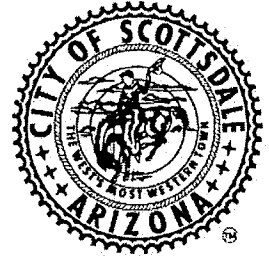


PLANNING COMMISSION REPORT



Meeting Date: November 18, 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. A recommendation to City Council regarding a 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.

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

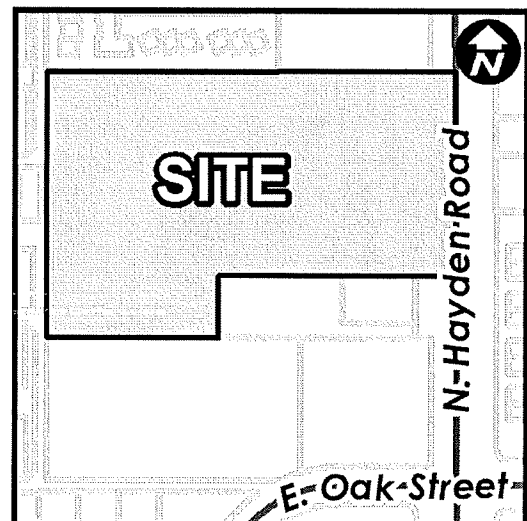
- Portion of the site keeps R-5 zoning consistency to buffer neighboring development
- Church use remains with new 26-lot residential subdivision

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 consistency 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 same 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 for consistency to address development standard (setback) 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

With the proposed site configuration, a new street extension is proposed for the E. Sheridan Street alignment, which would come in from N. Hayden Road along the northern end of the site and loop through the proposed residential subdivision. This would provide street frontage and access to the proposed 26 residential lots and bring the primary access to the church to E. Sheridan Street instead of directly in and out from N. Hayden Road as it exists today. Additionally addressed in the conceptual site configuration is a right turn exit drive out of the church parking lot to southbound N. Hayden Road and associated median adjustments relative to the modified vehicular movement configurations. Also included with the conceptual site design is the replacement of the existing sidewalk along the N. Hayden Road frontage with detached and widened sidewalk improvements.

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. No comments have been received relative to the current request, as of the writing of this report.

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 (setbacks) conflicts that would have arisen from the R-4 to R-5 zoning transition.

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends 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.

RESPONSIBLE DEPARTMENT

Planning and Development Services

Current Planning Services

STAFF CONTACT

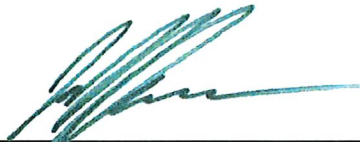
Jeff Barnes

Senior Planner

480-312-2376

E-mail: jbarnes@ScottsdaleAZ.gov

APPROVED BY



Jeff Barnes, Report Author

10/22/2020

Date



Tim Curtis, AICP, Current Planning Director
480-312-4210, tcurtis@scottsdaleaz.gov

11/5/2020

Date



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

11/6/20

Date

ATTACHMENTS

1. Context Aerial
2. Aerial Close-Up
3. Stipulations
 Exhibit A to Attachment 3: Site Plan
4. Applicant's Narrative
5. General Plan Land Use Map
6. Zoning Map (Existing)
7. Zoning Map (Proposed)
8. Citizen Involvement
9. City Notification Map



Q.S.
14-46

Context Aerial

ATTACHMENT #1

18-ZN-2019



Close-up Aerial

ATTACHMENT #2

18-ZN-2019

**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 Attachment 3. 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.

INFRASTRUCTURE

9. **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.
10. **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.
11. **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.
12. **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.
13. **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.
14. **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.

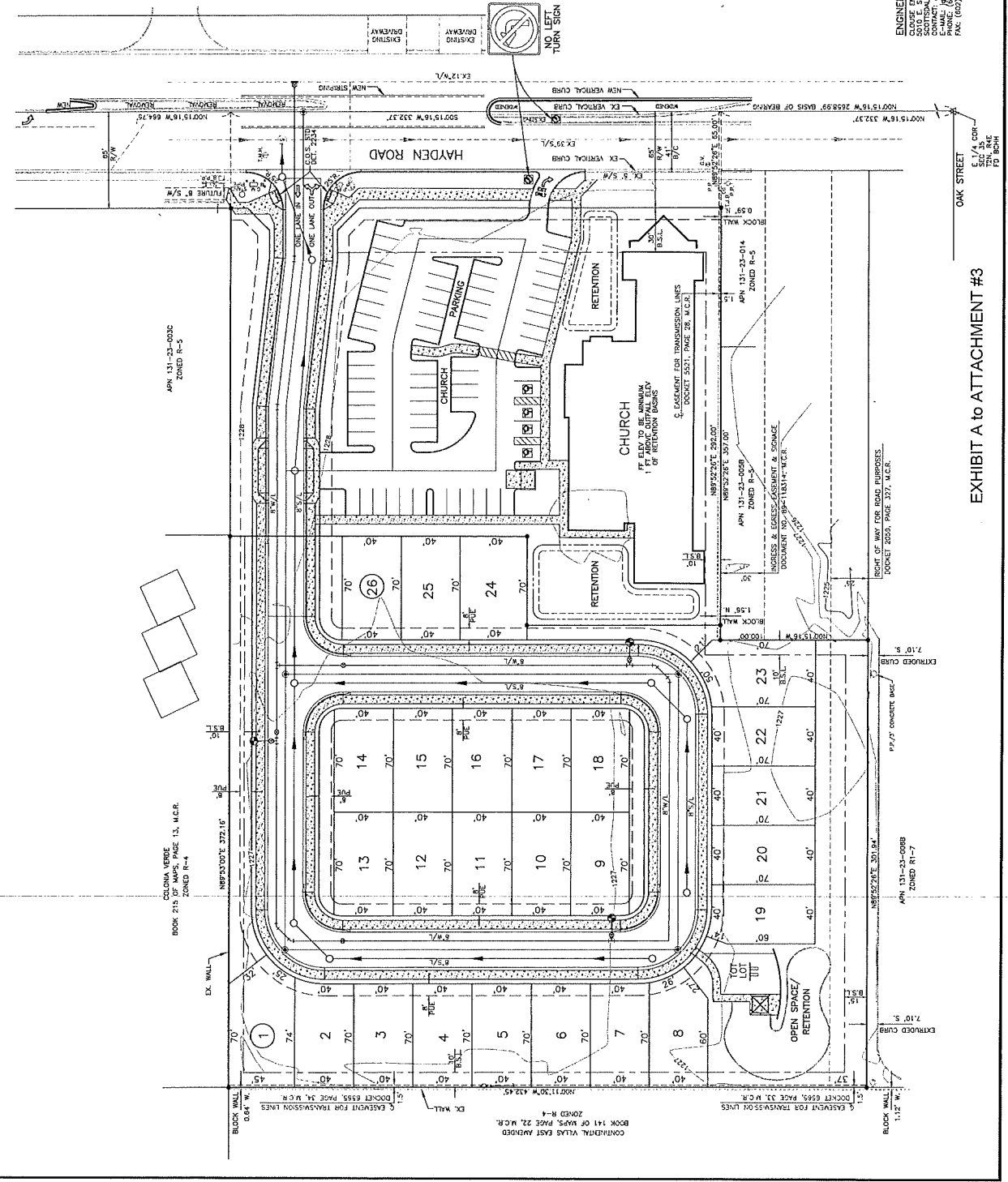
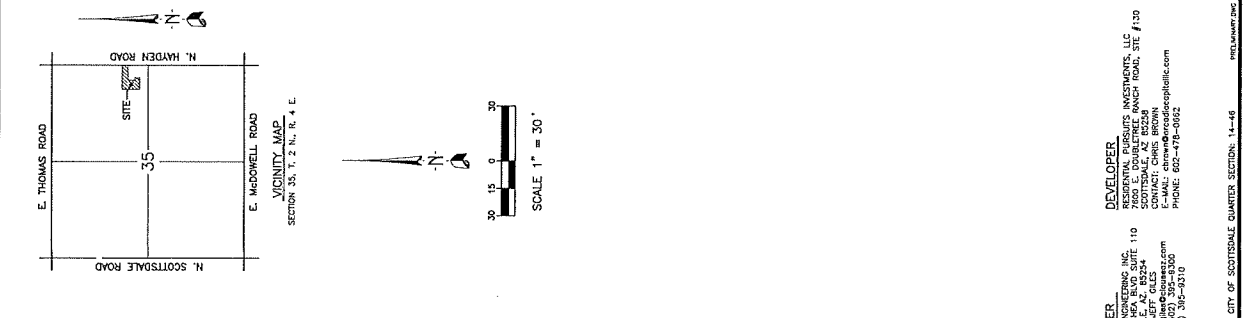
REPORTS AND STUDIES

