

# Northsight Residential Healthcare

## 1<sup>st</sup> Review Responses

Case: 15-ZN-2022

Key Code: 146Z7

April 2023

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The City of Scottsdale staff reviewed the above referenced development application that was originally submitted on 12/20/2022. The following 1<sup>st</sup> Review Comments (1-37) represent issues or deficiencies identified by the review team. This cover letter and the [blue bullet points](#) contained within represent the applicant's response to the 1<sup>st</sup> Review Comments.

### Significant Zoning Ordinance and Scottsdale Revise Code Issues

#### Planning:

1. Please clarify the mix of units on page 5 of the narrative. The mix of minimal and specialized units has implications to the overall site plan and should be considered with this zoning action. Open space should be calculated to a degree on the amount of minimal healthcare units – where a more active population may exist. Also, the amount of community space, for dining area and medical care, may need to be greater for a facility that provides more specialized care, while the parking would be less. Please provide a market study to support the total number of units and the mix of units along with narratively clarifying justifying the proposed unit mix.
  - [Narrative Page 6: The mix of units was clarified - 60 independent living, 22 assisted living, and 61 memory care.](#)
  - [The minimum open space requirement was calculated per Scottsdale Zoning Ordinance Table 11.201.A. The open space provided surpasses the required amount by 27%.](#)
  - [The amount of community space has been taken into consideration and will be adequate for the facility.](#)
  - [Narrative Page 7: A third-party market study was conducted by Valuation & Information Group in June of 2022, validating the market need for a senior living facility in the market. This report is being provided as part of this resubmittal.](#)
2. Scottsdale General Plan 2035 Land Use and Growth Areas Elements (Policy LU 2.1 and GA 1.5 respectively) along with the Greater Airpark Character Area Plan (Goal LU 3 and the Conceptual Development Types Map) encourage development to incorporate context-appropriate transitions between Growth Areas and adjacent neighborhoods to minimize

the impacts of higher-intensity development. Within the GACAP, Sensitive Edge transitions may include, building height stepbacks, increased setbacks, and vegetated open space buffers. Please consider a reduction in building height along the southern building frontage, adjacent to Northsight Boulevard, to ensure a context-appropriate transition from the existing homes and Northsight Condominium office complex to the south. With a resubmittal, please revise the Transition Plan (Building Heights) to notate existing building heights of the Northsight Condominium offices, the building to the east of the site as well as the single-family homes west and south of the subject site.

- Narrative Page 6: The building design has been reduced from 4-stories to 3-stories, reducing the height of the building to 33'4" (excluding rooftop appurtenances). This height falls below the allowed C-2 property development standards of 36' (Section 5. 1404 of the Zoning Ordinance).
  - The Transition Plan (building heights) has been updated as requested.
3. Usable Open Space is defined by the General Plan as an area that, "because of its size, function, visibility, accessibility, and strategic location is a community amenity or resource" (Glossary, page 258). The first submittal narrative discusses (Page 18) the amount of open space provided by this proposal in contrast to the requirements of the C-2 district, further stating that the intent of the proposal is to "establish an ideal context for active adults to age in place" (page 4). Although it is recognized that the intention of the proposal is to include open space above the minimum standard (29% increase from the ordinance requirement as per the narrative), the existing site configuration currently has 87,597sq ft of open space or 44.6% of the net lot as open space. Comparatively there are more units and is less open space proposed than recently approved residential health care facilities. Comparable projects provide unit counts that range from 110 to 175 units and open space that varies from 377 to 1,594 square feet of open space per unit. With a resubmittal, please consider reducing the unit amount, increasing the open space and update the narrative clarifying how the reduction in open space will produce more usable open space for future residents. Further, please also clarify if the existing 6' wide sidewalk around the site will be improved to a landscape separated sidewalk.
- Narrative Page 4: The number of units was reduced from 189 to 143, which increased the amount of open space from 345sf per unit to 417sf per unit.
  - The open space provided surpasses the requirement, as per Section 5. 1404 and 11.201(9) of the Zoning Ordinance
  - The site plan allows for the existing sidewalks along North Northsight Blvd. and N 87<sup>th</sup> Avenue to remain in place. The separated sidewalk adjacent to the private drive (eastern side of property) will remain separated. The landscape plans call for the retention of most trees along with sidewalks were possible, as well as the addition of new

plants and trees to increase the shade, walkability, and visual aesthetics.

