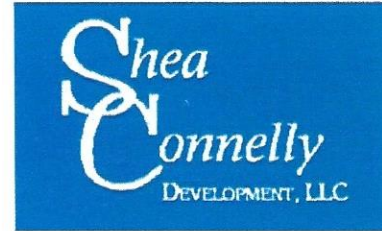


September 12, 2022



**Regarding:**

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

**Dear Property Owner or Neighborhood Association representative:**

The purpose of this letter is to inform you that Shea Connelly Development, LLC has recently filed a rezoning request for 4.7 Acres of a 9.4-acre site located at 11001 N 40<sup>th</sup> Street, rezoning Case Z-64-22 to change the zoning from R-18 to R-3. We would like to invite you to a neighborhood meeting to discuss this rezoning request and the proposed development.

Attached is a copy of the cover page of our application, the site plan, building elevations and project perspectives. The following describes our request.

**Proposed Change:**

Shea Connelly Development has been engaged by St Joseph's Catholic Church to proceed with the development of a senior housing facility on the St Joseph's Catholic Church Property located at 11001 N 40<sup>th</sup> Street.

The proposed project is a 106-unit senior housing facility that includes 71 Assisted Living units and 35 Memory Care units. Care facilities with greater than 10 units in the City of Phoenix requires a Community Residence Center Use Permit.

On June 10, 2022, we received conditional approval from the Zoning Disability Accommodation Committee for a Community Residence Center Use permit at this location. This approval is 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.

We are requesting rezoning from the existing R-18 to R-3 to accommodate the required Community Residence Center Use Permit.

We are proposing to use approximately 4.7 acres of the church property for the proposed senior housing facility. This facility will be located along the North and East property lines of the church property.

The building footprint is approximately 51,000 SF with a site coverage of 25%. The facility also includes three enclosed courtyards with a combined total of approximately 25,000 SF, almost twice the required 100 SF of usable outdoor space per bed.

The facility will have approximately 96,000 SF in a two-story building. The building will be located approximately 80' from the North property line, 61' to 68' from the East property line, 448' from N 40<sup>th</sup> Street and the West property line, 169' from E Desert Cove and the South property line and 41' from N 41<sup>st</sup> Street and the East Property Line

Shea Connelly Development, LLC  
2055 S Cottonwood Drive  
Tempe AZ. 85282

The proposed facility complies with the R3 Development Standards as shown below

	Allowable Density / Acre	Setback from Street	Setback from Property Line	Max Building Height	Lot Coverage	Min Common Area
R-3 Zoning	15.23	20'	15'	2 Story	45%	5%
Proposed	N/A	448' From N 40 ST, 169' from E Desert Cove and 41' from N 41 St	80' from the North PL and 61' from the East PL	2 Story	25%	Greater than 5%

**Existing Use:**

The existing property is the home of St Joseph Catholic Church and includes the recently rebuilt Church, community spaces, classrooms, and parking. Currently the church uses about 50% of the property with the balance as vacant land. The General Plan classification is 5-10 DU/Acre - Traditional Lots and existing Zoning is R-18.

A neighborhood meeting will be held on **Wednesday, September 28, at 6:00PM at Paradise Valley Community Center, 17402 North 40<sup>th</sup> St, Phoenix, AZ 85032**

You are invited to attend this meeting to learn about the project, and the proposed zoning. If you are unable to attend, please contact me or one of my staff at (480-315-9090 or [shea@scd-llc.com](mailto:shea@scd-llc.com)) to learn more about the case and express your concerns. The City of Phoenix Village Planner assigned to this case is Sarah Stockham and can be reached at (602-261-8701 or [sarah.stockham@phoenix.gov](mailto:sarah.stockham@phoenix.gov)). The planner can answer your questions regarding the City Review and hearing processes as well as the staff position once their report is complete. You may also Make your feelings known on this case by writing to the City of Phoenix Planning and Development Department, 200 West Washington Street, 2<sup>nd</sup> Floor, Phoenix, Arizona 85003, referencing the case number. Your letter will be made part of the case file,

Please be advised that meeting and hearings before the Paradise Valley Village Planning Committee and the planning commission are planned TO REVIEW THIS CASE. Specific meeting and hearing dates have not yet been set. You should receive a subsequent notice identifying the date and location of the meeting/hearings when they have been scheduled

Again, I would be happy to answer any questions or hear any concerns that you may have regarding this proposal. You can reach me at (480-315-9090 or [shea@scd-llc.com](mailto:shea@scd-llc.com)).