15. 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.
16. 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.
17. 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%.

Close Engineering, Inc.
 ENGINEERS • SURVEYORS
 5010 E. SHAW BLVD SUITE 110
 SCOTTSDALE, AZ 85254
 TEL: 602-343-9000 FAX: 602-343-2110

PRELIMINARY PLAT
 SOUTH SCOTTSDALE
 2340 N. HAYDEN ROAD

Revised	06-19-20
	08-14-20
	08-18-20
	08-19-20
	08-28-20
Date	04-28-20
As-Built	
As-Built	
Lot No.	190303
Page No.	1
Sheet No.	1



DEVELOPER
 CLOSE ENGINEERING, INC.
 5010 E. SHAW BLVD SUITE 110
 SCOTTSDALE, AZ 85254
 CONTACT: JEFF GILES
 E-MAIL: enw@closeengineering.com
 PHONE: (602) 343-9000

ENGINEER
 CLOSE ENGINEERING, INC.
 5010 E. SHAW BLVD SUITE 110
 SCOTTSDALE, AZ 85254
 CONTACT: JEFF GILES
 E-MAIL: enw@closeengineering.com
 PHONE: (602) 343-9000

EXHIBIT A to ATTACHMENT #3

CITY OF SCOTTSDALE QUARTER SECTION: 14-46
 PRELIMINARY P.C.

16-20-2019
 9:07:00

2340 North Hayden Rezoning Case Narrative

424-PA-2019

October 29, 2019

Revised June 22, 2020

ATTACHMENT #4

Contacts

Developer / Applicant

Name: Chris Brown; Arcadia Capital Group

Phone: 602-478-0662

Email: cbrown@arcadiacapitalLLC.com

Owner(s)

Name: Scottsdale Church of the Nazarene

Phone: 480-949-9494

Email: scottsdalenazarene.com

Engineer

Name: Jeff Giles, Clouse Engineering

Phone: 602-395-9300

Email: jgiles@clouseaz.com

Planning Adviser

Name: Donald Hadder, Sr.

Phone: 480-662-5835

Email: dhadder85@gmail.com

Contents

History of Site	4
Ownership & Use	4
Development & Zoning Cases	4
Site Context	6
Adjacent Properties & Uses	6
Adjacent Zoning	6
General Context	9
Development Proposal	10
Proposed Zoning	10
Proposed Uses	10
Data	10
Site Plan	14
Circulation	14
Open Space	14
Infrastructure	15
General Plan Review	16
South Scottsdale Community Area Plan Review	24
Sensitive Design Standards Review	27

