

CITY COUNCIL REPORT



Meeting Date: December 7, 2020
 General Plan Element: *Land Use*
 General Plan Goal: *Create a sense of community through land uses*

ACTION

Scottsdale Nazarene Rezoning 18-ZN-2019

Request to consider the following:

1. Adopt Ordinance No. 4483 approving a Zoning District Map Amendment from Single-family Residential (R1-7) and Multiple-family Residential (R-5) zoning to Townhouse Residential (R-4) zoning on a +/-5.2-acre site, located at 2340 and 2322 North Hayden Road.

Goal/Purpose of Request

The applicant's request is to create more uniform zoning to the overall site to maintain the existing Place of Worship on a portion of the site and to allow for a new 26-lot residential subdivision on the rest of the site.

Key Items for Consideration

- Portion of the site keeps R-5 zoning to buffer neighboring development
- Church use remains with new 26-lot residential subdivision
- Planning Commission heard this case on November 18, 2020 and recommended approval with a 6-0 vote.

OWNER

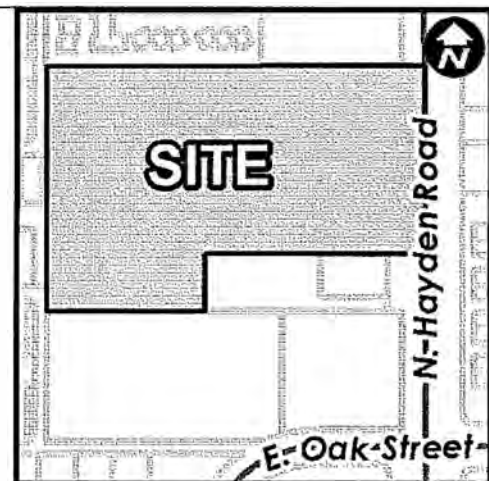
First Church of the Nazarene
602-385-1549

APPLICANT CONTACT

Chris Brown
Residential Pursuits Investments, LLC
602-478-0662

LOCATION

2340 North Hayden Road
2322 North Hayden Road



BACKGROUND

General Plan

The General Plan Land Use Element designates the property as Suburban Neighborhoods. This category includes 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.

Character Area Plan

This property falls within the Southern Scottsdale Character Area Plan. The purpose of the Southern Scottsdale Character Area Plan is to support the General Plan in guiding the future development and redevelopment of Southern Scottsdale. To accomplish this the plan sets forth goals and policies and offers a combination of implementation approaches and programs which reflect the community's visions and aspirations for the future.

Zoning

The site is currently zoned Single-family Residential (R1-7) and Multiple-family Residential (R-5). The R1-7 and R-5 zoning districts are intended to promote and preserve urban single-family residential and multi-family residential development. These districts also allow for uses incidental or accessory to dwellings, recreations, religious and educational facilities.

The proposed zoning for the site is Townhouse Residential (R-4). The R-4 zoning district is intended to provide for relatively low-density development having individual ownership and built-in privacy either in the form of party wall construction or enclosed yards.

The proposed zoning configuration retains a portion of R-5 zoning at the northeast corner of the site to mitigate offsite zoning impacts to the development project on the property to the north.

Context

The subject property is located along the west side of N. Hayden Road, just north of the existing substation at the northwest corner of the intersection of E. Oak Street and N. Hayden Road. The site currently includes a church building and associated site improvements, but also encompasses the land west of the church and the land to the south of that area. Please refer to context graphics attached.

Adjacent Uses and Zoning

- North: Existing residential townhomes, Colonia Verde; zoned Townhouse Residential (R-4) and New multi-family residential, Hayden Apartments; zoned Multiple-family Residential (R-5).
- South: Existing Place of Worship, Grace Baptist Church; zoned Single-family Residential (R1-7) and Existing substation; zoned Multiple-family Residential (R-5).
- East: Existing residential townhomes, Continental Villas East Unit Two; zoned Townhouse Residential (R-4)

- West: Existing smaller commercial/office buildings and Casa Amigos multi-family residential; zoned Service Residential (S-R) and Multiple-family Residential (R-5).

Other Related Policies, References:

Scottsdale General Plan 2001, as amended
 Southern Scottsdale Character Area Plan
 Zoning Ordinance

APPLICANT'S PROPOSAL

Development Information

The development proposal includes maintaining a scaled down version of the existing church on a portion of the site and developing the rest as a new 26-lot residential subdivision.

	<u>Residential Portion</u>	<u>Church Portion</u>
Existing Use:	Place of Worship	Place of Worship
Proposed Use:	Residential Subdivision	Place of Worship
Parcel Area:	3.36-acres (gross & net)	2.38-acres (gross) 1.66-acres (net)
Building Height Allowed:	30-feet	30-feet
Parking Required:	2-spaces/residence	64-spaces
Parking Provided:	2-spaces/residence	64-spaces
Open Space Required:	14,598-squarefeet	9,719-squarefeet
Open Space Provided:	31,000-squarefeet	22,000-squarefeet
Density Allowed:	8.3-units/acre (27-lots)	---
Density Proposed:	7.76-units/acre (26-lots)	---

IMPACT ANALYSIS

Land Use

The existing site is currently operated as a church with associated parking and activity areas. The western portion of the site is relatively unimproved area, in comparison to the eastern portion of the site, but has been used periodically for various purposes. This proposal would reduce the scope of church improvements, scaling back the building and shifting the parking lot to allow the church to continue to exist on its own parcel. The proposed site plan configuration also creates a new public street extension for E. Sheridan Street along the north end of the site and looping through the proposed 26-lot residential subdivision on the western portion of the site.

Currently the zoning on this site is split with Single-family Residential (R1-7) and Multiple-family Residential (R-5), with the boundary line cutting through the rear portion of the existing church

building. This proposal would serve to unify the zoning on the site to Townhouse Residential (R-4), which allows for both land uses, and is currently the zoning of the adjacent existing townhouse developments along the west and north project boundaries. The proposal leaves a small portion of the northeast corner of the site as R-5 zoning to address development standard impacts to the adjacent development project currently in the development process. The majority of that remaining R-5 area is proposed to be utilized for the E. Sheridan Street alignment and surrounding landscape/buffer area.

Transportation/Trails

The site is currently occupied by the Scottsdale First Church of the Nazarene. The proposed zoning district change would allow the development of twenty-six single family homes on the western portion of the site, which is currently undeveloped. The new residential subdivision is estimated to generate 657 daily trips, with 53 a.m. peak hour trips and 57 p.m. peak hour trips. Access for the residential lots in the new subdivision would be provided by a new public street that would be located along the northern side of the site and would create a new intersection on Hayden Road. In order to provide full access at this new street intersection, modifications will be made to the existing church driveway, the existing church parking lot, and the existing median configuration on Hayden Road adjacent to the site. Primary church access will also be from the new public street, and a secondary right-out only driveway will be installed for the church parking lot on Hayden Road.

If the zoning district change is approved, the applicant will be required to provide access from the new public street to the undeveloped parcel directly north of the site. The result of this access could achieve one less intersection on Hayden Road or improved access for the adjacent parcel, depending on upon the ultimate development of that parcel.

Water/Sewer

The applicant has provided Preliminary Basis of Design reports for water and wastewater that support the proposal.

Public Safety

Access to this site and the surrounding areas will continue to be provided via N. Hayden Road. No significant service impacts are anticipated by this proposal.

Open Space

The proposed subdivision configuration and the E. Sheridan Street alignment provides for a buffer of open space along the northern boundary of this site. Also provided is a large common area at the southwest corner and along the southern boundary of the site for retention and open space. The resulting church property configuration also provides for retention/open space areas within that site.

Community Involvement

The applicant sent out notification to surrounding property owners and held a neighborhood meeting on October 21, 2019. Upon receipt of the application submittal the City sent out

notification to property owners within 750 feet of the project site and interested parties. Comments had been received relative to the current request, just prior to the Planning Commission meeting.

During the review process, the adjacent development project to the north, at 2420 N. Hayden Road, was going through the DRB process under case 56-DR-2019 for a new 19-unit multi-family development and identified issues relative to impacts from proposing R-4 zoning all the way to their property boundary. The applicant teams for both projects met and coordinated with each other and with City staff to adjust the proposed zoning configuration to retain a portion of the northeast corner of this site as R-5 zoning, matching up to the R-5 zoning on the northern site, to mitigate development standard conflicts that would have arisen from the R-4 to R-5 zoning transition.

OTHER BOARDS AND COMMISSIONS

Planning Commission:

Planning Commission heard this case on 11/18/2020, and recommended approval with a 6-0 vote.

Staff's Recommendation to Planning Commission:

Staff recommended that the Planning Commission determine that the proposed zoning district map amendment is consistent and conforms with the adopted General Plan, and make a recommendation to City Council for approval, per the attached stipulations.

Public Comment:

Comments were submitted from residents in the Colonia Verde residential development abutting the northern boundary of this site, and one of the residents also spoke at the meeting. Those comments generally expressed concern over the proposed street alignment adjacent to their homes and suggested trees be provided as a barrier along the northern boundary of the site. As part of the discussion surrounding the Planning Commission's action, the applicant team identified that they would continue outreach with the concerned neighbors to refine a plan for buffering vegetation. Typically, that level of landscape detail would be anticipated with the subsequent Preliminary Plat submittal and process.

RECOMMENDATION

Recommended Approach:

Adopt Ordinance No. 4483 approving a Zoning District Map Amendment from Single-family Residential (R1-7) and Multiple-family Residential (R-5) zoning to Townhouse Residential (R-4) zoning on a +/-5.2-acre site, located at 2340 and 2322 North Hayden Road.

RESPONSIBLE DEPARTMENT

Planning and Development Services

Current Planning Services

STAFF CONTACT


Jeff Barnes

Senior Planner

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APPROVED BY



Jeff Barnes, Report Author

11/5/2020
Date



Tim Curtis, AICP, Current Planning Director
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11/12/2020
Date



Randy Grant, Executive Director
Planning and Development Services
480-312-2664, rgrant@scottsdaleaz.gov

11/16/20
Date

ATTACHMENTS

1. Context Aerial
- 1A. Aerial Close-up
2. Ordinance No. 4483
 - Exhibit 1: Stipulations
 - Exhibit A to Exhibit 1: Site Plan
 - Exhibit 2: Proposed Zoning Map
3. Applicant's Narrative
4. General Plan Land Use Map
5. Zoning Map (Existing)
6. Citizen Involvement
7. City Notification Map
8. 11/18/2020 Planning Commission Meeting Minutes
9. Public Comment



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14-46

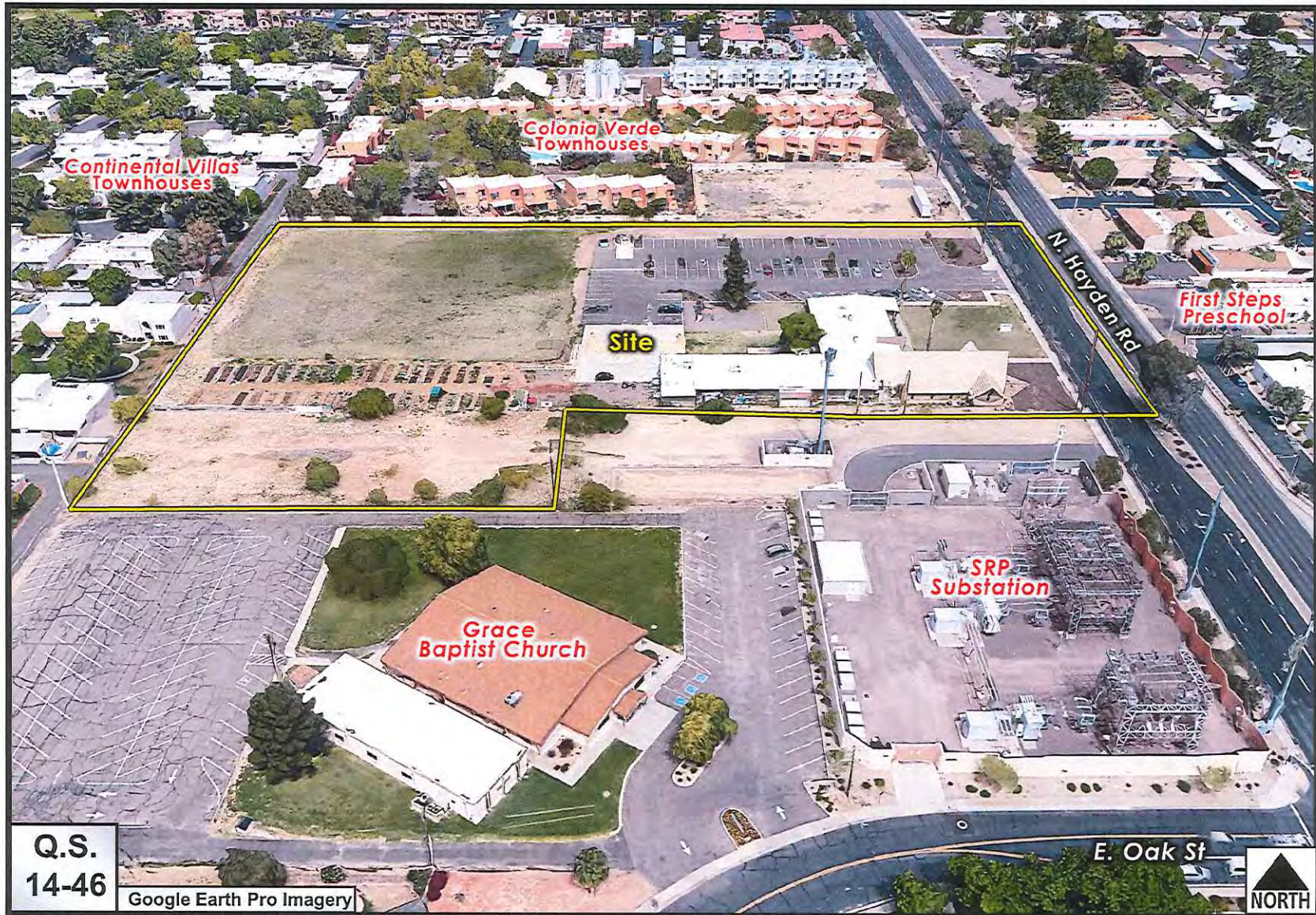
Google Earth Pro Imagery



Context Aerial

ATTACHMENT #1

18-ZN-2019



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Google Earth Pro Imagery

Close-up Aerial

ATTACHMENT #1A

18-ZN-2019

ORDINANCE NO. 4483

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, AMENDING ORDINANCE NO. 455, THE ZONING ORDINANCE OF THE CITY OF SCOTTSDALE, BY AND FOR THE PURPOSE OF CHANGING THE ZONING ON THE "DISTRICT MAP" TO ZONING APPROVED IN CASE NO. 18-ZN-2019 FROM SINGLE-FAMILY RESIDENTIAL (R1-7) AND MULTIPLE-FAMILY RESIDENTIAL (R-5) ZONING TO TOWNHOUSE RESIDENTIAL (R-4) ZONING ON A +/-5.2-ACRE SITE, LOCATED AT 2340 AND 2322 NORTH HAYDEN ROAD.

