

Case Research



Date: April 19, 2016

To: Greg Bloomberg, Senior Planner, Current Planning

From: Gregory P. Davies, AICP, Senior Transportation Planner

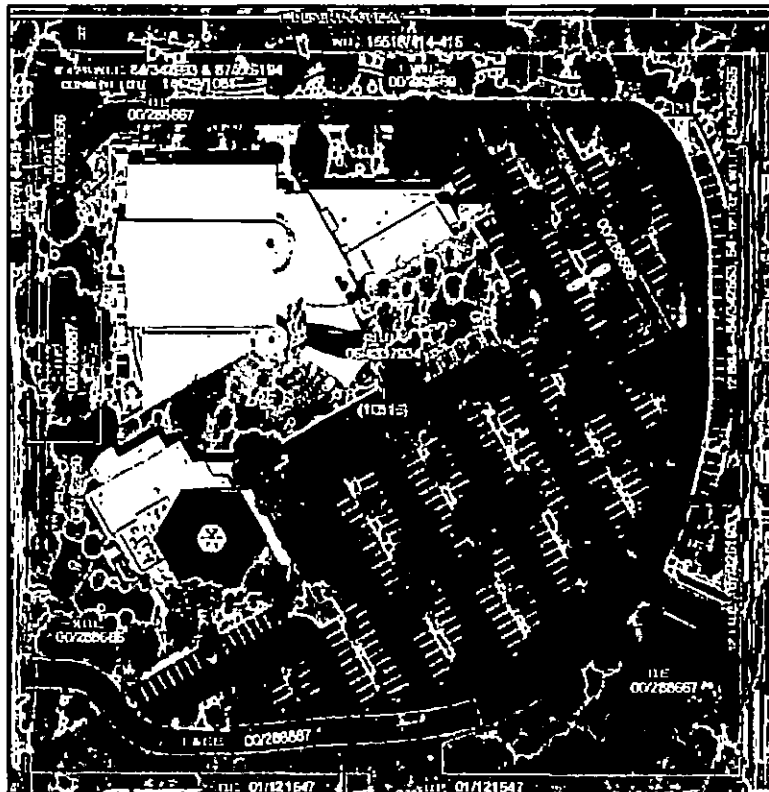
Through: Tim Curtis, Current Planning Director, Madeline Clemann, Transportation Planning and Transit Operations Manager

Subject: Trail Impact Analysis
Location: 10815 North 84th Street, Scottsdale, Arizona 85260
Landowner: St. Patrick Catholic Community

INTRODUCTION

The purpose of this memorandum is to provide a Trail Impact Analysis regarding a request by the applicant, St. Patrick Catholic Community, to release a 12' equestrian trail easement along the east side of the subject property. (Figure 1).

Figure 1 - St. Patrick Catholic Community (10815 North 84th Street)



BACKGROUND

On July 3, 1984, the Roman Catholic Diocese of Phoenix dedicated a 12' equestrian easement along the east side of the St. Patrick parcel. The granting of this equestrian easement was keeping in the spirit with the equestrian use in northern Scottsdale during this time. This equestrian easement extends approximately 650' south from Desert Cove Avenue along the east side of property. There is an existing, signed trail in this equestrian easement.

On February 14, 2004 the city's Trails Master Plan (Figure 2) was approved by Scottsdale City Council (Resolution 6447). The trail located in the subject easement was recommended by the 2009 Adhoc Trails Task Force in the effort to implement and bolster the 2004 Trails Master Plan. A planned trail is located on the south side of Desert Cove Avenue that will connect to the trail along 84th Street and the existing trail within the subject easement.

