the owner shall address:
 - a. Water demands calculated per DSPM 6-1.416

14. REFUSE PLAN. With the Development Review Board submittal, the owner shall submit a refuse plan that addresses adequate waste removal capacity including the make and model of the proposed compactor. The Refuse enclosure will require grease containment if commercial cooking facilities are provided.

Exhibit A to
Attachment 3



Site & Building Data

Lot Size:	
Gross:	170,092 SF
Net:	141,112 SF
Open Space:	38,166 SF
Building Footprint:	43,896 SF
Max Height:	40 FT
Number of Beds:	116
Parking Required:	116 beds * 0.7 = 82 spots required
Parking Provided:	89 spots 4 accessible

Development Notes:

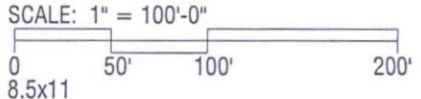
- Minimum vertical clearance of 13'-6" provided above all site drives
- NFPA 13 compliant sprinkler system to be used throughout building
- All site drives will be designed to support at minimum 83,000 lb. GVW
- Fire hydrant spacing will not exceed 700 ft on center.
- 40' right of way at E. Camelback Road to be dedicated with final plan approval

N 81st St. easement to be dedicated

1-ZN-2018
04/25/18

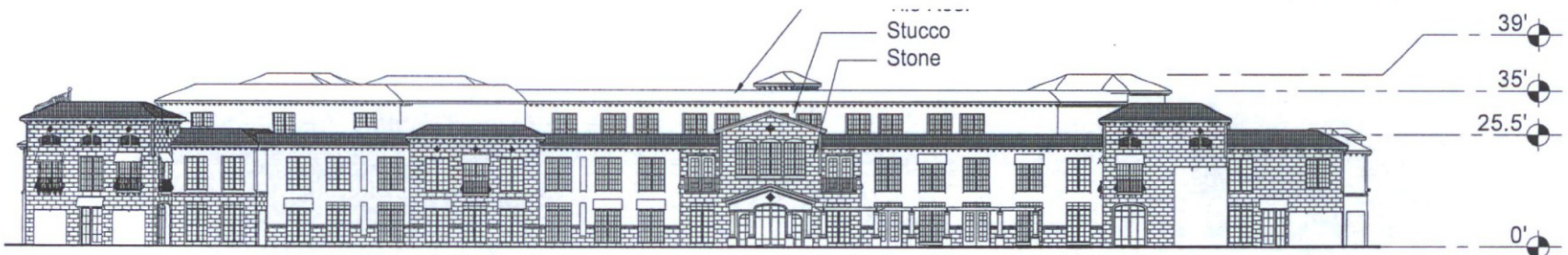