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

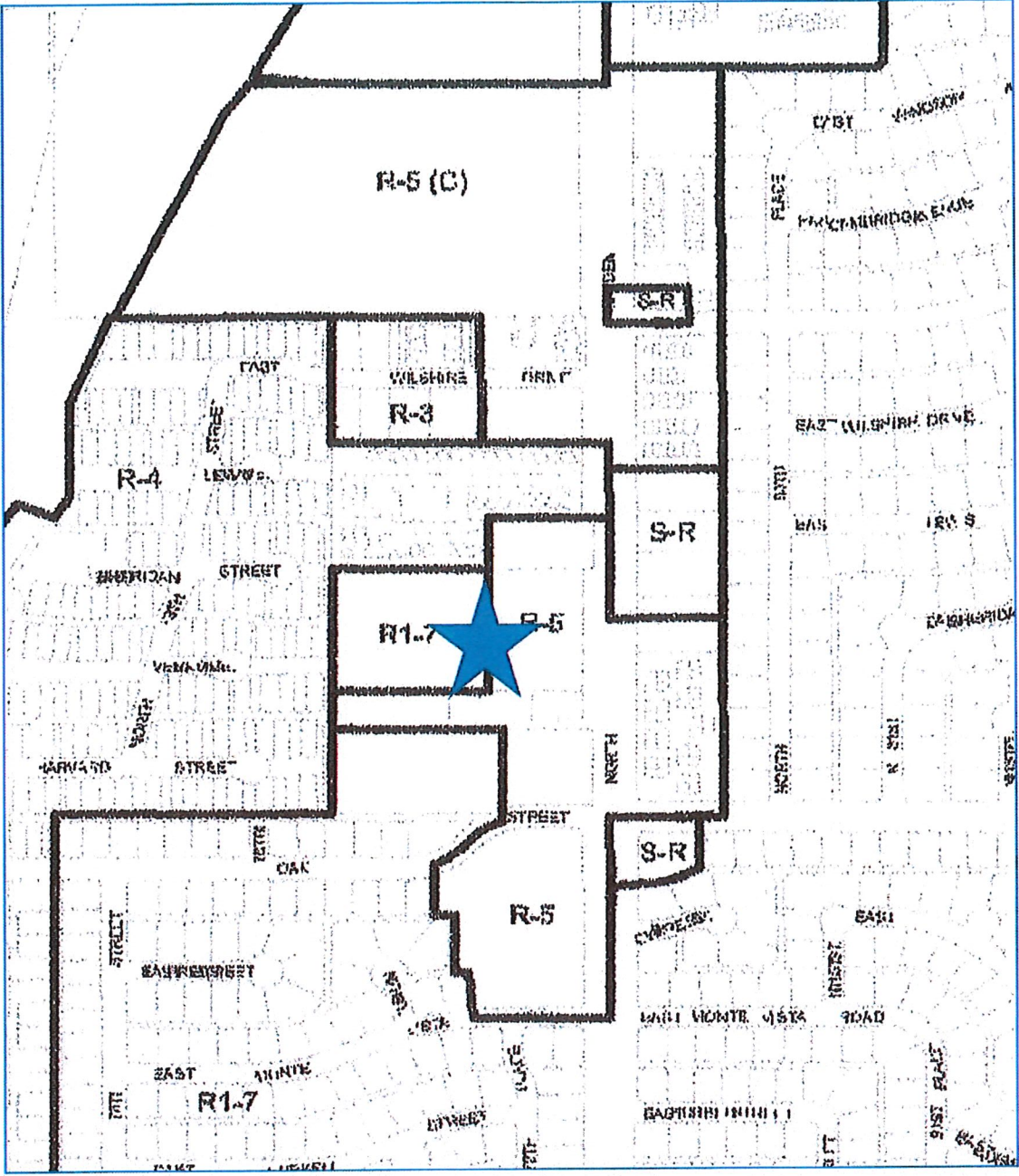
The zoning for the Continental Villas neighborhood to the west is R-4. The subdivision covers around 29.5 acres. The resulting density is about 5.0 units per acre.

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 PRD 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 off 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

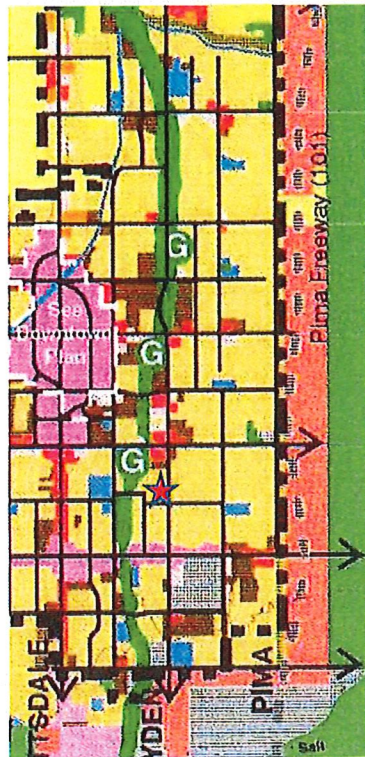
The uses on this site will tie into water and sewer facilities in Hayden Road. The church currently ties into the Hayden Road water line and this will continue. The church uses both on-site septic systems and sewer, which drains into the sewer lines west of the site. The church sewer will shift to a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

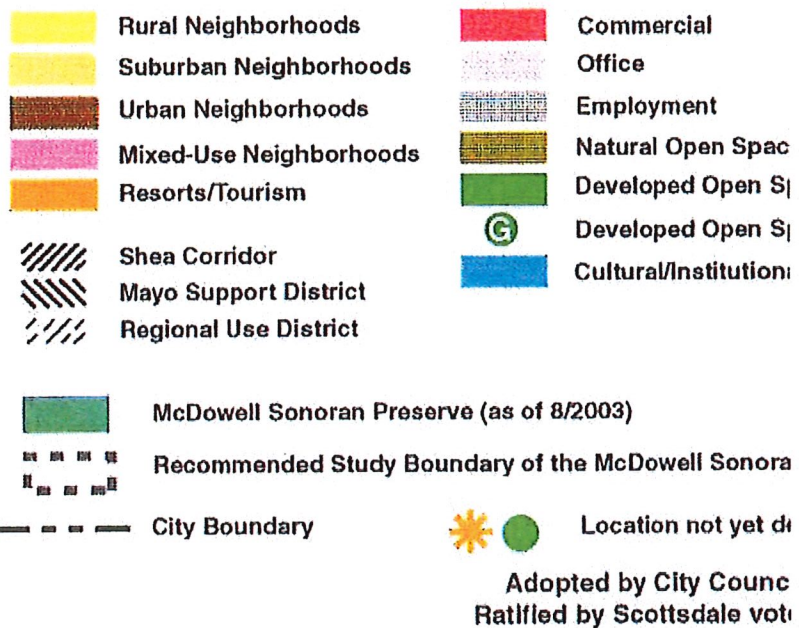
General Plan Review

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."