WHEREAS, the Planning Commission held a hearing on November 18, 2020;

WHEREAS, the City Council held a hearing on December 2, 2020; and

WHEREAS, the City Council finds that the proposed development is in substantial harmony with the General Plan of the City of Scottsdale and will be coordinated with existing and planned development; and

WHEREAS, it is now necessary that the comprehensive zoning map of the City of Scottsdale ("District Map") be amended to conform with the decision of the Scottsdale City Council in Case No. 18-ZN-2019.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Scottsdale, as follows:

Section 1. That the "District Map" adopted as a part of the Zoning Ordinance of the City of Scottsdale, showing the zoning district boundaries, is amended by rezoning a +/-5.2-acre site, located at 2340 and 2322 North Hayden Road and marked as "Site" (the Property) on the map attached as Exhibit 2, incorporated herein by reference, from Single-family Residential (R1-7) and Multiple-family Residential (R-5) zoning to Townhouse Residential (R-4) zoning.

Section 2. That the above rezoning approval is conditioned upon compliance with all stipulations attached hereto as Exhibit 1 and incorporated herein by reference.

PASSED AND ADOPTED by the Council of the City of Scottsdale this ____ of _____, 2020.

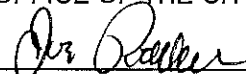
ATTEST:

CITY OF SCOTTSDALE, an Arizona
municipal corporation

By: _____
Carolyn Jagger, City Clerk

By: _____
W.J. "Jim" Lane, Mayor

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY



Sherry R. Scott, City Attorney
By: Joe Padilla, Deputy City Attorney

**Stipulations for the Zoning Application:
Scottsdale Nazarene Rezoning
Case Number: 18-ZN-2019**

These stipulations are in order to protect the public health, safety, welfare, and the City of Scottsdale.

SITE DESIGN

1. **CONFORMANCE TO CONCEPTUAL SITE PLAN/SUBDIVISION PLAN.** Development shall conform with the conceptual Site Plan/Preliminary Plat submitted by Clouse Engineering Inc. and with the city staff date of 8/31/2020, attached as Exhibit A to Exhibit 1. Any proposed significant change to the conceptual site plan, as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council.
2. **OUTDOOR LIGHTING.** The maximum height of any outdoor lighting source, except any light sources for patios and/or balconies, shall be 20-feet above the adjacent finished grade.
3. **OUTDOOR LIGHTING FOR PATIOS AND BALCONIES.** Light sources that are utilized to illuminate patios and/or balconies that are above 20-feet shall be subject to the approval of the Development Review Board.
4. **RESIDENTIAL DRIVEWAYS.** With the subsequent home development on the residential lots shown on the Conceptual Site Plan, residential driveways shall be provided at a minimum depth of 18-feet, as measured from the face of the garage opening to the back of sidewalk or the back of curb if no sidewalk is provided, to ensure sufficient room for a vehicle to park on the property without overhanging into the street.
5. **PROTECTION OF ARCHAEOLOGICAL RESOURCES.** Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Protection of Archaeological Resources, Section 46-134 - Discoveries of archaeological resources during construction.

DEDICATIONS

6. **RIGHT-OF-WAY DEDICATIONS.** Prior to issuance of any permit for the development project, the property owner shall make the following fee-simple right-of-way dedications to the City of Scottsdale:
 - a. **INTERNAL LOCAL RESIDENTIAL STREETS.** Forty-six (46) foot right-of-way width.
7. **SUBDIVISION TRACTS, PRIVATE STREETS, MAINTENANCE, AND LIABILITY.** A property owners association consisting of property owners within the subdivision of the development project shall own and be responsible for all maintenance and liabilities of all subdivision tracts, private streets and related infrastructure.
8. **PUBLIC NON-MOTORIZED ACCESS EASEMENT.** Prior to issuance of any permit for the development project, the property owner shall dedicate a continuous Public Non-Motorized Access Easement to the City of Scottsdale to contain the public sidewalk in locations where the sidewalk crosses onto private property of the development project.

9. PUBLIC MOTORIZED ACCESS EASEMENT. Prior to issuance of any permit for the development project, the property owner shall dedicate a Public Motorized Access Easement to the City of Scottsdale to provide a vehicular connection from the internal local street to the adjacent parcel to the north (APN 131-23-003C).

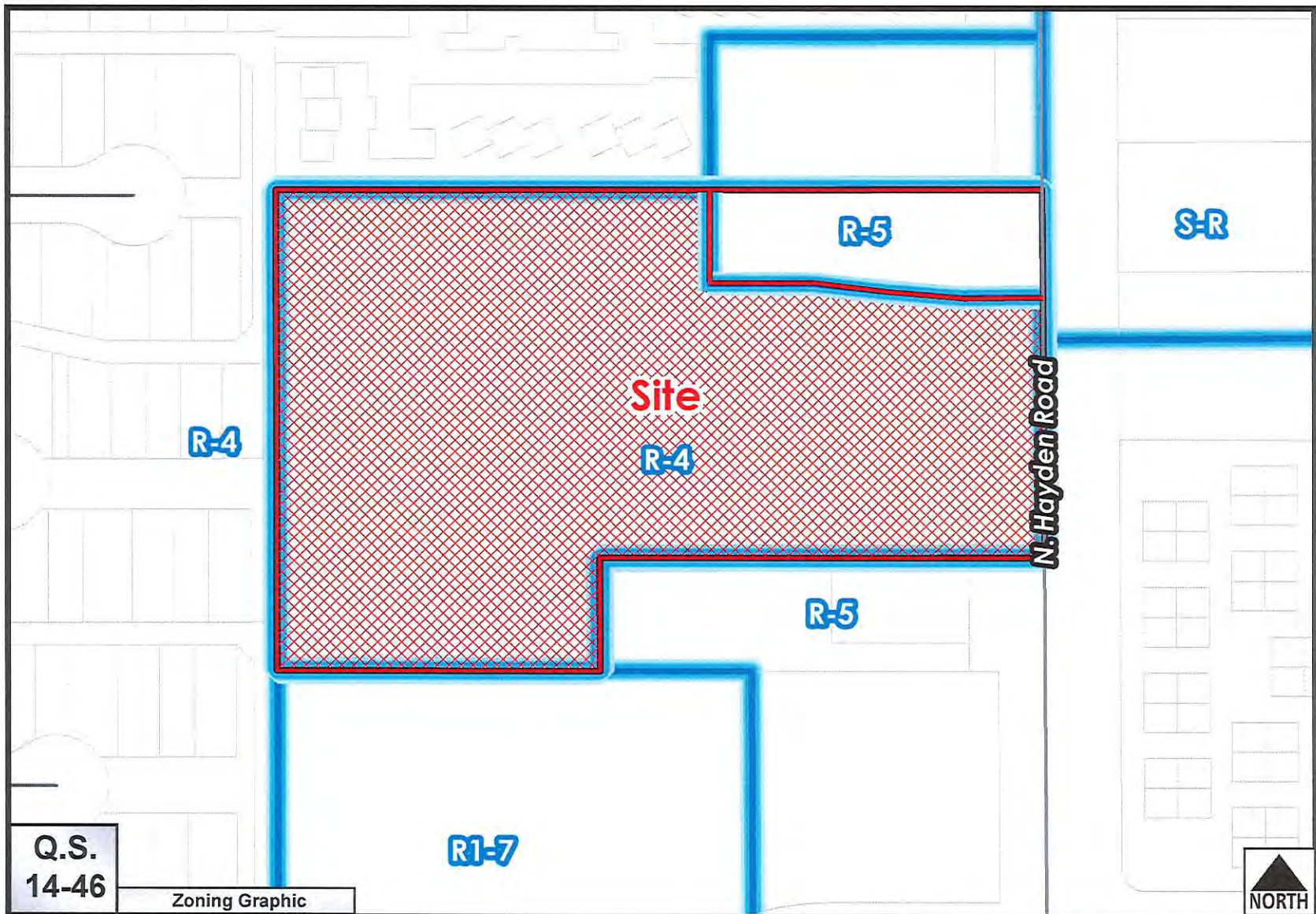
INFRASTRUCTURE

10. STANDARDS OF IMPROVEMENTS. All improvements (curb, gutter, sidewalk, curb ramps, driveways, pavement, concrete, water, wastewater, etc.) shall be design and constructed in accordance with the applicable City of Scottsdale Supplements to the Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction, Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction, the Design Standards and Policies Manual (DSPM), and all other applicable city codes and policies.
11. CIRCULATION IMPROVEMENTS. Prior to issuance of any permit for the development project, the property owner shall submit and obtain approval of construction documents to construct the following improvements:
 - a. N HAYDEN ROAD.
 - i. Construct a minimum eight (8) foot wide sidewalk, separated from the back of curb, along the site frontage.
 - b. INTERNAL LOCAL RESIDENTIAL STREET.
 - i. Construct full-street improvements (curb, gutter, sidewalk, pavement, etc.) in accordance with the Local Residential – Suburban Character figure of the DSPM.
12. WATER INFRASTRUCTURE. Prior to issuance of any permit for the development project, the property owner shall submit and obtain approval of construction documents to construct the following:
 - a. An eight (8) inch water main loop, 350 ductile iron pipe, mortar lined and PE bagged, within and to project development shall be constructed to city standards. Removal of a minimum of one segment of existing asbestos cement pipe and replacement with ductile iron pipe and a reducing tee and isolation valve(s) will be required for system looping connection into city existing system.
 - b. Project development connection into N. Hayden Road water system to include removal of a minimum of one segment of existing twelve cast iron pipe and replacement with ductile iron pipe and a reducing tee and isolation valve(s). Project owner to coordinate with the city to isolate this main at time of connection construction.
 - c. Water sampling stations are generally required in all new residential subdivisions consisting of twenty or more platted lots. Project owner shall contact the Water Quality Division prior to the preliminary plat submittal for a determination. Sampling stations are to be located within the right-of-way, a private street tract, or utility easement at mid- street, 3-feet behind the sidewalk, along a property line extension. Required construction will be per COS Standard Detail No. 2349.
 - d. Water service connections to each residential property.
13. WASTEWATER SYSTEM INFRASTRUCTURE. Prior to issuance of any permit for the development project, the property owner shall submit and obtain approval of construction documents to construct a sewer service connection to and for church parcel complying with city standards.

14. WATER AND WASTEWATER IMPROVEMENTS. The property owner shall provide all water and wastewater infrastructure improvements, including any new service lines, connection, fire-hydrants, and manholes, necessary to serve the development.
15. FIRE HYDRANT. The property owner shall provide fire hydrant(s) and related water infrastructure adjacent to lot, in the locations determined by the Fire Department Chief, or designee.

REPORTS AND STUDIES

16. DRAINAGE REPORT. With the Development Review Board submittal, the property owner shall submit a Drainage report in accordance with the Design Standards and Policies Manual for the development project.
17. BASIS OF DESIGN REPORT (WATER). With the Development Review Board submittal, the property owner shall submit a Final Basis of Design Report for Water for the development project in accordance with the Design Standards and Policies Manual. In the basis of design report, the property owner shall address:
 - a. Fire Hydrant Flow Test must include a Residual Pressure Test.
 - b. Confirm with hydrant flow test that necessary fire flow can be provided. Include information and statement in BOD that the required fire flow and pressure per DSPM Chapter 6 can be achieved.
18. BASIS OF DESIGN REPORT (WASTEWATER). With the Development Review Board submittal, the property owner shall submit a Final Basis of Design Report for Wastewater for the development project in accordance with the Design Standards and Policies Manual. In the basis of design report, the property owner shall address:
 - a. Revise preliminary BOD hydraulic design per DSPM 7-1.404. Slope needs to be 0.52%.



