

Megerdichian Senior Center
At
Saint Apkar Armenian Apostolic Church
Rezoning and Use Permit Narratives

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Rezoning Narrative

Project Description

Proposal

The proposal is to rezone from R1-35 (Single Family Residential) to R-4 (Townhouse Residential) for 4.908 acres. The intent of these change is to provide an opportunity to establish a senior living facility on a church-owned vacant infill site. The site for the application is at the southeast corner of the Pima Road section line (Loop 101 Freeway) and the Cholla Road half-section alignment.

Current Conditions

The rezoning site is part of what is currently occupied by the Saint Apkar Armenian Apostolic Church. This church has operated in this location for over 25 years, with the sanctuary building being opened about 9 years ago. The church property currently includes 7.40 acres of land (net) and has 25,062 square feet of building, of which 5,286 is contained within a senior living facility that is an extension of the church activities. The property is located on the south side of the Cholla Road half-section alignment and is immediately adjacent to the Loop 101 Freeway.

The main church complex includes 2 existing buildings. These are placed at least 80 feet from the east property line, 190 feet from the north property line and 43 feet from the west property line. The smaller senior living facility that exists on the site is well south of the main church facilities and is placed about 52 feet from the south property line and 125 feet from the east property line.

Under the current R1-35 zoning and based on the specific standards for churches and places of worship, the site could be built out under the current use as listed in the following table. This table demonstrates the full extent of what the church could become within the current zoning regulations.:

Standard Category	Standard	Allowed Church Expansion in R1-35 District
<i>Floor Area Ratio (FAR / as measured per net lot area)</i>	.20	322,490 x .2 = 64,498 square feet of building allowed
<i>Building Height</i>	30 feet	30 feet
	Up to 10% of roof area can exceed 30 feet up to 45 feet	If full build out was achieved, maximum area of roof that could exceed 30 feet would be 6,450 square feet if all buildings were one-story in

		height or 3,225 square feet if all buildings were two-story in height
<i>Open Space</i>	.24 for buildings up to 20 feet in height	.24 x 322,490 = 77,398 square feet
	.24 + (.004 x 10) = .28 for buildings up to 30 feet in height	.28 x 322,490 = 90,297 square feet
	.24 + (.004 x 25) = .34 for buildings 45 feet in height	.34 x 322,490 = 109,646 square feet
<i>Building Setback</i>	Front yard: 40 feet	40 feet from north property line
	Rear Yard: 35 feet	35 feet from south property line
	Side Yard: 15 feet	15 feet from east and west property lines
<i>Parking Setback</i>	10 feet	20 feet from north property line and 10 feet from east, south and west property lines

This review indicates that the full build-out of a church on this property would be about 2 ½ times what is currently built. In addition, the current buildings greatly exceed the minimum setbacks.

The site has a total elevation range of about 8 feet, with the lowest elevations at the southwest corner and the highest at the northeast corner.

Site Plan

The proposed rezoning area would include a relatively narrow (approximately 70 feet wide) extension along the eastern property line from Cholla Road south to the main rezoning area that would encompass slightly more than half of the property in the southern portion. The main church facilities and much of the parking area for the church would remain under the current R1-35 zoning district. The proposed senior living facilities would occupy a portion of the rezoning area (roughly 62%) and the remaining portion would remain part of the functioning area of the church. The entire property would remain in the ownership of the church. The existing senior living facility is included in the proposed R-4 rezoning request as an extension of the proposed facility. The purpose of the extension R-4 zoning on the east side of the property to the north is to assure that the rezoning area has viable frontage on a public road.

Zoning Analysis

With the rezoning, there will be different development standards that would apply to the property. The following table identifies the current standards, the standards that would apply under the R1-35, R-4 district and the use permit, and the proposed site plan configuration:

Table 1. Standards that apply to the proposed R-4 portion of the site:

Development Standard	Requirements of the Development Standard	Proposed Development Plan	Difference from Standard
Gross Parcel Area		213,812 sq ft (4.908 ac)	NA
Net Parcel Area	35,000 sq ft	210,785 sq ft (4.838 ac)	Exceeds minimum by 170,678 sq ft
Minimum Property Size (Section 5.804.A)	Minimum parcel size = 8,000 sq ft	205,678 sq ft	Exceeds minimum by 197,678 sq ft (4.538 ac)
Minimum Open Space (Section 5.804.B.1)			
	Overall requirement is .10 x gross lot area = 21,381 sq ft	73,988 sq ft	Exceeds minimum by 52,607 sq ft
Parking Area Open Space (Section 10.501.H.2)	Minimum parking area open space = 15% / 13,025 sq ft required	18,214 sq ft	Exceeds minimum by 5,189 sq ft
Building Height (Section 5.804.C.1)			
	Maximum building height = 30 feet (except as included in Article VII)	30'	Complies with maximum
Building Setback (Section 5.804.E)			
	Adjacent to an R1 district – 15 feet for one story plus 10 feet for each additional story:		

	Distance to property line to the south:	52 ft	Exceeds minimum by 37 ft (Closest building is one story in height)
	Distance to property line to the north	546 ft	NA
	Adjacent to an R-4 district – 10 feet:		
	Distance to property to the east:	50 ft	Exceeds minimum by 40 ft
	Adjacent to a street – 15 feet:		
	Distance to property line to the west	44 ft	Exceeds minimum by 29 ft
Distance Between Buildings (Section 5.804.F)	Minimum distance between buildings = 10 feet	44 ft	Exceeds minimum by 34 ft

Table 2. Standards that apply to the Use Permit Portion of the Site:

Development Standard	Requirements of the Development Standard	Proposed Development Plan	Difference from Standard
Net Parcel Area	NA	180,104 sq ft (4.135 ac)	
Gross Parcel Area	NA	183,077 sq ft (4.202 ac)	
Minimum Gross Lot Area (Section 1.403.P.3.a)	Minimum Gross Lot Area = 1 acre (43,560 sq ft)	183,077 sq ft (4.202 ac)	Exceeds minimum by 139,517 sq ft
Maximum Densities (Section 5.804.D)			
	Specialized Residential Health Care (5.804.D.2) = 28 beds per gross acre x 4.135 = 115	38 beds new + 10 beds existing = 48 beds	67 beds under maximum allowed
	Minimal Residential Health Care (5.804.D.3)	48 units	9 units under the maximum allowed

	= 14 dwelling units per gross acre x 4.135 = 57		
Open Space (Sections 1.403.P.1.b & 1.403.P.3.c)			
	Minimum open space required = .24 x net lot area = 43,225 sq ft	55,464 sq ft	Exceeds minimum by 12,239 sq ft
	Frontage open space = .50 of provided open space = 27,891 sq ft Minimum frontage open space = 20 feet x frontage = 3,303 sq ft Maximum frontage open space = 50 feet x frontage = 8,258 sq ft	9,093 sq ft	Exceeds requirement by 835 sq ft
Parking Area Open Space (Section 10.501.H.2)	Minimum parking area open space = 15% = 11,509 sq ft	16,211 sq ft	Exceeds minimum by 4,702 sq ft
Building Setbacks			
	Distance to property to the east:	50 ft	
	Distance to property line to the south	52 ft	
	Distance to property line to the west	44 ft	
	Distance to property line to the north	546 ft	

Table 3. Standards that apply to the remaining R1-35 (with a church use) portion of the site:

Development Standard	Requirements of the Development Standard	Proposed Development Plan	Difference from Standard
Net Parcel Area		111,708 sq ft (2.564 ac)	
Gross Parcel Area		111,708 sq ft (2.564 ac)	