SITE PLAN
Spectrum Camelback Road

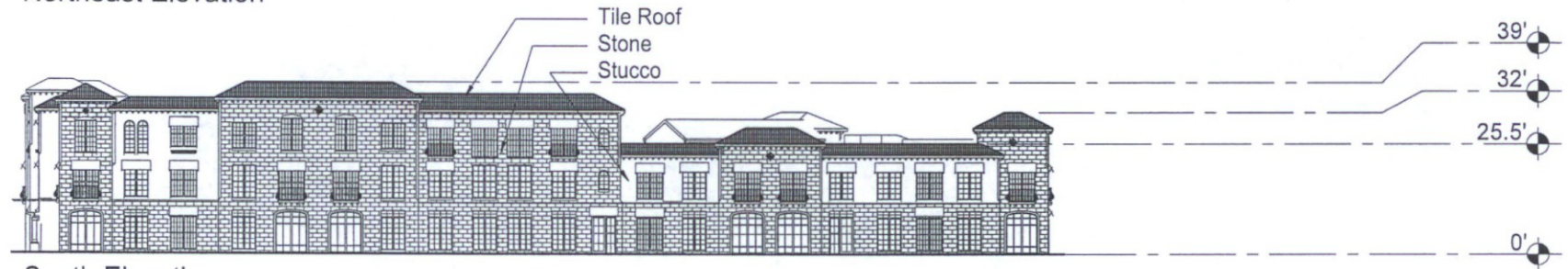


ARCHITECTURE & DESIGN

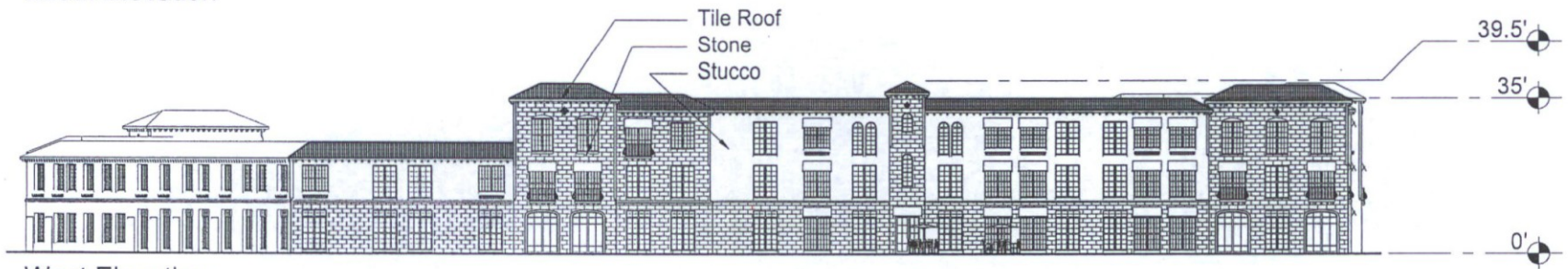
SPECTRUM



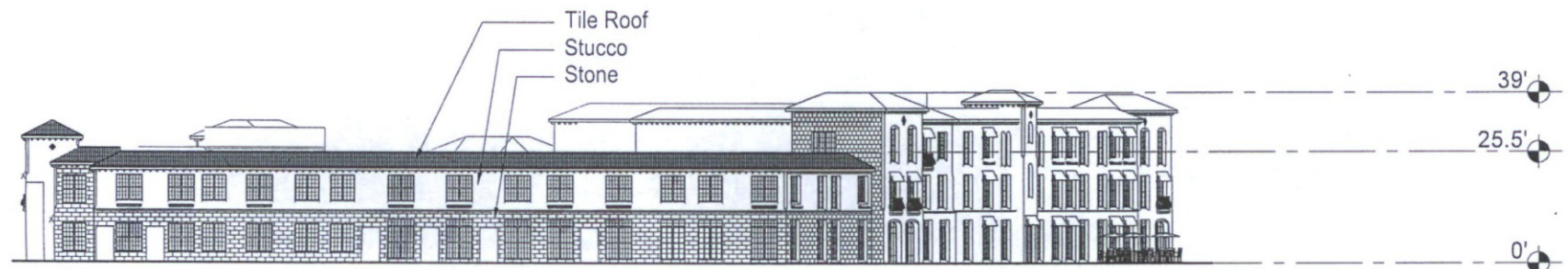
Northeast Elevation



South Elevation



West Elevation



Northwest Elevation

Exhibit B to Attachment 3

1-ZN-2018
04/25/18



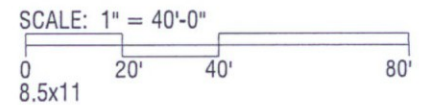
ARCHITECTURE & DESIGN

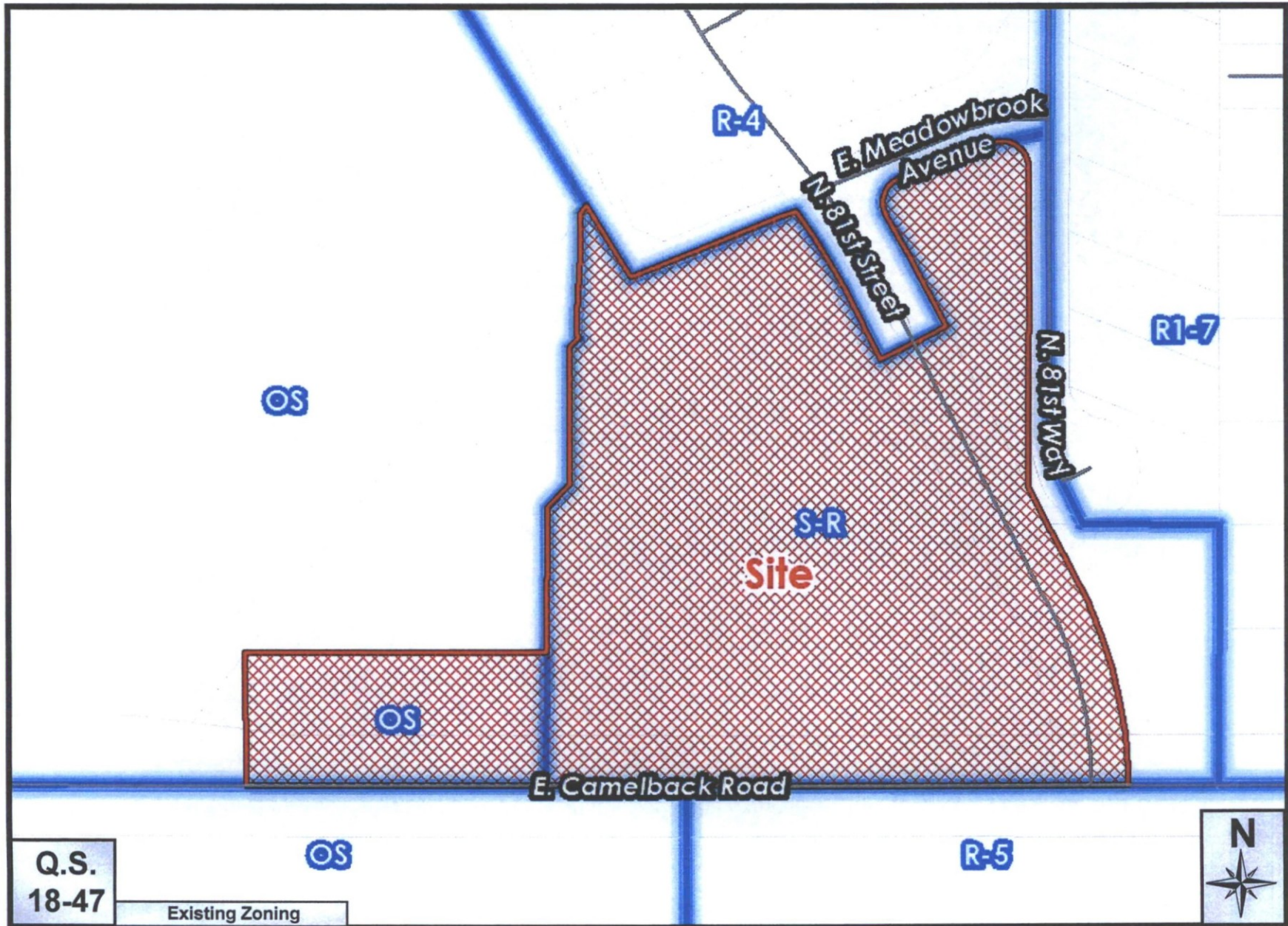


SPECTRUM

BUILDING ELEVATIONS

Spectrum Camelback Road





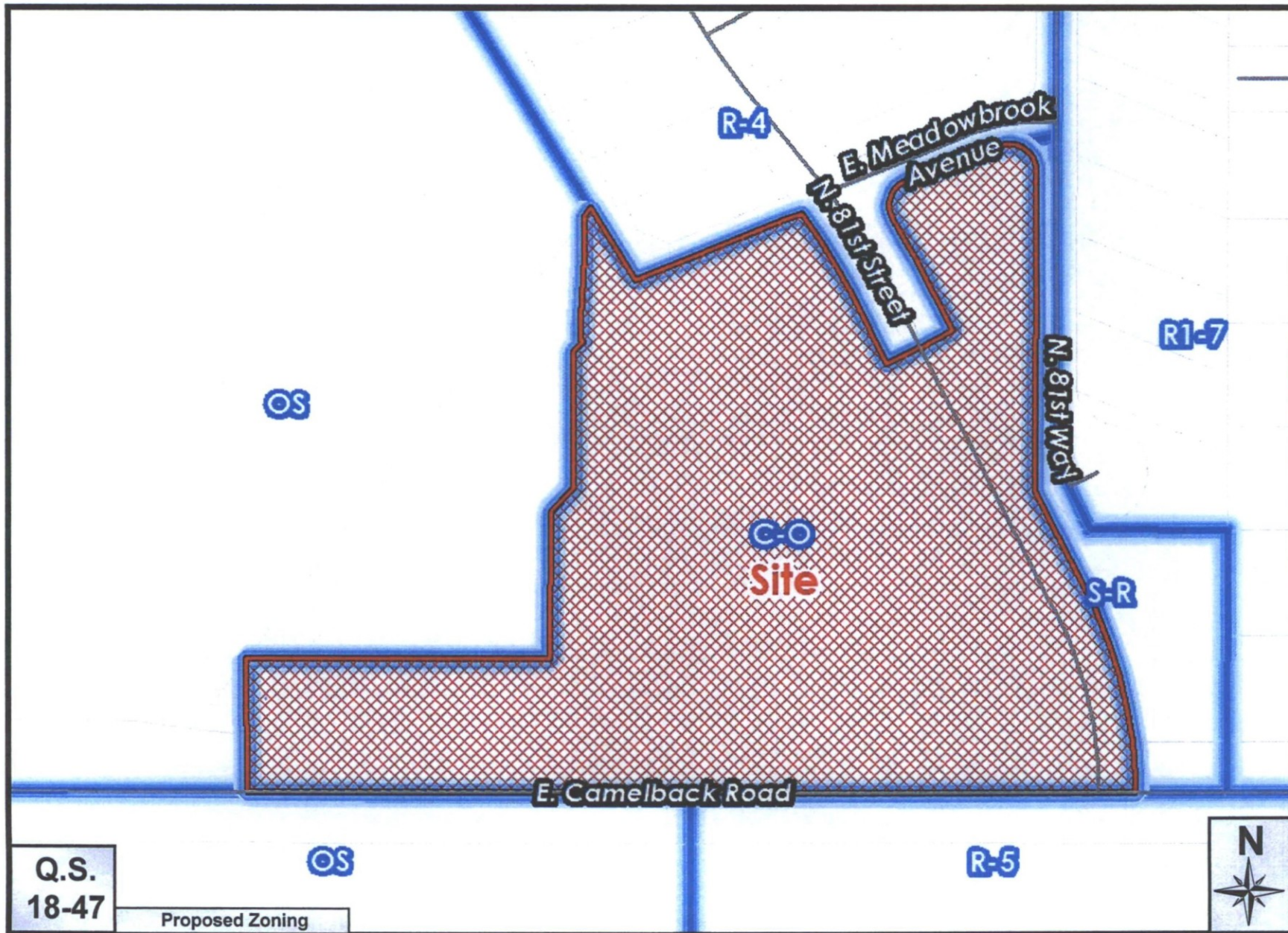
Q.S.
18-47

Existing Zoning

Zoning – Existing

ATTACHMENT #4

1-ZN-2018



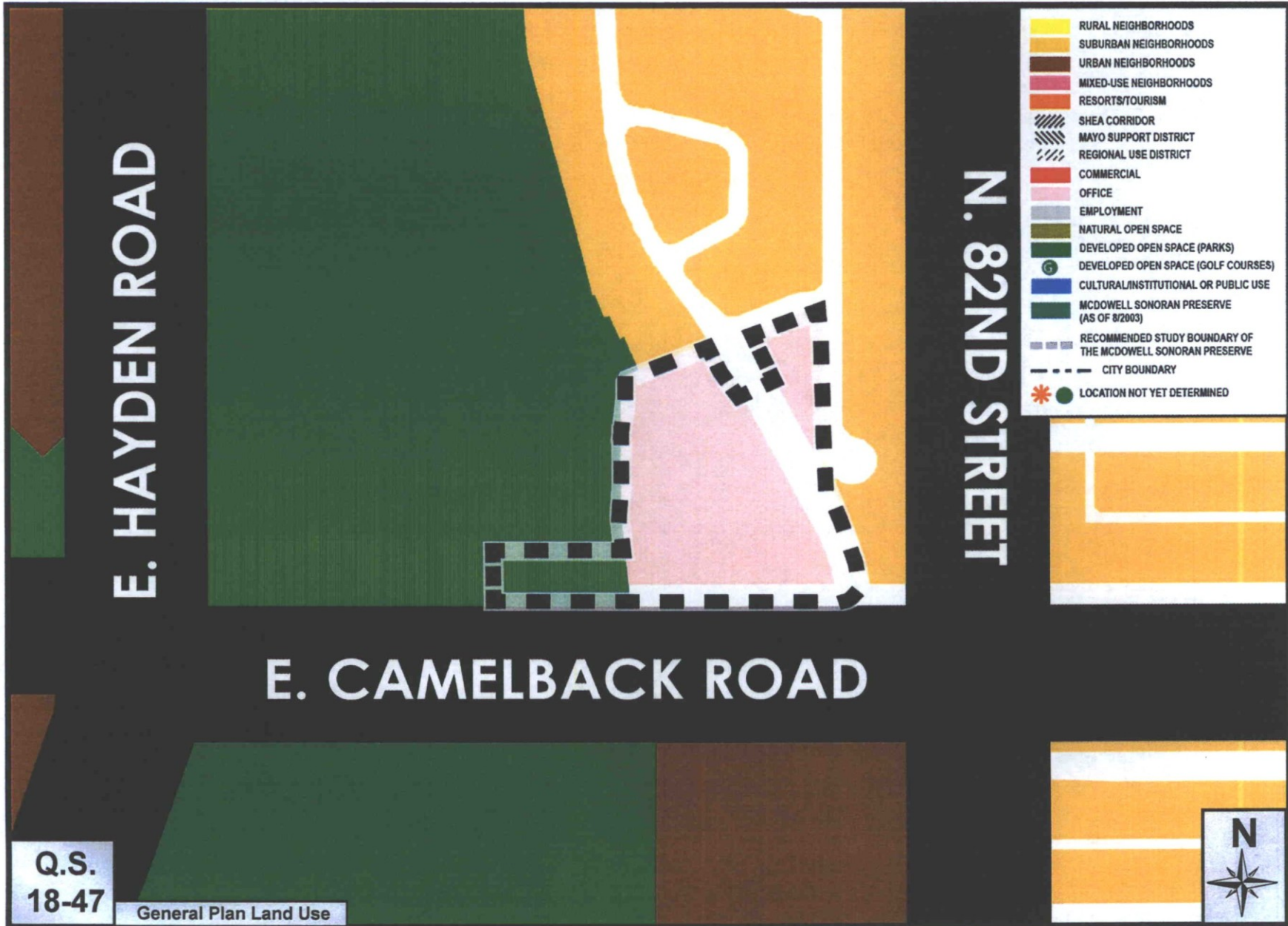
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Proposed Zoning

Zoning - Proposed

ATTACHMENT #5

1-ZN-2018



General Plan Land Use Map

ATTACHMENT #6

1-ZN-2018

Spectrum/ Camelback Residential Health Care



Rezoning Project Narrative

8102 E. Camelback

April 20, 2018

Submitted by:

BERRY | RIDDELL
LLC

ATTACHMENT 7

1-ZN-2018
04/25/18

PRINCIPALS AND DEVELOPMENT TEAM

DEVELOPER

Spectrum Retirement Communities
Michael Longfellow
200 Spruce Street, Suite 200
Denver, CO 80230
Tel: 303-218-0406