4. Please note, Scottsdale is progressively attempting to install in capital projects, and request from private development applications, Low Impact Development (LID) and Green Infrastructure (GI) as a method of stormwater control, water harvesting, and cleansing for the first flush requirements of the City's Floodplain Ordinance. Recognizing the site's proximal location to the Greenbelt, a major stormwater corridor, please consider utilization of this resource. More information on this initiative can be found at: <https://sustainability.asu.edu/sustainable-cities/resources/lid-handbook/>
  - A fully licensed professional civil engineer has been retained to consider and implement the LID and GI methods where practical and plausible. An updated preliminary drainage report, as well as preliminary drainage and grading plans, are being provided as part of this resubmittal.
5. With a resubmittal, as a response to Goal CI 1 of the Community Involvement Element as well as Policy LU 3.5 of the Land Use Element, please provide an updated Citizen Involvement Report that describes the key issues that have been identified through the public involvement process.
  - An updated Citizen Involvement Report is provided with the resubmittal.

### **Zoning:**

6. The layout and configuration of the independent living portion of the project conveys the appearance of an age-restricted multi-family residential community as opposed to a residential healthcare facility. The project narrative provides no mention of on-site care or the licensing of the facility as residential healthcare by the State. As the existing zoning district would only allow this development as a Residential Healthcare Facility, please revise the project plans and project narrative to provide more detailed support for this proposal operating as a Residential Healthcare Facility. Including but not limited to, the following items should be considered with the response:
  - a. The facility should be licensed with the State of Arizona and a healthcare institution.
  - b. The building should be constructed to a commercial/institutional standard in accordance with the IBC.
  - c. The type and level of health-related care provided on-site.
  - d. Number and type of health/service-related amenities that will be provided on the property, and the floor area devoted to these areas.

- a. Narrative Page 6-7: The facility will be licensed with the State of Arizona Department of Health Services and the narrative has been updated.
  - b. Narrative Page 6-7: The facility will be constructed to the highest commercial institutional standards, in accordance with IBC, and the narrative has been updated.
  - c. Narrative Page 6-7: The types and level of health-related care provided (supervisory, personal, and directed care) has been noted in the narrative.
  - d. Narrative Page 6-7: A breakdown of the services provided, as well as the floors/area, has been added to the narrative.
7. Please revise the project narrative to provide more background on the zoning history for the site including case 128-ZN-1984 (original PCD case), and the amendments included in cases 18-ZN-1986, 103-ZN-1987, 14-ZN-1991 & 14-ZN-1991#2.
- A summary of the zoning case history has been added to the project narrative, Page 4.
8. Please revise the Project Narrative to provide discussion and justification for proposed increases to the Floor Area Ratio (FAR) beyond the standard 0.8 allowance and the building height exceeding the standard of the C-2 district of 36 feet by nearly 50% (15 feet) to 51 feet. In accordance with Zoning Ordinance Section 5.2102, it must be demonstrated that the modification to development standards will produce a living environment, landscape quality and life-style superior to that produced by existing standards.
- Narrative Page 6: The building design has been reduced from 4-stories to 3-stories, reducing the height of the building to 33'4" (excluding rooftop appurtenances). This height falls below the allowed C-2 property development standards of 36' (Section 5. 1404 of the Zoning Ordinance).
  - Narrative Page 6: The total size of the building has been reduced to approximately 157,123 square feet, thus reducing the FAR to 0.79. This lowered FAR falls below the maximum C-2 FAR standard of 0.8 (Section 5.1401 of the Zoning Ordinance)

**Transportation:**

9. Please provide bike parking per Zoning Ordinance Sec. 9.103; DSPM Sec. 2.1-308. Please locate at least six (6) of the required bicycle parking spaces near the main entrance of

complex near circular drive. Consideration of a bike room for on-site residents may be appropriate for private storage.