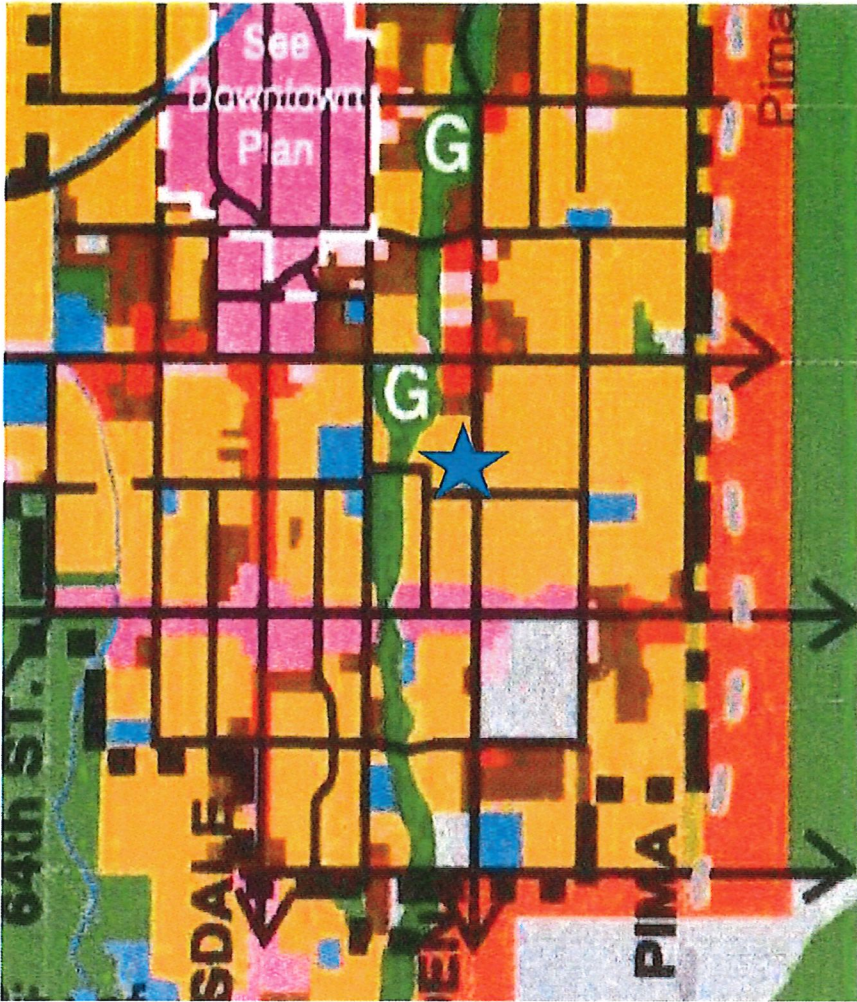


• Conceptual Land Use Map



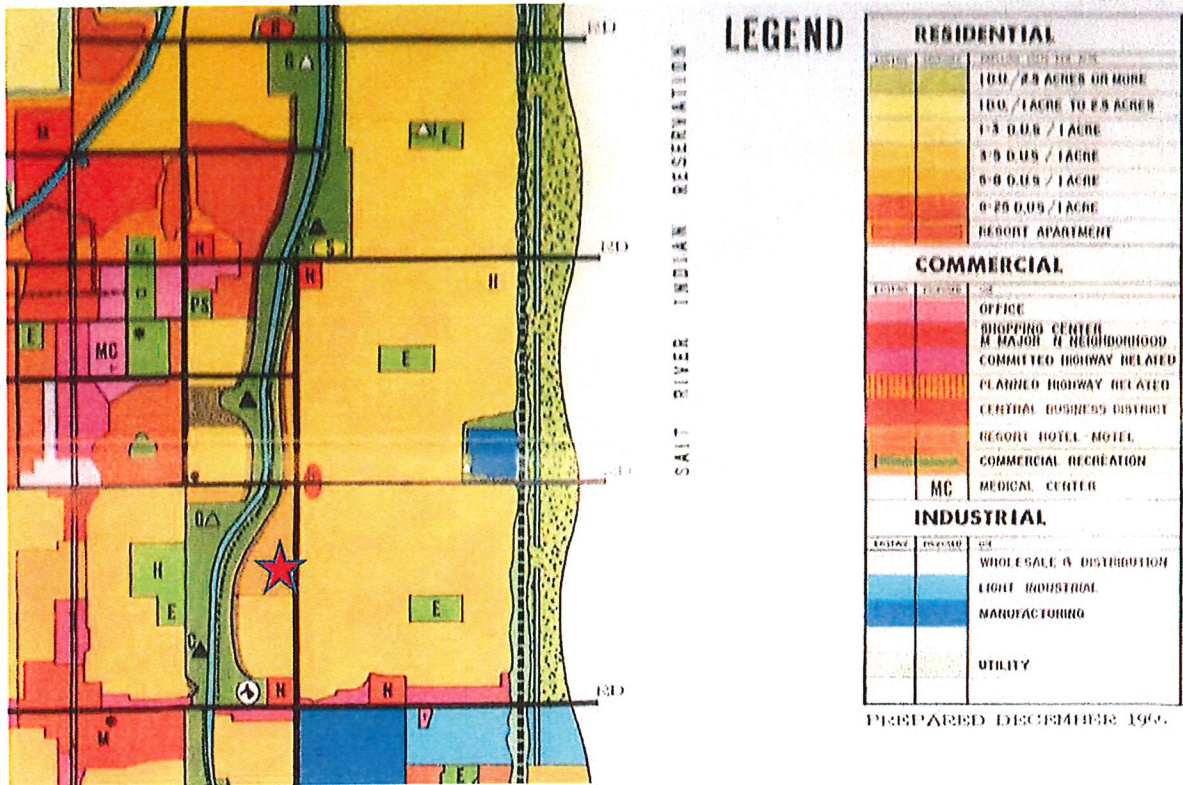
The proposed use is consistent with the description of the use category and the existing uses surrounding it. It is also with the original and base land use planning for the area as indicated in the 1967 General Plan Land Use map.

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>

11	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
1	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>