ENGINEER

SEG Sustainability Eng. Group
Ali Fakh, Owner/Engineer
Steve Counsell, Engineer
8280 E. Gelding Drive, Suite 101
Scottsdale, AZ 85260
Tel: 480-588-7226

ARCHITECT

Vessel Architecture & Design
Brian Van Winkle, Principal Architect
Kevin Gates, Architect
600 Emerson Road, Suite 401
St. Louis, MO 63141
Tel: 314-324-2542

OUTREACH

Technical Solutions
Susan Bitter Smith
Prescott Smith
4350 E. Camelback Road, Suite G-200
Phoenix, AZ 85018
602-957-3434

LAND USE ATTORNEY

Berry Riddell LLC
John Berry, Esq.
Michele Hammond, Principal Planner
6750 E Camelback Road, Suite 100
Scottsdale, Arizona 85251
Tel: 480-385-2727

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PURPOSE AND INTENT

The purpose of this application is to rezone a 4.5+/- gross acre site located at 8102 E. Camelback Road (the "Property") from Service Residential (S-R) to Commercial Office (C-O) for the development of a "residential health care" senior living community with both assisted living and memory care (both classified as "specialized care" per the Zoning Ordinance definition). Identified as Office in the City of Scottsdale (the "City") General Plan, the project is consistent with the land use designation, promotes land use balance, and will provide for the achievement of many of the City's long-term goals. The site is currently occupied by the Le Cordon Bleu College of Culinary Arts building, although the use vacated several years ago. The proposal includes a two- and three-story building with a central open space amenity and surface parking per City Code. Improvements along Camelback will include a refined sidewalk connection and increased open space buffer.

At this facility, Spectrum Retirement Communities will provide two senior living options; assisted living and memory care. The assisted living programs are designed to offer residents assistance with activities of daily living. Their professionally trained staff works closely with each family to determine which program is most appropriate, so residents get the best care possible. Memory care requires knowledge, experience, understanding and most importantly, compassion. The Spectrum memory care program is dedicated to providing an atmosphere that promotes independence, dignity, privacy and choice.

The Property lies within the Southern Scottsdale Character Area Plan ("SSCAP"), which identifies this area as a community of residential neighborhoods with a need for people-oriented land uses, pedestrian-friendly design, dynamic streetscapes, gathering places, and building massing that complements the surrounding built environments. This proposal meets the criteria for compatible development as outlined in the General Plan and SSCAP, which will be elaborated throughout this narrative.

ABOUT SPECTRUM

Spectrum Retirement Communities currently operates in twelve states with several assisted living facilities in Arizona and others under development. Spectrum has established design principles that are highly sensitive to the surrounding communities and supportive of a safe, functional and comfortable living environment for its residents.

The Enclave at Anthem and Palo Verdes in Peoria depicted below



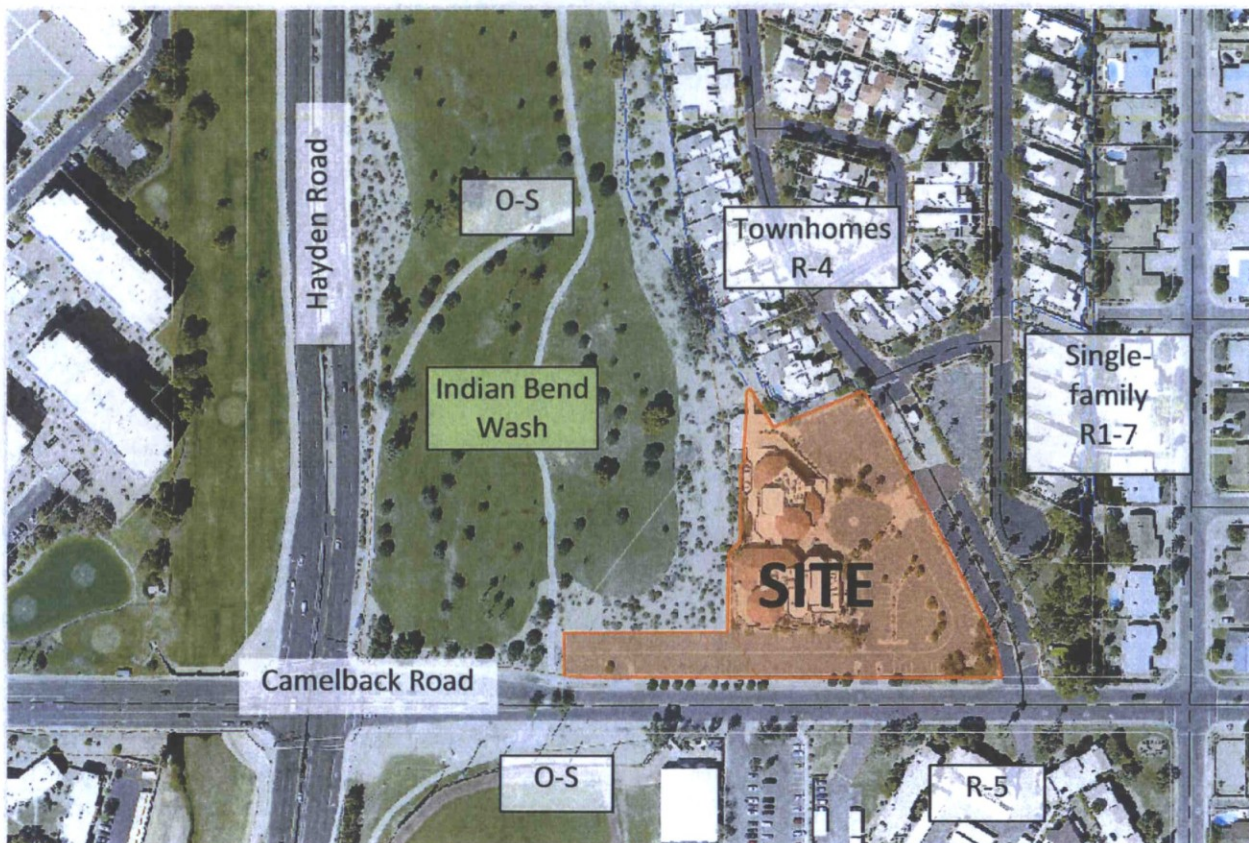
SITE CONDITIONS & LOCATION

Current Conditions & Surrounding Context

This infill site is comprised of the underutilized, vacated Le Cordon Bleu College of Culinary Arts building, parking along south and east, and ingress/egress to the east which is shared with the existing Cameldale residential community to the north.

This Property is ideally situated among a variety of complementary uses and 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 neighborhood, which consists of a blend of diverse uses existing in harmony with one another

Traditionally, senior living flourishes when surrounded by such synergistic uses as complementary commercial services, single-family residential and open space/recreational opportunities and this infill Property is ideally situated given the context. North of the site lies R-4 townhouse residential (Cameldale) and to the east, R1-7 single-family homes (Scottsdale Country Acres). To the south lies R-5 apartments and O-S (Club Sar and Giants facility), to the west is O-S (Indian Bend Wash). Nearby development includes a range of supportive businesses such as HonorHealth, medical offices, grocery, retail, and several restaurants. If desired, residents, employees and visitors can safely access the existing pathway system along Camelback without having to cross an arterial street.



DESIGN CONCEPT

Responding to the surrounding context, the proposed site design features purposeful walkways, a private internal courtyard, abundant landscaping, and building massing that respects the character of the adjacent uses. The building has been positioned with direct adjacency to the Indian Bend Wash open space amenity maximizing setbacks and landscaping along Camelback Road and the adjacent residential. Massing consists of two- and three-story elements. The dense native landscaping that wraps the Property provides both shade along the sidewalks for pedestrians and aesthetic interest, breaking up the horizontal lines of the building when viewed from adjacent homes and street frontages. The site plan includes parking predominately along the east and south sides, for residents, staff and visitors, under the shade of native trees.

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. The heights are tiered, to mimic the building character and heights of the adjacent development. Edge conditions are buffered by significant landscaping and provide a desert-lush setting for the building. Additionally, the stepped-up building massing creates an appropriate transitional buffer to the adjacent residential subdivision. Designed to complement the character and scale of the adjacent townhomes and single-family homes, this use creates a more suitable, quiet land use than the current culinary school which historically had significantly more traffic and noise.

The proposed assisted living community will allow residents to locate in an age-supportive 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 a range of assisted living care services on site.



A unique feature of this Property is its proximity to the Indian Bend Wash, and although many of these residents will not be actively using the Wash on a daily basis, it does afford opportunities for daily walks and social interaction for employees and visitors. Additionally, the building has been designed in a manner to take advantage of the open space view corridor with several units overlooking the Wash as well as a ground level seating/dining area along the Wash. The proposal will turn an underutilized Property into an appropriate land use that will bring additional business to nearby commercial and provide a much-needed service to the community in a manner that respects the scale of the existing context.

DEVELOPMENT PLAN

This proposal consists of a residential health care facility/assisted living with memory care with 116 beds. The development provides seniors an opportunity to enjoy a vibrant, social and quality lifestyle while still providing minimal healthcare services (dining, transportation and wellness/medical, etc.).

Ingress/egress occurs from Camelback Road, a minor collector, via the main entrance that exists today with parking located east and south of the main building similar to the current onsite parking configuration for the old culinary school. 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. A traffic generation statement is provided with this zoning application. Vehicular access to the Property will incorporate indigenous landscape material and setbacks shield the use from adjacent properties.