- Fourteen (14) bicycle parking spaces have been added to the site plan to comply with section 9.103 and DSPM Section 2.1-308. Six (6) of the bicycle parking spaces are located at the front entry and eight (8) are located at the rear entry for use by employees.

**Fire:**

10. Demonstrate the location of the Fire Department Connection (Fire Ord. 4283, 912)

- The Preliminary Utility Plan has been updated to display a Fire Department Connection on both the north and south side of the building.

**Storm Water:**

11. Please review the redlined drainage report and G&D plan available for download via the internet file exchange and provide revised report with the resubmittal.

- The redlines on both the preliminary drainage report and preliminary G&D plan have been reviewed. The preliminary reports and plans have been revised to address the redlines.

**Airport:**

12. This project falls within the Airport Influence Area, AC-1, and per Scottsdale Revised Code, Aviation requires the following:

- a. A residential healthcare facility is considered a noise sensitive use and any increases of density from zoning already entitled requires a presentation before Airport Advisory Commission.

- We acknowledge that the zoning request will be subject to a presentation before the AAC as part of the public hearing process.

- b. Sec. 5-354. - General requirements.

- 1) The owner of new development (and natural growth and construction equipment associated with new development), to be located within the twenty-thousand-foot radius of the Scottsdale Airport, that penetrates the 100:1 slope from the nearest point of the runway shall submit to the FAA the appropriate forms for FAA review. See FAA Form 7460-1. Before

final plan approval, the owner shall submit the FAA response to FAA Form 7460-1.

Any and all required filings to the FAA will be timely submitted and provided to the City as requested.

c. Sec. 5-355 – Fair disclosure requirements

2) As recommended by the FAA Part 150 Noise Compatibility Study, each owner of property located in the areas labeled AC-1, AC-2 and AC-3 shown on Figure 1, Airport Influence Area, shall make fair disclosure to each purchaser. If a development is subject to Covenants, Conditions and Restrictions CC&Rs), the owner shall include the disclosure in the CC&Rs.

- The owner of the property shall disclose all relevant information to any potential purchaser. Any CC&Rs to the property shall include this disclosure.

3) For development applications heard by the Development Review Board or Planning Commission, which are filed after October 1, 2012, the city may require the fair disclosure to be recorded against the property.

- Upon requirement of the City, the owner will record the fair disclosure against the property.

d. **Sec. 5-357. - Aviation easement requirement.** Before final plan approval for any new development, the owner of a new development in the areas labeled AC-1 (for noise-sensitive uses only, except hotels, motels, resorts and hospitals), AC-2 and AC-3 shown on Figure 1, Airport Influence Area, shall grant the city, and record, an aviation easement satisfactory to the city attorney's office.

- An appropriate aviation easement satisfactory to the city attorney's office will be granted by the owner before final plan approval.

## **Significant Policy Related Issues**

### **Planning:**

13. The Greater Airpark Character Area Plan identifies Northsight Boulevard as a signature corridor. In accordance with Policy CD 2.2, Signature Corridor streetscapes should provide continuity among adjacent land uses through a comprehensive landscape design, including decorative pavement, street furniture, public art, and integrated infrastructure improvements. Please revise the project narrative to address this policy. Additionally, existing buildings along the north and east sides of Northsight Boulevard generally maintain a generous setback of between 50 to 70 feet from the curbline. Please revise

the project plans to provide setback dimensions and demonstrate how the proposed site plan is consistent with the contextual setback provided along this signature corridor. Consider maintaining the existing symmetrical open space configuration at the intersection of Northsight and 87th Street, as well as a strong pedestrian connection to the intersection to connect with Northsight park to the west.