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Zoning Graphic

Proposed Zoning

Ordinance No. 4483
Exhibit 2
Page 1 of 1

18-ZN-2019

2340 North Hayden Rezoning Case Narrative

424-PA-2019

October 29, 2019

Revised June 22, 2020

ATTACHMENT #3

Contacts

Developer / Applicant

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Owner(s)

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Planning Adviser

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Phone: 480-662-5835

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History of Site

Ownership and Use

The site is part of a square mile that was originally homesteaded by Albert G. Utley from Rhode Island in 1891. Mr. Utley was one of the founding fathers of what is now known as Scottsdale. This area was granted water rights by the Salt River Project in 1916.

The church property was assembled from three parcels by M. L. Mann, PhD and his wife in early 1958 and then transferred to the Arizona District Church of the Nazarene. The Scottsdale Church of the Nazarene was organized in October of 1958 and continues to operate on the same site. At the time of purchase, the site was occupied by a small farmhouse (that was later moved to the West Valley). The property was transferred to the local church in 1971.

The adjacent property to the south that is being combined with the church property for the development plan is the western remnant of a parcel that once extended east to Hayden Road. Over the past 40 years, Salt River Project, which has long owned the substation site to the south, has acquired two portions of the property for expansion of the substation facility (the larger portion purchased in 1989). Although for the most part this site has been vacant, during a period of time in the 1970s a retail plant nursery operated on the original larger parcel. At the time there was another old and small farmhouse roughly in the middle of this parcel.

Development and Zoning Cases

The first construction on the church site under the church use occurred in the 1959-1960 time period and included what is now the north wing of the church facility. At the time of this construction, the property was under the jurisdiction of Maricopa County. The main sanctuary and restrooms/entry foyer building was completed in 1964. This building was also completed at a time when the property was under the jurisdiction of Maricopa County. Although there were earlier attempts to annex this and surrounding sites into Scottsdale, the property was not annexed into the city until late 1965.

The one, and only, case on record for the church property was case 27-UP-1971, which was approved on November 16, 1971. This case focused on a westward extension from the sanctuary building for classrooms and a fellowship hall.

There have been a number of cases that have been processed on the southern parcel (131-23-005A). The earliest case was 33-Z-1970 which was approved on July 7, 1970. This case changed the zoning on the original parent parcel from R-5 and R1-7 to R-4. The site plan included with this case indicated a total of 16 townhouse units accessed from Hayden Road by a long cul-de-sac. This plan was not built.

The next zoning case was 42-Z-1971 which was approved on August 17, 1971. This case rezoned the parent parcel from R-4 to R-5. No site plan was attached to the case. Shortly thereafter, on September 21, 1971 the City Council approved case 22-UP-1971 for a plant nursery. Based on this case, the existing former farmhouse was to be used as a sales center and the area east of it used as the sales display area. The western portion of the property was used as a plant and equipment storage area. This use was installed on the property and functioned on the property through most of the 1970s.

The next set of cases focused on a development proposal called "Hayden Lofts". The first case for this proposal was 9-BA-2004 (approved August 8, 2004), which was a variance case for building height within 50 feet of an R-1 or R-4 zoned property, minimum side yards and landscape buffers. This case covered only the western (the same as the current parcel) portion of the parent parcel. The site plan included 14 dwelling units in one building accessed by a driveway across what is the SRP portion of the parent parcel and terminating in a cul-de-sac. In the follow-up DRB case (32-DR-2006), which was approved on July 20, 2006, the development name had been changed to "Hayden Array". The site plan was the same as in the 9-BA-2004 case in that the site was accessed by a long drive across the SRP property to the east and the units were to be contained in one building. However, the number of units was reduced to 9 and there was no cul-de-sac at the west end and instead an opening into the Continental Villas driveway. This development was not built and the site remains vacant.

Site Context

Adjacent Properties and Uses

To the west of the proposed development is the Continental Villas neighborhood. This neighborhood has 148 townhomes and orients to the west and the Indian Bend Wash. It has two access routes, one from 77th Street and the other from Hayden Road by way of Wilshire Drive. The 4 townhouses closest to the subject site are oriented north/south and there are no windows facing the site. The townhouses in this neighborhood are a combination of single and two-story buildings. There also are drives and landscaped areas separating the townhouses from the subject site. This subdivision was recorded in 1971.

To the north there are two separate conditions. Most of the northern site property line is adjacent to the Colonia Verde condominium neighborhood. There are 7 townhomes (out of a total of 33) in this neighborhood that are adjacent to the subject site, 6 of which have rear yard/patios that face the subject site. All of these townhouse units are two-story structures. This subdivision was recorded on 1979. The smaller parcel along the northern edge of the subject site is a vacant parcel that fronts on to Hayden Road.

Across Hayden Road to the east are a group (3) of relatively small parcels occupied by small office buildings. The uses range from medical to child care along with other miscellaneous office uses. To the south of these is another small condominium subdivision called Casa Amigos. This neighborhood includes 36 dwelling units in 9 single-story buildings.

To the south of the subject site there are two uses. The easternmost use is an SRP substation that also contains a number of cell-tower facilities. Much of the site was beautified with a new wall and landscaping recently, but portions next to the subject site remain open and generally unimproved. The other use along the south side of the subject property is a church. This site has one building with most of the parking to the west of the building and is access from Oak Street.

Adjacent Zoning

The zoning for the Continental Villas neighborhood to the west is R-4. The subdivision covers around 29.5 acres. The resulting density is about 5.0 units per acre.

The Colonia Verde neighborhood to the north is also zoned R-4. This subdivision covers around 4.2 acres. The resulting density is about 7.9 units per acre. The vacant parcel north of the subject site is zoned R-5.

The office parcels across Hayden Road to the east are zoned S-R and R-5. They range in size from about 12,200 square feet to about 22,800 square feet. The FAR on these sites ranges from .19 to .26. The Casa Amigos neighborhood is zoned R-5. The resulting density is about 13.4 units per acre.

The SRP substation property to the south is zoned R-5 and the church to the south is zoned RI-7.

The graphic below shows the local zoning context. As this demonstrates, the RI-7 area on the west end of the church property is completely surrounded by either R-4 or R-5 zoning and has no attached connection to any other RI-7 neighborhood. This zoning pattern essentially dates back to the early 1970s with the one exception noted above.

General Context

As was the case with many suburban areas developed in the 1950s and 1960s, the general pattern of development in the area is for single family lots occupying the central portion of each square mile and for a mix of higher density residential, office and commercial use fronting on the arterial streets that run on the edge of each square mile. This pattern was partly altered by the presence of the Indian Bend Wash greenbelt to the west of the site, which in some cases led to a form of density transfer and slightly more density in the adjacent neighborhoods.

Hayden Road, as a major street corridor, is fronted by a mix of single family, multiple family, office and retail uses from McKellips Road to the south up to Indian School Road to the north.

This site does not and will not share access with any other residential neighborhood. This is true of many residential areas that front on to Hayden Road.

Development Proposal

Proposed Zoning

The proposed zoning for the entire site is R-4 (Townhouse Neighborhoods).

Proposed Uses

The proposed development plan includes a 26-lot patio home subdivision and a slightly reconfigured church facility.

Data

■ **Existing Conditions:**

Subject	Ordinance Requirement	Data/Information
<i>Church Parcel - 131-23-008</i>		
R-5 Portion:		
(1) Net Area		72,600 sq ft (city) / 80,850 sq ft (county)
(2) Gross Area		94,050 sq ft (2.159 ac)
(3) Allowed Density	Up to 23 units per gross acre (Section 5.1004.D)	
(4) Allowed Number of Units		49.66 units (2.159 x 23)
(5) Existing Use		Church
(6) Existing Parking Spaces		62 spaces
R1-7 Portion		
(1) Net/Gross Area		123,750 sq ft (2.841 ac)
(2) Allowed Density (per PRO section)	4.200 to 5.000 units per gross acre (Section 6.208)	11.93 to 14.21 units (2.841 x 4.2 & 2.841 x 5.0)

(3) Existing Use		Church
(4) Existing Parking Spaces		30 spaces
Total Parcel		
(1) Net Area		196,350 sq ft (city) / 204,600 sq ft (county)
(2) Gross Area		217,800 sq ft (5.0 ac)
(3) Allowed Units		61.59 to 63.87 units
(4) Existing Parking Spaces		92 spaces
(5) East Setback		30 feet +/- (city)
(6) South Setback		10 feet
(7) West Setback		340 feet
(8) North Setback		175 feet
<i>South Parcel -131-23-005A</i>		
(1) Zoning		R-5
(2) Net/Gross Area		30,318 sq ft (.696 ac)
(3) Existing Use		Vacant
(4) Allowed Density	Up to 23 units per gross acre (Section 5.1004.D)	
(5) Allowed Units		16.01 units (.696 x 23)
<i>Combined Parcels (131-23-008 + 131-23-005A)</i>		
(1) Zoning		R-5 & R1-7
(2) Net Area		226,668 sq ft (city) / 234,918 sq ft (county)
(3) Gross Area		248,118 sq ft (5.696 ac)
(4) Allowed Units		77.60 to 79.88 units

▪ **Proposed Residential Development:**

Subject	Ordinance Requirement	Data / Information
Portion of Property Not Included in Rezoning Application		
Net Area		16,718 sq ft (.38 ac)

Gross area		22,078 sq ft (.51 ac)
Use		New street and landscaped open space
Portion of the Property Included in Rezoning Proposal		
Net Area		145,982 sq ft (3.35 ac)
Gross Area	Minimum property size = 8,000 sq ft (Section 5.804.A)	145,982 sq ft (3.35 ac)
Proposed Units		26
Density	Maximum density = 8.313 units per gross acre (43,560 / 5,240) (Section 5.804.D)	7.76 units/gross ac
Common Open Space	Minimum = .10 x gross area (Section 5.804.B) (14,598 sq ft)	31,000 sq ft (.71 ac) (19.5%)
Building Height	30 feet (Section 5.804.C)	30 ft
Building Setback		
(1) Adjacent to R-4 and R-5 zoned parcels	10 feet (Section 5.804.E.2)	10 ft
(2) Adjacent to R1-7 parcel	15 feet for one story buildings / 25 feet for 2 story buildings (Section 5.804.E.1)	15 ft
(3) From dedicated street	Minimum: 15 feet / Average: 20 feet (5.804.E.3)	30 ft
(4) From frontage (i.e. Hayden Road)	Maximum of 30% of buildings within 50 of right-of-way shall be more than one story (5.804.E.4)	
Distance Between Buildings	Minimum: 10 feet (Section 5.804.F)	10 ft

▪ Revised Church Property:

Subject	Ordinance Requirement	Data / Information
Net Area		64,825 sq ft (1.49 ac) in R-4 7,329 sq ft (.17 ac) in R-5 72,154 sq ft (1.66 ac) Total
Gross Area	Minimum property size = 8,000 sq ft (Section 5.804.A)	81,070 sq ft (1.86 ac) in R-4 9,475 sq ft (.22 ac) in R-5 90,545 sq ft (2.08 ac) Total
Open Space Provided	Minimum = .10 x gross area (Section 5.804.B) in R-4 portion = 8,107 sq ft + Minimum = .22 x net area (Section 5.1004.D) in R-5 portion = (.22 x 7,329) 1,612 sq ft Total = 8,107 + 1,612 = 9,719 sq ft	22,000 sq ft (.50 ac) (24% of total area)
Parking	A. 1 space per 4 seats in sanctuary with fixed seating B. 1 space per 300 sq ft in classroom/meeting areas (Table 9.103.A)	A. 182 seating / 4 = 46 B. 5,400 / 300 = 18 C. 64 spaces
Building Height	30 feet (Section 5.804.C) 75 feet with stepback 2:1 where building is higher than usual requirement (Section 7.102.B)	30 ft
Building Setback		
(1) East	Minimum: 15 feet / Average: 20 feet (5.804.E.3)	30 feet
(2) South	10 feet	10 feet

	(Section 5.804.E.2)	
(3) West	10 feet (Section 5.804.E.2)	25 feet
(4) North	10 feet (Section 5.804.E.2)	155 feet

▪ **Combined Site:**

Subject	Ordinance Requirement	Data / Information
Use		Dwelling Units & Church
Net Area		226,668 sq ft (5.20 ac) (city) / 234,918 sq ft (5.39 ac) (county) / 227,525 sq ft (5.22 ac) (calculated per survey)
Gross Area		249,130 sq ft (5.72 ac)
Residential Units		26
Overall Density		4.55 du/ac
Building Setback		
(1) East		30 ft minimum
(2) South		10 ft minimum
(3) West		10 ft minimum
(4) North		10 ft minimum

Site Plan

The site plan for the entire rezoning includes two main components: 26 residential lots fronting an internal local public street and a church. The residential uses will occupy the west portion of the site while the church will occupy the east portion of the site. The residential lots will be new parcels and construction while on the church facility a portion of the existing building will be removed and replaced adjacent to the remainder of the building.