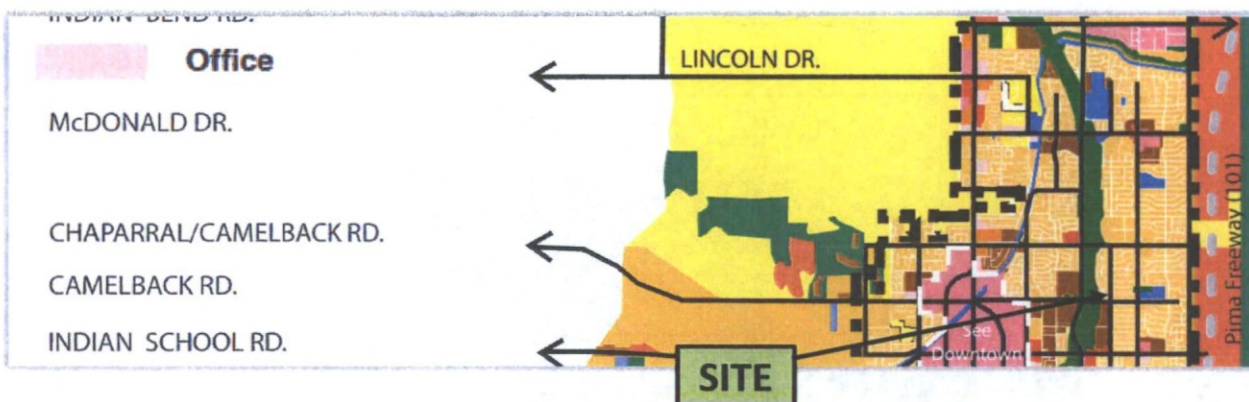
Features of the design include an interior courtyards, sidewalks, outdoor shaded seating and group dining and resident gathering spaces. Amenities will be centrally located to increase accessibility for all residents and are designed and intended for the use of the residents and their guests. The inner courtyard provided 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 in an assisted living environment. While this facility is designed to be visually appealing, the design is functional in addressing the physical requirements and/or limitations of its elderly residents.



GENERAL PLAN CONFORMANCE

The proposal is consistent with the General Plan Land Use Map designation, which identifies the Property as Office, as shown below. 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*”. Spectrum provides an opportunity for a compatible 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.



➤ **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 #1: Respond to regional and citywide contexts with new and revitalized development in terms of:

- Scottsdale as a southwestern desert community
- Relationships to surrounding land forms, land uses and transportation corridors
- Contributions to city wide linkages of open space and activity zones
- Visual impacts (views, lighting, etc) upon public settings and neighboring properties

Bullet #2: Enrich the lives of all Scottsdale citizens by promoting safe, attractive, and context compatible development.

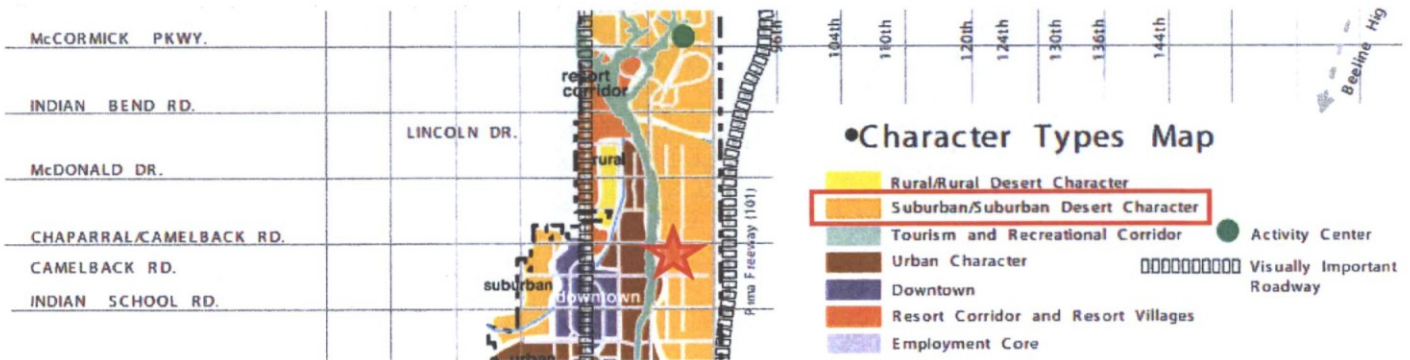
Bullet #3: Encourage projects that are responsive to the natural environment, site conditions, and unique character of each area, while being responsive to people’s needs.

Bullet #4: Ensure that all development is a part of and contributes to the established or planned character of the area of the proposed location. Character can cross land uses and zoning to include community regions containing a mixture of housing, employment, cultural,

educational, commercial, and recreational uses. The overall type of character type that these uses are a part of describes the pattern and intensity of how these uses fit together.

Suburban/Suburban Desert Character Types contain medium density neighborhoods that include a variety of commercial and employment centers and resorts. A wide variety of recreational and leisure opportunities are integrated into the fabric of these districts. Pedestrian and bicycle linkages from neighborhood to neighborhood and from neighborhood to commercial, cultural, educational and recreational components are vital in weaving these areas into a livable community. The physical character of these districts varies widely throughout the community and is based on period of construction and the surrounding topography and natural features. These districts comprise most of the southern and central areas of the city. There are some special features without suburban character types that embody unique land uses or physical elements.

Response: Bounded by land designated as Suburban Neighborhoods to the north and east, Urban Neighborhoods to the southeast, and Developed Open Space to the west and southwest, this site is an appropriate location for the development that integrates a variety of uses. Respecting that the property to the north and east consists of townhomes and single-family homes, the building massing design is tiered to buffer the use.



The designated Character Type in this community is Suburban, which (as described above) consists of medium-density neighborhoods that include a variety of commercial and employment centers and resorts, with recreational and leisure opportunities woven into the fabric of the land use pattern. Here, it is important that pedestrian and bicycle linkages connect both neighborhood to neighborhood, but also neighborhood to commercial, so that these areas are united into a livable community. The development plan provides context compatible development on an infill site providing a senior housing option for the residents of Scottsdale. Further, the development is respectful of impacts on view corridors, lighting massing and material selection taking cues from the surrounding built environment. The development will also enhance connectivity to the Indian Bend Wash both visually and physically. The senior living development coupled with the nearby established residential, open space and commercial developments strengthen and invigorate the mix of land uses promoted along Indian Bend Wash.

Goal 2: Review the design of all development proposals to foster quality design that enhances Scottsdale as a unique southwestern desert community.

Bullet #5: Promote development that respects and enhances the unique climate, topography, vegetation and historical context of Scottsdale's Sonoran Desert environment, all of which are considered amenities that help sustain our community and its quality of life.

Bullet #6: Promote, evaluate and maintain the Scottsdale Sensitive Design Principles that when followed will help improve and reinforce the quality of design in our community.

Response: The development embraces the Scottsdale character through design, site planning, landscaping, material and color selection. The specific design details will be further refined with the Development Review Board submittal. Also, see section below (page 27), which addresses the Scottsdale Sensitive Design Principles.

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 street frontage of the Property incorporates design principles that respond to the pedestrian experience and provide safe and pleasant connections to the adjacent development. As shown below, the design features a significant landscaping setback along Camelback, which will provide shade over the sidewalk and creates a buffer between the Spectrum community and minor collector street. In comparison, the current streetscape, shown further below, is characterized by minimal setbacks and landscaping with double-loaded parking.

Proposed



Existing



The pedestrian scale of the development is respected through overhangs and shaded sidewalks that are interconnected throughout the design and along Camelback Road to the adjacent residential and open space corridors. These pedestrian connections promote safe and convenient for 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: The proposed landscape plan recognizes the visual significance and the important role mature landscaping plays in quality development. The landscape plan includes a broad range of desert appropriate trees, shrubs and ground cover to complement the surrounding environment and provide an enhanced visual setting for the new senior community. The landscape design is mindful of the pedestrian realm providing ample clearance along sidewalks while still providing shade and a desert-lush experience for its residents and visitors. The landscape palette will consist of abundant low-water use, 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.

➤ 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 increase 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: Identified as Office on the General Plan Land Use Map. As this Property is located adjacent to a townhouse and single-family residential communities with residential design considerations that create appropriate land use transitions from the senior living community to the adjacent residential homes. The primary building massing is oriented towards the western side the Property with three-story elements along Indian Bend Wash, transitioning to two-story elements along the eastern edge of the building. Parking areas are located the east and south accessed from Camelback Road (existing entrance to be maintained).