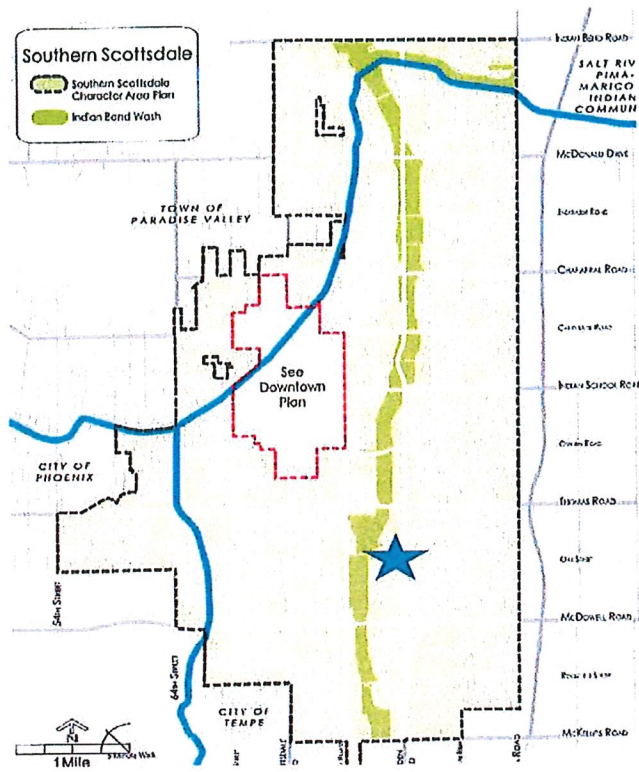
South Scottsdale Character Area Plan

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

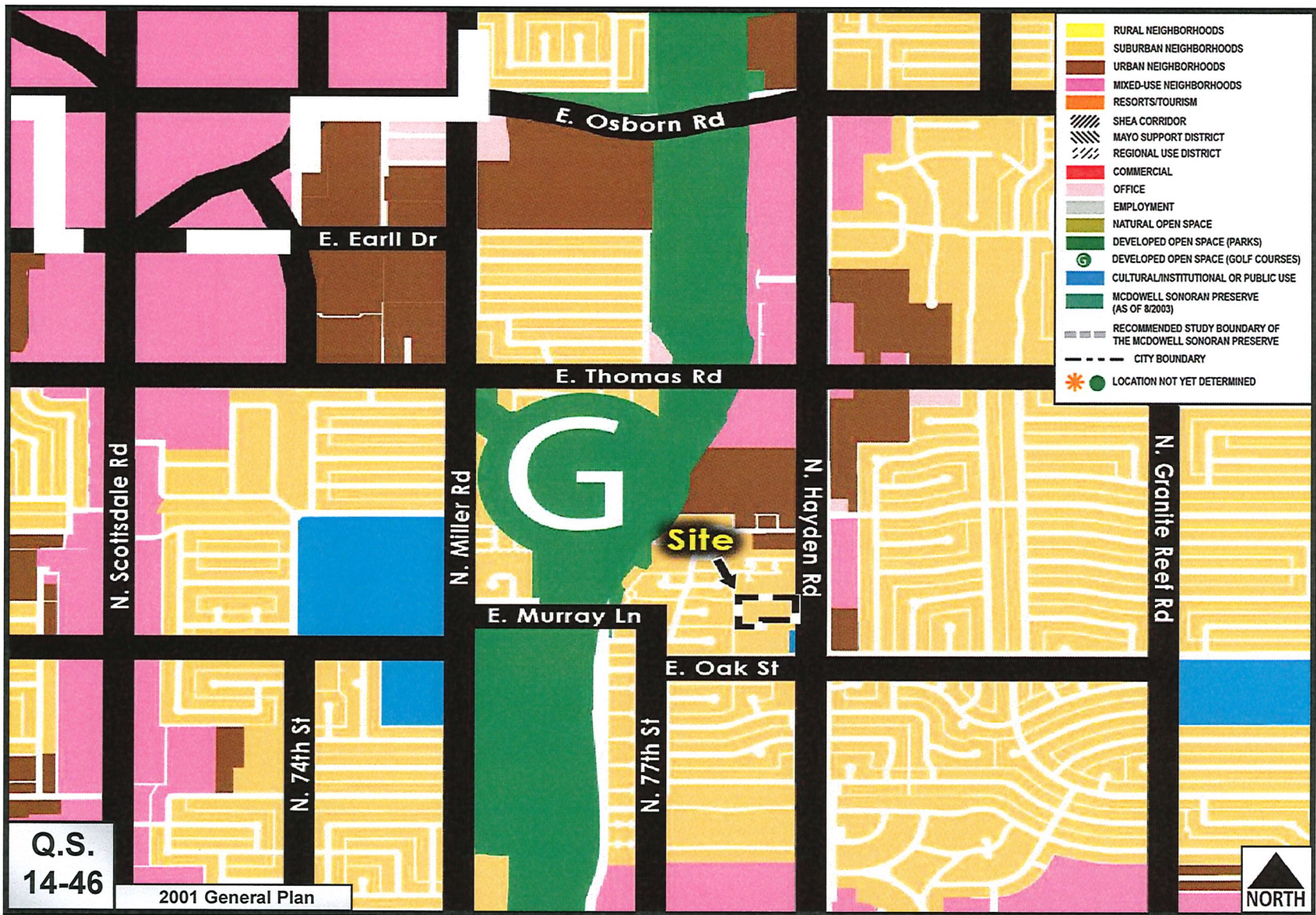
The proposed development will respond to the Neighborhood Resources goal (#3) which says: "Strengthen neighborhood identity, unity and health within southern Scottsdale." by providing a housing type that carries the general density and character of the established neighborhoods, by having a church facility 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>

