



Marked Agendas

Approved Minutes

Approved Reports

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City Council: 10/20/2020

Planning Commission: 9/23/2020

CITY COUNCIL REPORT



Meeting Date: October 20, 2020
General Plan Element: *Land Use*
General Plan Goal: *Create a sense of community through land uses*

ACTION

Acoya Scottsdale at Shea (Ryan Redevelopment) 6-ZN-2020

Request to consider the following:

1. Adopt Ordinance No. 4473 approving a Zoning District Map Amendment from Central Business (C-2) District to Commercial Office (C-O) District zoning, and a 27% parking reduction, on a +/- 3.5-gross-acre site located at 7373, 7375, and 7365 E. Shea Boulevard.

Goal/Purpose of Request

The applicant's request is to redevelop the existing carwash site into a four-story residential healthcare facility.

Key Items for Consideration

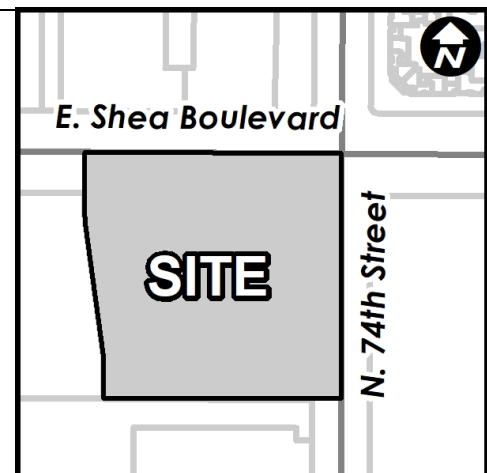
- Building Height
- Parking Reduction
- Public Comment received
- Planning Commission heard this case on 9/23/2020 and recommended approval with a vote of 4-1.

OWNER

Olive Tree Investments LLC
(480) 225-8937

APPLICANT CONTACT

Kurt Jones
Tiffany & Bosco, P.A.
(602) 255-6000



LOCATION

7373, 7375, and 7365 E. Shea Boulevard

BACKGROUND

General Plan

The General Plan Land Use Element designates the property as Commercial. This category includes areas designated for commercial centers providing goods and services frequently needed by the surrounding residential population, and retail businesses, major single uses, and shopping centers, which serve community and regional needs. This category may also include other uses, like housing and office uses, to attain environmental and mobility goals.

Zoning

The site is currently zoned Central Business (C-2). The C-2 zoning district is intended to permit uses for recurring shopping and service needs for multiple neighborhoods. This district includes uses usually associated with office and retail shopping developments, typically located near residential neighborhoods.

The proposed zoning change is to the Commercial Office (C-O) zoning district. 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 development standards are intended to provide separation of office buildings from nearby residential areas, and provide a high quality setting for office uses.

Context

The subject property is located east of N. Scottsdale Road, at the southwest corner of the intersection of E. Shea Boulevard and N. 74th Street. Please refer to context graphics attached.

Adjacent Uses and Zoning

- North: Existing mixed-use commercial center; zoned Central Business (C-2).
- South: Existing commercial office; zoned Central Business (C-2).
- East: Existing medical office; zoned Service Residential (S-R), and Monterey at Mountain View Phase II, existing residential beyond; zoned Single-family Residential Planned Residential Development (R1-7 PRD).
- West: Existing commercial/retail; zoned Highway Commercial (C-3).

Other Related Policies, References:

Scottsdale General Plan 2001, as amended
Zoning Ordinance

APPLICANT'S PROPOSAL

Development Information

The development proposal associated to this zoning district map amendment request intends to develop a 4-story residential healthcare facility providing a mix of specialized and minimal care.

- Existing Use: Carwash/Service Station
- Proposed Use: Residential Healthcare Facility
- Building Area: 212,217sqft (including underground parking garage)
150-units
- Parcel Size: 3.5-acres (gross)
2.5-acres (net)
110,904sqft
- Building Height (C-2): 36-feet (excluding rooftop appurtenances)
- Building Height (C-O): 48-feet (excluding rooftop appurtenances)
- Parking Required: 179 spaces
- Parking Reduction Requested: 27%
- Parking Proposed: 130 spaces
- Open Space Required: 26,671sqft (per the Residential Healthcare Facility requirements)
- Open Space Proposed: 56,301sqft

IMPACT ANALYSIS

Land Use

This proposed zoning district map amendment seeks to allow for the subsequent development of the site as a residential health care facility offering a mix of specialized (memory care) and minimal (assisted living) units. The Residential Health Care land use is allowable under the current C-2 zoning on the site and under the proposed C-O zoning, but the C-2 zoning district is limited to a 36-foot maximum building height which would not accommodate the 48-foot tall building proposed that the C-O zoning would allow.

Residential Health Care

As identified in the Land Use requirements of the Zoning Ordinance, residential health care facilities are limited to a maximum of eighty (80) beds per acre of gross lot area for specialized care units and forty (40) dwelling units per acre of gross lot area for minimum care units. This project proposes a combined total of 150 units that are distributed as 16 specialized units and 134 minimum case units.

The Residential Health Care land use parameters also include specific open space requirements sperate from those specified in the underlying zoning district. This results in a larger open space requirement for this site than the requested C-O zoning district (or the current C-2 zoning district)

would otherwise require. The associated site configuration proposal accounts for providing the necessary open space areas to meet the land use specific requirements.