- Narrative Page 10: Addresses the CD 2.2 policy.
- The building setbacks dimensions proposed along Northsight Boulevard and N. 87<sup>th</sup> Street are consistent with existing adjacent properties.
- The existing sidewalk along Northsight Boulevard and N 87<sup>th</sup> Street will remain, with additions to the existing landscape as provided in the landscape plan.

14. In accordance with the City's design guidelines for multi-family and commercial development, please revise the project plans to integrate external balconies more completely into the overall building design.

- The external patios and balconies provided have been adjusted as allowed by AZ State DOH regulations and integrated more completely into the overall building design.

15. Portions of the building's east, south and west elevations appear to have limited shading of exterior glazing. The City's Sensitive Design Principles promote the use of context-appropriate architectural solutions to address solar exposure of exterior glazing and patio areas. Please revise the project plans to incorporate additional shading features at these building facades.

- The revised project plan incorporates additional shading features and architectural solutions to address solar exposure in compliance with the City's design principles.

16. Please provide section drawings of the proposed exterior shade devices. Please provide information that describes the shadow/shade that will be accomplished by the proposed shade devices, given the vertical dimensions of the wall opening. All shade devices should be designed so that the shade material has a density of 75%, or greater, in order to maximize the effectiveness of the shade devices. Please refer to Scottsdale Sensitive Design Principle 9.

- Sections of the proposed shade devices have been included with the resubmittal.

## **Transportation:**

17. Both site access points on the east side of the parcel (private driveway) should be driveways consistent with CL type design – sidewalk continuous across the driveway. DSPM 5-3.200; DSPM Sec. 5-3.205

- The access points on the east side of the parcel have been revised to be consistent with CL type design. The sidewalks are continuous across the driveway.

18. Sidewalk connections to the adjacent streets should be min. 6 feet in width. DSPM 2.1-310

- The updated plans propose a 6' wide sidewalk connection to both adjacent streets as requested.

19. Please provide a more direct sidewalk connection to the intersection of 87th Street and Northsight Boulevard to encourage crossing at the signalized intersection. There is an existing sidewalk that connects to the intersection, and there is access to Northsight Park on the west side of the street.

- A more direct sidewalk connection to the intersection of Northsight Blvd. and N. 87<sup>th</sup> Street has been proposed as requested.

20. There is concern regarding the difficulty of making left-turn movements at the private drive and Northsight Boulevard intersection, partially due to limited sight distance with the horizontal curve in this section. Traffic Engineering is recommending that the median opening on Northsight be modified to provide a refuge area, similar to our left-in, left-out median opens sometimes referred to a “pork chop” medians.

- Offsite work will be designed and constructed based upon City requirements and Design Review Board.
- Offsite plans will be generated as part of the design review process.
- The expected average daily traffic (ADT) for the proposed development is expected to be 51% less than ADT generated from the existing bank, and less than uses permitted by right without zoning changes, which may nullify the need for “pork chop” medians.

21. The property line along Northsight Boulevard appears to extend to the edge of pavement, lip of gutter. There is a sidewalk easement and public utility easements in the area. There are two existing right-turn lane signs and a streetlight outside of the right-of-way. The signal pole at the intersection with 87th Street also appears to be on private property. A traffic control easement will be required for traffic control signs, streetlights, and signal



pole. A 15-foot-wide easement overlapping the P.A.E. (sidewalk easement, Doc. #2003-0823477) that easement that includes the signal pole would be sufficient.

- A 15'-wide easement overlapping the P.A.E., which shall be inclusive of the signal pole, will be dedicated as requested by the City.

22. Please revise the site plan to call out removals of the existing site driveways, replace with curb, gutter, and sidewalk to match existing improvements.

- A note identifying the driveway to be removed and replaced with curb, gutter, and sidewalk that matches existing improvements has been added to the site plan as requested.

23. Please remove the existing medians in the driveway along the east side of the parcel. The pavement widths (14 feet) do not meet current standards for Fire trucks and Solid Waste trucks. Please also see Fire Department comments below.