Sincerely,



Bart Shea, President  
Shea Connelly Development LLC

Shea Connelly Development, LLC  
8777E Via de Ventura, Suite 250  
Scottsdale, AZ 85258



DATE	REVISIONS
1	
2	
3	
4	
5	

PROJECT SUMMARY	
OWNER	ST. JOSEPH SENIOR LIVING
DESIGNER	ST. JOSEPH SENIOR LIVING
ARCHITECT	ST. JOSEPH SENIOR LIVING
LANDSCAPE ARCHITECT	ST. JOSEPH SENIOR LIVING
ENGINEER	ST. JOSEPH SENIOR LIVING
PLANNING	ST. JOSEPH SENIOR LIVING
CONSTRUCTION	ST. JOSEPH SENIOR LIVING
PERMITTING	ST. JOSEPH SENIOR LIVING
CONTRACTOR	ST. JOSEPH SENIOR LIVING
DATE	Aug 04, 2022

LOT AREA	1.00 ACRES
LOT AREA EXISTING	1.00 ACRES
LOT AREA TO BE REZONED	1.00 ACRES
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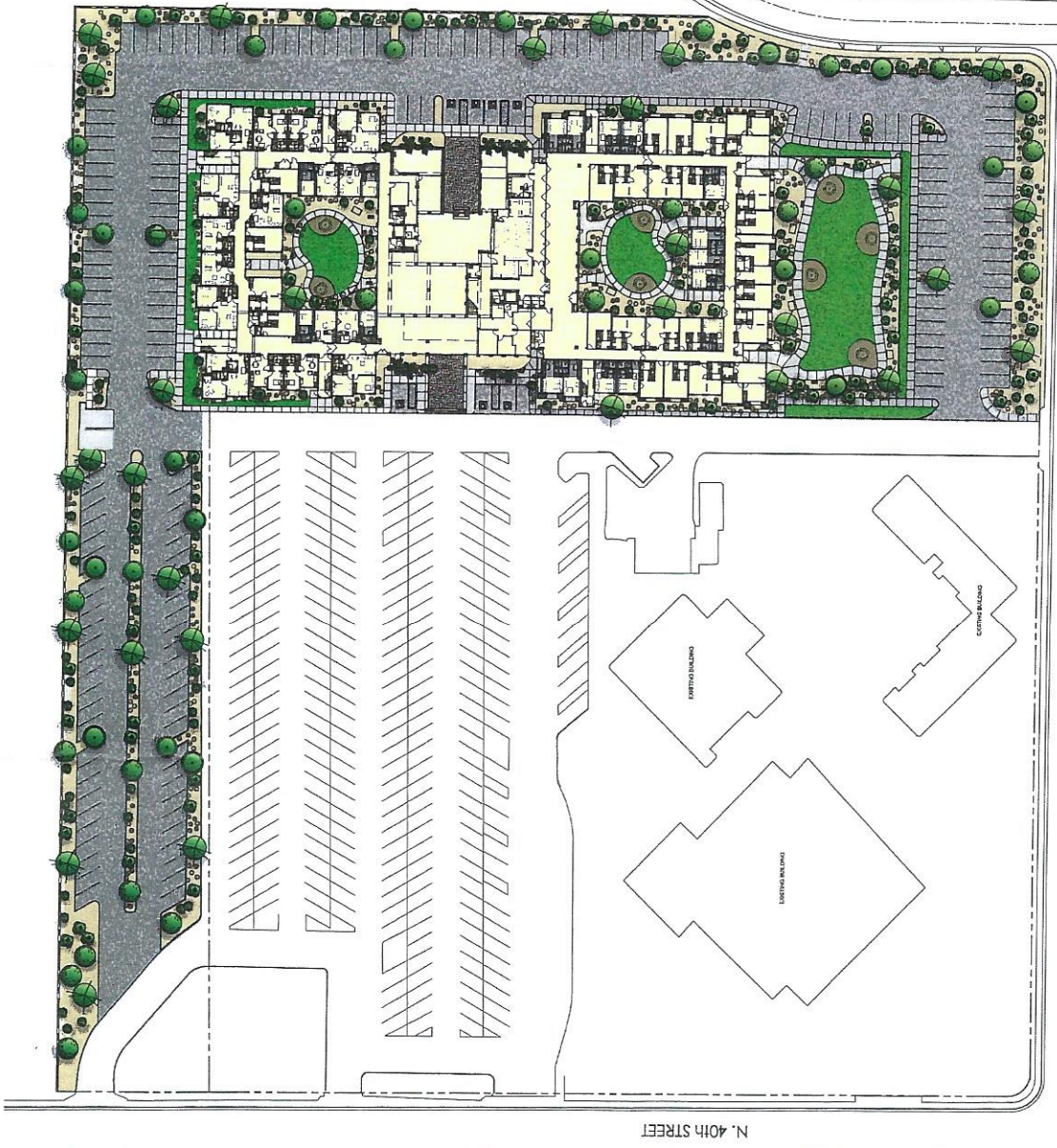
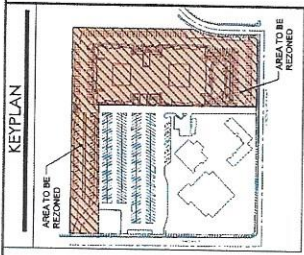
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APPROVAL STAMP