The Residential Health Care land use parameters identify that the site shall be designed, to the maximum extent feasible, so that on-site parking is oriented to the building(s) to provide convenient pedestrian access for residents, guests, and visitors. The associated site configuration proposal provides for a single building with surface parking located at the main entrance along E. Shea Boulevard and an underground parking garage below the building itself. Also included are pedestrian access routes from multiple points of the building to the adjacent public sidewalks, providing pedestrian connectivity to access the nearby commercial and retail uses.

Transportation/Trails

Access to the site is provided by two existing shared access drives from the adjacent streets, E. Shea Boulevard and N. 74th Street. The intersection of E. Shea Boulevard and N. 74th Street is signalized.

A traffic impact study was submitted for the proposed change in land use. The approval of the proposed development will result in an estimated 747 daily trips generated per day to and from the project site. The development is estimated to generate 70 a.m. peak hour trips, and 86 p.m. peak hour trips. This represents a decrease of 718 daily trips over the existing car wash and minor auto repair facility.

A parking reduction of 27% requested as part of zoning request based on anticipated reduced vehicle needs relative to the operations and demographics of the proposed residential health care facility. The typical parking requirement established in the Zoning Ordinance for the proposed use requires a total of 179 spaces. The proposed parking reduction would allow for the applicant to provide a total of 130 spaces for the proposed residential healthcare facility. A parking study was provided with this request to provide supporting analysis for the reduction.

Water/Sewer

The City's Water Resource Department has reviewed the application and finds that water and wastewater infrastructure will be adequate to service the proposed development. The developer is responsible for providing all identified water and wastewater infrastructure improvements, including any new service lines, connections, fire hydrants, and manholes to serve the development.

Public Safety

Access to the site is served by existing streets and improvements. There are no anticipated service or emergency response impacts associated with this request. Fire Station 605 is located approximately 350-feet east of this site on E. Shea Boulevard.

Community Involvement

The applicant held a virtual open house on April 6th, 2020; to provide the community information regarding their application request while also adhering to COVID-19 related gathering and interaction limitations. Once the application was submitted, the City also sent out typical project notification postcards and provided online project information to property owners within 750-feet of the site and other interested parties. During the review process staff received inquiries and comments from residents in the area primarily concerning potential traffic impacts and the

proposed building height relative to existing development in the area. Although the site is primarily directly abutted by commercial land uses, there is a single-family residential neighborhood, Monterey at Mountain View Phase II, located at E. North Lane and N. 74th Street to the southeast of this site and a multi-family residential condominium, Barolo Place, located across at the northeast corner of the intersection of E. Shea Boulevard and N. 74th Street.

Comments received prior to the Planning Commission hearing include concerns about building height and potential traffic impacts.

OTHER BOARDS AND COMMISSIONS

Planning Commission:

Planning Commission heard this case on 9/23/2020 and recommended approval with a vote of 4-1.

The Planning Commissioners recommended with their action that the City Council take into consideration the public comment received and the possibility to have citizens participate in the Council's discussion of this case. The dissenting vote desired a continuance by the Planning Commission until such time that the public can be present to speak during the hearing.

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. 4473 approving a Zoning District Map Amendment from Central Business (C-2) District to Commercial Office (C-O) District zoning, and approve a 27% parking reduction, on a +/- 3.5-gross-acre site located at 7373, 7375, and 7365 E. Shea Boulevard.

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

Date

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

Date

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

Date

ATTACHMENTS

1. Context Aerial
- 1A. Aerial Close-Up
2. Ordinance No. 4473
 - Exhibit 1: Stipulations
 - Exhibit A to Exhibit 1: Site Plan
 - Exhibit 2: Proposed Zoning Map
3. Applicant's Narrative
4. General Plan Land Use Map
5. Zoning Map (Existing)
6. Conceptual Building Elevations
7. Traffic Impact Summary
8. Citizen Involvement
9. City Notification Map
10. Public Comment
11. September 23rd, 2020 Planning Commission Meeting Minutes

PLANNING COMMISSION REPORT



Meeting Date: September 23, 2020
General Plan Element: *Land Use*
General Plan Goal: *Create a sense of community through land uses*

ACTION

Acoya Scottsdale at Shea (Ryan Redevelopment) 6-ZN-2020

Request to consider the following:

1. A recommendation to City Council regarding a request by the applicant for a Zoning District Map Amendment from Central Business (C-2) to Commercial Office (C-O) zoning on a +/- 3.5-gross-acre site located at 7373, 7375, and 7365 E. Shea Boulevard.

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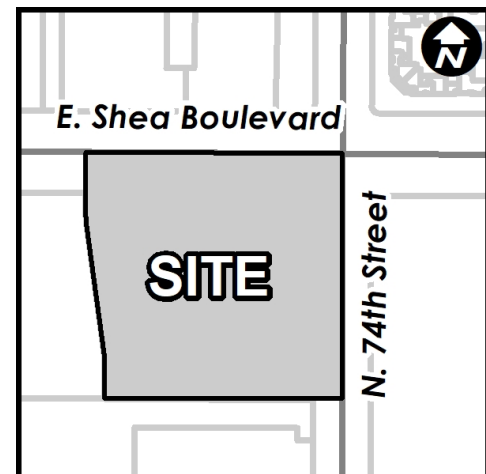
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STAFF RECOMMENDATION

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

Date

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

Date

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

Date

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