Circulation

The local street that will serve both uses will intersect Hayden Road at a relocated median break. This neighborhood will not share vehicular access with any existing neighborhood, but may share access with the adjacent proposed small multi-family project to the north. The single-family residential neighborhood will typically generate about 260 trips per day, with a peak-hour rate of around 25-30 trips.

The Church will share access via this new street. Its traffic generation is during off-peak hours during weekdays (typically in the evening) and on Sunday.

In allowing access from the proposed apartment project north of this site, additional south bound 'U'-turns on Hayden Road will be greatly reduced, reducing the complexity of traffic patterns in this portion of Hayden.

By including the southern parcel into this application, at least one additional driveway access to Hayden Road will be eliminated. This would have been a relatively 'blind' access location squeezed between a large power pole and the electrical substation wall.

Open Space

The residential portion of the site will include 6 areas of common open space: along the Hayden Road frontage, south of the internal road along the church property and in the southwest corner (which will also serve as the primary retention area).

The church portion of the site will provide open space around the perimeter of the building and the perimeter of the new church property.

Infrastructure

The uses on this site will tie into water and sewer facilities in Hayden Road. The church currently ties into the Hayden Road water line and this will continue. The church uses both on-site septic systems and sewer, which drains into the sewer lines west of the site. The church sewer will shift to a shared line with the new residential units.

The site has minimal land slopes (1% +/-) that drain to the west-southwest. Detention exists and will continue to exist in the new plan through the installation of new basin areas in both portions of the site.

General Plan Review

Land Use

On the current (2001) General Plan Land Use Plan map the site is designated as "Suburban Neighborhoods". This use 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 townhouse 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 areas, such as offices or retail centers. The terrain should be relatively flat, or gently sloping, to accommodate this density."

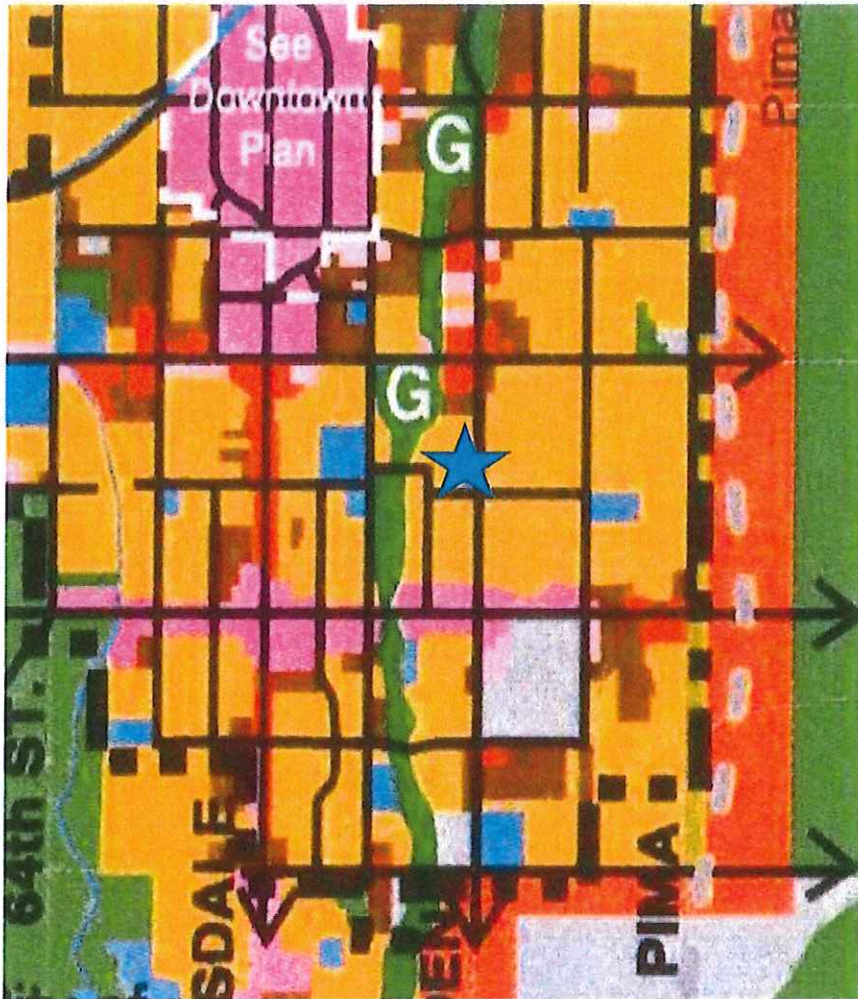


• Conceptual Land Use Map



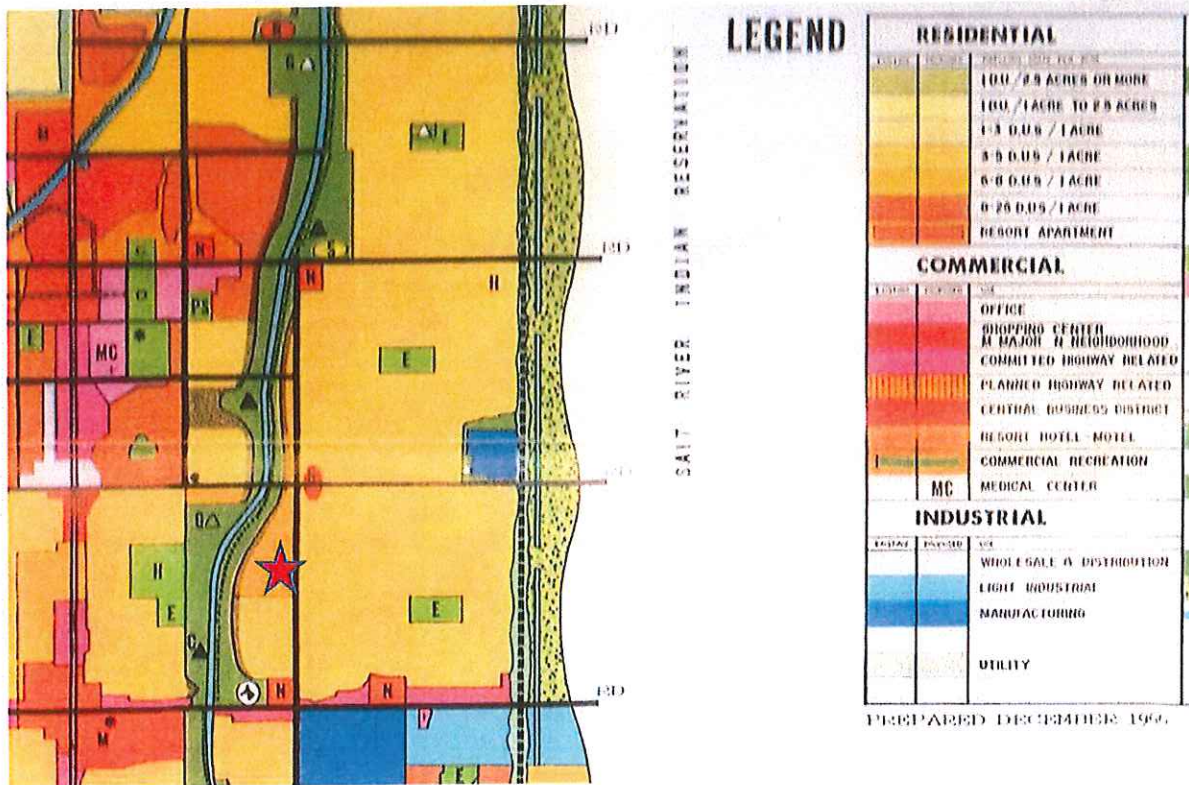
The proposed use is consistent with the description of the use category and the existing uses surrounding it. It is also with the original and base land use planning for the area as indicated in the 1967 General Plan Land Use map.

The following graphic is a blow-up of the currently applicable General Plan Land Use Plan map:



(Site depicted as blue star in center of graphic.)

As noted on the image above, the site is essentially surrounded by Suburban Neighborhood designations on the Land Use Plan (the orange-beige colored areas). This does not necessarily correspond with the underlying zoning, as is the case with the subject property. Properties to the north on the west side of Hayden as well as all of the frontage along the east side of Hayden are not consistent with the Suburban Neighborhoods land use designation. This is due to the zoning for these areas being established by Maricopa County before the City of Scottsdale annexed this area in 1965. The County zoning designations are generally consistent with the land use plan prepared by Maricopa County in 1961 and were not always directly carried forth when the City established its own General Plan in 1967.



(Site depicted as a red star on the 1967 General Plan)

The land use category that was first applied to this site (1967 General Plan) was "5-8 D.U.s / 1 acre". This has underlain all subsequent land use plans that relate to this site. This was the basis for the R-4 uses to the north and west of the site. The other non-RI-7 zoning on, adjacent to and near this site relate to actions taken by Maricopa County prior to this area being annexed by Scottsdale in 1965.

The current land use plan designation of Suburban Neighborhoods describes the land uses within the category as including: "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 house per acre." Historically this designation has been translated in term of zoning districts as RI-18, RI-10, RI-10, RI-7, RI-5, R-2, R-4 and even at times R-4R. This designation was created for the 2001 General Plan and was a combination of what had been for many years two designations: 2-4 units per acre and 4-8 units per acre.

When these designations were first established in the mid-1970s the maximum density for the R-4 district was 8.0 units per acre. When all the residential zoning districts were adjusted in the mid-1980s to accommodate the impact of requiring fire sprinklers, these districts were adjust upward, and the maximum density of the R-4 district was adjusted to 8.31 units per gross acre. Even though this might be technically above the 8 units per acre figure, at the time the zoning districts were adjusted the decision

was made to maintain the historical and tradition applications of the district to the Land Use Plan designations and therefore the R-4 has remained consistent with this designation. Currently there are over 30 sites with R-4 and R-4R zoning that are included in the Suburban Neighborhoods designation. Furthermore, in this application, the proposed density is below 8.0 units per acre and is consistent with the housing types described for this designation, being small-lot single family units on individual lots.

Land Use Policies:

Policy Number	Policy Language	Response
3	Encourage the transition of land uses from more intense regional and citywide activity area to less intense activity areas within local neighborhoods.	<i>The proposed rezoning and development plan provide uses comparable of even less intense than adjacent uses and provide for a transition from the major electrical substation to the south.</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 plan provides for a housing type (patio homes) that is not the same as adjacent uses nor as in other nearby residential redevelopment proposals. This would also provide for an increase in lands subject to property taxes that support public service functions in the area.</i>
5	Develop land use patterns that are compatible with and support a variety of mobility opportunities/choices and service provisions.	<i>The site is within a couple hundred feet of stops for both the metro bus system and local trolley system. Future residents would also be near local bicycle routes as well as the Indian Bend Wash path system.</i>
6	Promote land use patterns that conserve resources, such as land, clean air, water, energy, and serve all people, within the community.	<i>By being an infill project, this proposal will occupy what have been either vacant or under-utilized properties for many years. The site is near existing and emerging employment centers along both McDowell Road as well as Old Town Scottsdale. This site will tie into existing infrastructure and particulate emissions will be reduced.</i>
7	Sensitively integrate land uses into the surrounding physical and natural	<i>The proposed use is comparable in density to its neighbors to the north and west. It</i>

	environments, the neighborhood setting, and the neighborhood itself.	<i>will provide comparable or greater landscaping along Hayden Road as well as provide internal open spaces. Since the adjacent subdivisions are internally oriented, there is no opportunity to further integrate with them. The perimeter and internal setbacks of this site will match or exceed those required on the adjacent townhouse subdivisions since it will share the same zoning district.</i>
8	Encourage land uses that create a sense of community among those who work, live and play within local neighborhoods.	<i>The proposed development will provide opportunities for the existing church and its new neighbors to share functions and will create an identity that is distinctive for the area.</i>

Character

The site is within the "Suburban" Character Type per the Character Types Map of the 2001 General Plan. It is also located within the "South Scottsdale Character Area Plan", which will be reviewed below. The following is a review of the applicable policies of this element:

Character and Design Element Policies

Policy Number	Policy Language	Response
4	Encourage "streetscapes" for major roadways that promote the city's visual quality and character, and blend into the character of the surrounding area.	<i>The site fronts Hayden Road and falls within the "Suburban" streetscape type. There will be substantial landscaped open space setbacks along this major frontage. The landscape materials will be compatible with those along this stretch of frontage. The challenge will be that the major 68kV power line along this frontage causes limitations in the location and types of trees that are acceptable.</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>There will be landscaped open spaces along both the perimeter and internal streets as well as internal to the project. Along with the church, this landscaping will serve as a buffer to the nearby substation facility, which has limited area of open space.</i>
7.	Encourage sensitive outdoor lighting that reflects the needs and character of different parts of the city.	<i>The on-site lighting will comply with the city's lighting control standards and also will follow the I.E.S. standards for a suburban context.</i>

Circulation

The site will have access to Hayden Road, which is a six-lane major arterial. An existing median break will continue to provide accessibility to and from the property. The site is also near routes for both regional and local transit services. Most of the properties fronting Hayden Road from Oak to Thomas Road rely on direct access to Hayden.