Minimum Lot Area (Section 5.102.A.14.a)	Minimum lot area = 35,000 sq ft	111,708 sq ft (2.564 ac)	Exceeds minimum by 76,708 sq ft
Floor Area Ratio (Section 5.102.A.14.b)	Maximum floor area ration = .20 x net lot area = 22,342 sq ft	19,320 sq ft	3,021 sq ft under maximum allowed
Building Height (Section 5.102.A.14.c)	Maximum building height = 30 ft + 10% of roof area up to 45 feet	29 ft for main roof + 7% at 45 ft	Meets the standard on both criteria
Open Space (Section 5.102.A.14.d)			
	Minimum open space = .24 x 116,812 = 26,810 sq ft		
	Where building height is over 20 feet, the minimum open space adds .004 x net lot area for each 1 foot of building height above 20 feet = 4,022 sq ft		
Total Open Space	26,810 sq ft + 4,022 sq ft = 30,832 sq ft	47,034 sq ft	Exceeds minimum by 16,202 sq ft
Parking Area Open Space (Section 10.501.H.2)	Minimum parking area open space = 15% = 5,502 sq ft	9,138 sq ft	Exceeds minimum by 3,636 sq ft
Parking Setback (Section 5.102.A.14.e)	Minimum parking setback from an R district = 10 feet	10 ft	Meets the standard
Lighting Height (Section 5.102.A.14.f)	Maximum height of light poles = 16 feet	12 ft & 16 ft light poles	Meets the standard
Building Setbacks (Section 5.104.E)			
	Side Yard = 20 feet [Distance to property to the east:]	82 ft	Exceeds minimum by 62 ft
	Rear Yard = 35 feet [Distance to property line to the south]	607 ft	NA

	Side Yard = 20 feet [Distance to property line to the west]	43 ft	Exceeds minimum by 23 ft
	Front Yard = 40 feet [Distance to property line to the north]	190 ft	Exceeds minimum by 150 ft

Table 4. Site data compilation for all portions of the church and residential health care facilities:

Category	Data
Net Lot Area	322,490 sq ft (7.403 ac)
Gross Lot Area	355,463 sq ft (8.160 ac)
Total Floor Area	93,838 sq ft
Total Floor Area Ratio	0.29
Total Open Space	120,891 sq ft (2.769 ac) (68,809 sq ft above minimum required)
Total Open Space as a Percentage of Net Lot Area	37.4%
Parking Area Open Space	27,354 sq ft (8,735 sq ft above minimum required)
Building Setbacks	
Distance to property to the east:	50 ft (new building)
Distance to property line to the south:	52 ft (existing building)
Distance to property line to the west:	43 ft (existing building)
Distance to property line to the north:	190 ft (existing building)

Table 5. Site data for the church portion of the site (R1-35 + R-4):

Category	Data
Net Lot Area	142,386 sq ft (3.268 ac)
Gross Lot Area	142,386 sq ft (4.286 ac)
Total Floor Area	19,320 sq ft

Total Floor Area Ratio	0.14
Total Open Space	64,855 sq ft (1.488 ac) (30.955 sq ft above minimum required)
Total Open Space as a Percentage of Net Lot Area	45.5%
Parking Area Open Space	10,906 sq ft (3,771 sq ft above minimum required)
Building Setbacks	
Distance to property to the east:	82 ft
Distance to property line to the south:	607 ft
Distance to property line to the west:	43 ft
Distance to property line to the north:	190 ft

The site plan provides perimeter setbacks of at least 50 feet on any side proximate to adjacent residential uses. The site plan also includes substantial landscaped open spaces and significant separations between buildings.

Local Context

The subject property abuts single family and townhouse neighborhoods on the north, south and east sides. To the west is the Loop 101 Freeway which has a major sound wall along the common property line and substantial width. The following describes the existing conditions on the residential properties adjacent to the site:

Side of Property	Category	Condition
North		
	Name of Subdivision	Scottsdale Vista
	Zoning	R1-7
	Date of Subdivision Recordation	August 15, 1977
	Number of Lots in Subdivision	127
	Area of Subdivision	35.75 acres
	Number of Lots Abutting Church Property	2
	Setbacks of Residences from Common Property Line	15 – 20 feet (average = 17.5 feet)
	Closest Distance from Residence(s) to Existing Buildings	233 – 277 feet (average = 253.8 feet)
	Closest Distance from Residence(s) to Proposed Building	610 feet (Not visible due to existing church buildings)
East		
	Name of Subdivision	Arizona Park Place
	Zoning	R-4
	Date of Subdivision Recording	January 9, 1997
	Number of Lots in Subdivision	118
	Area of Subdivision	15.08 acres
	Number of Lots Abutting Church Property	
	North Group	10
	South Group	6
	Total	16
	Setbacks of Residences from Common Property Line	
	North Group	28 – 35 feet (average = 32.1 feet)

	South Group	16 – 32 feet (average = 27.0 feet)
	Total	16 – 35 feet (average = 30.2 feet)
	Closest Distance from Residence(s) to Existing Buildings	
	North Group (to Main Church Buildings)	107 – 195 feet (average = 143.8 feet)
	South Group (to Existing Senior Building)	134 – 204 feet (average = 161 feet)
	Closest Distance to Proposed Senior Living Building	
	North Group	NA
	South Group	83 – 173 feet (average = 108.8 feet)
South		
	Name of Subdivision	Marlboro Court
	Zoning	R1-7 PRD
	Date of Subdivision Recording	May 18, 1984
	Number of Lots in Subdivision	59
	Area of Subdivision	12.26 acres
	Number of Lots Abutting Church Property	4
	Setbacks of Residences from Common Property Line	10 – 35 feet (average = 21.3 feet)
	Closest Distance from Residences to Existing Building	60 – 88 feet (average = 77.5 feet)
	Closest Distance to Proposed Senior Living Building	220 – 260 feet (average = 237.0 feet)

Of the 6 homes in the southern group of lots in the Arizona Park Place subdivision on the east side of the site, 3 are two-story and 3 are single story. Of the northern group of 10 homes within Arizona Park Place, 4 are two-story and the other 6 are single story. The homes to the north and south of the church property are all single story. Given the height of the perimeter walls of the adjacent subdivision and the shallow depth of most of the back yards for these homes, there is very little visibility of the church site from the single-story homes and the two-story homes to the east have visibility via bedroom windows.

The existing and proposed buildings on the site have substantial setbacks and will be significant distances from the existing homes on adjacent properties. The homes with the greatest

awareness of the proposed new building will be the southern group of 6 homes in the Arizona Park Place subdivision. The other 16 homes (in the Arizona Park Place, Scottsdale Vista and Marlboro Court subdivisions) adjacent to the church property will have limited if any visibility of the proposed building.

The site fronts on to one road, which is Cholla Road. Being a half-section line road, the original right-of-way for most developments along its alignment was based on a collector type of roadway. With the exception of the Arizona Park Place subdivision, the half-street right-of-way dedicated on both sides is 30 feet. The road improvements for this street east of 89th Street (to 92nd Street signal is 1,584 feet) are 40 feet back-of-curb to back-of-curb. East of 90th Street there are no homes directly fronting onto this collector. From 90th Street to the entrance to the site (640 feet), the right-of-way narrows down to 48 feet of right-of-way with an improvement width of 26 feet back-of-curb to back-of-curb. This is narrower than a standard residential street (28 feet improvement cross-section) and is too narrow to safely allow for on-street parking. There are deep gutters crossing Cholla at the 89th Street and 90th Street intersections that serve as effective speed control devices in that segment of the roadway.

An alternate route of travel from Cholla Road would be to use 89th Street northward from Cholla to a signalized intersection with Cactus Road. This has the same 60 feet of right-of-way and 40 feet of improvement cross-section as the main part of Cholla (which is a collector street profile). There are no homes that front directly on to this half mile of roadway. In addition, there are other routes via 88th Place and connected by Lupine, Kalil, Cortez, Altadena and Jenan eastward to 89th Street. These are all local residential streets.

General Plan Analysis

General Plan Land Use Plan Context

The site is designated on the General Plan Land Use Plan map as “Suburban Neighborhoods”. The neighborhoods to the north, east and south of the site have been developed within the density range of the “Suburban Neighborhood” category of 1 to 8 units per acre. The subdivision to the north has a density of 3.55 units per acre, the subdivision to the south a density of 4.81 units per acre and the one to the east a density of 7.82 units per acre. These subdivisions tend to be at the high end of the density allowed in the zoning categories that apply to them.