E. DESERT COVE AVENUE  
 COLORED SITE PLAN  
 ST. JOSEPH SENIOR LIVING  
 PHOENIX, ARIZONA

PRELIMINARY Aug 04, 2022




St. Joseph  
 Senior Living  
 PHOENIX, ARIZONA

Aug 04, 2022 1:49pm  
 SHEET CSPI




DATE	REVISIONS
11/11/11	1. INITIAL DESIGN
11/11/11	2. REVISED DESIGN
11/11/11	3. REVISED DESIGN
11/11/11	4. REVISED DESIGN
11/11/11	5. REVISED DESIGN
11/11/11	6. REVISED DESIGN
11/11/11	7. REVISED DESIGN
11/11/11	8. REVISED DESIGN
11/11/11	9. REVISED DESIGN
11/11/11	10. REVISED DESIGN


**MATERIAL & COLORS**




A. PAINT COLOR:  
WHITE  
COLOR CODE: 1000  
SW 1000




B. PAINT COLOR:  
LIGHT GRAY  
COLOR CODE: 1000  
SW 1000




C. PAINT COLOR:  
MEDIUM GRAY  
COLOR CODE: 1000  
SW 1000



D. PAINT COLOR:  
DARK GRAY  
COLOR CODE: 1000  
SW 1000



E. PAINT COLOR:  
BROWN  
COLOR CODE: 1000  
SW 1000