Community Mobility Policies:

Policy Number	Policy Language	Response
6	Optimize the mobility of people, goods, and information for the expected build-out of the city.	<i>As a redevelopment project surrounded by existing development, this project will tie into existing mobility systems that have been planned and built to accommodate the proposed use.</i>
8	Emphasize live, work and play land use relationships to optimize the use of citywide systems and reduce the strain on regional and local/neighborhood systems.	<i>The proposed development site is within walking and cycling proximity of transit corridors as well as the Indian Bend Wash greenbelt. It is also near major employment and service centers along McDowell Road and Old Town Scottsdale. These all should help reduce the number and distance of automobile-based trips to and from the site.</i>

II	Provide opportunities for building "community" through neighborhood mobility.	<i>The mix of uses included in the development proposal will achieve a sense of identity and community and provide for opportunities for both uses to relate to each other. This will reduce the sense that the new neighborhood will be cut-off from the larger community around it.</i>

Open Space

The proposed development plan includes a variety of open spaces including streetscapes, common open spaces, buffered open spaces and multi-use open spaces. There are no specific open space areas or corridors on the open spaces plans that affect this site.

Neighborhoods

▪ *Community Involvement*

Policy Number	Policy Language	Response
I	Seek early and ongoing involvement in project/policy-making discussions.	<i>The applicant has followed the city's standards in notifying and meeting with nearby property owners regarding the proposed project.</i>

▪ *Housing*

Policy Number	Policy Language	Response
2	Seek a variety of housing options that blend with the character of the surrounding community.	<i>The proposed housing would on the one hand use the same zoning yet on the other hand introduce a different housing type. Instead</i>

		<i>of attached rowhouses as are in the neighborhoods to the north and west, this project will incorporate a small-lot detached single-family type of housing. The densities will be comparable to the neighboring subdivisions.</i>
3	Seek a variety of housing options that meet the socioeconomic needs of people who live and work here.	<i>The proposed housing would accommodate a slightly different lifestyle from the neighbors, yet still be compatible. The homes would be privately owned. This is a different housing product than that being proposed in nearby sites and would add variety to the local housing mix.</i>
4	Encourage housing development that provides for "live, work, and play" relationships as a way to reduce traffic congestion, encourage economic expansion and increase quality of life for our residents.	<i>This project is truly an infill one that would provide housing options in close proximity to the existing and emerging economic centers of activity in Old Town and along the McDowell Corridor. It is proximate to schools and the Indian Bend Wash greenbelt which would be key assets to its future residents.</i>

■ ***Neighborhoods***

Policy Number	Policy Language	Response
1	Enhance and protect diverse neighborhoods so they are safe and well maintained.	<i>The proposed projects would provide a relatively unique housing product in the general neighborhood context and would provide a quality use to a site that has been under-utilized for many years.</i>
3	Sustain the long-term economic well-being of the city and its citizens through redevelopment and neighborhood preservation and revitalization efforts.	<i>This is a redevelopment project that will support the local neighborhood context and provide a greater mix in the local population for local businesses and employers.</i>
4	Preserve and enhance the unique sense of neighborhood found in diverse areas	<i>The proposed development should enhance the livability of its neighbors and increase</i>

	of Scottsdale through neighborhood conservation.	<i>the aesthetics of the area. It is consistent with the long-term land use policies for the site and as such helps to provide continuity.</i>

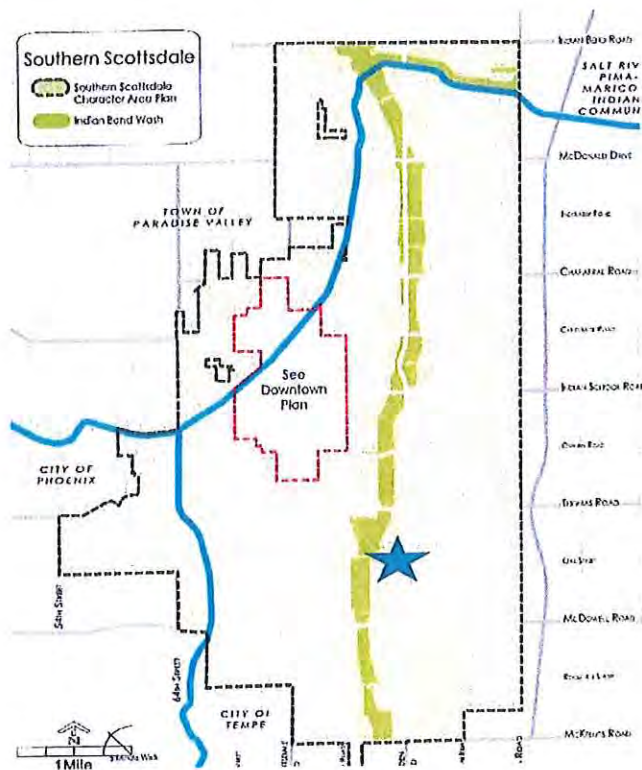
South Scottsdale Character Area Plan

Values

The proposed development addresses two of the Values included in the Southern Scottsdale Community Area Plan Vision Statement:

- Reinvestment in residential and commercial properties – *This proposal would re-use lands that have had nominal use in the past and infuse new and sustainable use on these lands.*
- Diversity of housing choice – *This proposal includes a housing type that is different than the adjacent uses and also differs from many of the recent and nearby residential development proposals which have predominantly been multi-family.*

The following graphic places the subject site within the overall Southern Scottsdale Character Area Plan, being located in the south-central portion of the area:



Land Use

The proposed land uses address the following goals of the Southern Scottsdale Community Area Plan:

Goal Number	Goal Language	Response
LU 1	Promote residential reinvestment and revitalization through regulatory flexibility.	<i>The proposed development uses a common zoning district for the area but applies a product that relates to the district in a different manner, helping to create a type of housing that will be an asset to the area.</i>
LU 3	Promote revitalization, reinvestment and development along southern Scottsdale's corridors.	<i>This proposal includes the consolidation of more than one under used properties to establish a plan that resolves potential access concerns and create a more viable development.</i>

The site is near to several focus areas in the Southern Scottsdale Community Area Plan, including: the "Continental Activity Area" (2,000 feet to the north); the "McDowell Road Regional Corridor" (2,700 feet to the south), the "Pima Regional Center" (3,000 feet to the southeast), the "Skysong Regional Center" (3,200 feet to the southwest) and the "Scottsdale Road Regional Corridor" (4,500 feet to the west). It is in the general area of several points of revitalization focus and would compliment and support the ongoing revitalization of these areas.

The site is also just 500 feet south of an "Area of Revitalization" as depicted on the "Indian Bend Wash Revitalization Areas" plan contained within the Southern Scottsdale Community Area Plan document. This site as well as a couple other properties adjacent to it, share many of the characteristics of the designated area and constitute a small but vital area of revitalization for the area.

Character

The proposed development addresses a couple of the Character and Design goals contained within the Southern Scottsdale Community Area Plan:

Goal Number	Goal Language	Response
CD 1	New and redeveloped residential housing should respect existing neighborhood character and design.	<i>The proposed residential development will provide a somewhat more open residential environment using similar densities as compared to the adjacent residential uses. The number of stories will be the same as with adjacent neighborhoods and the orientation of the units will be similar. Relatively few adjacent units will actually have direct visibility of the proposed homes.</i>
CD 3	Promote high quality design for new and revitalized mixed-use, commercial and residential development along corridors, within regional centers and activity areas.	<i>The proposed uses will have primarily stuccoed walls, two-stories, small private patios and other similar features to the adjacent neighborhoods. The design of the homes will be of a contemporary nature that meets the desires of the modern marketplace.</i>

Neighborhoods

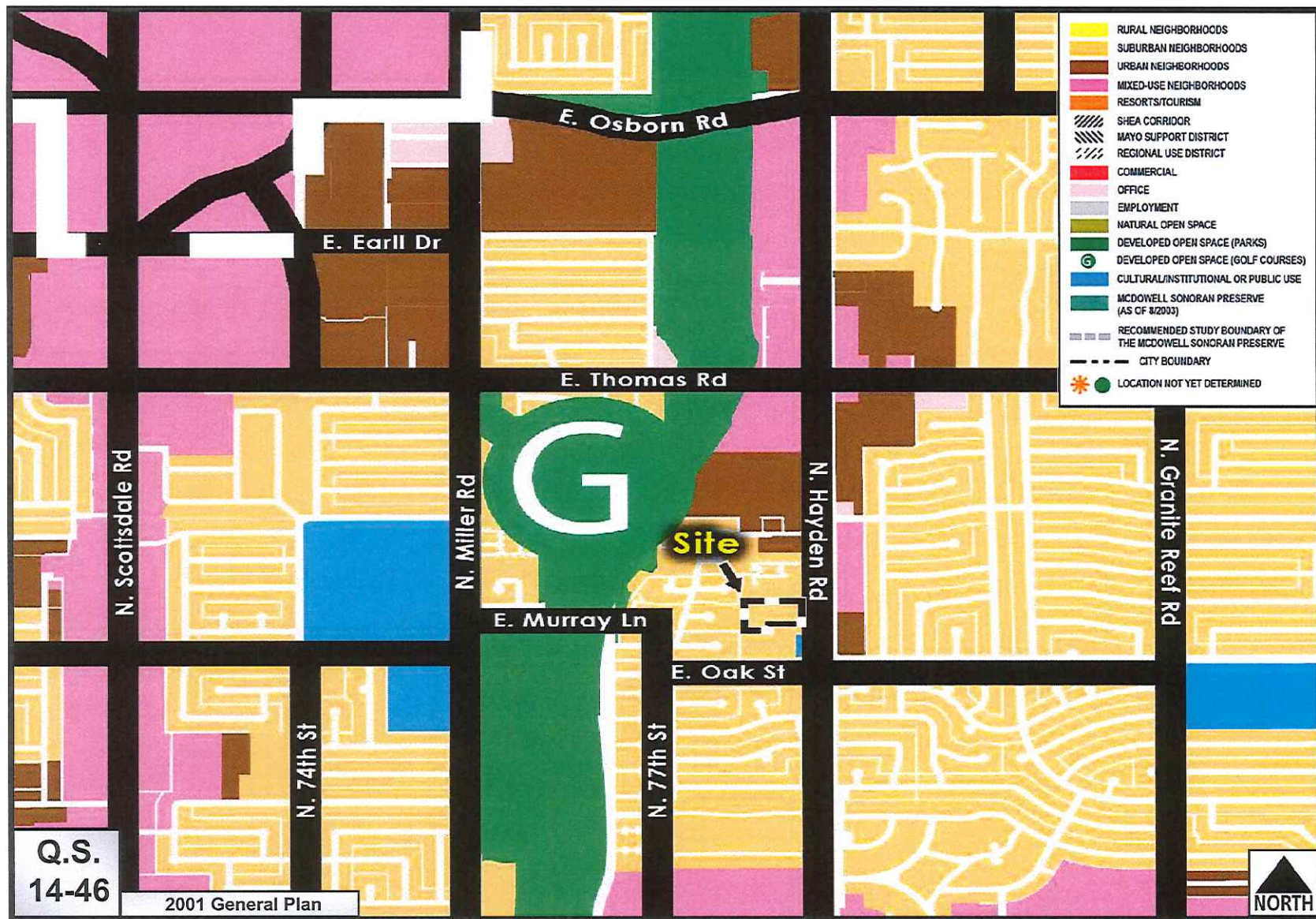
The proposed development will respond to the Neighborhood Resources goal (#3) which says: "Strengthen neighborhood identity, unity and health within southern Scottsdale." by providing a housing type that carries the general density and character of the established neighborhoods, by having a church facility where the community can share the open space of the grounds, and by a plan that achieves buffering from a nearby major utility facility.