The proposed residential healthcare facility would not be the first such facility located within the “Suburban Neighborhoods” land use designation. The Avalon Care center at 11150 N 92nd Street, Westminster Village center at 12000 N 90th Street and the Pueblo Norte center at 7090 E Mescal Street already exist within this designation. In addition, these and several nearby sites use similar zoning techniques in order to accommodate such a use. The proposed zoning district for this application matches the zoning east of the property and is within the density of the current General Plan Land Use designation for the site. The following table reviews comparative data on these facilities with the proposed facility:

Facility (Zoning)	Gross Land Area	Net Land Area	Total building Area	Units	Density
Westminster Village (R-5 (C))	902,050 sf (20.71 ac)	705,050 sf (16.19 ac)	353,700 sf (.39 FAR)	248	11.98 units per acre
Tuscany at McCormick Ranch (R-5 PCD)	152,050 sf (3.49 ac)	140,600 sf (3.23 ac)		71	20.34 units per acre
Scottsdale Life Center (R-5)	171,800 sf (3.94 ac)	169,400 sf (3.89 ac)	65,180 sf (.38 FAR)	132 beds	33.50 beds per acre
The Manors of Scottsdale (R-5)	115,950 sf (2.66 ac)	107,450 sf (2.47 ac)	100,600 sf (.94 FAR)	101	37.97 units per acre
(Desert Cove & 92 nd Street) (R-5)	176,100 sf (4.04 ac)	149,550 sf (3.43 ac)	73,950 sf (.49 FAR)		
Sierra Pointe (C-3 PCD)	397,700 sf (9.13 ac)	343,500 sf (7.89 ac)	266,900 sf (.78 FAR)	216	23.66 units per acre
Scottsdale Pueblo Norte	871,200 sf (20.00 ac)	862,900 sf (19.80 ac)	212,550 sf (.25 FAR)	198 units + 92 beds	9.9 units per acre +

(R-5 (C-2))					4.6 beds per acre
Average	398,210 sf (9.14 ac)	354,065 sf (8.13 ac)	178,815 sf	167 units in 5 locations / 112 beds in 2 locations	14.9 units per acre in 5 locations / 4.7 beds per acre in 2 locations
Range	115,590 – 902,050 sf (2.66 – 20.71 ac)	107,450 – 862,900 sf (2.47 - 19.80 ac)	65,180 – 353,700 sf	71 – 248 units in 5 locations / 92 – 132 beds in 2 locations	9.9 – 23.66 unit per acre in 5 locations / .46 – 33.50 beds per acre in 2 locations
This Proposal	128,568 sf (2.951 ac) (well under the average)	128,568 sf (2.951 ac) (well under the average)	74,808 sf above ground / 98,012 on all levels (less than half of the average)	48 units / 48 beds (1/3-1/4 of the average)	11.6 units per acre / 11.6 beds per acre (less than average for units / higher in beds, but in lower end of the range – there were two sites reviewed above with beds, which skews the average)

Regarding the General Plan Land Use designations adjacent to the site, as shown on the 2001 General Plan Land Use (see below), the land use designation of the properties adjacent to the site to the north, east and south is “Suburban Neighborhoods”. This designation is described as: “Medium to small-lot single-family neighborhoods or subdivisions. Densities in Suburban Neighborhoods are usually more than one house per acre, but less than eight houses per acre. This category also includes some townhouses and can also be used for small lot single-family homes, such as patio homes. It can be incorporated into neighborhoods near the Downtown area and in or adjacent to other non-residential activity centers. These uses may be used as a transition between less intense residential areas and non-residential area, such as offices or retail centers. The terrain should be relatively flat, or gently sloping, to accommodate this density.”

To the south and to the east, these Suburban Neighborhoods are nominal in depth. South of the site, the Suburban Neighborhood is 335 feet deep and then it abuts an area that is designated as “Employment” land use. This designation is described as one that; “Permits a range of employment uses from light manufacturing to light industrial and office uses. Employment areas should have access to adequate mobility systems and provide opportunities for business enterprises. Locations have been identified for employment areas where impacts on residential neighborhoods are limited and access is available to labor pools and transportation facilities.” In addition, most of this Employment area is also within the Shea Corridor designation. One of the policies relating to this designation is to: “Allow employers offering uses such as medically related services, corporate headquarters or hotel accommodations.”

The Suburban Neighborhood to the east is 790 feet deep. To its east is an area with the “Urban Neighborhoods” land use designation. This land use designation: “Includes areas of multi-family dwellings/apartments. Densities in Urban Neighborhoods are usually more than eight dwellings per acre. These high-density uses are generally located near retail centers, offices, or other compatible non-residential uses. Care must be taken to minimize impacts on other residential areas and to provide adequate circulation to accommodate the traffic volumes.”

To the west of the site is the Loop 101 Pima Freeway. This corridor is between 385 and 490 feet wide in this area. Given the large sound walls and dimensions of the corridor, land uses west of the freeway have no relationship to this site.

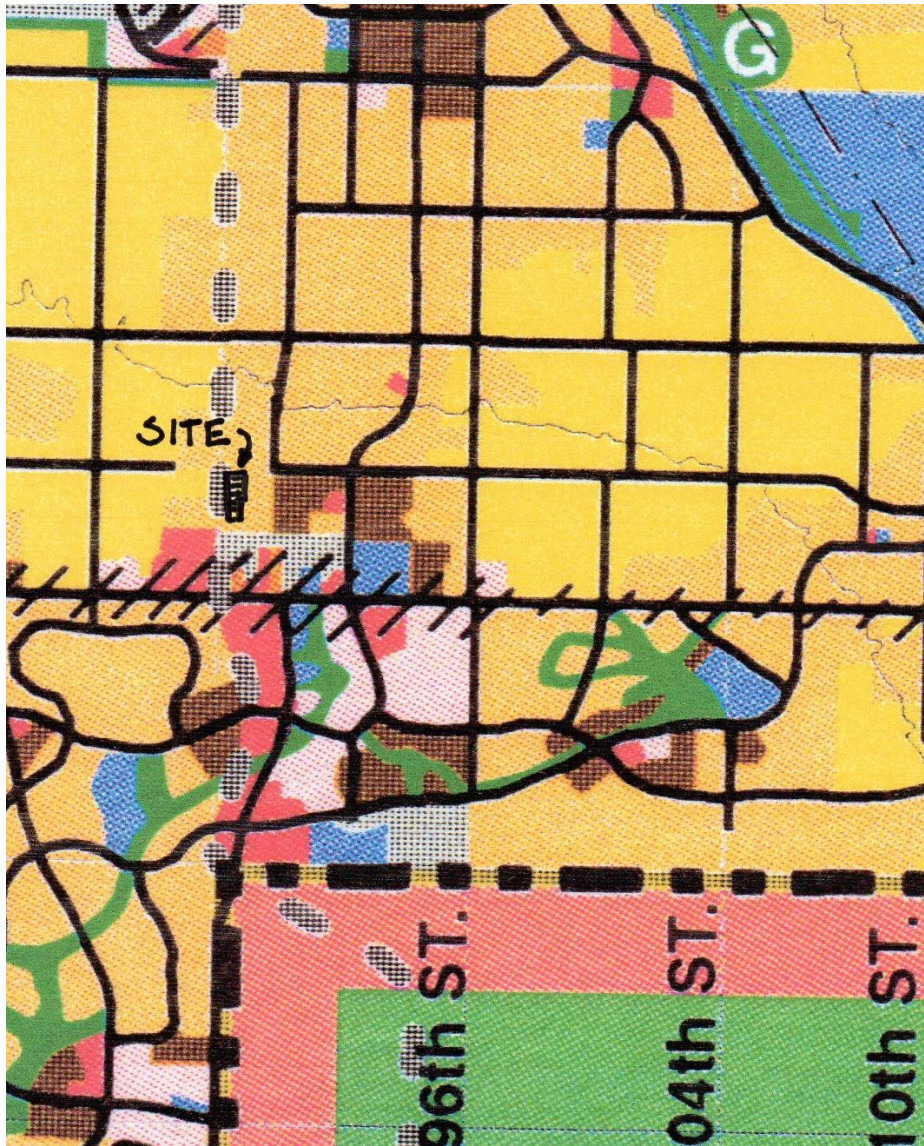


Figure 1. 2001 General Plan Land Use map with site located on map.