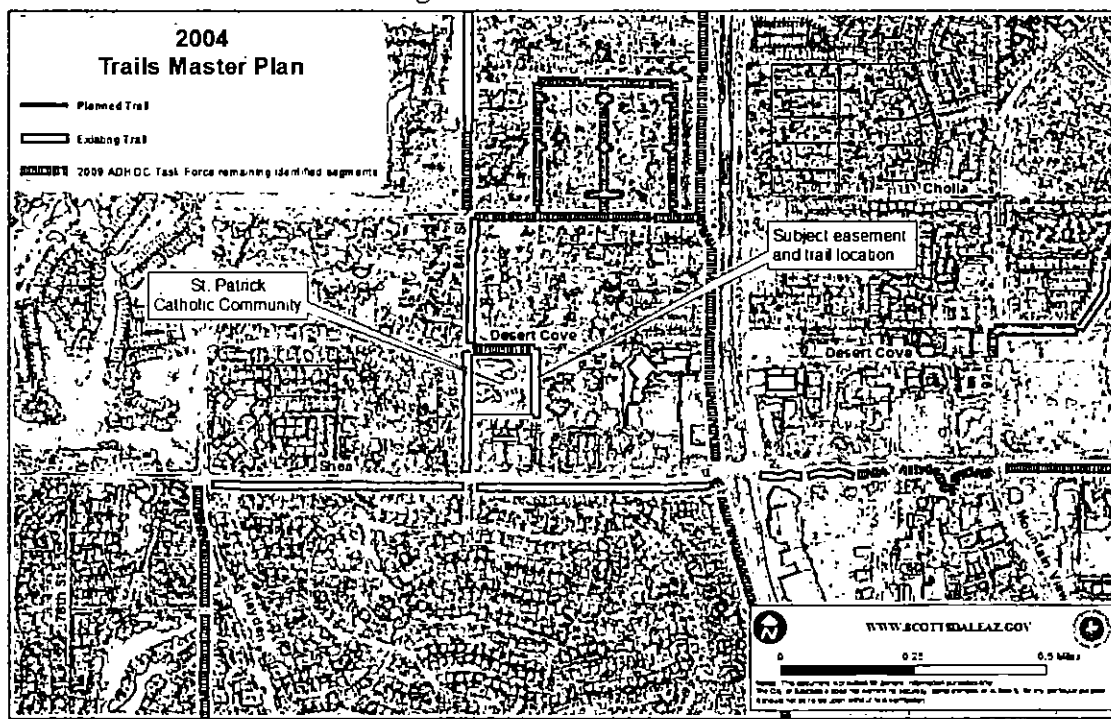
On October 21, 2015, a site visit was completed after a complaint was filed with the city stating that the easement was blocked by vegetation. The site visit verified that the trail is being used by residents in the neighborhood. Though the prevalence of equestrian use has decreased there is still an equestrian presence in this neighborhood. Residents also use this trail for recreational and exercise walking.

Lastly, the Transportation Department manages the existing trails system as well as implements the Trails Master Plan to enhance the neighborhood trail system.

ANALYSIS

On March 25, 2016, Berry Riddell/Michelett, on behalf of St. Patrick Catholic Community, requested a release of the 12' equestrian trail easement. A release of easement request requires the Transportation Department to conduct a Trail Impact Analysis which is required to recommend or deny approval of the release of easement.