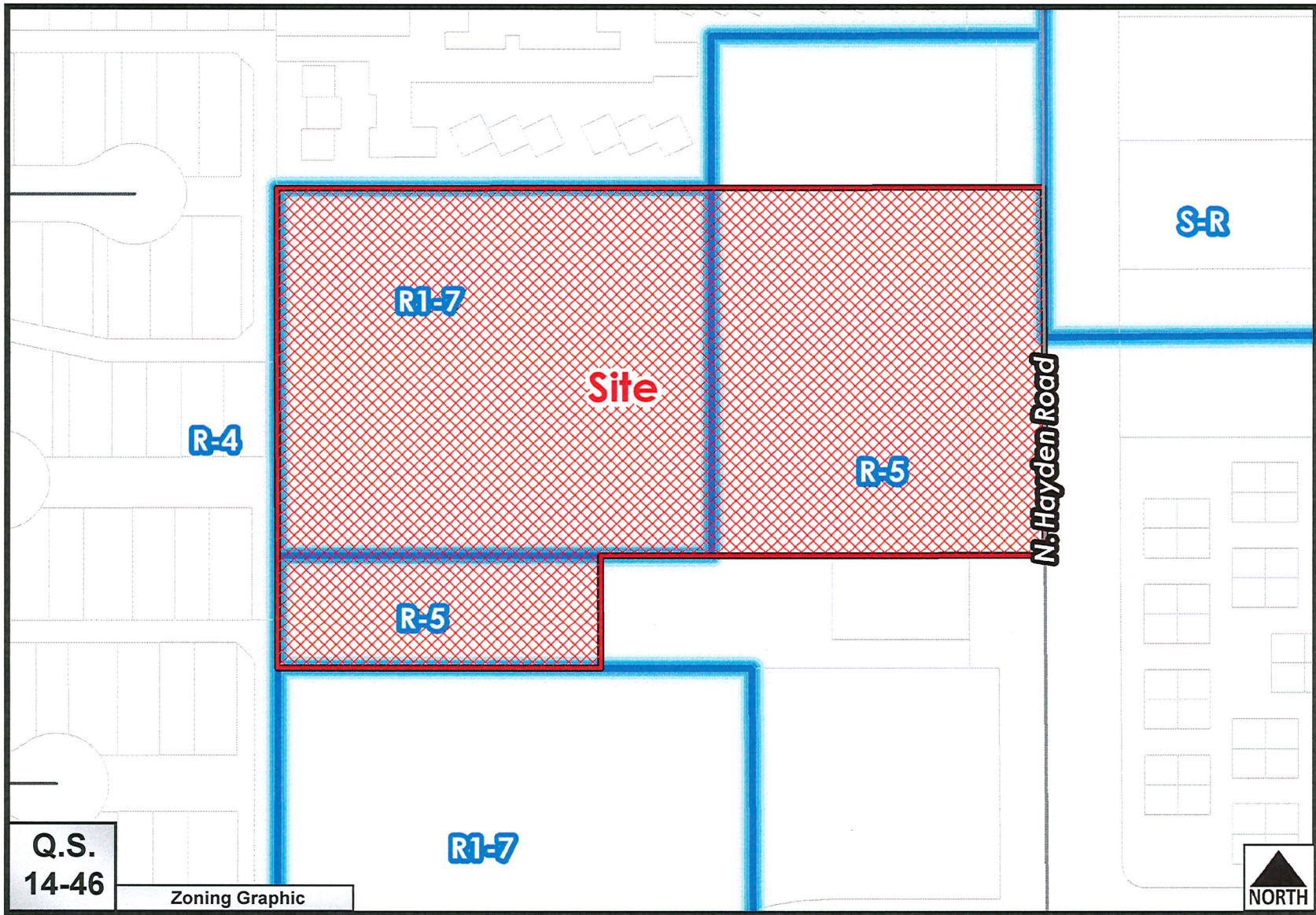
	<i>no provision for connections, such will not be available to this site.</i>
8. Buildings should be designed with a logical hierarchy of masses.	<i>The design of the buildings will be subject to DRB review and approval.</i>
9. The design of the built environment should respond to the desert environment.	<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 #5