Within the square mile bounded by the Loop 101 on the west, 96th Street on the east, Cactus Road on the north and Shea Blvd. on the south, there are 643 acres of land. This section of land includes a very wide range of land uses and densities, from rural low-density neighborhoods to multi-family and commercial uses. In large part, this section of land serves as a transition zone between the major core area surrounding the hospital/medical campus at Shea and 92nd Street to the south and predominantly single-family neighborhoods to the north (particularly north of Cactus). There are 81 acres (13%) of rural neighborhoods existing mostly on the east side of the section within this square mile. Suburban density neighborhoods occupy much of the central and northern portions of the section and occupy 281 acres (44%). About 1,500 feet to the east-northeast and about a half mile to the east northeast are two large (roughly 50 acres) areas with R-4 zoning. Scattered from the south central to the northwest corner of the section are urban neighborhoods (R-3 and R-5 zoning) that occupy 130 acres (20%). Non-residential uses

occupy another 116 acres (18%), mostly in the southern portion. The Loop 101 Freeway covers another 28 acres (4%). The subject site occupies about 7.4 acres (1%) of the section. Within this section, the site is one of only a couple sites that have vacant or notably under-utilized land. Virtually the entire square mile has been developed.

In another way of looking at this transition area, the site is in the vicinity of a designated “Activity Area” at the McCormick Ranch Center. This activity area is centered on the Honor Health Shea Campus. The site is within a half-mile of this campus and just over 300 feet from the nearest non-residential uses to the south. Within a mile radius from this campus there are substantial areas with urban neighborhoods zoning and a number of residential healthcare and senior living facilities. In this area there are almost 302 acres of multiple family zoning (R-3 and R-5), including portions of McCormick Ranch, Scottsdale Ranch and the square mile the site is located within. Within these areas are roughly 37 acres occupied by 5 senior living and residential healthcare facilities, most of which are within the same square mile as the site. It is common for such facilities to cluster near hospital campuses.

General Plan Goals and Policies

The following is a review by element of the applicable plans and goals from the 2001 General Plan regarding the application site and use:

Character and Design		
	Subject / Goal	Response
Character Type		
	The site is within the “Suburban” character type. It is also near the edge and transition area that leads from this type to a nearby “Employment Core” character type area to the south. (See Figure 3)	<i>The proposal would not change the character type. All of the nearby urban neighborhood land uses are also included within the “Suburban” character type for this area.</i>
Character Area		
	The site is located within proposed Character Area #5. This area includes the McCormick Ranch Center, Scottsdale Ranch, Diversified Properties and Stonegate master planned developments along with nearby neighborhoods. (See Figure 2)	<i>This character area inclusion indicates that the site has been perceived of as being within the mix of land uses that include significant employment and business centers and associated transition residential neighborhoods that range from urban to suburban.</i>
Goals		
	1. Determine the appropriateness of all development in terms of community goals, surrounding area character, and the specific context of the surrounding neighborhood.	<i>The application site is a buried and largely hidden property with limited views and accessibility from the surrounding neighborhood. The proposed development is for a two-story building and many of the nearby homes are two-story as well. The site plan includes substantial setbacks and significant landscaping that will further reduce visibility of the new development. The proposed development is also less building area that what potentially could be built on the</i>

		<i>site as an expansion of the church facility.</i>
	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.	<i>The proposed site plan includes substantial perimeter landscaping as well as landscaping around the buildings. The plant materials will be similar to those dominant in the surrounding neighborhoods, particularly to the east and south. This plan will in effect be a park-like setting and help to buffer the new development on the site.</i>
	7. Encourage sensitive outdoor lighting that reflects the needs and character of different parts of the city.	<i>Parking areas will use the same cut-off light standards currently installed in the church parking area. Most of the outdoor lighting on the new building will be soffit-mounted lighting directed at balconies and entrances. The overall amount of lighting will be restrained.</i>
Land Use		
Land Use Designation		
	The current designation for the site is “Suburban Neighborhoods”.	<i>As discussed above, this site is in a general area of transition from a major activity/economic core to medium density areas to the north.</i>
Goals		
	3. Encourage the transition of land uses from more intense regional and citywide activity areas to less intense activity areas within local neighborhoods.	<i>The site is 330 feet north of the edge of non-residential uses that are a part of a designated activity area. It is also within a neighborhood context that includes substantial multi-family uses and townhouse uses that are near the maximum density allowed. The proposed use is also adjacent to</i>

		<i>a major freeway and associated drainage channel and in many respects is a buried site with little visibility.</i>
	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.	<i>The proposed use will add senior housing in an area where such housing would typically be expected. It expands a housing use that exists on the site and provides housing to accommodate an aging population.</i>
	7. Sensitively integrate land uses into the surrounding physical and natural environments, the neighborhood setting, and the neighborhood itself.	<i>The proposed site plan includes significant landscaped transitions and generally places the new development on a portion of the site that has the fewest direct neighbors. It also occupies a location next to the Pima Freeway that would not be a desired location for many other forms of residential use, thereby providing a modicum of buffering from this major transportation corridor for neighbors to the east in the Arizona Park Place subdivision.</i>
Community Involvement		
Goals		
	1. Seek early and ongoing involvement in project/policymaking discussion.	<i>Public input was sought before submittal to the city. This included door-to-door, mailings and open house formats. A report on this activity is being included in the submittal.</i>
Housing		
Goals		
	2. Seek a variety of housing options that blend with the	<i>The proposed use will provide additional specialized</i>

	character of the surrounding community.	<i>residential housing that serves the growing senior demographic in the community. This allows seniors to remain in the general area where they may have lived previously and maintain their medical, cultural and activity patterns.</i>
	3. Seek a variety of housing options that meet the socioeconomic needs of people who live and work here.	<i>The proposal will provide viable housing for seniors in a location that is near services and amenities typically desired for this population.</i>
	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.	<i>The proposed development will provide housing oriented to the needs of seniors in a safe location that is proximate to the services they frequent and would allow them to interact with the greater multi-generational community.</i>
Neighborhoods		
Goals		
	1. Enhance and protect diverse neighborhoods so they are safe and well maintained.	<i>The proposed development will provide additional 'eyes' on what is currently a buried and partially vacant site. This will eliminate a potential source of dust and extend the landscaping character that is dominant in the area, particularly to the south and east.</i>
	4. Preserve and enhance the unique sense of neighborhood found in diverse area of Scottsdale through neighborhood conservation.	<i>The proposed development is clearly on an infill site. It will provide significant setbacks, place the most active areas away from existing neighbors and blend in with the landscaping character of the existing church as well as the</i>

		<i>surrounding neighborhood. For the most part, very few neighbors will have direct visibility of the proposed development.</i>
	5. Promote and encourage context-appropriate new development in established areas of the community.	<i>The proposed development places the building on the site where it will have the least interaction with neighbors. The building would have no more floors than what exists on neighboring properties. The entrance and service functions will be directed away from the neighborhood and on the side facing the freeway and drainage channel. This is the last undeveloped site for a substantial distance.</i>

Preservation and Environmental Planning

Goals

	9. Protect and conserve native plants as a significant natural and visual resource.	<i>To the extent feasible, those native trees along the perimeter of the site that can help function as buffers will be retained and or relocated to maintain a quality landscaped setting.</i>
	10. Encourage environmentally sound “green building” alternatives that support sustainable desert living.	<i>The new construction will meet the city’s progressive building standards regarding energy and water conservation. Some of the functions will be placed underground, thereby further reducing energy usage as well as the physical impact on the site.</i>

Community Mobility

Mobility Systems Map

	The site is located about 640 feet from two minor collector streets: 89th Street and east Cholla Road.	<i>The site is near two minor collector streets that exit the local area at signalized intersections on Cactus Road and 92nd Street.</i>
Goals		
	6. Optimize the mobility of people, goods, and information for the expected build out of the city.	<i>The proposed development will have minimal impact on the local street network. The use will be located in proximity to the services that are most often used for such a facility, so long distance trips will be reduced. The occupants will not be employed, thereby reducing any peak hour traffic generation.</i>

