

Application Narrative

January 23, 2018

To:

City of Scottsdale
Planning and Development
7447 E Indian School Road
Suite 105
Scottsdale, AZ 85251

Reference:

Request for Pre-Application for
New Residential Health Care Facility
(for Seniors) and Community Building
at
8849 E Cholla St
Scottsdale, AZ 85260
APN 217-26-949

The Western Diocese of the Armenian Church of North America (WDAC) is interested in establishing a new residential health care facility incorporating the existing independent seniors' living group home (accommodating ten people) at the south end of its property at the address mentioned above. Based on preliminary studies, there is a specific need that the WDAC can address with this type of facility as an enhancement to its existing community facilities. The location is central to major medical facilities in addition to other amenities, including proximity to cultural and shopping opportunities, all within minutes of the Loop 101 Freeway and Shea Blvd. Furthermore, the WDAC would like to construct a new multi-purpose building consisting of classrooms and a multi-purpose hall for the existing St. Apkar Church congregation and the new residents at the health care facility.

The new residential health care facility would be a building not exceeding two stories and 36 feet in height with a basement level under its footprint. The first and second levels would consist of 62 units (accommodating 93 additional people) of varying sizes (one and two person rooms, studio units and one-bedroom units). All necessary accessory uses such as a commercial kitchen, dining room, library, medical offices, physical and occupational therapy spaces and offices would be located within the premises to serve the residents.

The new buildings would be setback a minimum of 50 feet from any property line located on the east side. The development would be enhanced with outdoor amenities, such as passive and active recreation areas. There is sufficient space at the site to accommodate a fire-truck and for loading and unloading areas all with the necessary turning radii.

The parking, drainage and open space requirements are under study. Preliminary calculations indicate we would be able to conform to the ordinance(s) and to the grading and drainage requirements. The architectural style would be modern but in harmony with the existing buildings on site in terms of materials and colors. The designs, including the colors of the buildings are all complimentary to the Southwest desert environment.

aakaii
architecture + interiors

residential | commercial | institutional
new construction, renovations, remodels, tenant improvements.

We are requesting to rezone the southern (mainly unbuilt) portion of the parcel with a panhandle section (composed mainly of the existing parking along the east property line going north to Cholla Street and including the vehicular entrance to the site).

We are requesting a R-5 zoning designation from the existing R1-35 designation for the portion of the parcel mentioned above, i.e. approximately 4.7 acres of the total +/- 7.4 acres. With this pre-application, we are also requesting Conditional Use Permits for a) the residential health care facility, b) a potential private school at the new multi-purpose building, and c) a potential senior day care.

Thank you,



Artin Knadjian, AIA LEED AP