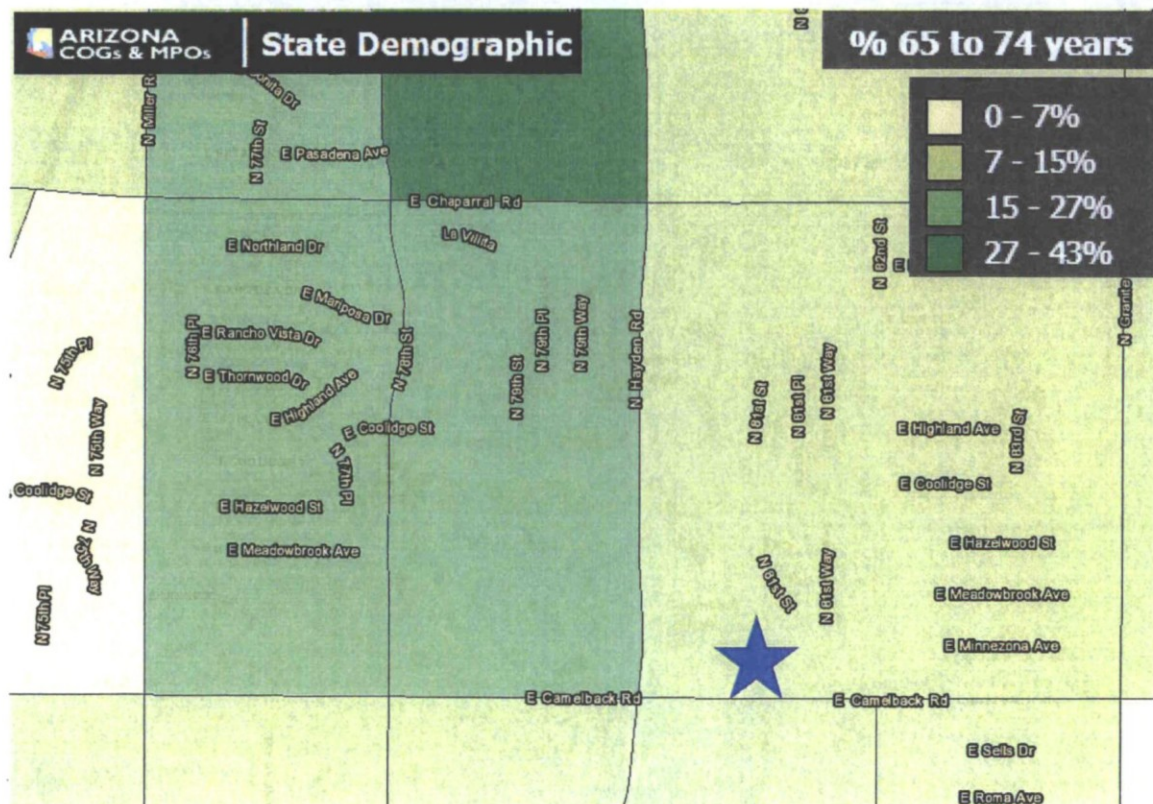
Bullet #6: Encourage transitions between different land uses and intensities through the use of gradual land use changes, particularly where natural or manmade buffers are not available.

Response: Specific design considerations have been made in terms of the building orientation in relation to the adjacent uses. The proposed building character will feature high quality architecture and Southwestern building materials that will blend with the desert landscape and create a functional and attractive development that enhances the visual appearance as compared to the existing building and site improvements. Given the diverse range of land uses that surround the Property, the proposal represents an appropriate fit for the existing context. This senior community will create a land use pattern that respects the mixed-use nature of the area, while providing a needed service to the 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 contains up to 43% of residents between the ages of 65 and 74 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 assisted living units. This proposal will help to increase the diversity of housing options in this area to include senior living as dictated by market trends. This 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 proposed Spectrum facility is compatible with the existing residential, mixed-use, 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 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 given the neighborhood character through incorporation of streetscape amenities (landscape and sidewalk improvements) as well as internal courtyards and walking paths for residents, employees and visitors.

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 paths and trails contained within the adjacent Indian Bend Wash promotes this goal by giving residents, employees and visitors an opportunity for recreation, fitness and alternate modes of transportation. This nearby open space amenity will encourage the sense of community through its visual and physical 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: Assisted living is a convenient hybrid use, that encompasses residential, employment, and support services (dining, wellness/medical, common gathering spaces) under one roof. The land use character of senior living coupled with the nearby established residential, open space and commercial developments strengthen and invigorate the mix of land uses promoted along Indian Bend Wash.

➤ ***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. Revitalizing and redeveloping 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 turning underutilized into 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, as well as converts an underutilized tennis club into an economic drive for the City.

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. Spectrum is well-known for their high-quality senior living residential designs in numerous locations across 12 states. This proposed design respects the established residential neighborhood scale, creating a living environment that is welcoming and compatible with the adjacent context. Through the approval of this request, an underutilized site will be revitalized to become a superior housing option that strengthens and diversifies the local economy and maintains the quality of life for all ages.

➤ **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: Through this design's sensitive building massing and site layout, the relationship between the proposal and the surrounding context creates a complementary land use pattern. This location is among a variety of supportive commercial developments and services, and through the site's proximity to the Indian Bend Wash. A mixed-use setting is created that encourages an urban lifestyle and appropriate balance of land uses with a rich pedestrian environment. Through these 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 development and building design 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 assisted living and memory care 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 state 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. Spectrum's 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, providing a seating/dining space along the western edge, and providing needed housing for a growing demographic.

➤ ***Open Space & Recreation***

Goal #5: *Improve the quality of life for all Scottsdale residents by ensuring a wide range of recreational facilities and services.*

Bullet #1: *Broaden citizens participation by the community in all phases of the planning and delivery of recreational open space.*

Response: As noted below in the Community Mobility section, the Spectrum community embraces the adjacent Indian Bend Wash by encouraging pedestrian connectivity and engagement of the greenbelt. Although the residents, may not be able to actively use the recreational aspects of this amenity on a daily basis, the visual open space is a great asset for the development. The Wash does afford opportunities for daily walks and social interaction for employees and visitors. Additionally, the building has been designed in a manner to take advantage of the open space view corridor with several units overlooking the Wash as well as a ground level seating area along the western edge.

➤ ***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. People will be encouraged to utilize the adjacent Indian Bend Wash for access to open space and nearby services. Employees and visitors can access the Property by alternate modes of transportation and the mixed-use component of the land use will encourage walkability.

The sidewalk improvements combined with well-placed 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 along the ground level will allow residents to immediately engage the internal pathways providing for a stronger community experience.

SOUTHERN SCOTTSDALE CHARACTER AREA PLAN

The proposed redevelopment promotes the goals, policies, and guidelines of the City's SSCAP 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 Spectrum community is compatible with the surrounding context, is sensitive to the adjacent residential properties, and will serve and support the immediate and community-wide area.

Additionally, this Property is located within an area of the SSCAP designated as an "Area of Revitalization" adjacent to Indian Bend Wash (see below), identifying this property as an appropriate location for redevelopment to a compatible land use that promotes increased activity.



❖ Land Use

Goal LU 1: *Promote residential reinvestment and revitalization through regulatory flexibility.*

Policy LU 1.2: *Encourage new residential development and revitalization that complements the established urban form.*

Response: The proposed development meets these land goals by incorporating residential development in a design that respects the established context and urban form. The site plan has been designed in a sensitive manner, creating a building massing pattern that complements the adjacent developments. The Property location is ideal for a mixed-use development, given its proximity to synergistic land uses like retail, office and residential. This underutilized parcel will be revitalized in a manner that is more compatible with the adjacent uses than the current athletic facility, which creates nuisances through noise, light, and traffic. Integrating residential will strengthen the live, work, play land use concept along this corridor and will bring synergy to this mixed-use core.

Goal LU #3: *Promote revitalization, reinvestment, and development along Southern Scottsdale's Corridors.*

Policy LU 3.1: *Create and encourage the utilization of flexible land use regulations as incentives for reinvestment and new development along Corridors.*

Response: Redevelopment of this Property as a mixed-use project that emphasizes the need for diversification of housing options for our aging population will support this goal. Located on Camelback Road and designated as an Indian Bend Wash Revitalization Area, this Property is ideal for a medium-density development that incorporates mixed-use elements for its residents. Given the high population of senior citizens in the surrounding vicinity, an increase in senior living options is justified. The proposed residential community will bring reinvestment and revitalization to the area, as well as bring a development that more closely aligns with the goals of the SSCAP.

Goal LU 8: *Support a dynamic range of land uses adjacent to Indian Bend Wash that promote, enhance and engage this primary open space amenity.*

Policy LU 8.1: *Encourage the revitalization of commercial and office land uses along the Indian Bend Wash to promote new recreational, entertainment, and housing options on sites which are immediately adjacent to this primary open space amenity.*

Policy LU 8.2: *Encourage properties that redevelop adjacent to, or in close proximity of, Indian Bend Wash to incorporate site orientation and access that takes advantage of their location next to this amenity.*

Response: Redevelopment of this underutilized culinary school building (vacated several years ago) will meet this goal by incorporating a housing development immediately adjacent to the Indian Bend Wash open space amenity. This development engages the opportunities provided by Indian Bend Wash through pedestrian connectivity in a mixed-use setting given the surrounding context. Interconnected walkways throughout the site

and the adjacent commercial development will allow residents, employees and guests to safely and conveniently utilize the nearby path system within the Wash for recreation and connectivity to other uses.

❖ *Character & Design*

Goal CD 1: *New and redeveloped residential housing should respect existing neighborhood character and design.*

Policy CD 1.1: *New and redeveloped residential development should be compatible in terms of established neighborhood housing proportion, size, mass, and height.*

Policy CD 1.2: *Architectural housing character should not be restricted to, but remain complementary with, existing neighborhood design.*

Response: As demonstrated in the development plan submittal, housing proportions here are respectful of the adjacent uses and building masses in tiered to mimic the heights of the adjacent residential developments. Located within the Indian Bend Revitalization Area, a variety of housing is encouraged, and the proposal accomplishes that goal while still respecting the scale of the surrounding community by blending architecturally. An increased landscape buffer is provided along Camelback Road resulting in a more enhanced streetscape than currently exists. Along the north, the landscape buffer is also increased where there is currently a very minimal buffer.

Goal CD 2: *The character and design of mixed-use and commercial development should accommodate a variety of land uses, engage pedestrians, and extend indoor spaces to the outside.*

Policy CD 2.1: *Encourage pedestrian-oriented site design for new and revitalized development within Corridors, Regional Centers, and Activity Areas.*

Response: The street frontage incorporates design principles that respond to the pedestrian experience and provide safe and pleasant connections to the adjacent development. The design features a significant landscaping setback, which will create shade over the existing sidewalk and create a buffer between the use and right-of-way. The proposed use and associated improved streetscape will encourage a more appropriate land use pattern within this Revitalization Area. The pedestrian level of this development is further enhanced through proximity to the Indian Bend Wash, providing a convenient pedestrian connection for residents, visitors and employees.