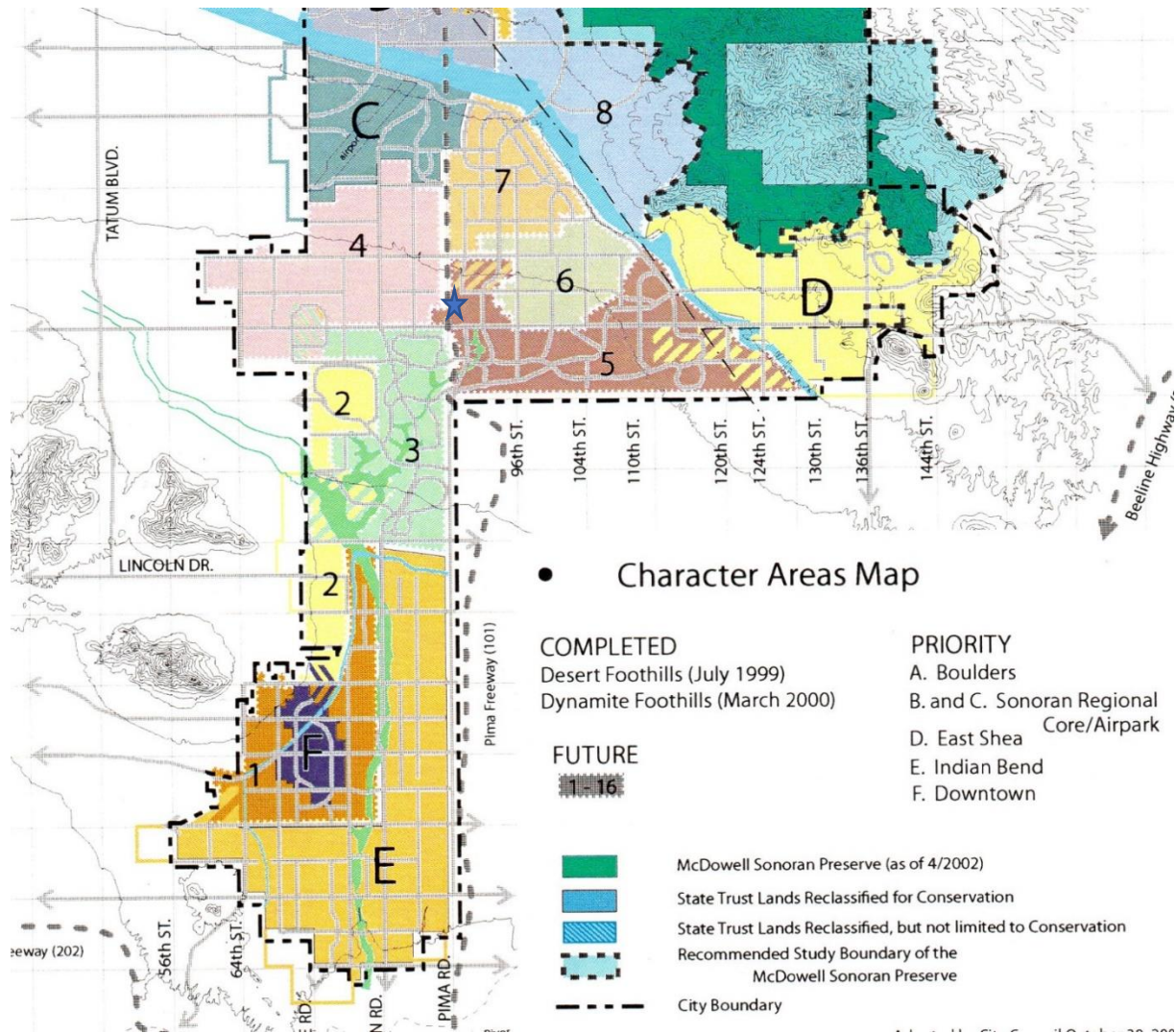


Figure 2. Character Areas Map – Site located at northwest corner of Character Area 5

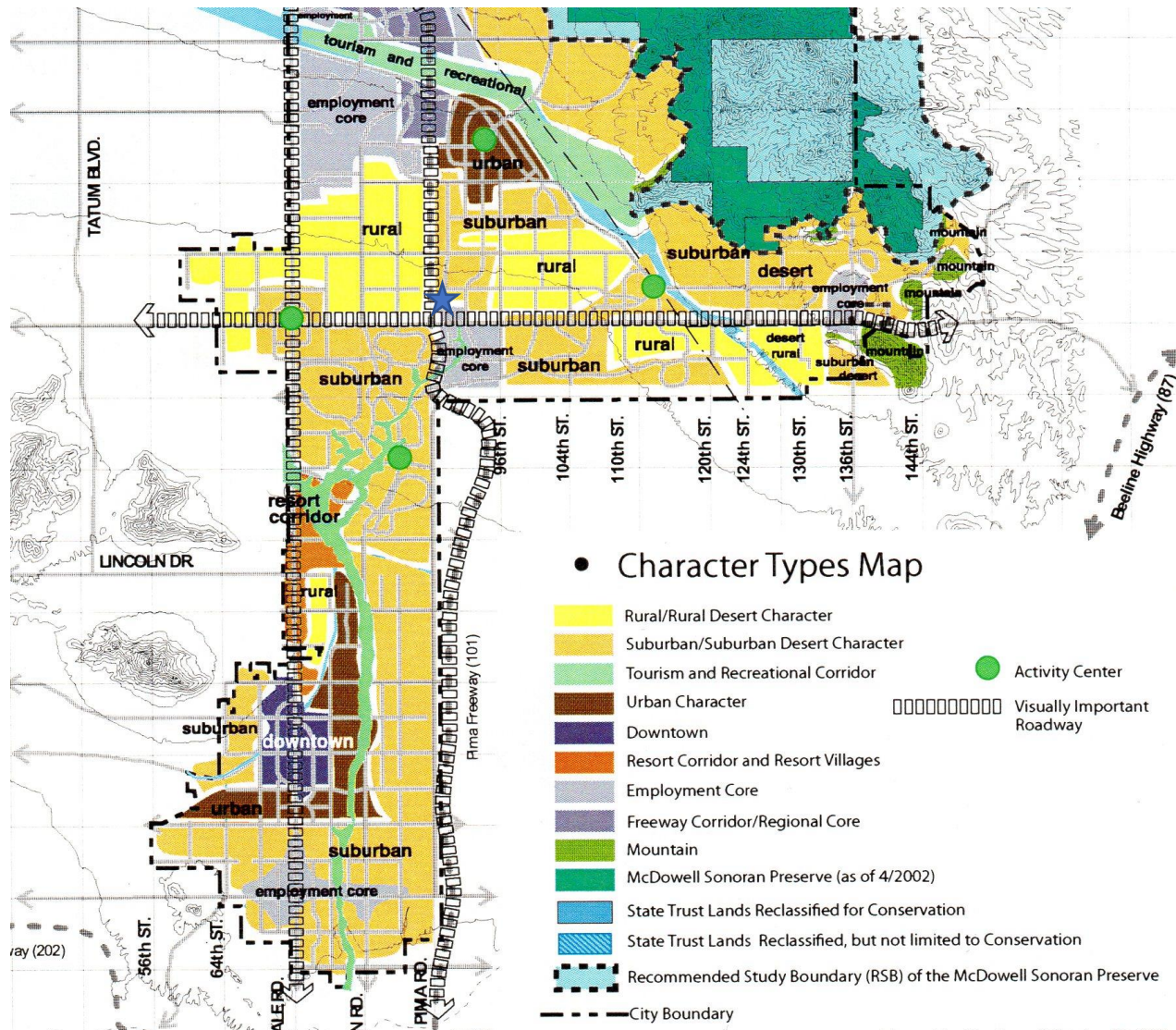


Figure 3. Character Types Map – Site is located at edge of Suburban Character Type and in transition to Employment Core character type.

