



April 23, 2020

Via: Email: [rgrant@scottsdaleaz.gov](mailto:rgrant@scottsdaleaz.gov)

Randy Grant

Zoning Administrator, City of Scottsdale

***Re: Vi Living at Cavasson, Request for Interpretation***

Dear Randy:

We wanted to follow up with you regarding the proposed Residential Health Care use at Cavasson. As you know, the Grayhawk team and the Nationwide Realty Investors team has been in discussions with City Staff regarding the land use and the “conversion” ratio for Residential Health Care units/beds as it pertains to dwelling units in the development program and/or land use budget table approved for Crossroads East, Planning Unit V (Case 19-ZN-2002 #6). As discussed with you previously, Vi Living plans to develop an independent living (consistent with prior City approvals, these units will have cooktops), assisted living and memory care facility on an approximately 8-acre site at the northeast corner of Miller and Cavasson Boulevard. Vi Living is a small percentage (approximately 6%) of the overall 134-acre Cavasson master plan and will contribute towards the balance of land uses along the Loop 101 by providing an opportunity for residents to age in place with a continuum of care. The residents and their visitors will benefit from the range of land uses planned for this area similar to the Vi at Silverstone, which is near Appaloosa Public Library and a retail center with grocery, restaurants and support services within the Silverstone master plan.

As you know, the Crossroads East PCD (Planned Community District) has a unique set of development standards. The underlying zoning district approved for Planning Unit V is PCP (Planned Airpark Core Development), which permits Residential Health Care facilities. The PCP district is typically FAR (floor area ratio) based for both residential and non-residential uses. However, City Council with the Crossroads East PCD approved a series of development regulations that are unique to Planning Unit V with respect to height and FAR, as well as establishing a specific land use budget with maximum dwelling units and square footage based on use (see attached exhibits).

The proposed Vi Living development complies with all of these standards including the height and FAR limitations. As you agreed in your recent discussion with John Berry and Michele



Hammond, however, subtracting the number of Residential Health Care units/beds from the land use budget is not a simple 1 unit/bed to 1 dwelling unit (1:1) ratio given the nature of the units. In reviewing other residential zoning districts in the Zoning Ordinance in this same meeting with John and Michele, you noted that the number of Residential Health Care units/beds is separately defined from the number of permitted traditional residential dwelling units. Crossroads East Planning Unit V is allowed a maximum of 1,600 dwelling units per the approved land use budget. Although Residential Health Care units are a residential use, you agreed that it would be appropriate to apply a conversion ratio similar to other residential districts in the Zoning Ordinance. As also discussed in your meeting with John and Michele and by example, see the table below identifying the R-3, R-4 and R-5 residential zoning districts with the calculated conversion ratio for Residential Health Care.

#### Conversion Matrix

Zoning	Type	Maximum Dwelling Unit/Acre	Maximum Minimal RHC Unit/Acre	Minimal Conversion Ratio	Maximum Specialized RHC Bed/Acre	Specialized Conversion Ratio
R-3	Medium Density Residential	12.9	22	0.59	43.0	0.30
R-4	Townhouse Residential	8.3	14	0.59	28.0	0.30
R-5	Multiple-Family Residential	23	40	0.58	80.0	0.29

Thus, using this agreed upon Zoning Ordinance methodology, we are requesting an interpretation from the City to count the Vi Living Residential Health Care units/beds at an adjusted factor of 0.59 applied for each proposed unit/bed. The Vi Living is proposing 260 units/beds composed of 170 independent living units and 90 assisted living/memory care beds. Applying a factor of 0.59 for each unit/bed would result in  $260 \times 0.59 = 153.4$  units/beds. Although based on the conversion ratios utilized in the R-3, R-4 and R-5 districts, the following conversion factor could reasonably be applied separately for Minimal and Specialized Residential Health Care units/beds:  $(170 \times 0.59) + (90 \times 0.30) = 127.3$  units/beds, we propose utilizing one simple factor of **0.59** for all Residential Health Care facility units/beds resulting in **154 units** as the number of dwelling units that would be subtracted from the maximum dwelling units identified in the Planning Unit V land use budget (1,600 units minus 154 units).

As noted above, all other regulations for FAR and height will be compliant. Our only request is to establish a conservative and Zoning Ordinance based conversion factor for Residential Health

Care units/beds as it relates to the number of permitted dwelling units in the land use budget table approved with the Crossroads East master plan.

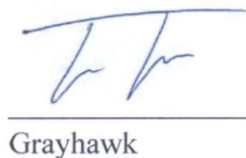
As evidenced by the existing Vi at Silverstone and Vi at Grayhawk, Vi Living builds to the highest standards of building character, quality of materials and site design while providing an important residential option and lifestyle for the residents of Scottsdale. Vi Living at Cavasson will be a great complement to the greater 134-acre mixed use development.

Please acknowledge your concurrence and acceptance as the Zoning Administrator of the 0.59 Residential Health Care conversion ratio for dwelling units specific to Planning Unit V of the Crossroads East master plan by signing below. Feel free to contact us with any questions.

Sincerely,

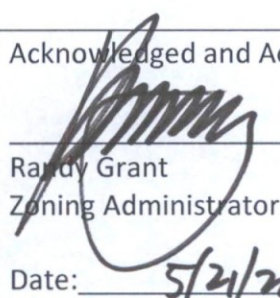
  
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Nationwide Realty Investors

  
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Plaza Companies

  
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Grayhawk

  
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Vi Living

Acknowledged and Accepted:

  
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Randy Grant  
Zoning Administrator

Date: 5/21/20

Exhibits:

Vi at Cavasson – Master Development Aerial  
Development Program/Land Use Budget – Crossroads East Planning Unit V  
Maximum FAR Exhibit – Crossroads East Planning Unit V  
Maximum Height Exhibit – Crossroads East Planning Unit V

cc: John V. Berry, Esq., Berry Riddell  
Michele Hammond, Berry Riddell

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