- The existing medians in the driveway along the east side of the parcel will be removed and noted on the updated site plan.

24. Please align the proposed site driveway with the existing driveway on the east side of the private drive.

- The three existing driveways along the east side of the private drive are not in alignment with adjacent properties. The proposed site plan utilizes two of the three driveways and moves the middle drive to closer align with the adjacent parking garage entrance.

#### **Traffic (TIMA):**

25. Page 5 – trip generation comparison should be limited to the existing land use or to a previously approved site plan.

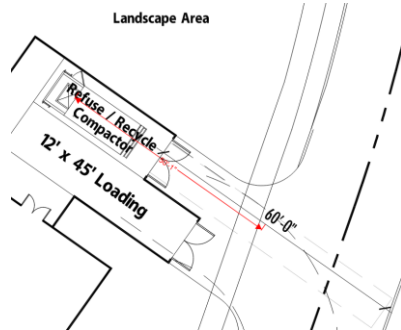
- An updated traffic study has been included with this resubmittal, which includes a trip generation comparison to the existing land use.

26. Page 7 – text states that the Northsight Boulevard ADT is 3,600 vehicles per day, but counts on Page 3 show 6,151 vehicles per day.

- The error has been corrected on the updated traffic study.

## **Engineering:**

27. DSPM 2-1.309: Required 60' horizontal clearance may not be provided within streets or shared drive aisles, as currently proposed. Please update project to push compactor further interior within site; design currently deficient 10':



- The site plan has been modified to provide the minimum 60' horizontal clearance, which is not located within a street or the shared drive.
- The refuse enclosure on the revised site plan complies with DSPM 2-1.309.

28. Please confirm the 25' vertical clearance is provided at compactor or compactor to be placed on raised platform, equal to the elevation of servicing truck bed.

- The refuse enclosure on the revised site plan allows for 25' vertical clearance.

29. DSPM 2-1.310: Update the site plan to provide a 6' width accessible pedestrian route from the main entry of the development to each abutting public/private street, dimension sidewalks.

- The updated site plan proposes 6' wide accessible sidewalks from the entry to both adjacent streets as requested.

## **Fire:**

30. Demonstrate commercial turning radii for main entrance 49' outside DS&PM 2-1.303. The existing proposed layout at main entry fire service would block access to the parking garage.

- The updated site plan has been modified to provide 49' commercial turning radii.

31. Demonstrate the location of the Fire Riser Room DS&PM 6-1.504.

- The fire riser room location is identified on the updated site plan as requested.
32. Please remove the existing medians in the driveway along the east side of the parcel. The pavement widths (14 feet) do not meet current standards for Fire trucks and Solid Waste trucks. It appears the existing curb, gutter, and sidewalk are encroaching within the 20' wide (half) access drive. Please reconstruct these street improvements to provide the full 20' width for fire access.
- The existing medians in the driveway along the east side of the parcel will be removed and noted on the updated site plan.
33. Emergency access easement will be required before approval at pull off locations.
- An emergency access easement acceptable to the City shall be dedicated during the development process.
34. Please note the following Stipulation - No parking signs along main drive.
- "No Parking" signs have been added to the main drive as requested.
35. Please provide emergency pull off / staging areas on all three sides of the building, ideally near access points into the building. Please also see marked up plan available through the internet file exchange.
- The updated site plan provides emergency pull off / staging areas.

#### **Technical Corrections**

##### **Other:**

36. The project narrative specifies 270 beds, with a mix of specialized and minimal care. The site plan states 266 beds and 189 units. Please clarify the difference in beds vs. units in this context and which is accurate for this proposal. Please also clarify the parking requirements listed on the site plan for the proposed units/beds.
- Narrative Page 6-7: The narrative has been updated to clarify the number of units and beds.
  - The Parking Requirements have been updated and provided on the site plan to adequately support the project.
37. There are "A1, B1, and B2" labels on the floor plan. Please provide clarification as to what these labels are referring to.
- These labels have been removed.