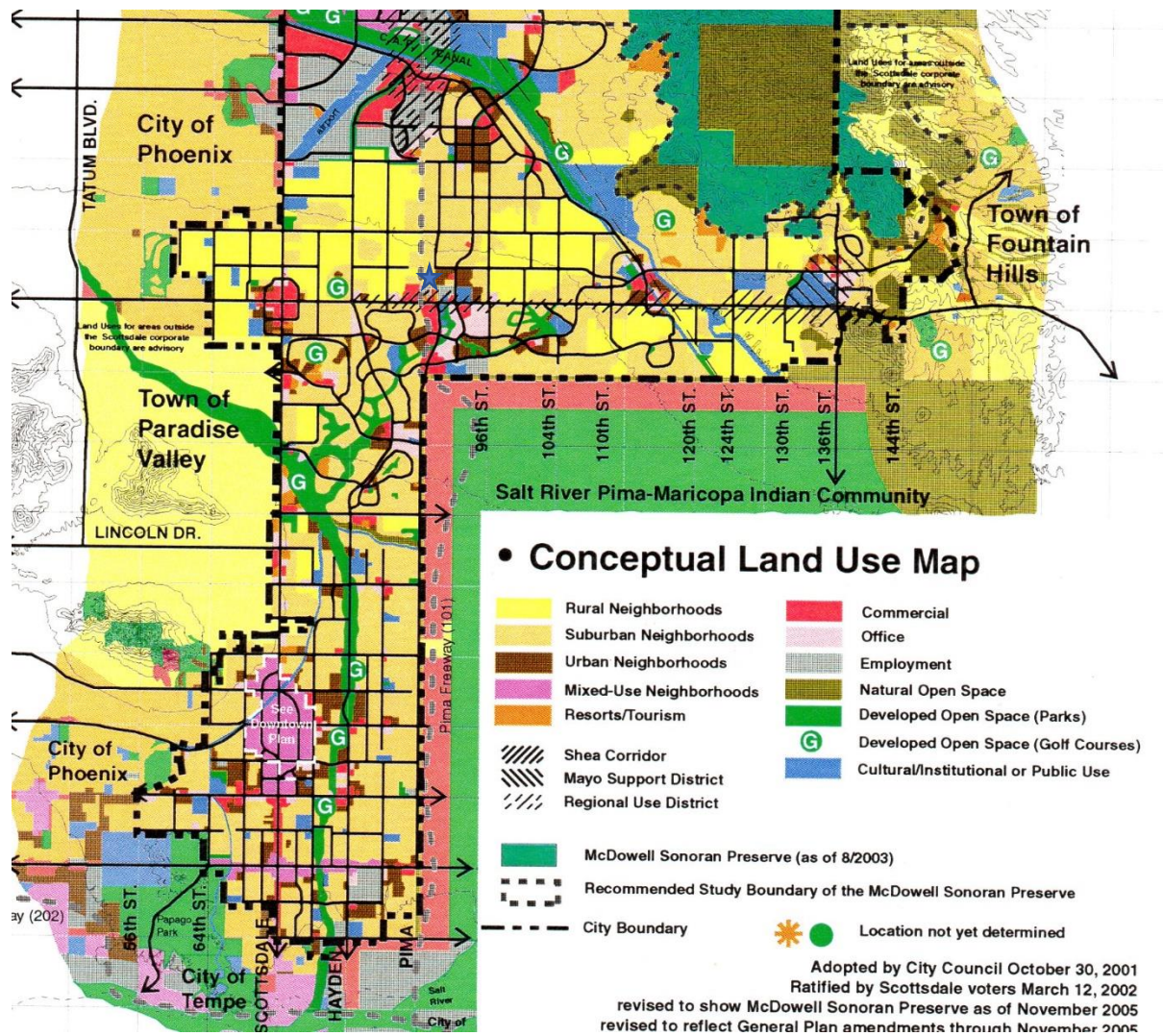


Figure 4. Conceptual Land Use Map – Site is located within Suburban Neighborhoods and proximate to Urban Neighborhoods and Employment land use types.

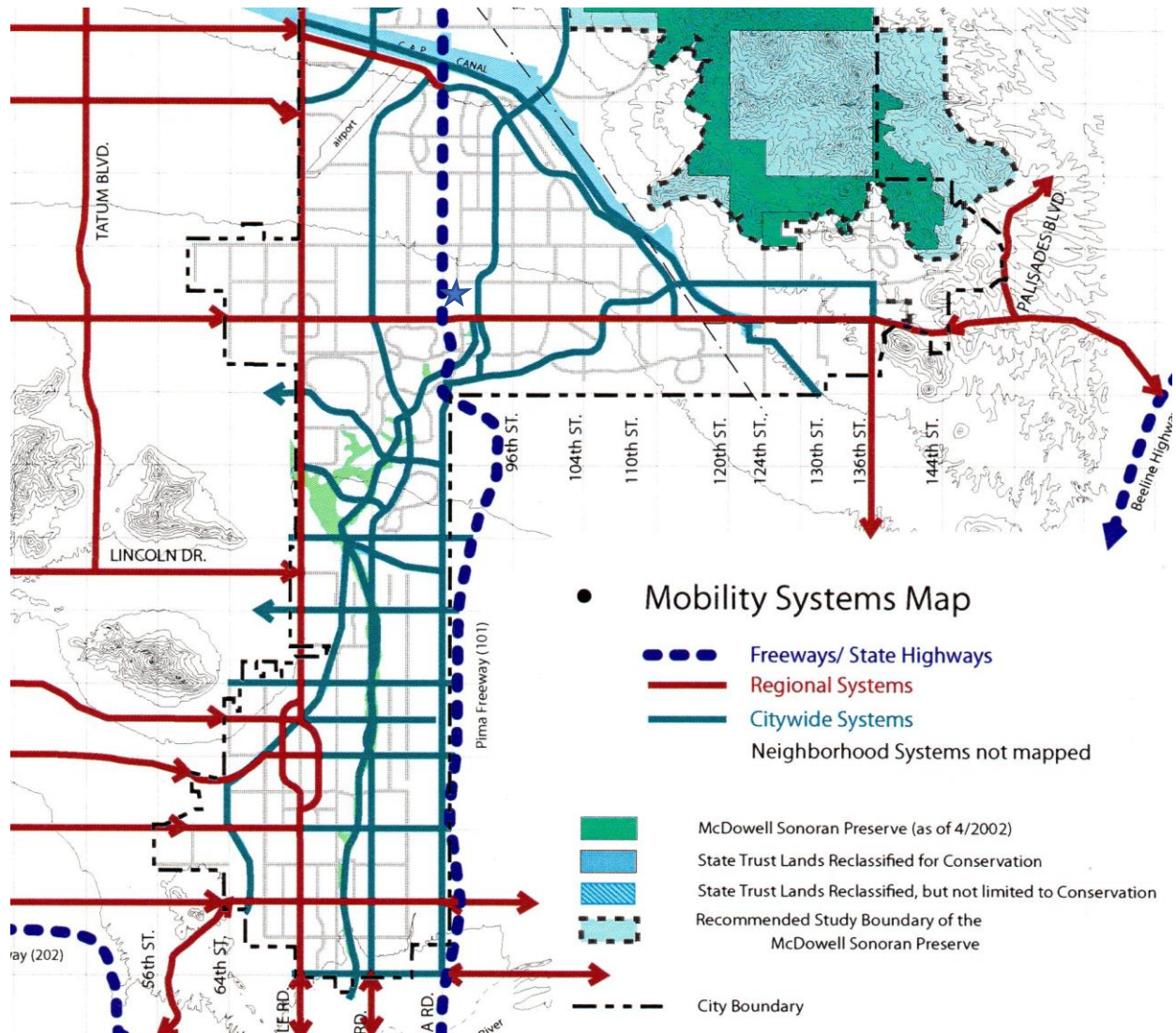


Figure 5. Mobility Systems Map – Site is located adjacent to Loop 101 Freeway and near minor collectors (east Cholla Road and north 89th/90th Street).

1992 Cactus Corridor Area Plan

The Cactus Corridor Area Plan was approved in May of 1992 but was not adopted formally as an amendment to the General Plan at the time. The subject property was within the general study area of this plan, being on the western edge of the plan.

Character: On the Character Plan graphic, the subject property was depicted as “suburban” in character. Of note is that Pima Road was shown as a major road (not as a freeway corridor as was depicted in the Circulation Plan) and Cholla Road was shown intersecting with Pima Road.

Land Use: The subject property was shown as Land Use Category 14 (2-4 dwelling units per acre). Of note is that the Westminster senior living facility north of the subject property was shown as Category 15 (4-8 dwelling units per acre) although it is zoned R-5 (8-22 units per acre). Also, of note is that ¼ mile east of the subject property the land was designated as Category 17 (12-22 dwelling units per acre).

Circulation: On this plan Pima is shown as a freeway and Cholla terminates into the residential area that contains the subject property.

At the time this plan was prepared the residential neighborhoods to the north and south had been built, but the residential neighborhood to the east was vacant land. The Pima Freeway would not be constructed in this area for almost another ten years.

There are no goals or policies in this plan that directly address the subject property.