Scottsdale Sensitive Design Guidelines

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 will provide enhanced streetscapes, housing units that compliment the local area and convert under used land into a viable and well-maintained site.</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 or natural features on the site.</i>
3. Development should be sensitive to existing topography and landscaping.	<i>The site is virtually flat and featureless with no substantial landscaping materials.</i>
4. Development should protect the character of the Sonoran Desert by preserving and restoring natural habitats and ecological processes.	<i>The site was former farm land (60 to 100 years ago) and there are no natural features to restore.</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 convey its design expectations.	<i>The Hayden Road streetscape will be enhanced in a manner that will reinforce streetscapes along Hayden Road, particularly to the north of the site. Internal streetscapes and common areas will also have enhanced landscaping.</i>
6. Developments should integrate alternate modes of transportation, including bicycles and bus access, within the pedestrian network that encourage social contact and interaction within the community.	<i>The site is well positioned to encourage residents to access local and regional bus systems. It is also proximate to schools, the Indian Bend Wash greenbelt and employment uses that will be available to the future residents. Because of the existing street patterns in the area, the site is limited to access from Hayden Road.</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 internal street will have extensive street side landscaping along the church frontage segment, which will provide shading. Unfortunately, since the adjacent developments have private areas and</i>

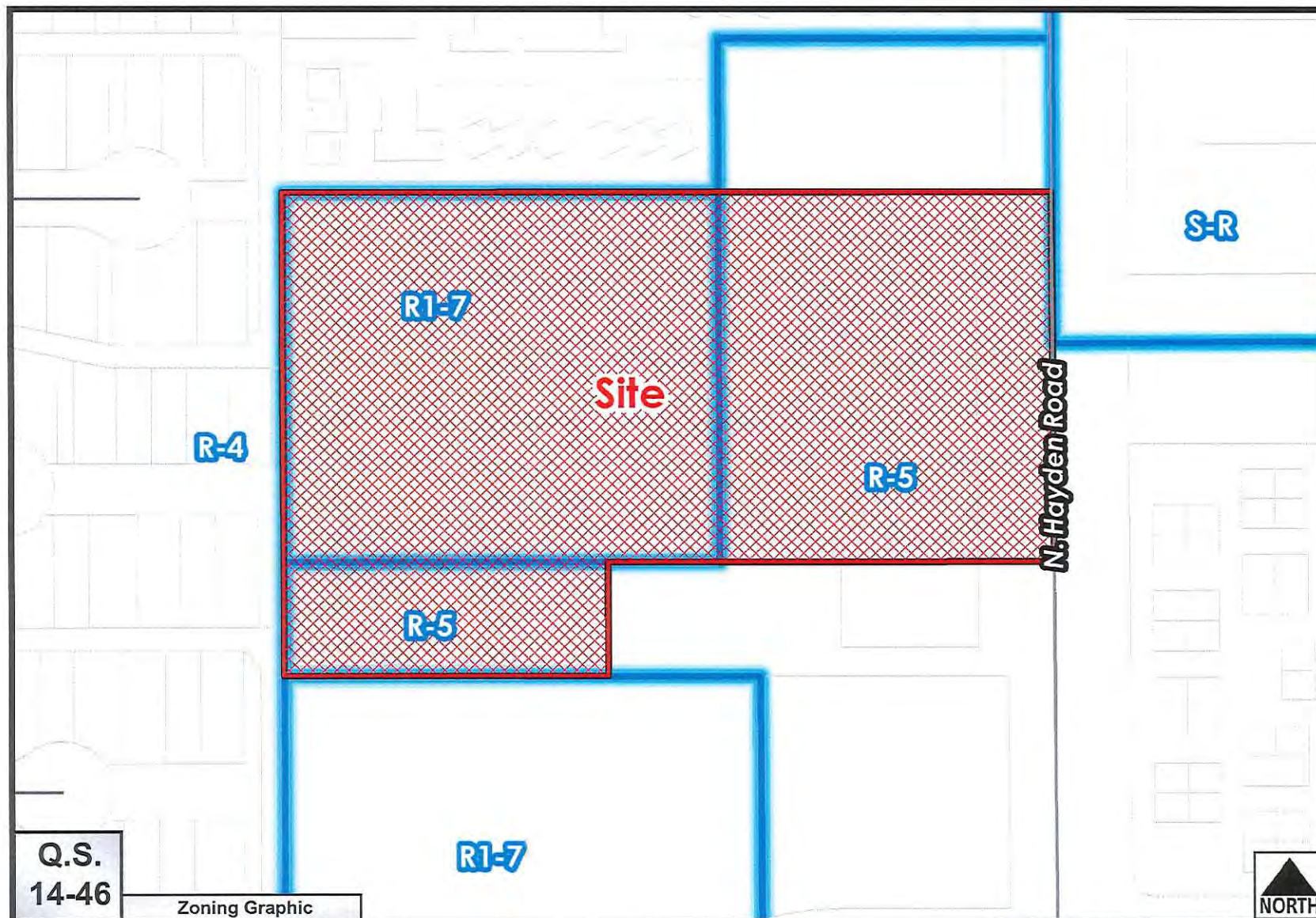
	<i>no provision for connections, such will not be available to this site.</i>
8. Buildings should be designed with a logical hierarchy of masses.	<i>The design of the buildings will be subject to DRB review and approval.</i>
9. The design of the built environment should respond to the desert environment.	<i>The orientation of entrances, windows and landscaping will take into consideration local climate factors.</i>
10. Developments should strive to incorporate sustainable and healthy building practices and products.	<i>These decisions will be made through the DRB and final plans processes.</i>
11. Landscape design should respond to the desert environment by utilizing a variety of mature landscape materials indigenous to the arid region.	<i>The landscape design will incorporate materials compatible with arid and subtropical climates and where possible existing materials will be relocated.</i>
12. Site design should incorporate techniques for efficient water use by providing desert adapted landscaping and preserving native plants.	<i>(see above)</i>
13. The extent and quality of lighting should be integrally designed as part of the built environment.	<i>Outdoor lighting will comply with city standards and be focused on areas that will have pedestrian access.</i>
14. Signage should consider the distinctive qualities and character of the surrounding context in terms of size, color, location and illumination.	<i>Due to the uses and zoning of the site, signage will be minimal.</i>



General Plan Land Use

ATTACHMENT #4

18-ZN-2019



Existing Zoning

ATTACHMENT #5

18-ZN-2019

10/30/2019

Hayden and Oak Neighborhood Meeting Report

A neighborhood meeting was held on at the Scottsdale Nazarene church (2340 N Hayden, Scottsdale, AZ 85257) on October 21, 2019 at 6:00 PM. The meeting lasted ~1 hour and there were ~12 Attendees.

All parties were sent the following letter on 10/10/2019 via first class mail.

The following items were the comments from the public and responses from the development team.

- New houses and product type
 - Attendees were curious about the type of home to be built. We informed them they will be 2-story single family detached houses. One attendee was excited for new product that was going to be detached unlike most of the attached housing being built.
- North boundary wall and buffer
 - An attendee from the community to the north was curious about the boundary wall and if there was going to be a landscape buffer. We informed the attendee that the wall will stay in place (and/or be updated) and that area will be the rear yards of the houses and the backyard landscaping will be up to the individual.
- Traffic onto Hayden from the development
 - Attendees who lived south of the proposed development asked how traffic will flow out of the community. We informed that there will be 1 lane for ingress and 2 lanes for egress, a left turn lane and a right turn lane. Which will be the same layout that is currently in place.
- Project Timing
 - Spoke to Attendees about timing of the development, we informed them it will likely be at least 1 year before we will have approvals and will be able to start any construction on the property.

Sincerely,



Chris Brown
Residential Pursuits Investments, LLC

ATTACHMENT #6

October 4, 2019

Dear Neighbor:

We are planning on developing the property generally located at 2340 N Hayden Road, also known as Scottsdale Nazarene, by constructing a small single-family subdivision with 27 home sites on 5.40 Acres, Pre-application # 424-PA-2019. The existing church will remain on a portion of the site. In order to accommodate this plan, we will apply to rezone the property from R1-7 (Single Family Residential) and R-5 (Multifamily Residential) to R-4 (Townhouse Residential). This will be the same zoning district that exists on most of our neighboring properties; the site is in the "Suburban Neighborhoods" land use category.

We are inviting you to join us for an open house session at the Scottsdale Nazarene church (address- 2340 N Hayden, Scottsdale, AZ 85257) on October 21, 2019 at 6:00 PM. We will have plans of our proposed development and representatives who can answer various technical questions that may arise.

If you are not able to attend and have any comments and/or questions feel free to contact myself, Applicant, or Jeff Barnes the Senior Planner at the City of Scottsdale.

Applicant

Chris Brown

CBrown.RPI@outlook.com

(602) 478-0662

City of Scottsdale Planner

Jeff Barnes

jbarnes@scottsdaleaz.gov

(480) 312-2376

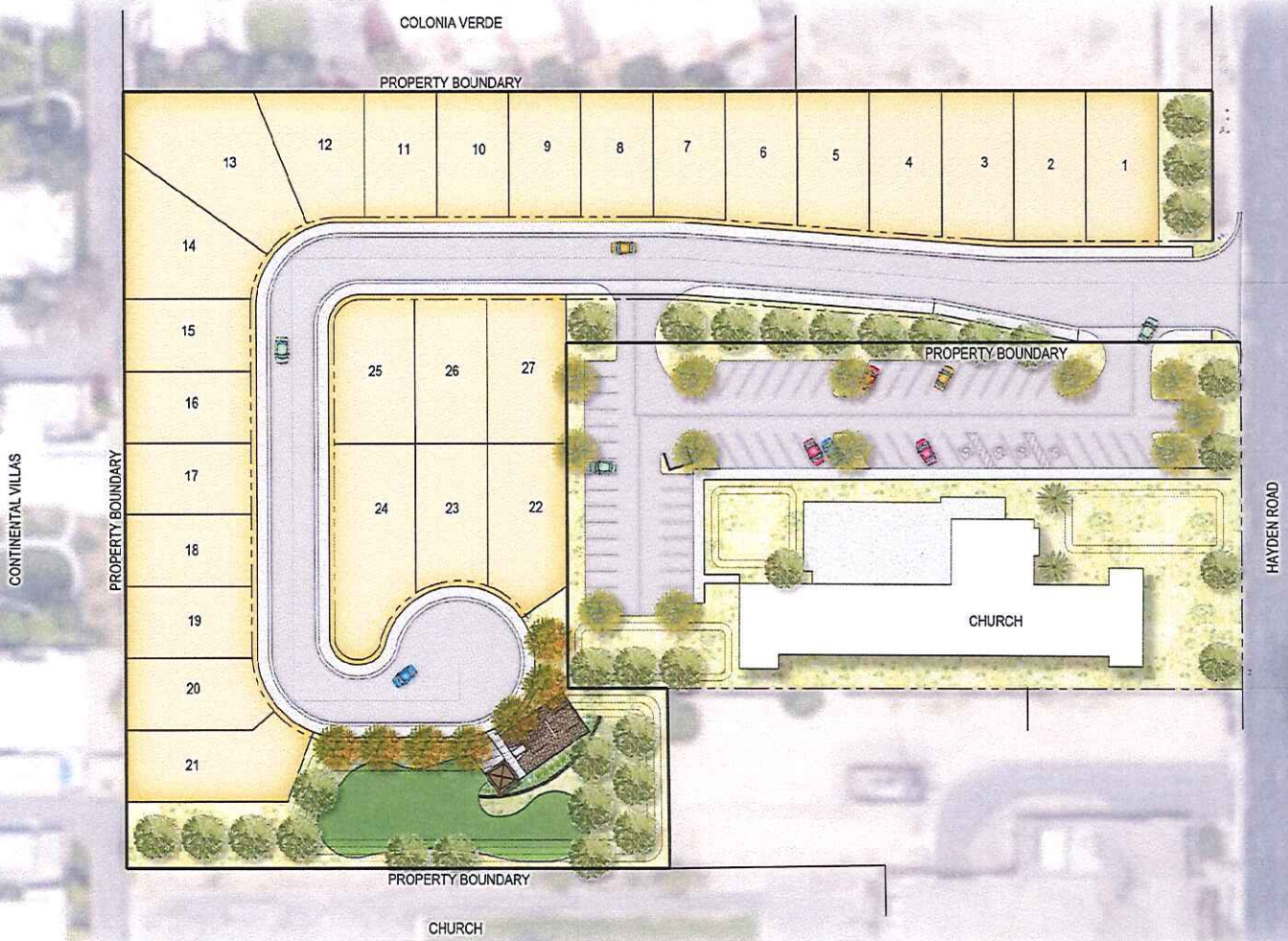
Sincerely,



Chris Brown

President

Residential Pursuits Investments, LLC



CONCEPTUAL
HAYDEN AND OAK

Overall Site Plan

15' 30'
 plan scale 1:30
 date: 09.27.19

andersonbaron
 plan - design - achieve
 50 W. McCLINTOCK DRIVE, SUITE 111
 CHANDLER, ARIZONA 85226
 PH. 480.699.7556 F. 480.699.7936