Goal CD 3: *Promote high-quality design for new and revitalized mixed-use, commercial, and residential development along corridors, within regional centers, and activity areas.*

Policy CD 3.1: *Encourage design standards for Corridors, Regional Centers, and Activity Areas that enhance and strengthen new and revitalized development.*

Policy CD 3.3: *Encourage new development to demonstrate a relationship with the design characteristics of the surrounding areas and, as appropriate, incorporate those qualities into its design.*

Policy CD 3.4: *Building design should be sensitive to the evolving context of an area over time.*

Response: The proposed building design and material selection promotes a high-quality standard and timeless character for this infill, redevelopment site. Extensive consideration has been given to the architectural character and massing providing a range in building heights (two- and three-story elements) and embodying residential feel that ties well with the existing neighborhood. The goal is to provide a seamless transition between developments while introducing a vibrant, fresh redevelopment project with Southwestern touches and an earth-tone color/material palette. The proposed design will feature high quality architecture and building materials that will blend with the desert landscape and create a functional and attractive development that enhances the visual appearance of area. The facades are given interest with varying roof transitions, pop-out areas and fenestration to prevent a continuous flat finish.

Goal CD 4: *Site and building design of new development and redevelopment should respond to the Sonoran Desert climate.*

Policy CD 4.1 *Encourage new development to incorporate designs such as shade structures, deep roof overhangs and recessed windows to address passive solar cooling opportunities.*

Policy CD 4.2: *Encourage the use of a variety of textures and natural building materials to provide architectural visual interest and richness, particularly at the pedestrian level.*

Policy CD 4.3: *Support landscape design that responds to the desert environment by utilizing indigenous and adapted landscape materials that complement the Southern Scottsdale built environment.*

Response: The proposed architectural design provides a rich variety of textures and colors as well as a variation in building massing to create visual interest. The pedestrian level experience will be enhanced by building undulation (vs. flat linear forms), material articulation and abundant landscaping creating shaded walkways. Windows and doors will be recessed.

Goal CD 5: *Maintain, protect, and enhance the character, quality, and connectivity of the public realm and open space areas.*

Policy CD 5.1: *Maximize the connectivity, character, and functional uses of local parks and school sites to accommodate a wide range of community activities.*

Policy CD 5.2: *Develop design standards and guidelines that direct and shape development adjacent to parks, trails, and open spaces.*

Policy CD 5.3: *Recognize that public realm design guidelines and standards represent an opportunity to provide identity to a community or neighborhood and to convey its design expectations.*

Policy CD 5.4: *Encourage plant placement that maximizes shade opportunities in pedestrian spaces, parking lots, and streetscape environments.*

Policy CD 5.5: *Analyze Indian Bend Wash as a single continuing element within Southern Scottsdale and develop specific design guidelines and standards to guide and shape future development within, and adjacent to, this open space amenity.*

Policy CD 5.6: *Papago Park and Camelback Mountain are significant landforms which redevelopment and new development should consider with regard to building orientation and site layout.*

Response: Generous open space has been incorporated into the design to respect the surrounding residential developments, preserve the residential scale and provide transitional buffers creating an open space setting for the development. Well-shaded perimeter sidewalks, internal courtyards and walking paths for residents and visitors are integrated throughout. Further, utilization of the path system contained within the adjacent Indian Bend Wash is promoted by this proposal, which offers passive and active open space opportunities maintaining views of Camelback Mountain. This nearby multi-use system of pathways will encourage the sense of community through its connection to the greater neighborhood.

Goal CD 6: *Promote, plan and implement design strategies that are sustainable.*

Policy CD 6.1: *Encourage compact development design along Corridors and in Regional Centers and Activity Areas to help reduce travel distances, encourage walking and cycling, and stimulate public transit use.*

Policy CD 6.2: *Encourage building design, orientation, and layout that reduce energy consumption.*

Policy CD 6.3: *Develop adaptable and sustainable building design strategies that could accommodate future innovative energy and environmental technologies as they become commercially viable.*

Policy CD 6.4: *Encourage the use of sustainable design principles for remodeling and new development projects to mitigate building construction and operational impacts on the environment.*

Response: Infill development and redevelopment of vacant underutilized properties promotes sustainability. The Property's central location and adjacency to Indian Bend Wash allows for reduction in travel distances and encourages walkability. Sustainable building design strategies and techniques have been considered with the initial project design including, but not limited to, energy efficient building methods/materials (HVAC, insulated glass, passive solar), appliances and fixtures. Further refinement of the building plans and sustainable strategies will be prepared with the Development Review Board submittal and plan review submittal.

Goal CD 7: *Protect low-scale single-family neighborhoods within southern Scottsdale by utilizing landscape buffers and transitional building forms, shapes and sizes in the design of new development and redevelopment.*

Policy CD 7.1 *Encourage architectural and design transitions between new development and existing development.*

Policy CD 7.2: *Consider form-based development standards as an option within Corridors, Regional Centers, and Activity Areas to encourage revitalization of these areas coupled with neighborhood protection.*

Policy CD 7.3: *Respect, protect, and enhance established suburban neighborhoods as assets within Southern Scottsdale, while allowing for contemporary solutions to evolving development and market trends.*

Response: The architectural design provides a thoughtful transition from the existing residential development to the north and east with increased landscape buffering. The three-story portion of the building is appropriately placed along the western portion of the site adjacent to the Wash, obscured from view of surrounding residential development.

Goal CD 9: *Establish design guidelines for corridors, regional centers, and activity areas.*

Policy CD 9.2: *Support design guidelines that require development to provide connections to, and between, adjoining sites to reduce vehicle miles traveled.*

Policy CD 9.3: *Continue to utilize the current lighting guidelines to enhance public safety, provide appropriate lighting for development, and supply transitional lighting levels to existing neighborhoods.*

Response: The proposed development provides ample connectivity to adjacent development thereby reducing vehicle trips. The pedestrian connectivity and recreational opportunities provided by the adjacent Indian Bend Wash are considered amenities for the residents, employees and guests. The City's dark-sky policy will be upheld with full cut-off fixtures and residential lighting levels.

❖ *Open Space & Recreation*

Goal OSR 3: *Continue to maintain and enhance Indian Bend Wash as a primary open space resource that provides for community and regional recreation needs.*

Policy OSR 3.1: *Encourage public and private investments to improve, enhance, and upgrade existing open spaces and indoor and outdoor recreational facilities throughout Indian Bend Wash to continuously offer quality recreational opportunities to the community*

Policy OSR 3.2: *Evaluate a change in land use and development orientation on properties adjacent to the Indian Bend Wash to promote interplay of complementary activities such as dining, recreational/rental facilities, and social gathering spaces.*



Response: The Spectrum community will be a vast improvement from the current condition with respect to interfacing the Indian Bend Wash. By nature, residential land uses bring a greater level of synergy to an area vs. office land uses. The section graphic identifies the seating/dining area proposed for the western edge of the building. Numerous units will also overlook the greenbelt while also enjoying views of Camelback Mountain. With the redevelopment of the site, pedestrian connectivity will be improved allowing for better opportunities for residents, employees and visitors to fully engage the Wash.

❖ *Economic Vitality*

Goal EV 1: *Support reinvestment that updates and/or replaces aging commercial properties.*

Response: A key component in securing economic stability within this Activity Area and Opportunity Corridor 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. Revitalizing and redeveloping 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 turning an underutilized site into 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.

Goal EV 2: *Enhance economic vitality and activity in southern Scottsdale.*

Policy EV 2.1: *Encourage new business and real estate development that will expand the community's tax base and support the long-term economic sustainability of Southern Scottsdale.*

Response: 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. Quality of life is improved by economic security, as well as the option for residents to age in place, rather than relocate to a facility far away. This proposal supports the enhancement of the quality of life for Scottsdale's residents, as well as converts an underutilized Property into an economic drive for the City reinforcing the established commercial businesses in the area.

❖ **Housing**

"Southern Scottsdale residents desire a diversity of single and multi-family dwellings, housing options that allow the elderly to age in place... Community members have specifically identified mixed-use developments as a primary means for providing a greater range of housing opportunities. As Southern Scottsdale reaches build-out, new development needs to focus on infill and redevelopment rather than the large residential subdivision developments of the past. Targeted, high-quality density and intensity of building construction describe the diverse types of development necessary for meeting the community's future housing demands and choices." (page 37)

Goal H 4: *Support the option for older Southern Scottsdale residents to remain in their neighborhoods and "age in place".*

Policy H 4.1: *Support older Southern Scottsdale residents' ability to maintain a desirable lifestyle within their existing 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

❖ *Community Mobility*

Goal CM 4: *Advance the role of pedestrian and bicycle mobility and connectivity within southern Scottsdale.*

Policy CM 4.4: *Promote greater non-motorized connectivity between transportation systems, residential neighborhoods, Regional Centers, Activity Areas, Corridors, canals, schools, parks, Indian Bend Wash, and Papago Park.*

Response: The Property is ideally located for senior living given its proximity to numerous commercial and recreational amenities within walking and biking distance. The site benefits from strong pedestrian connections through the adjacent Indian Bend Wash and improved sidewalk connections on site. Although many of these residents will not be actively using the Wash on a daily basis, it does afford opportunities for daily walks and social interaction for employees and visitors.

SCOTTSDALE'S SENSITIVE DESIGN PRINCIPLES

The Character and Design Element of the General Plan states that "Development should respect and enhance the unique climate, topography, vegetation and historical context of Scottsdale's Sonoran Desert environment, all of which are considered amenities that help sustain our community and its quality of life." The City has established a set of design principles, known as the Scottsdale's Sensitive Design Principles, to reinforce the quality of design in our community. The following Sensitive Design Principles are fundamental to the design and development of the Property.

- 1. The design character of any area should be enhanced and strengthened by new development.*

Response: The proposed development will utilize a variety of Sonoran Desert appropriate textures and building finishes, incorporate architectural elements that provide solar shading and overhangs, and celebrate the Southwestern climate by creating outdoor living spaces for each unit, recreational amenities, and gathering places for its residents.

