

August 24, 2022

Regarding:

Proposed Rezoning
St Joseph's Catholic Church Property
11001 N. 40th Street, Phoenix, AZ 85003



KIVA 00-5196A5

Attachment for Project Information Form

1. Items related to General Plan Conformity

General Plan Land Use Designation
5-10 DU/Acre – Traditional Lots

Community Benefit:

How does the request address the Community's unique opportunities and challenges related to prosperity, health, and the environment?

We believe the proposed project supports several community benefits. Within Prosperity the project supports housing, transportation, decreased cost of living, and provides local employment. Within Health, the project supports a healthy and safe environment for aging in place along with a healthy lifestyle including social engagement, healthy nutrition, physical activities, and medical monitoring. Within Environmental, the proposed infill project, provides an additional housing type without any new infrastructure. Green construction will provide better building heating and cooling performance, lower water usage, more energy efficient appliances and low water usage landscaping.

Identify two or more Core Values that the request represents:

Core Values represented in the proposed request included connecting People and Places, strengthens our Local Economy, celebrates our Diverse Communities and Neighborhoods, and helps build our Sustainable Desert City.

1) Indicate how the request contributes to the goals and Core Values

The request contributes to the goals and Core values by providing a much-needed housing type (Senior Housing). This housing type will strengthen the neighborhood by providing a safe and secure place for members of the neighborhood to relocate their family members. This proximity of family members will reduce travel time, increase family interaction, celebrate a diverse multigenerational community. Additionally, the project supports a healthy environment for aging in place for the residents, decreased cost of living while limiting any new

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infrastructure, little new traffic, and insuring through the Community Residence Center Use Permit that this type of housing is limited and dispersed throughout the larger community. A significant economic component is local employment at the property.

2) *Describe how one or more land use and design principals of the Core Value are expressed in the request.*

Large setback and green construction are examples of land use and design principals expressed in this request. Setbacks and lot coverage greatly exceed the requirements for R-3 zoning, there are no balconies that could be a source of noise to neighbors, and the building will be built to the Bronze Certification of the HUD Green Building Standard.

Indicate whether the proposal utilized any of the Tools identified for use in achieving the Core Value.

Of the seven strategic tools identified in the General plans, Partnership is most utilized in achieving the Core Values in this request. Without St Joseph's strong desire to help provide senior housing for extended members of its parish and the neighborhood by giving up half of their property for senior housing, there would be no request.

Street Classification Map

N 40th Street, Arterial, ROW (65' and 40') 105' wide

E Desert Cove Ave, Neighborhood, ROW (25' and 25') 50' wide

N 41st Street, Neighborhood, ROW (25' and 25') 50' wide

See attached map

5. *What Impact will the proposed project have on current or future surrounding land use and zoning patterns?*

We believe the impact on surrounding land use and zoning will be minimal. This is the only vacant land within a mature residential neighborhood and the proposed project only adds an additional residential component to the neighborhood.

6. *Are there unique design considerations proposed, beyond Zoning Ordinances requirements, that reduce development impacts or would further compatibility with adjacent properties? If so, explain.*

Yes, the proposed project respects the neighbors with oversized setbacks, two story construction, more parking than required and only 25% lot coverage.

7. *Why is the property not suitable for development as currently zoned?*

In the City of Phoenix, licensed Senior Housing of 11 or more residents requires a Community Residence Center Use Permit. The lowest intensity zoning that will accommodate a Community Residence Center is R-3 zoning

8. *Other than the development review process, what other approval processes are required to accomplish the development proposal?*

The proposed project will require a Community Residence Use Permit. We have reached out to the Zoning Disability Accommodation Committee and requested Zoning Registration and a Use Permit for a Community Residence Center. That request has been reviewed and approved by the Committee conditioned upon our rezoning the site to a Zoning Classification approved for a Community Residence Center. The lowest intensity zoning that will accommodate a Community Residence Center is R3 Zoning

9. *As part of Reimagine Phoenix initiative, the City of Phoenix is committed to increasing the waste diversion rate to 40 percent by 2020 and to better manage its solid waste resources. Will the proposed development incorporate recycling? If so, how?*

The project will incorporate recycling. Recycling will include oversized trash enclosures for trash containers for trash, recycling material, and organic waste. Landscaping maintenance contractors will also be required to recycle yard waste.