18-ZN-2019
 11/7/2019



Open House Sign-In Sheet

Date: 10/21/19 @ 6:00 pm

Location: 2340 N. Hayden Rd
Scottsdale AZ

This Sign-In Sheet is a Public Record

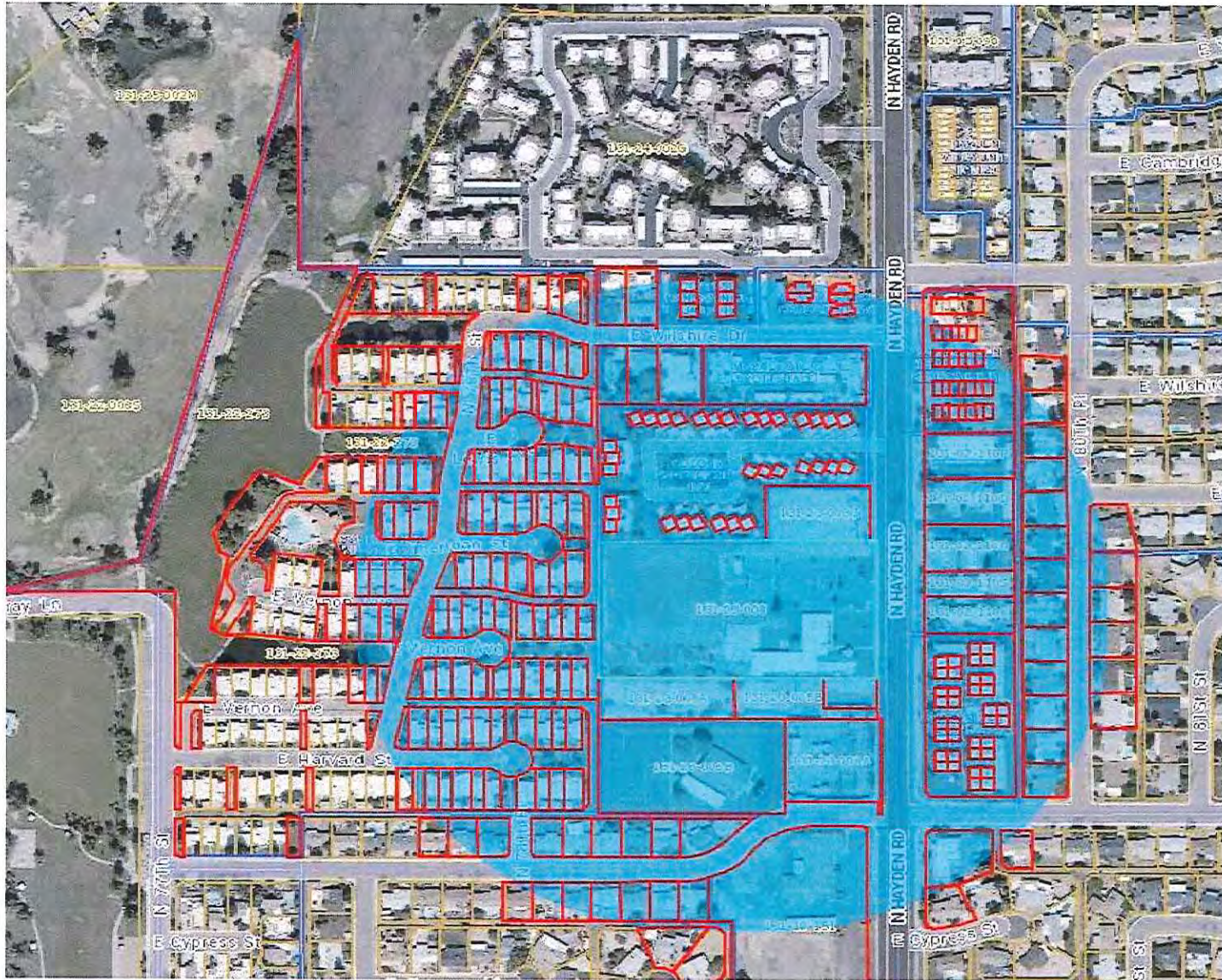
Name <u>JOE & SUSAN POTTS</u>		Business Name	
Address & Zip <u>2717 E HARVARD 85257</u>	Phone <u>480 947 8485</u>	E-mail	
Name <u>Amanda Bayham</u>		Business Name	
Address & Zip <u>7500 N Hayden Rd Apt 25</u>	Phone <u>570 906 2330</u>	E-mail <u>amandabayham@gmail.com</u>	
Name <u>Marilyn Atkinson</u>		Business Name <u>COGS</u>	
Address & Zip <u>5916 E Edgemont Ave</u>	Phone <u>480-949-9750</u>	E-mail	
Name <u>Isheia Economopoulos</u>		Business Name	
Address & Zip <u>2500 N. Hayden Rd # 33</u>	Phone	E-mail	
Name <u>DEE DARKE</u>		Business Name	
Address & Zip <u>7717 E. Wilshire DR 85257</u>	Phone <u>602-619-5748</u>	E-mail <u>ddarke01@gmail.com</u>	
Name		Business Name	
KATHY LITTLEFIELD		COUNCIL MEMBERS	
SOLANGE WHITEHEAD			

UPDATED CITIZEN INVOLVEMENT REPORT

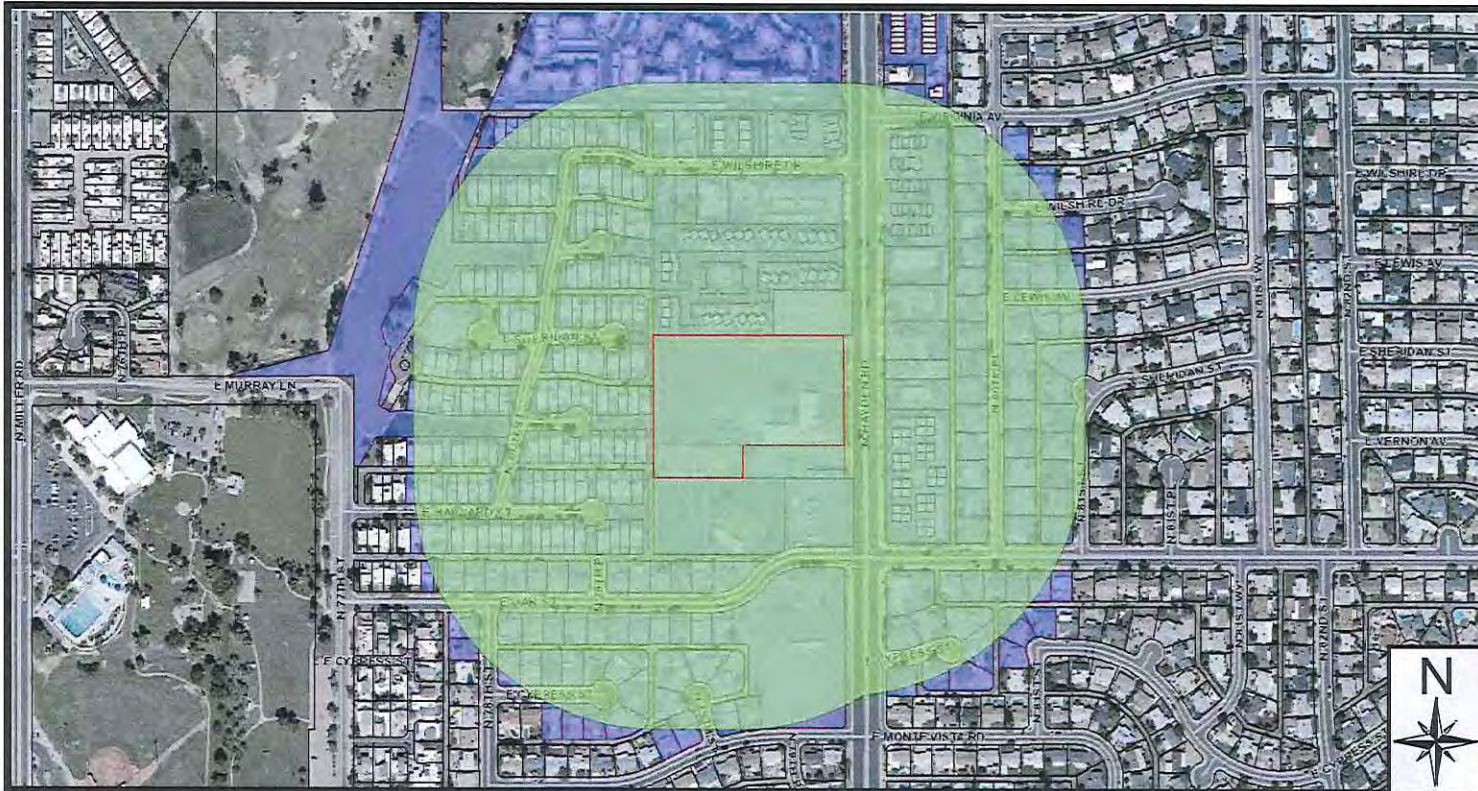
#16- Updated Citizen Involvement Report that describes the key issues that have been identified through the public involvement process.

- Working with neighboring property to the north (APN 131-23-003C) to update our site layout to allow both of us to develop our sites without zoning conflicts. We had a complete overhaul of our site plan to alleviate this issue.
 - We have had numerous conversations and meetings with the owner to the north to come to an agreement on a site plan layout that will allow both projects to be developable. We are still in communication with them as we are working on a potential access point for them to use as secondary ingress/egress.
 - Our site plan has been changed significantly to allow the owner to the north to proceed with their plan generally as previously approved. This has caused us to remove all lots that were along the northern property boundary and internalize all our lots, so they do not abut their property at all.
 - By moving our ingress/egress to the north it allows for us to reconfigure our community away from Hayden and not have a zoning conflict with the owners to the north.
 - We have been having ongoing conversations about how we can work together to help one another to make both of our projects as efficient and developable as possible.
 - If requested property owners to the north would be willing to provide a letter of support for our community, and we are willing to do the same for them.

Hayden and Oak
Map of Neighbors & HOA's
Within 750' contacted for Neighborhood Meeting



City Notifications – Mailing List Selection Map Scottsdale Nazarene Rezoning



Additional Notifications:

- Interested Parties List
- Adjacent HOA's
- P&Z E-Newsletter
- Facebook
- Nextdoor.com
- City Website-Projects in the hearing process

Pulled Labels
November 7, 2019

Map Legend:

-  Site Boundary
-  Properties within 750-foot

Postcards: 423

18-ZN-2019



**SCOTTSDALE PLANNING COMMISSION
KIVA-CITY HALL
3939 DRINKWATER BOULEVARD
SCOTTSDALE, ARIZONA**

Wednesday, November 18, 2020

***DRAFT SUMMARIZED MEETING MINUTES ***

PRESENT: Paul Alessio, Chair
Prescott Smith, Vice Chair
William Scarbrough, Commissioner
Joe Young, Commissioner
Barry Graham, Commissioner
George Ertel, Commissioner

ABSENT: Renee Higgs, Commissioner

STAFF: Tim Curtis
Margaret Wilson
Bronte Ibsen
Jeff Barnes
Meredith Tessier
Keith Niederer
Greg Bloemberg

CALL TO ORDER

Chair Alessio called the regular session of the Scottsdale Planning Commission to order at 5:01 p.m.

ROLL CALL

A formal roll call was conducted confirming members present as stated above.

MINUTES REVIEW AND APPROVAL

1. Approval of October 28, 2020 Regular Meeting Minutes including Study Session.

Commissioner Young moved to approve the October 28, 2020 regular meeting minutes. Seconded by Commissioner Graham, the motion carried unanimously with a vote of six (6) to zero (0).

ATTACHMENT 8

* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission page on ScottsdaleAZ.gov, search "Planning Commission"

CONSENT AGENDA

2. 18-ZN-2019 (Scottsdale Nazarene Rezoning)

Request by owner for a Zoning District Map Amendment from Single-family Residential (R1-7) and Multiple-family Residential (R-5) zoning to Townhouse Residential (R-4) zoning on a +/-5.2-acre site, located at 2340 and 2322 North Hayden Road. Staff contact person is Jeff Barnes, 480-312- 2376. Applicant contact person is Chris Brown, 602-478-0662.

Item No. 2; Recommend City Council for approval of case 18-ZN-2019 by a vote of 6-0; Motion by Commissioner Young, per the staff recommended stipulations, after determining that the proposed Zoning District Map amendment is consistent and conforms with the adopted General Plan. 2nd by Vice Chair Smith.

The motion carried unanimously with a vote of six (6) to zero (0); by Chair Alessio, Vice Chair Smith, Commissioner Scarbrough, Commissioner Young, Commissioner Ertel, and Commissioner Graham.

Request to Speak Cards: George Gerodimos.

Written Comment by: George Gerodimos, Sonnie Kirtley and Ishea Brown.

3. 9-UP-2020 (Nash Powersports)

Request by owner for approval of a Conditional Use Permit to allow for an outdoor vehicle display on a +/- 1.7-acre site with Highway Commercial, Planned Community Development (C-3 PCD) zoning, located at 10781 N. Frank Lloyd Wright Blvd. Staff contact person is Meredith Tessier, 480-312-4211. Applicant contact person is Matt Petrovich, (602) 509-9468.

Item No. 3; Moved to Regular Agenda. Recommended City Council approval of case 9-UP-2020 by a vote of 6-0; Motion by Vice Chair Smith; per the staff recommended stipulations, based upon the finding that the Conditional Use Permit criteria have been met. 2nd by Commissioner Young.

The motion carried unanimously with a vote of six (6) to zero (0); by Chair Alessio, Vice Chair Smith, Commissioner Scarbrough, Commissioner Young, Commissioner Ertel, and Commissioner Graham.

Request to Speak Cards: Peter Bannochie, and Pat Bannochie.

Written Comment by: Gail Pellis and Marsha Rader.

4. 22-UP-2003#4 (T-Mobile PH23001J Desert Mountain Cactus Wireless Communication Facility (WCF))

Request by owner for approval of a Conditional Use Permit for an existing Type 4 Alternative Concealment Wireless Communication Facility (WCF) concealed within a 30-foot-tall artificial cactus located on a +/-26-acre site located at 39730 N. Cave Creek Road with Open Space Environmentally Sensitive Lands District (O-S ESL) zoning. Staff contact person is Keith Niederer, 480-312-2953. Applicant contact person is Todd Daoust, (602) 549-9054.

Item No. 4; Recommended City Council for approval of case 22-UP-2003#4 by a vote of 6-0; Motion by Commissioner Young per the staff recommended stipulations, based upon the finding that the Conditional Use Permit criteria have been met. 2nd by Vice Chair Smith.

The motion carried unanimously with a vote of six (6) to zero (0); by Chair Alessio, Vice Chair Smith, Commissioner Scarbrough, Commissioner Young, Commissioner Ertel, and Commissioner Graham.