Housing proportions here are respectful of the adjacent uses and building masses in tiered (2 and 3-story elements) to mimic the heights of the adjacent developments. Landscape buffers and buildings orientation are designed to respect the adjacent single-family residences. The lowest intensity portion of the development is placed along the eastern side, to create an appropriate transition from one use to another. Final details to the character and design of the buildings will be determined through the DRB process.

- 2. Development, through appropriate siting and orientation of buildings, should recognize and preserve established major vistas, as well as protect natural features.*

Response: The proposed landscape plan recognizes the visual significance and the important role mature landscaping plays in quality development. The landscape plan includes a broad range of desert appropriate trees, shrubs and ground cover to complement the surrounding environment and provide an enhanced visual setting for the new senior community. Spectrum has taken special consideration in providing meaningful open space and recreational amenities for the residents and visitors. Generous open space has been incorporated into the design to respect the surrounding residential developments, preserve the residential scale and provide transitional buffers creating an open space setting for the development. Well-shaded perimeter sidewalks and walking paths for residents and visitors are integrated throughout. Further, utilization of the trails contained within adjacent Indian Bend Wash is promoted by this proposal, which connects residents, employees and visitors to an opportunity for recreation, fitness and alternate modes of transportation. This nearby multi-use system of pathways will encourage the sense of community through its connection to the greater neighborhood.

3. *Development should be sensitive to existing topography and landscaping.*

Response: The site is developed with an existing office building and surface parking, and thus, is relatively flat from a topography standpoint. All landscaping will consist of low-water use desert appropriate landscaping materials. Respecting the Southwest's climate conditions, a variety of native materials and sizes will be integrated to create a layering effect to help mitigate the urban heat island effect.

4. *Development should protect the character of the Sonoran Desert by preserving and restoring natural habitats and ecological processes.*

Response: To the extent possible, the development will preserve and restore natural habitats and ecological processes through the inclusion of additional desert appropriate landscaping. New landscaping materials will contribute to the urban habitat for wildlife and improved air quality. Also, desert appropriate plants will be able to withstand the variations of the local climate and as they mature they should become self-sustaining relative to water demand. The plant variety for the proposed development is noted above.

5. *The design of the public realm, including streetscapes, parks, plazas and civic amenities, is an opportunity to provide identity to the community and to convey its design expectations.*

Response: The street frontage of the Property incorporates design principles that respond to the pedestrian experience and provide safe and pleasant connections to the adjacent development. The design features a significant landscaping setback along Camelback, which will provide shade over the sidewalk and creates a buffer between the Spectrum community and minor collector street. In comparison, the current streetscape is characterized by minimal setbacks and landscaping with double-loaded parking.

6. *Developments should integrate alternative modes of transportation, including bicycles and bus access, within the pedestrian network that encourage social contact and interaction within the community.*

Response: Sidewalk and pathways are integrated in and around the residential community. Doubling as a recreational and fitness opportunity, the scenic trails within the adjacent Indian Bend Wash also provide a valuable amenity to residents of the facility. The mixed-use nature of the Property provides services to nearby developments and encourage walkability.

7. *Development should show consideration for the pedestrian by providing landscaping and shading elements as well as inviting access connections to adjacent developments.*

Response: The proposed development will incorporate design elements that respect human-scale, providing shade and shelter through building, site and landscape design. The site plan identifies the pedestrian circulation proposed with the application showing connectivity to/from/along the site. The landscaping of the site is intended to provide a desert-lush, pedestrian friendly environment to be enjoyed by the residents, visitors and employees.

8. *Buildings should be designed with a logical hierarchy of masses.*

Response: As this Property is located adjacent to existing residential development to the north and east, distinctive design considerations create appropriate land use transitions from the medium density senior living facility to the adjacent homes. The primary building massing is located on the western edge of the Property, transitioning from 3 to 2-story elements with surface parking along the east.

9. *The design of the built environment should respond to the desert environment.*

Response: The proposed development will utilize a variety of desert appropriate textures and building finishes, incorporate architectural elements that provide solar shading and overhangs, and celebrate the Southwest climate by creating outdoor living spaces and amenities for its residents. Building materials and finishes will include stone, stucco, metal accents, metal shade canopies, tile roofing and insulated glazing.

10. *Developments should strive to incorporate sustainable and healthy building practices and products.*

Response: The pedestrian connectivity and recreational opportunities near the site are considered primary amenities for the residents and reduce vehicle trips. Sustainable strategies and building techniques, which minimize environmental impact and reduce energy consumption, will be emphasized. These sustainable building practices may include, but are not limited to, passive solar design, insulated glass, low-flow water fixtures, and energy efficient HVAC and appliances.

11. *Landscape design should respond to the desert environment by utilizing a variety of mature landscape materials indigenous to the arid region.*

Response: Context appropriate, mature arid-region plant materials will be utilized with the development of the Property. The desert character will be upheld through the careful selection of plant materials in terms of scale, density, and arrangement.

12. *Site design should incorporate techniques for efficient water use by providing desert adapted landscaping and preserving native plants.*

Response: The proposed development will maintain a low-water use plant palette and incorporate salvaged native plants (see landscape plan). Context appropriate desert plant materials will be utilized with the development of the Property, consistent with the established vegetative pattern along Camelback and throughout the Southern Scottsdale Character Area Plan.

13. *The extent and quality of lighting should be integrally designed as part of the built environment.*

Response: Lighting will be designed in a manner that is respectful of the surrounding context and will respect the City's dark sky policies with fully shielded fixtures, while maintaining safety for future residents and in conformance with City lighting standards. A lighting plan has been submitted with the DRB application.

14. *Signage should consider the distinctive qualities and character of the surrounding context in terms of size, color, location and illumination.*

Response: Project identification will be contextually appropriate and processed under a separate approval and permit process.

Open Space Legend

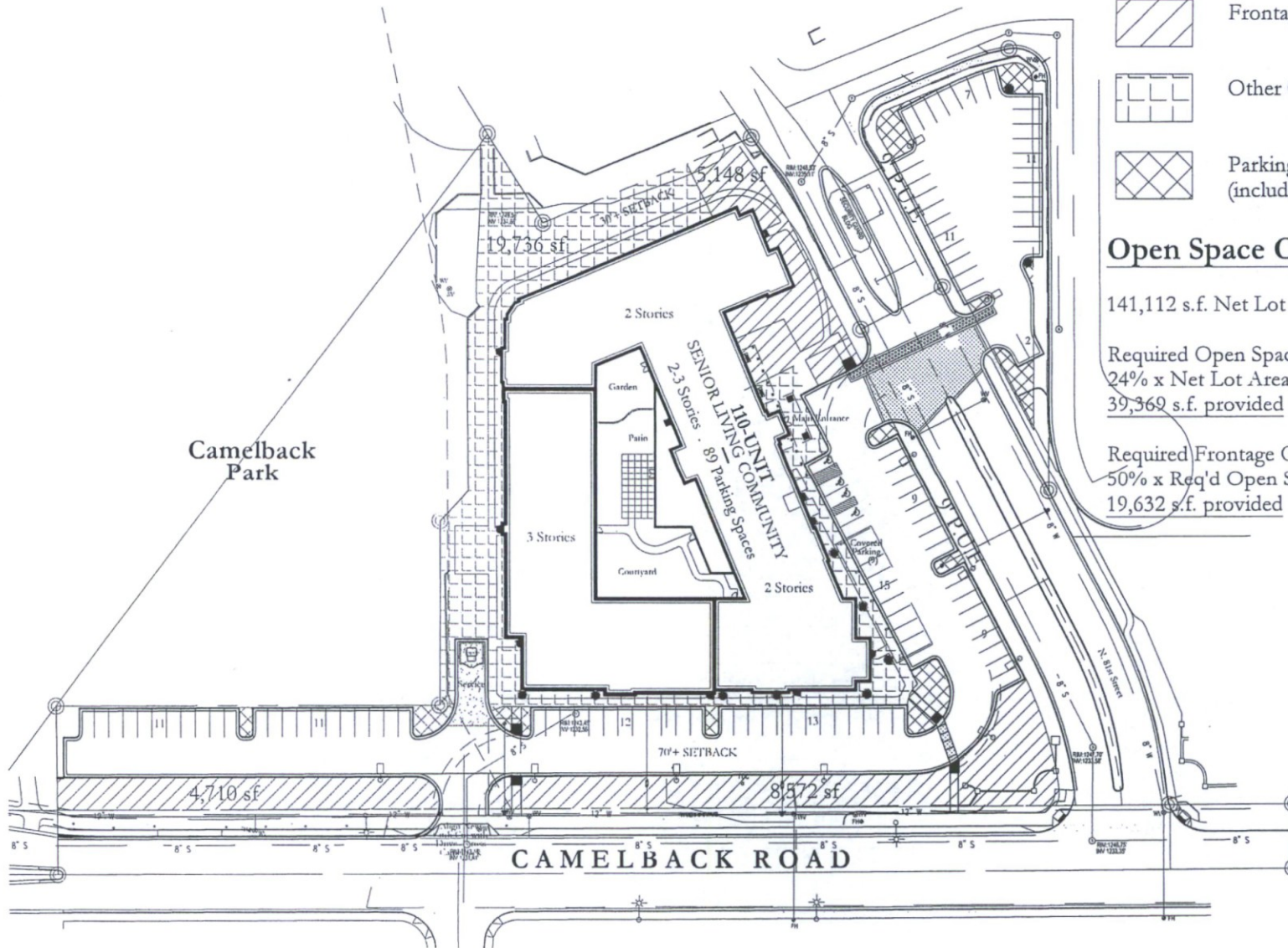
-  Frontage Open Space
-  Other Open Space
-  Parking Lot Landscaping (including landscape islands)