18-ZN-2019



Q.S.
14-46

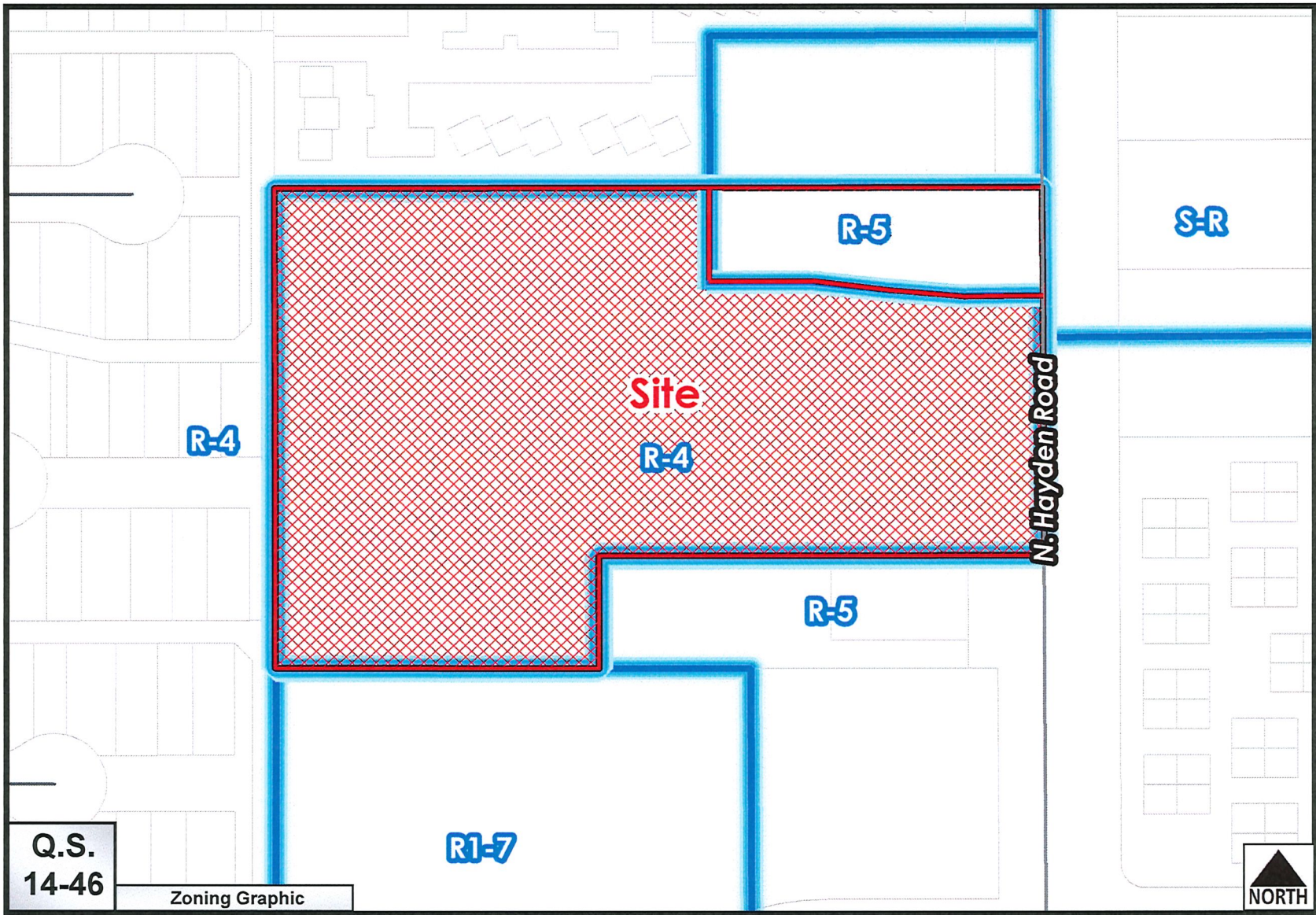
Zoning Graphic



Existing Zoning

ATTACHMENT #6

18-ZN-2019



Q.S.
14-46

Zoning Graphic



Proposed Zoning

ATTACHMENT #7

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 #8

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

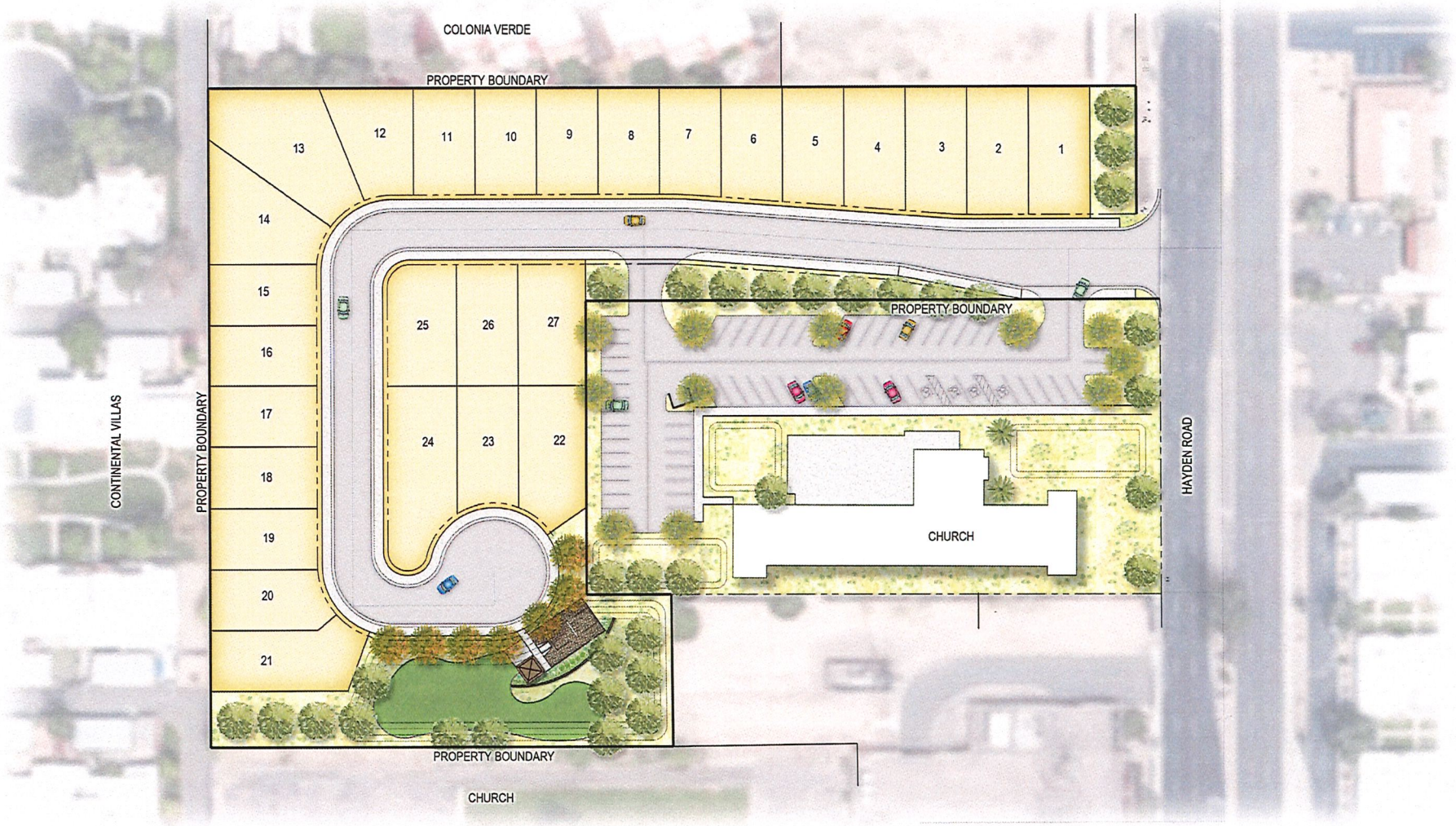
Sincerely,



Chris Brown

President

Residential Pursuits Investments, LLC



CONCEPTUAL
HAYDEN AND OAK

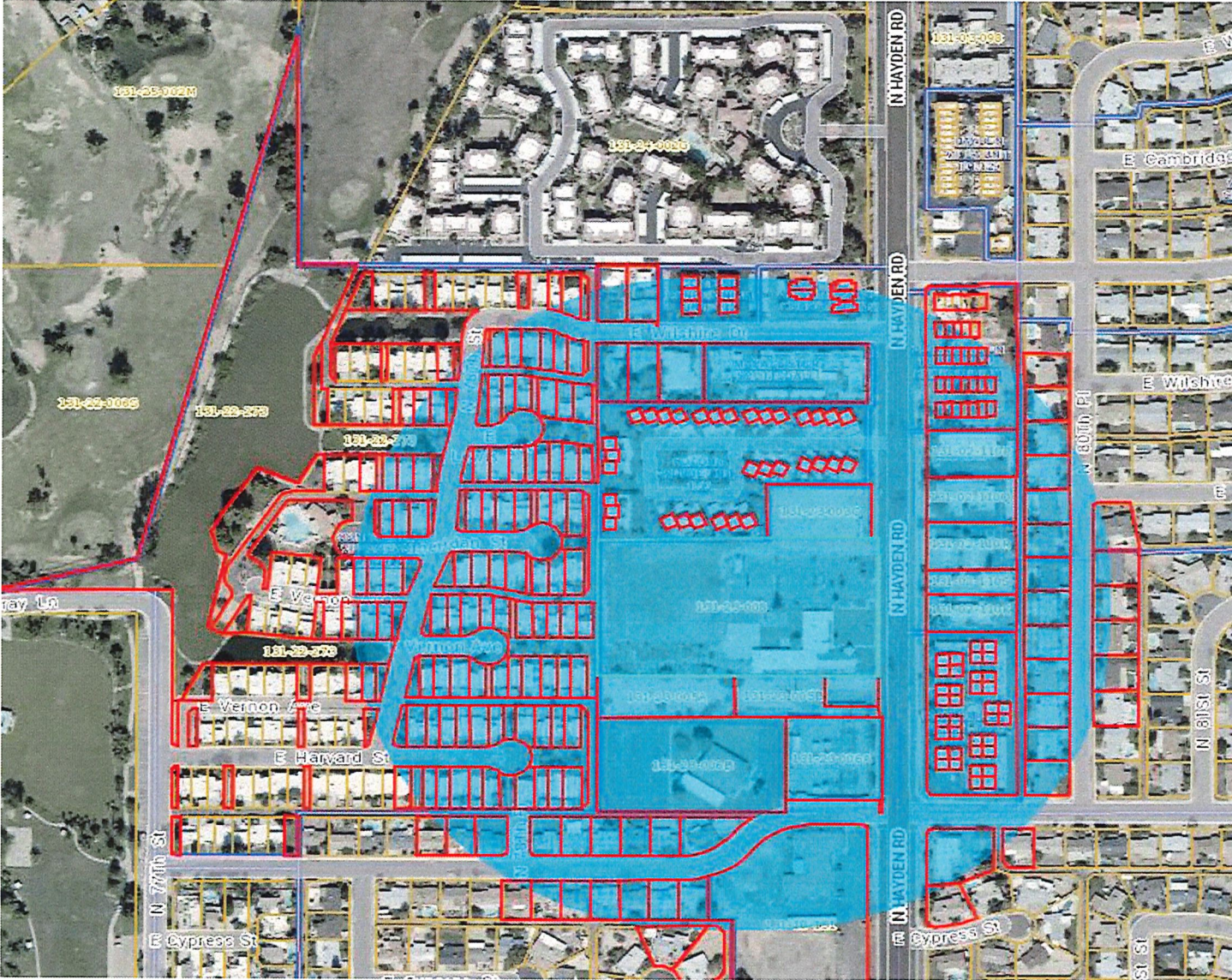
Overall Site Plan

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

andersonbaron
 plan - design - achieve
 50 N. McClintock Drive, Ste 1
 Chandler, Arizona 85226
 PH. 480.699.7956 FAX. 480.699.7986

18-ZN-2019
 11/7/2019

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





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

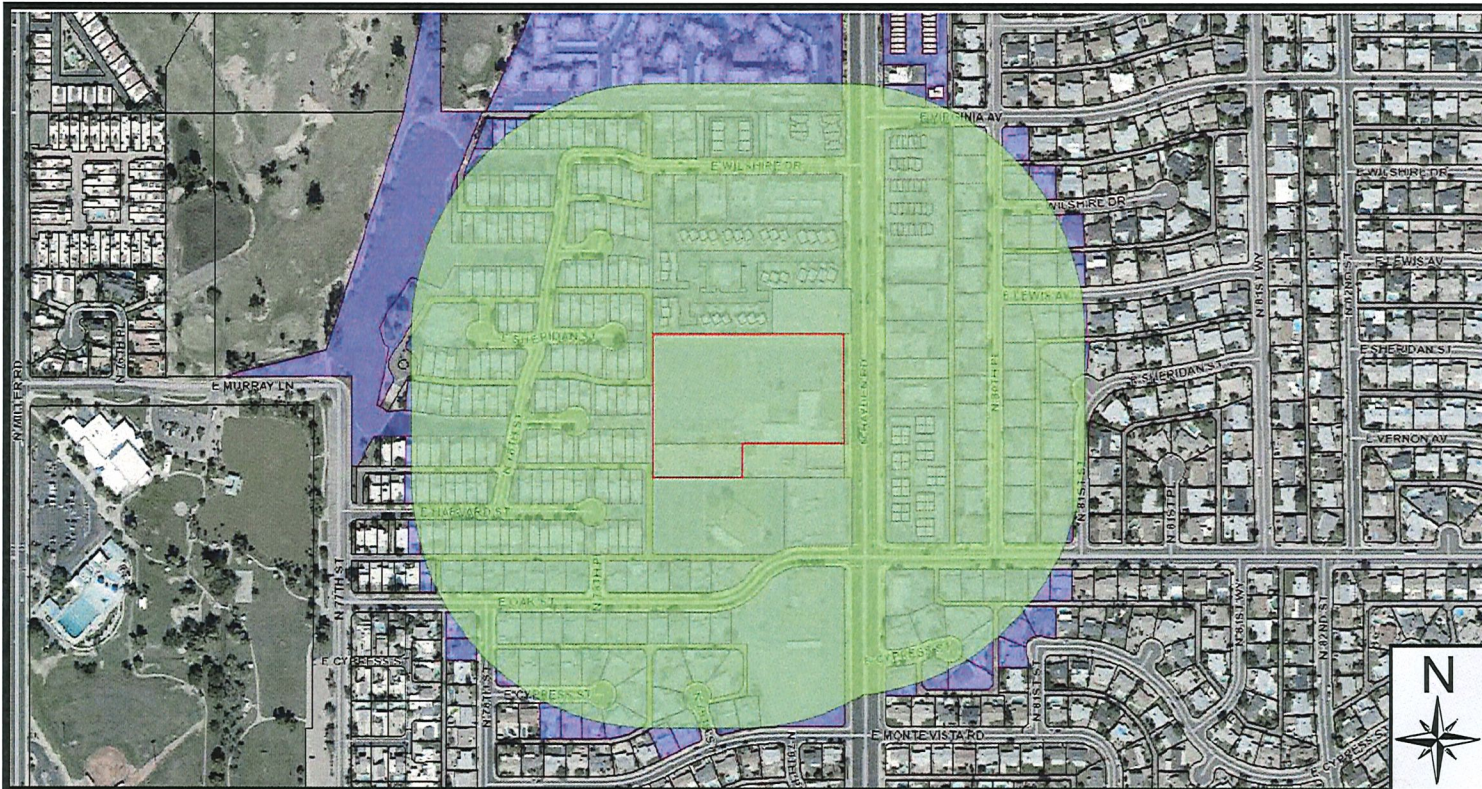
Name <u>JOE & SUSAN POTTS</u>		Business Name	
Address & Zip <u>2717 E HARVARD 85257</u>		Phone <u>480.947.8485</u>	E-mail _____
Name <u>Amanda Bayham</u>		Business Name	
Address & Zip <u>2500 N Hayden Rd Apts</u>		Phone <u>520.900.2330</u>	E-mail <u>amandabayham@gmail.com</u>
Name <u>Marilyn Atkinson</u>		Business Name <u>Cogs</u>	
Address & Zip <u>5916 E Edgemont Ave</u>		Phone <u>480-949-9750</u>	E-mail
Name <u>Jashea 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	
<u>KATHY LITTLEFIELD</u> <u>SOLANGE WHITEHEAD</u>		<u>> COUNCIL MEMBERS</u>	

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.

City Notifications – Mailing List Selection Map Scottsdale Nazarene Rezoning


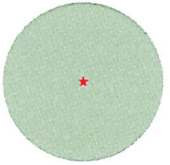


Additional Notifications:

- 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-feet

Postcards: 423

18-ZN-2019