REGULAR AGENDA

5. 10-UP-2020 (Multi-Use Sport Fields MUMSP)

Request by the City of Scottsdale for approval of a Municipal Use Master Site Plan for a new multi-use sports field with field lighting located at 9390 E. Bell Road, zoned Single-family Residential, Environmentally Sensitive Lands, Planned Community District (R1-7, ESL PCD). Staff contact person is Meredith Tessier/Joe Phillips, 480-312-4211. Applicant contact person is Joe Phillips, (480) 861-4823.

Item No. 5; Recommended to City Council for approval of case 10-UP-2020 by a vote of 5-1; Motion by Vice Chair Smith, per the staff recommended stipulations, based upon the finding that the municipal use master site plan criteria have been met. 2nd by Commissioner Scarbrough, with Commissioner Ertel Dissenting.

The motion carries with a vote of five (5) to one (1); with Chair Alessio, Commissioner Scarbrough, Commissioner young, and Commissioner Graham voting in favor, and Commissioner Ertel voting against.

Written Comment by: Anthony Currie, Jennifer Velasco, Pamela Kacir, and Angie Medeiros.

6. 14-UP-2020 (DC Ranch Neighborhood Park MUMSP Phase I)
Request by the City of Scottsdale for approval of the Phase I Municipal Use Master Site Plan and Conditional Use Permit for a park on +/- 14.67 acres located at the Southwest corner of N. 91st Street and E. Trailside View with Open Space, Planned Community District (OS PCD) zoning. Staff contact person is Joe Phillips/Meredith Tessier, 480-312-4211. Applicant contact person is Joe Phillips, (480) 312-2522.

Item No. 6; Recommended City Council approve case 14-UP-2020, by a vote of 6-0; Motion by Vice Chair Smith, per the staff recommended stipulations, based upon the finding the Municipal Use Master Site Plan criteria and the Conditional Use Permit criteria have been met. 2nd by Commissioner Ertel.

The motion carried unanimously with a vote of six (6) to zero (0); by Chair Alessio, Vice Chair Smith, Commissioner Scarbrough, Commissioner Young, Commissioner Ertel, and Commissioner Graham.

Written Comment Cards: Pamela Kacir

7. 9-ZN-2020 (The Scottsdale Collection)
1-II-2020 (The Scottsdale Collection)
Request by owner for a Zoning District Map Amendment for multiple parcels from Central Business, Parking P-3 District, Downtown Overlay and Parking P-2 District; Vehicle Parking, Downtown Overlay (C-2/P-3 DO and P-2 DO), Central Business, Downtown Overlay (C-2 DO), and Highway Commercial, Downtown Overlay (C-3 DO) zoning to Downtown/Downtown Multiple Use - Type 3, Planned Block Development, Downtown Overlay (D/DMU-3 PBD DO) zoning, with an Infill Incentive (II) District to allow for amended development standards at the Old Town boundary, and a Development Plan with development standards, and a Parking Master Plan on an overall +/- 10.2-acre (gross land area) site generally located between E. Camelback Road to the north, N. Civic Center Plaza to the east, E. 6th Avenue to the south, and N. Scottsdale Road to the west. Staff contact person is Greg Bloemberg, 480-312-4306. Applicant contact person is John Berry, (480) 385-2727.

8. 9-AB-2020 (The Scottsdale Collection)

Request by owner to abandon alley right-of-way, varying in width from 18 feet to 20 feet, between E. Indian Plaza to the north and E. Shoeman Lane to the south, bordered by parcels 173-41-260, 173-41-182, 173-41-183 and 173-41-259. Staff contact person is Greg Bloemberg, 480-312-4306. Applicant contact person is John Berry, (480) 385-2727.

Item No's 7&8; Recommendation to City Council for approval of cases 9-ZN-2020, 1-II-2020, and 9-AB-2020 and approval of a Development Plan Motion by Commissioner Young, by a vote of 4-1, per the staff recommended stipulations after determining that the PUD criteria have been met, and the proposed Zoning District Map Amendment is consistent and conforms with the adopted General Plan. 2nd by Commissioner Ertel, with Commissioner Graham Dissenting, and Vice Chair Smith Recusing himself.

The motion carries with a vote of four (4) to one (1); with Chair Alessio, Commissioner Scarbrough, Commissioner Young, and Commissioner Ertel voting in favor, and Commissioner Graham voting against. With Vice Chair Smith Recusing himself.

Request to Speak Cards by: Ryan Hibbert, Jason Adler, Frank Jacobson, Jeff Isishke and Bill Crawford.

9. 4-TA-2020 (Medical Marijuana Text Amendment)

Request by applicant to amend the Zoning Ordinance (Ord. No. 455), specifically Section 1.403.M.2. (Additional conditions for specific conditional uses), to add criteria for Medical Marijuana uses located within the Old Town boundary, and Table 5.3004.D. (Land Uses) to add "Medical Marijuana Use" to the list of allowed uses in all Downtown (D) District Subdistricts, subject to a Conditional Use Permit. Staff contact person is Greg Bloemberg, 480-312-4306. Applicant contact person is Jason Morris, (602) 230-0600.

10. 14-ZN-2020 (Shoeman Lane)
Request approval of a zoning district map amendment from Central Business District, Parking District, Downtown Overlay and Parking Regulations, Downtown Overlay (C-2/P-3 D0 and P-2 DO) to Downtown/Downtown Multiple Use, Type 3, Parking Regulations, Downtown Overlay (D/DMU-3 P-3 DO and P-2 DO) for a +/- 0.14-acre site located at 7333, 7335 and 7337 E. Shoeman Lane. Staff contact person is Greg Bloemberg, 480-312-4306. Applicant contact person is Jason Morris, (602) 230-0600.

11. 11-UP-2020 (Shoeman Lane)
Request by owner for approval of a Conditional Use Permit for a Medical Marijuana use (dispensary), on a +/- 0.14-acre site with Downtown/Downtown Multiple Use, Type 3, Parking Regulations, Downtown Overlay (D/DMU-3 P-3 DO and P-2 DO) zoning located at 7333, 7335 and 7337 E. Shoeman Lane. Staff contact person is Greg Bloemberg, 480-312-4306. Applicant contact person is Jason Morris, (602) 230-0600.

Item No's 9,10&11; Motion to continue cases 4-TA-2020, 14-ZN-2020, and 11-UP-2020 (Shoeman Lane) until the March 10th, 2021 Planning Commission meeting made by Commissioner Ertel. 2nd by Commissioner Young.

The motion carried unanimously with a vote of six (6) to zero (0); by Chair Alessio, Vice Chair Smith, Commissioner Scarbrough, Commissioner Young, Commissioner Ertel, and Commissioner Graham.

Request to Speak Cards by: Michelle Morris, Sonnie Kirtley, Brett Mecum, and Daniel Spiro.

Written comment by: Sonnie Kirtley, Jan Boley, Richard Hildebrand, Terri McCook, Joel Peterson, Elaine Swanson, Terri Roubos, James Davis, Tamara Zhilyaev, and Teri Huston.

ADJOURNMENT

With no further business to discuss, the regular session of the Planning Commission adjourned at 8:09 p.m.



The Coalition of Greater Scottsdale

8924 E. Pinnacle Peak Road
Suite G-5 PMB 518
Scottsdale, AZ 85255
www.COGSaz.net
e: mails: COGS@cogsaz.net

To: Scottsdale Planning Commissioners

12 November 2020

Re: November 18, 2020 Agenda Item **SCOTTSDALE NAZARENE CHURCH**

COS Land Case 18-ZN-2019

This Scottsdale Nazarene case 18-ZN-2019 has triggered two concerns by the COGS—Coalition of Greater Scottsdale Board of Directors and some COGS members near the project.

1. Infrastructure upgrade is needed.

The church currently uses their aged septic tank system that reportedly now empties into the city's sewer system. Current impact is minor with discharges from a small church group. However, with the addition of the planned 26 patio homes, that pipe system needs to be upgraded and it is not apparently identified in the application as the applicant's responsibility for the entire system to be brought to current standards.

2. The 10 foot setbacks on three sides of the project are greatly reduced from current standards.

The applicant has failed to present the public benefit for requesting reducing required setbacks. The parcels involved have sufficient property to abide by existing setbacks.

We do support the prospect of patio homes that are For Sale rather than additional rentals in an area already experiencing construction of multiple rental apartment complexes.

We hope that you will include our concerns in your public discussion of this agenda item.

Respectfully,

Sonnie Kirtley, for the COGS Board of Directors
Executive Director

From: [NoReply](#)
To: [Barnes, Jeff](#)
Subject: 18-ZN-2019 Scottsdale Nazarene
Date: Tuesday, November 17, 2020 3:53:33 PM

City of Scottsdale



Regarding this project, my wife and I live in Colonia Verde. We own two units, and live in #33 which is right next to where this new one lane in/one lane out road is proposed. When we attended the open house last year, the plan was completely different and the road was not there. We are concerned about the impact this will have on us in terms of traffic noise, light pollution, exhaust fumes from the cars and trucks going by, etc. and without more information we do not agree with this change. -- sent by George Gerodimos and Tashia Economopoulos (case# 18-ZN-2019)

City of Scottsdale

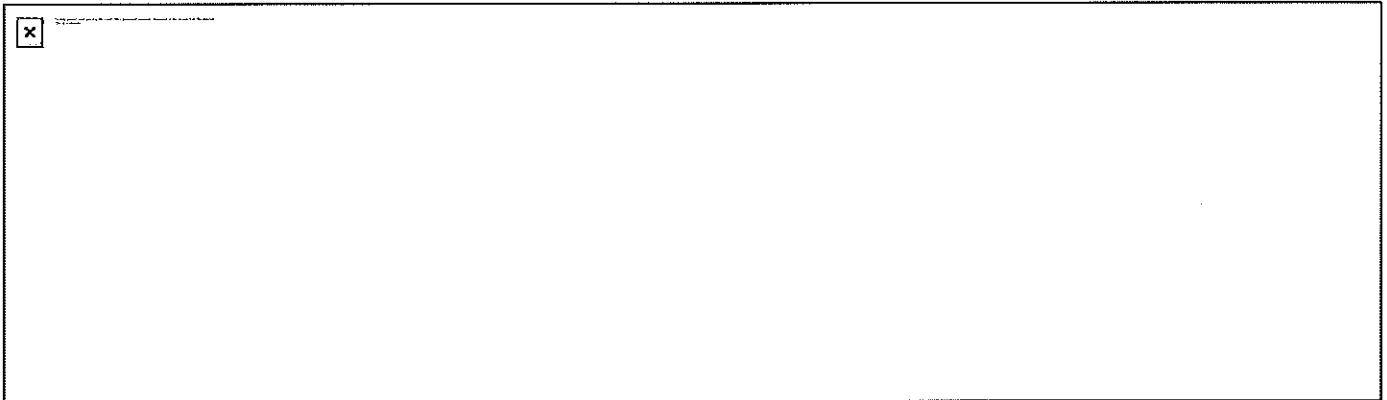


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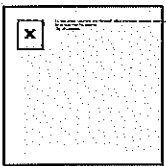
Ibsen, Bronte

From: Ruenger, Jeffrey
Sent: Tuesday, November 17, 2020 4:00 PM
To: Tessier, Meredith
Cc: Ibsen, Bronte; Curtis, Tim
Subject: RE: 18-ZN-2019 Scottsdale Nazarene

From: georgegerodimos@hotmail.com
Sent: Tuesday, November 17, 2020 3:54 PM
To: Projectinput <Projectinput@Scottsdaleaz.gov>
Subject: 18-ZN-2019 Scottsdale Nazarene



Regarding this project, my wife and I live in Colonia Verde. We own two units, and live in #33 which is right next to where this new one lane in/one lane out road is proposed. When we attended the open house last year, the plan was completely different and the road was not there. We are concerned about the impact this will have on us in terms of traffic noise, light pollution, exhaust fumes from the cars and trucks going by, etc. and without more information we do not agree with this change. -- sent by Aspasia Gerodimos (case# 18-ZN-2019)



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From: Planning Commission
Sent: Tuesday, November 17, 2020 10:11 PM
To: Planning Commission
Subject: Planning Commission Public Comment (response #212)

Planning Commission Public Comment (response #212)

Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Planning Commission Public Comment
URL:	https://www.scottsdaleaz.gov/boards/planning-commission/public-comment
Submission Time/Date:	11/17/2020 10:10:36 PM

Survey Response

AGENDA ITEM	
What agenda item are you commenting on?	18-ZN-2019 (Scottsdale Nazarene Rezoning)
COMMENT	
Comment:	<p>November 17, 2020 Re: Scottsdale Nazarene Rezoning 18-ZN-2019 My name is Ishea Brown, owner of unit 29 at Colonia Verde, which is one of the six units impacted by this proposed plan. Page 13 shows the outline of the road being proposed, which will be right behind the wall by Units 28-33. I am concerned about the negative effects the noise, traffic generation, and exhaust fumes will have on the quality of life for me and my parents who are elderly. Finally, we are also concerned about the loss of our much-valued privacy and disturbance from the proposed development. Over the past two years, we have not been able to enjoy our outdoor space due to dust, loud noise, and constant traffic. Question: What measures will you take to address these issues and concerns, if any? Recommendation: I strongly recommending the developer consider planting trees to buffer the sound and provide some degree of privacy along the road behind the wall by Units 28-33. Thank you, Ishea Brown 2500 N. Hayden Rd. Unit 29 Scottsdale, A 85257</p>