Open Space Calculations

141,112 s.f. Net Lot Area

Required Open Space:
 $24\% \times \text{Net Lot Area} = 33,867 \text{ s.f.}$
39,369 s.f. provided

Required Frontage Open Space:
 $50\% \times \text{Req'd Open Space} = 16,933 \text{ s.f.}$
19,632 s.f. provided



1-ZN-2018
04/25/18

ATTACHMENT 8



ARCHITECTURE & DESIGN



SPECTRUM

OPEN SPACE PLAN

Spectrum Camelback Road



SCALE: 1" = 100'-0"
 0 50' 100' 200'
 8.5x11

Landscape Legend

Common Name



Desert Ironwood
(tree)



Blue Palo Verde
(tree)



Bubba Desert Willow
(tree)



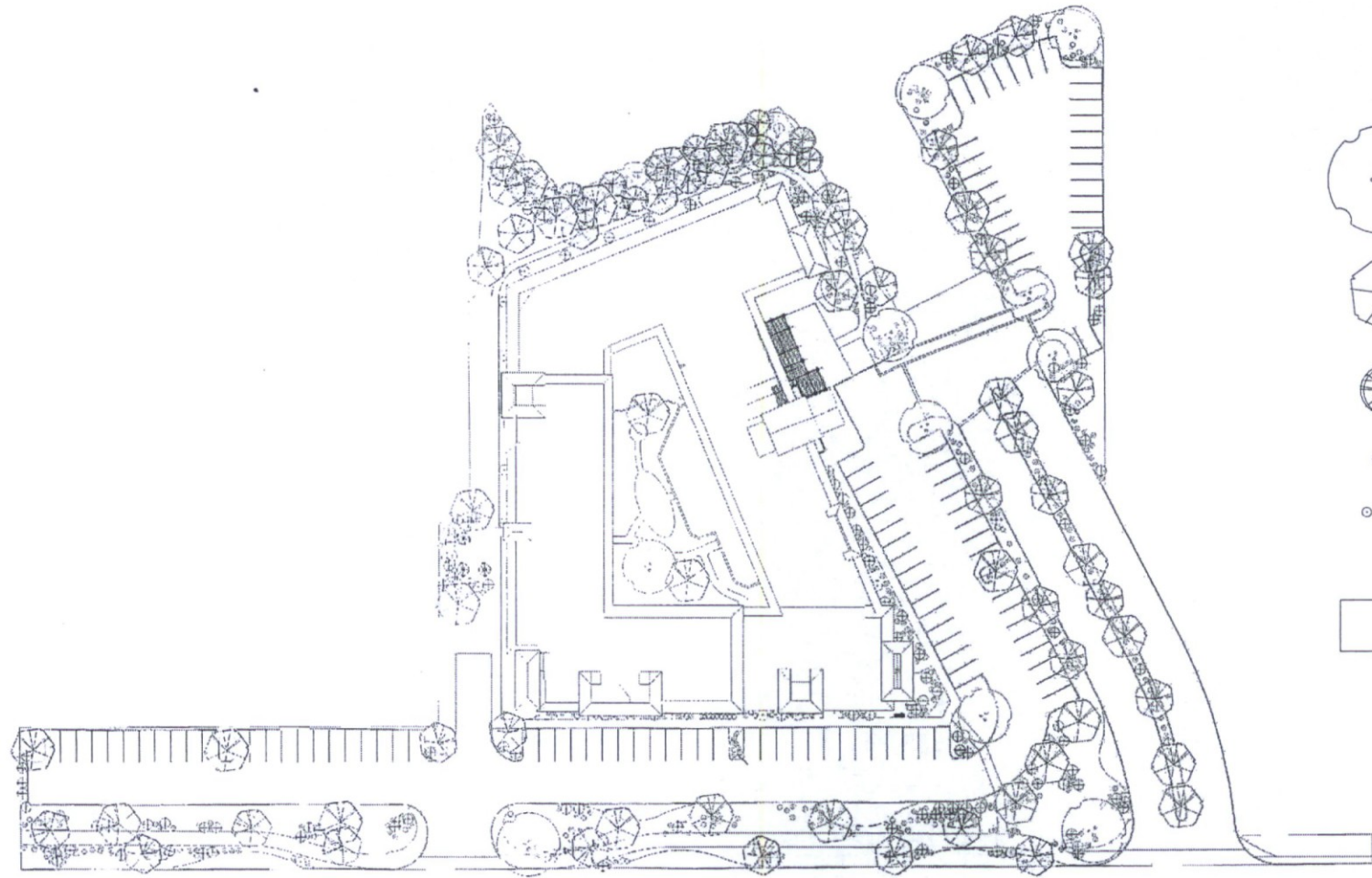
Creosote Bush
(accent shrub)



Desert Globemallow
(ground cover)



Granite Mulch
(ground cover)



1-ZN-2018
04/25/18

ATTACHMENT 9

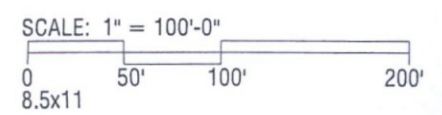


ARCHITECTURE & DESIGN



SPECTRUM

LANDSCAPE PLAN
Spectrum Camelback Road





1-ZN-2018
04/25/18

ATTACHMENT 10



ARCHITECTURE & DESIGN



SPECTRUM

PERSPECTIVE
Spectrum Camelback Road

Barnes, Jeff

From: Kathie Boyance <kboyance928@gmail.com>
Sent: Monday, February 12, 2018 1:50 PM
To: Barnes, Jeff
Cc: karen burda; G. & K. Chapman
Subject: FW: new building/at Le Cordon Bleu propeety

Dear Mr. Barnes:

I am sending a copy of a letter that I have sent to Karen Burda, a neighbor in Cameldale, as well as our Community president, stating my concerns with the re-zoning of said property. I have also sent a letter to the neighbor outreach team. Please save our neighborhoods, and the beautiful culture of Scottsdale. Scottsdale has been known as an oasis. I would urge you to try to keep that culture, an not accept ""just another big concrete city", with no areas to refresh the spirit.

Sincerely,
Kathie and Jerry Boyance
#17, Cameldale

To: Karen Burda
Cc: G. & K. Chapman
Subject: new building

Hi Karen,

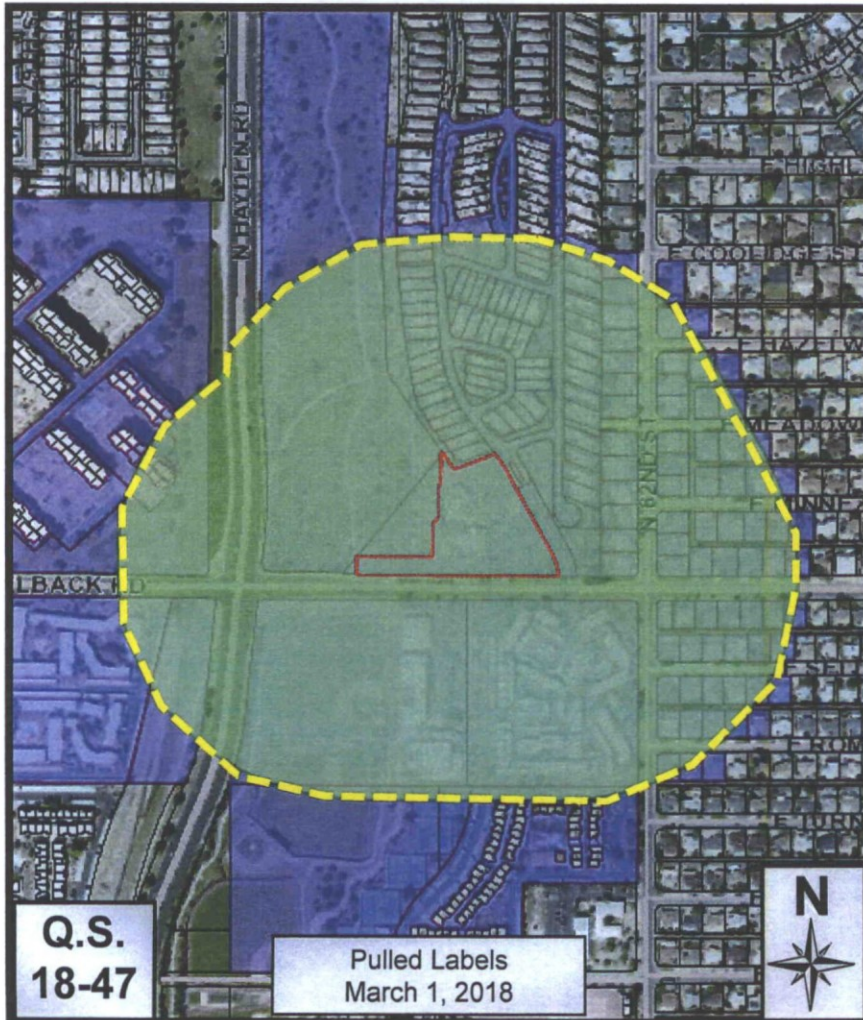
I know that Mondays are busy days for you, therefore I didn't want to bother you with a call. Just wanted to let you know that I messaged the company that wants a change in the zoning of the Cooking School property, stating that I do not want more density in our area. It is becoming more and more like North Scottsdale, which is one high rise after another—of course mid Scottsdale is getting worse and worse with every open, breathable area being built up. Soon we will no longer be able to see sunrises or sunsets. Just smog,

Hope that you are doing well.
Peace and love, Kathie


Sent from Mail for Windows 10

ATTACHMENT 11

City Notifications – Mailing List Selection Map



Map Legend:

-  Site Boundary
 -  Properties within 750-feet
- Postcards - 242

Additional Notifications:

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

Spectrum - Camelback

ATTACHMENT #12

1-ZN-2018