This plan was adopted by reference in the 2001 General Plan.

1993 Shea Area Plan

This area plan was adopted on June 15, 1993. This is the most recent effective area plan that applies to the subject property. This plan pre-dated the concept of Character Plans by about 4 years.

Land Use Plan: Regarding land use designations, there was no change from what was shown on the earlier Cactus Corridor Area Study in the vicinity of the subject property. The subject property is a short distance north of the “Shea Corridor” and therefore those goals and policies do not apply to the site. Of note is that this plan clearly depicts the collector street linkage of Cholla and 90th Street as a ‘loop’.

The following is an analysis of the Umbrella Goals, Policies and Guidelines in the 1993 Shea Area Plan that apply to the subject property:

Goal – Enhance and protect existing Neighborhoods				
	Intent: New development should blend into the existing land use patterns without creating negative off-site impacts.			
		Policy 1: New development should be compatible to existing development through appropriate transitions.		
		1) Building heights at the edges of the parcel should reflect those already established in the neighborhood.	<i>The building will be placed generally in the center of the property and a significant distance from neighboring properties. The building will be two stories in height, which is common in the neighborhood east of the site, which is the one with the greatest visibility of the site.</i>	
		2) Setbacks at the edges of the parcel should equal those of adjoining parcels.	<i>The setback of the proposed building is more than double the setbacks found on adjacent neighborhoods.</i>	
		3) Where a multi-family project bounds a single-family development, overall building mass at the edges of the parcel should be comparable to existing homes.	<i>The proposed building will be at least 50 feet from the common property line. About 1/3 of the building will be directly west of a large open space tract in the adjacent neighborhood. The building also includes a significant recess that places</i>	

				<i>much of the building mass even further away.</i>
			4) Buffering techniques such as landscaping, open space, parks and trails should be used whenever possible.	<i>Substantial landscaping with trees will be placed along the perimeter, continuing a buffering technique already established on the church portion of the site.</i>
			5) NA	
			6) Project walls that are not adjacent to Shea Boulevard should be limited to six (6) feet in height and should provide variations in height and alignment.	<i>The perimeter walls already exist (they were installed by the adjacent residential neighborhoods.)</i>
			7) Proposals for new development should be reviewed with the neighborhood directly adjacent to the development and established neighborhood associations. This review should be accomplished by the applicant or their representative prior to the public hearing process.	<i>The applicant has conducted neighborhood outreach prior to submittal of the proposal to the city.</i>
		Policy 2: Parcels should develop without encouraging neighborhood assemblages. It is desirable to unite undeveloped, individually owned parcels into a common development.		
			1) NA	
			2) New development which creates a de-stabilizing effect on a neighborhood should be discouraged. De-stabilization is defined by one or more of the following if the development: a. alters normal flows of traffic near a neighborhood or creates an increase in traffic through a	<i>a. The estimated amount of additional traffic that will be generated by the proposed use will be roughly 280 trips per day. For the one block of Cholla Road leading from the site to the nearest minor collector streets, this is well under the 3,000 trips a day that local streets can generally manage. The proposed use typically will</i>

			neighborhood, b. creates pressure for a change in land use nearby if the change is not desired, c. isolates small clusters of homes or existing neighborhoods, or d. does not include transition and buffering near the existing neighborhood.	generate very little traffic at the same times that the adjacent church would generate traffic. With additional traffic at roughly one car every 3-4 minutes during peak hours and one car every 10 minutes throughout the rest of the day, there will be little change in traffic on this portion of roadway. The peak hour traffic projected for this project would be less than what would be generated on the same site as an R-17 single family neighborhood or a school (other possible uses of the site). b. This is the last remaining vacant or under-utilized property in a significant distance, and therefore it will not create demand or expectations for other land use changes in the vicinity. c. This is the isolated site, being surrounded by existing neighborhoods. d. The site plan incorporates buffering in the form of significant setbacks, landscaped buffers and orientation of active use areas away from the neighbors.
Goal – Encourage site planning which is sensitive to environmental features. <i>(Since this site is not in the Environmentally Sensitive Lands overlay, along a major wash nor fronting along Shea Blvd., this goal is not applicable)</i>				
Goal – Provide for an efficient road network and promote alternative modes of travel. <i>(Since this site is not along the Shea Blvd. frontage, at a freeway interchange, along a planned trail nor along a planned transit route, this goal does not apply.)</i>				

Use Permit Narrative

Proposed Use

Land Use

The proposal is to develop a “Residential Health Care Facility” on a portion of the Saint Apkar Armenian Apostolic Church campus located on the south side of Cholla Road and east of the Loop 101 Freeway. The proposal includes both “Specialized Residential Health Care” units and “Minimal Residential Health Care” units. The new development will incorporate into its overall management and service the existing senior living facility that is a part of the Church function. The entire property will remain under the ownership of the Church.

Site Plan

The residential health care facility will occupy 180,104 square feet (4.135 acres) (55.85%) of the 322,490 square feet (7.403 acre) Church site. The site of the use permit will occupy the southern roughly third of the overall Church property and will cover most of the undeveloped portion of the property. Access to the proposed facility will originate from Cholla Road and come to the facility via a looped driveway system that encircles the existing Church facilities on the east and west sides.

The proposed building will have an “H” shaped floor plan. The overall building dimensions are 216 feet long north/south and 164 feet wide east/west. The central “stem” of the building will be recessed from the wings about 50 feet, giving substantial depth in the building façade. The southeast leg of the building will be the closest to any property line at 50 feet. Therefore, the center “stem” portion will be over 100 feet from the property line. The north corner of the building will be over 130 west of the property line and west of an open space tract in the adjacent subdivision. The west side of the building will be 50 or more feet east of the property line, which is shared with the freeway and faces a large concrete lined channel and a tall wall.

The proposed new building will be over 150 feet north of the southern property line and half the building will be shielded by the existing senior living group home building. The building will also be well over 500 feet south of the north property line and shielded from that direction entirely by the existing church buildings. There is about a 7-foot drop in elevation from the Cholla Road curb line, which furthers reduces any visibility of the facility from Cholla.

The new building will have four levels: a basement level completely below-grade and three residential levels above grade. The basement level will house the main common functions including dining and recreation areas, a library and chapel, storage, the kitchen and utility spaces serving the function of the building. The main (ground) level will contain the

administrative functions, the specialized care units. The second level would contain the minimal care units and the third level would contain the independent living units. The building form is 35 feet tall as measured from the finish floor elevation but is about 30 feet above the average curb elevation (along Cholla Road).

Most of the residential balconies and patios (40 out of 48) on the new building are oriented on the north and south sides of the building, where the setbacks are greatest. Four of these balconies would face toward the residential neighborhood to the east, will be setback at least 100 feet from the property line and will have limited visibility since they are in a deep recess.

The entrance to the facility will be placed on the west side of the building, which is not visible or proximate to any nearby residential area. The service/delivery area will be located at the southwest corner of the building, accessed from the west, and shielded by the existing building. Given that the service functions will be placed below grade and the main access functions are to be placed on the west side of the building, the common and service functions will be effectively screened from any impact on neighbors.

The existing senior group home (housing 10 beds) south of the proposed new building will be integrated into and become an integral part and extension of the proposed residential health care facility and will be licensed in such a manner.

The new parking spaces to serve the facility will be placed on all sides of the building, with the bulk being either north or south of the main facility. New walkways will connect to the existing buildings on the site, provide for walking loops and ultimately connect to Cholla Road. Substantial landscaping will be provided around the building, through the parking areas and along the perimeter of the site.

A total of 43,225 square feet of open space is required for the use permit portion of the site and 55,783 square feet will be provided. An additional 16,620 square feet of parking area open space will be provided.

Other than the proposed senior living facility as proposed, there are few other land uses that would be viable on this site. Among other uses that could function here would be expansion of the existing church, another church or an educational facility.

