

Silverstone
SEC Scottsdale & Pinnacle Peak Roads

*Residential Health Care Facility Use Permit
Project Narrative*

INTRODUCTION

This request is for a conditional use permit ("UP") to allow a residential health care facility as a component of the Silverstone development. The Plaza Companies, a leader in assisted living, proposes a comprehensive sub-community that features detached senior living units, multi-person living units and a full care living component each featuring accessory uses incidental the housing.

USE PERMIT CRITERIA

The Scottsdale Zoning Ordinance requires that conditional uses not be materially detrimental to the public health, safety and welfare. Factors including but not limited to damages or nuisance arising from noise, smoke, odor, dust, vibration or illumination are considered in determining the public impact of the use. The impact of the volume and character of traffic generated by the use is also considered.

Based on comparable developments, no nuisance arising from the factors identified above are anticipated. A two-part TIMA study, required by the City for the Silverstone project, will identify the appropriateness of the traffic volume and character associated with the use.

RESIDENTIAL HEALTH CARE CRITERIA

Section 1.403. (O) Identifies Specialized and Minimal Health Car Facilities. This request is for the Minimal Health Car Facility and will exceed the minimum acreage requirement, and comply with the maximum dwelling unit restriction of not more than 40 per acre of land. The site plan is designed with parking oriented to the buildings and, where feasible, convenient pedestrian access and open spaces are provided. The open space requirement identified in Section 1.403. (O).2.c.1 is additionally being complied with.