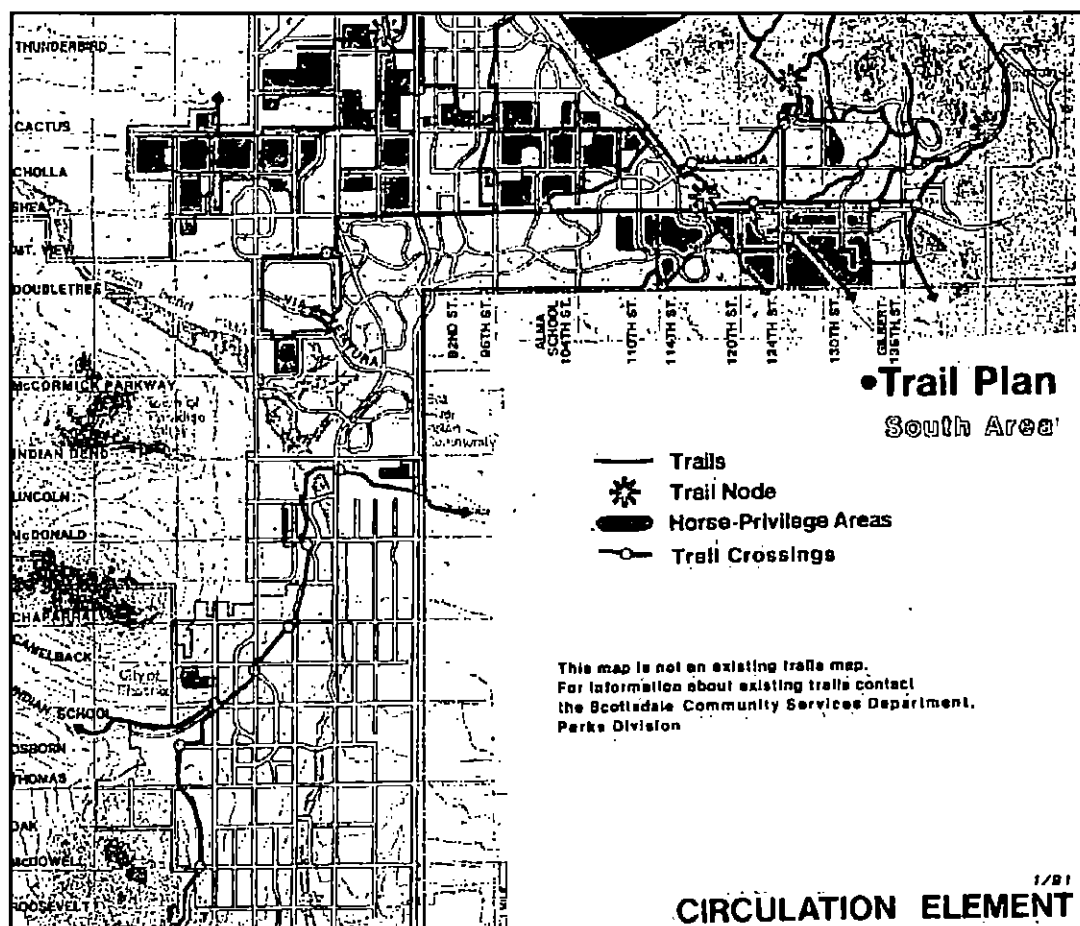
Figure 2 – 2004 Trails Master Plan



The analysis is predominantly based on the review of adopted policies, plans and recommendations from Adhoc committees that are approved by city council. It is apparent that the area around St. Patrick Catholic Church has a network of trails. The analysis also requires a site visit which occurred in October 2015 as well as general feedback from the residents in the neighborhood. The October 2015 site visit did verify that residents are using the trail and several residents have contacted the city to retain the equestrian trail easement.

Other official documents related to the city's trail system are the 2009 Adhoc Citizens Trails Task Force Final Report, the 2001 General Plan (the discussion of trails is woven through the document but there is not a specific map), and the 1991 General Plan Circulation Element (Figure 3).

Figure 3 - 1991 General Plan Circulation Element



RECOMMENDATIONS/ACTION

Based on the October 2015 site visit, resident feedback, and the existing and future trail system network the Transportation Department does not recommend the release or decrease of the dedicated equestrian easement located along the east side of the St. Patrick Catholic Community property.

July 29, 2015

Planning and Development Services Department
City of Scottsdale
7447 E. Indian School Road
Suite 105
Scottsdale, Arizona 85251

Re: Mater Plan for St. Patrick's Catholic Community Church
10815 N. 84th Street
Scottsdale, Arizona 85260

Pre-Application Request Narrative

St. Patrick's is in the process of acquiring an adjacent single family home lot at 8522 E. Mercer Lane and the property located at 8542 E. Mercer Lane in order to acquire additional parking space and room to expand.

St. Patrick's requests to join adjacent parcels 175-64-011, 175-64-012, 175-64-013 & 175-29-005D.

St. Patrick's request that the City of Scottsdale abandon Mercer Lane and allow the church to purchase the abandoned right of way.

St. Patrick's requests to convert the single family home located at located at 8542 E. Mercer Lane into a church related facility.

St. Patrick's intends to remove the single family residence located at 8522 E. Mercer Lane in order to expand the available on site parking for their facility.

St. Patrick's intends to increase the amount of available on site parking spaces partly in response to the local community. Water retention will be engineered to be stored underground.

St. Patrick's intends to construct a new gymnasium building with an attached two story classroom / office building.

Currently St. Patrick's is restricted to one entrance driveway and one exit driveway along 84th Street. St. Patrick's requests to have these driveway entrances widened to allow both entering and exiting. Additionally St. Patrick's requests to have a third entrance / exit driveway at the existing Mercer Lane alignment.

Currently there is a 12' wide Equestrian Easement running north / south between the church's acquired properties. This equestrian trail dead ends at the church's southern property line and doesn't continue north past Desert Cove. St. Patrick's requests to abandon this equestrian easement. Doc. 84-342554 & Doc. 87-226193 & BK. 872, Pg. 30, M.C.R.

Ruenger, Jeffrey

From: Projectinput
Sent: Friday, July 31, 2015 3:19 PM
To: Projectinput
Subject: Online Pre-Application Submitted (707-PA-2015)



Pre-Application Number: **707-PA-2015**
Project Name: **St. Patrick's Catholic Church**
Location: **10815 N 84TH ST**

Contact Name: **Michele Hammond**
Contact Phone: **480-385-2753**
Contact Email: **mh@brrlawaz.com**

