

Narrative for
St. Bernard Church Rectory Addition
September 28, 2021

The Saint Bernard of Clairvaux Roman Catholic Parish located at 10755 N. 124th Street in Scottsdale, Arizona wishes to construct a 3,536 SF livable, one story, 5-bedroom rectory. The project will include an attached 1,010 SF three car garage.

The St. Bernard overall Church Campus Masterplan including the Church, Parish office, Parish Life Center building and plaza, and the Rectory were presented in the original DR Case # 77-DR-1995 and were also shown in DR Case # 77-DR-1995 #2. The addition of the Parish Life Center was approved via DR Case # 38-DR-2010. The proposed Rectory Addition is City of Scottsdale Project # 866, PA 2020, and Key Code 9T728. It is important to note that the square footage of the Rectory was planned and approved as part of the original Campus DR approval.

This Design Review Submittal is for the Rectory Addition which was always part of the Church's Masterplan for the St. Bernard Church Campus. As can be seen in the context area for the project the area for the Rectory was reserved onsite.

The addition of the Rectory is consistent with the Church's Masterplan and complies with the relevant stipulations of the previous DR approvals and conforms to the requirements to the City's Design Standards and Policy Manual.

The proposed Rectory is designed to complement the adjacent Parish building. The facility will serve as living quarters Priest, assistants to the Priest and visiting Priests. This will promote harmony within the Church Campus both onsite and offsite traffic.

The architectural design will complement the existing buildings with the same stucco finish and exterior paint colors as the existing buildings. The lower exterior wall wainscot will also match the existing buildings. The windows and doors will also have the same precast concrete trim as the existing buildings. To maintain somewhat of a distinction between the public buildings and this private residential space the roof fascia does has more of a traditional appearance.

The site conforms to the City's Environmentally Sensitive Land Ordinance. The site has provided for the required in Natural Area Open Space (NAOS) in previous DR approvals for the site. The NAOS area has been reserved and restored and preserved an easement located along the east and southeast portions of the site. The total area of the NAOS preservation area is 65,208sf.

The Rectory is located approximately 150 feet from the east boundary of the property and the NAOS buffer area is located adjacent to the east boundary line and the nearest resident to the Rectory is approximately 235 feet away.

Pedestrian circulation through the site has been established between the Church, the Parish Office, and the Parish Life Center. The Rectory is a private residence for the Priests, while the main pedestrian path



around the central Church Campus connects to all the buildings on the campus, including the proposed Rectory, limited connectivity is made between the interior campus and the Rectory.

Vehicular, Emergency Vehicle and Refuse Vehicle Access is provided in the loop access driveway around the church campus core and connects with two established driveways to 124th Street.

For evaluation of the number of required refuse enclosures it is important to remember that the Church is composed of components that inherently do not generate solid waste. Specifically, the Church sanctuary and common areas do not generate a significant amount of solid waste. Under current conditions the single refuse enclosure rarely is full and may only be full once or twice a year. Therefore, the addition of the Rectory is not anticipated to generate sufficient solid waste that would require an additional refuse enclosure. Therefore, no additional refuse enclosures are proposed.

As identified in previous DR Approvals the required parking for the Church Campus was established as 388 spaces (see Floorplan Worksheet approved with DR Case # 38-DR-2010, included in this DR submittal). Note thereon there are 372 standard parking spaces, 16 accessible spaces, and 2 van accessible spaces for a total of 390 Spaces provided. The Rectory use appears to be under the category of Live/Workspace for the purposes of determining required parking since the Rectory provides living quarters for the Priests. Then the existing parking requirement already provides for these Priests. The Rectory has five separate living bedrooms; therefore, conservatively assume that 3 additional parking spaces would be required. However, the Rectory has provided for a 3-car garage so the Priests would potentially take up 2 of these spaces leaving 1 additional garage space for a guest. Then there would be a need for only 2 additional parking spaces and the site currently provides 2 additional parking spaces over the required amount of parking per referenced Worksheet.