Use Permit Criteria - General Criteria

As specified in Section 1.401 – Issuance of the Zoning Ordinance, the following is an analysis of the general use permit criteria applicable to all use permit requests:

Use Permit Criterion	Response
A. That the granting of such conditional use permit will not be materially detrimental to the public health, safety or welfare. In reaching this conclusion, the Planning Commission and the City Council's consideration shall include, but not be limited to, the following factors: 1. Damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination. 2. Impact on surrounding areas resulting from an unusual volume or character of traffic.	<i>The proposed use is a quiet use, with all common activities occurring within the building, primary access being placed away from any nearby residences and there being relatively limited coming and going. To some extent, the building mass should provide some sound deadening from the freeway located to the west for the residences to the east.</i> <i>The kitchen area will be vented and provide the required equipment that should reduce any aromas emanating from the facility.</i> <i>The parking area shall use the same lighting system currently used by the church facility, which uses cut-off fixtures. Outdoor lighting on the building will predominantly be of recessed lights in the balcony and patio areas.</i> <i>Otherwise, there should be no other smoke, dust, vibration or illumination impact resulting from the facility. The development of the site should actually reduce the dust that could be generated off the currently vacant ground.</i> <i>The traffic that would be expected by the proposed facility would have nominal impact on adjacent streets. The trips associated with such a facility area are often reduced in peak hours due to the shifts for the employees. Deliveries can be arranged to occur during typical work hours when most nearby residents would not be home. Other than the first block or so on Cholla Road, the access routes to the facility do not have direct</i>

	<i>residential frontage. The traffic from the facility would on average result vehicles every 3 to 6 minutes, which is well below the typical capacity for the streets that serve as access routes.</i>
B. The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.	<i>The proposed use is one that could be developed in the zoning that the neighborhood to the east has (R-4). The site plan, by virtue of the R-5 district standards, places substantial setbacks for the facility. The proposed building height is virtually the same building height allowed on adjacent properties (30 feet versus 30 feet). The number of stories being proposed is one more than what occurs on several of the nearby homes and is allowed on the nearby districts. The orientation of exterior functions of the proposed building will minimize any impact of external activity associated with the facility. The proposed landscaping will further reduce the limited visibility of the proposed building and will blend with the character of landscaping common in the adjacent neighborhoods.</i>
C. The additional conditions specified in Section 1.403, as applicable, have been satisfied.	<i>(see below)</i>

Specific Use Criteria

The following is an analysis of the specific criteria for a residential health care facility as included in Section 1.403.P of the Zoning Ordinance:

P.1. Specialized residential health care facilities, without Downtown zoning		Responses
	P.1.a. The number of beds shall not exceed eighty (80) per acre of gross lot area. <u>(Note: This is superseded by the regulations contained in Section 5.804.D.2 and is noted in the tables at the beginning of the narrative.)</u>	<i>(The allowed number would be $80 \times 4.135 = 330$. The number of beds being proposed is 48, which is 282 below the maximum allowed.) (Not applicable for this request as noted.)</i>
	P.1.b. Required open space.	
	P.1.b.i. Minimum open space: 0.24 multiplied by the net lot area distributed as follows:	<i>The required open space is $.24 \times 180,104$ (square feet) = 43,225 square feet. 55,464 square feet is provided.</i>
	(1) Frontage open space minimum: 0.50. multiplied by the total open space, except as follows: (A) Minimum: twenty (20) square feet per one (1) linear foot of public street frontage, and (B) Not required to exceed fifty (50) square feet per one (1) linear foot of public street frontage.	<i>Base Requirement: $.50 \times 55,783 = 27,891$ square feet Minimum Requirement: $20 \text{ feet} \times 165.16 \text{ feet} = 3,303$ square feet Maximum Requirement: $50 \text{ feet} \times 165.16 \text{ feet} = 8,258$ square feet Frontage Open Space Provided = 9,093 square feet</i>
	(2) The remainder of the minimum open space, less the frontage open space, shall be provided as common open space.	<i>All open space is provided as common open space except for the private balconies and patios.</i>
	P.1.c. 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.	<i>Parking will be located on all sides of the buildings. Accessible parking will be located at the building entrances and an extensive pathway system will link all parking areas to the building access points. [1]</i>
P.2. (NA)		

P.3. Minimal residential health care facilities, without Downtown zoning.		
	P.3.a. Minimum gross lot area: one (1) acre.	<i>The proposed use permit site area is 4.135 acres.</i>
	P.3.b. The number of units shall not exceed forty (40) dwelling units (per) acre of gross lot area. <u>(Note: This is superseded by the regulations contained in Section 5.804.D.3 and is noted in the tables at the beginning of the narrative.)</u>	<i>(The maximum allowed number of minimal residential health care units is $40 \times 4.135 = 165$. The proposed number of such units is 48, which is 117 units below the maximum.) (Not applicable for this request as noted.)</i>
P.3.c. Required open space.		
	P.3.c.i. Minimum open space: 0.24 multiplied by the net lot area distributed as follows:	<i>(see above)</i>
	(1) Frontage open space minimum: 0.50 multiplied by the total open space, except as follows: (A) Minimum: twenty (20) square feet per one (1) linear foot of public street frontage, and (B) not required to exceed fifty (50) square feet per one (1) linear foot of public street frontage.	<i>(see above)</i>
	(2) The remainder of the minimum open space, less the frontage open space, shall be provided as common open space.	<i>(see above)</i>
	P.3.d. The site shall be designed, to the maximum extent possible, so that on-site parking is oriented to the building(s) to provide convenient pedestrian access for residents, guests and visitors.	<i>(see above)</i>
P.4. (NA)		

[1] 89 parking spaces are required for the proposed use and within the use permit site area 98 spaces will be provided.

Scottsdale Sensitive Design Principles

The following is a review of the Scottsdale Sensitive Design Principles and how the proposed development addresses them:

DESIGN PRINCIPLE	RESPONSE
1. The design character of any area should be enhanced and strengthened by new development.	<i>The proposed development would complete improvement one of the last vacant parcels in the area, thereby filling in a gap in the pattern of development across the neighborhood. The landscaping that will be installed will blend into the predominant character of the neighborhood.</i>
2. Development, through appropriate siting and orientation of buildings, should recognize and preserve established major vistas, as well as protect natural features.	<i>There are no major vistas across this site. The site is surrounded by relatively tall walls and the site is screened by neighborhood walls as well as the freeway sound wall.</i>
3. Development should be sensitive to existing topography and landscaping.	<i>The site has no topographic features as such. The landscaping will blend with the landscaping that exists on the church site as well as the neighborhood.</i>
4. Development should protect the character of the Sonoran Desert by preserving and restoring natural habitats and ecological processes.	<i>There are no natural habitats of note on the site. The surrounding area has been fully developed.</i>
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.	<i>The site is well hidden from any community visibility. Within the site there will be landscaped open spaces as well as an extensive pathway system.</i>
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.	<i>The site plan provides for ample pedestrian access. It is anticipated that much of the transportation used by the residents will be in vehicles operated by the management of the facility.</i>

7. Development should show consideration for the pedestrian by providing landscaping and shading elements as well as inviting access connections to adjacent developments.	<i>The extensive pathway system is within and adjacent to landscaped areas that will have a substantial number of trees.</i>
8. Buildings should be designed with a logical hierarchy of masses.	<i>The building form and design creates substantial depth and shadowing. The design maximizes resident access to the outdoors while minimizing direct visibility toward nearby residential areas.</i>
9. The design of the built environment should respond to the desert environment.	<i>The building design incorporates a number of shading features. The landscape design incorporates arid and semi-arid materials that are common to the local area.</i>
10. Developments should strive to incorporate sustainable and healthy building practices and products.	<i>The building will meet all applicable building codes as they relate to energy and water conservation and will provide a healthy environment for the residents.</i>
11. Landscape design should respond to the desert environment by utilizing a variety of mature landscape materials indigenous to the arid region.	<i>Wherever possible the existing mature native trees will be incorporated into the landscaping. The overall palette will use appropriate materials that will accommodate water conservation while providing a park-like setting.</i>
12. Site design should incorporate techniques for efficient water use by providing desert adapted landscaping and preserving native plants.	<i>("" "")</i>
13. The extent and quality of lighting should be integrally designed as part of the built environment.	<i>Parking area lighting will continue to use the cut-off "box" lighting already used in the church parking area. The lighting associated with the building will mostly be in the form of recessed lighting in patio, entrance and balcony canopies.</i>
14. Signage should consider the distinctive qualities and character of the surrounding context in terms of size, color, location and illumination.	<i>Any building signage will be placed on the west side of the building and will only be visible on-site.</i>