F. PAINT COLOR:  
DARK BROWN  
COLOR CODE: 1000  
SW 1000

1. PAINT COLOR: WHITE  
COLOR CODE: 1000  
SW 1000

2. PAINT COLOR: LIGHT GRAY  
COLOR CODE: 1000  
SW 1000

3. PAINT COLOR: MEDIUM GRAY  
COLOR CODE: 1000  
SW 1000

4. PAINT COLOR: DARK GRAY  
COLOR CODE: 1000  
SW 1000

5. PAINT COLOR: BROWN  
COLOR CODE: 1000  
SW 1000

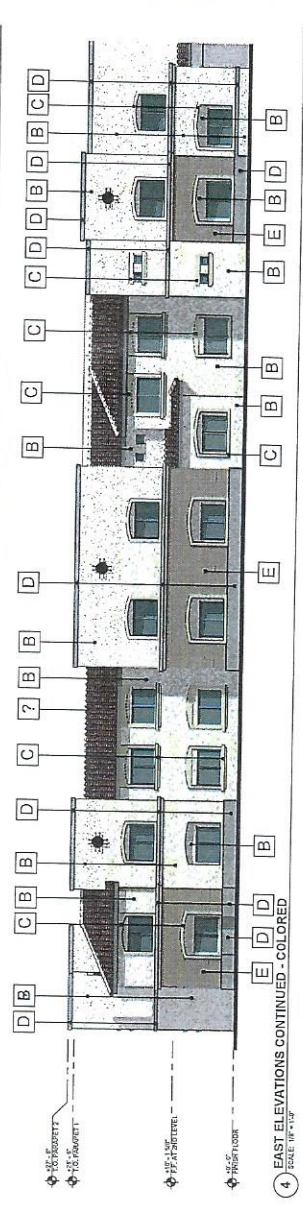
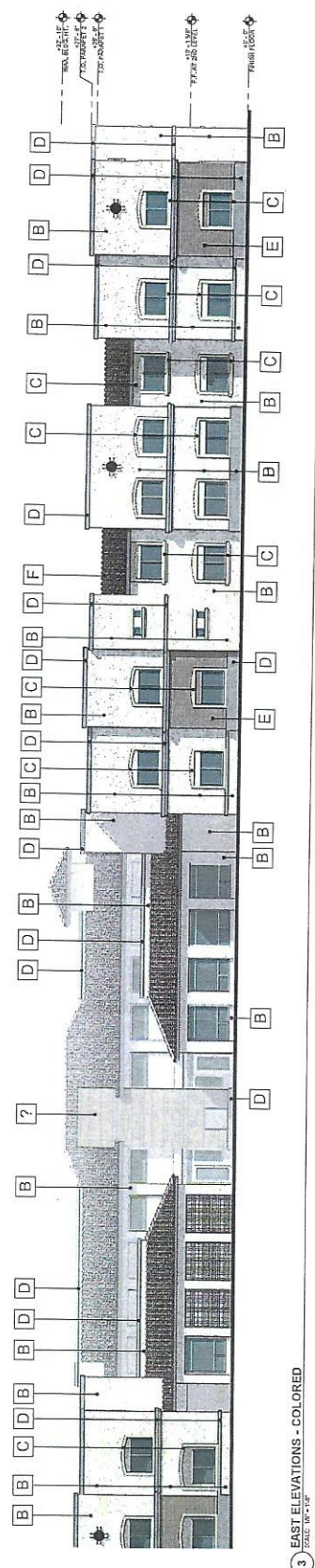
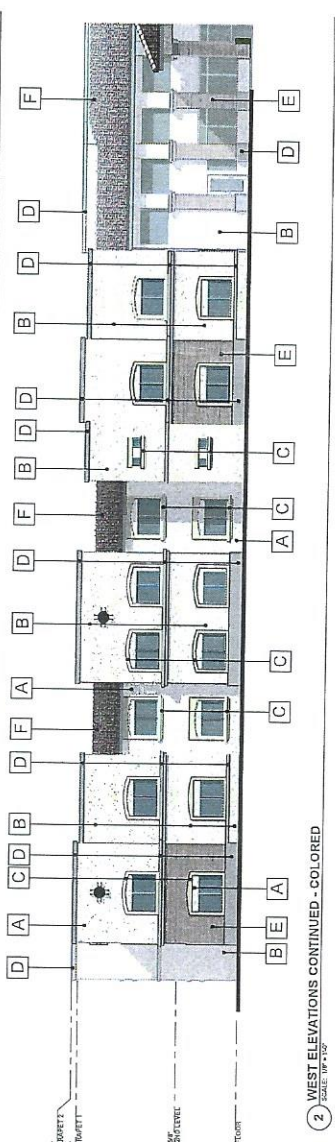
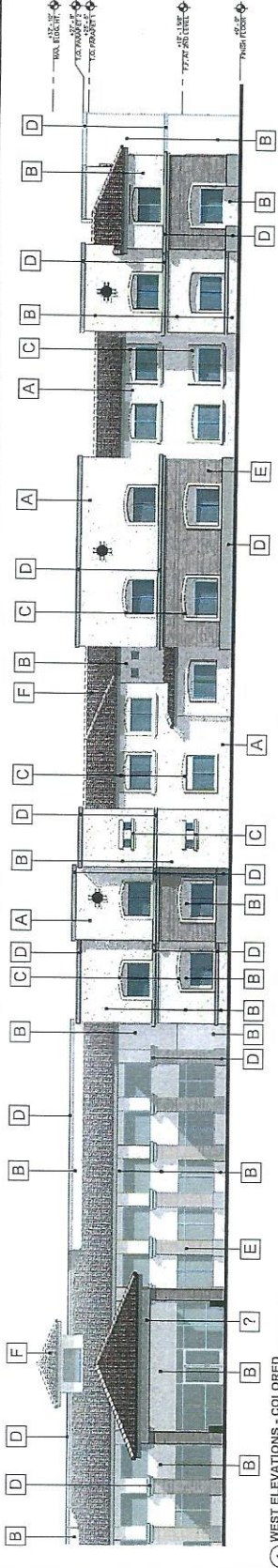
6. PAINT COLOR: DARK BROWN  
COLOR CODE: 1000  
SW 1000



**LANDMARK  
design**

St. Josephs  
Senior Living  
PHOENIX, ARIZONA

11/11/11 11:11:11 AM 11/11/11 11:11:11 AM 11/11/11 11:11:11 AM 11/11/11 11:11:11 AM





DATE	REVISIONS
11/11/19	1. INITIAL DESIGN
11/11/19	2. REVISED DESIGN
11/11/19	3. REVISED DESIGN
11/11/19	4. REVISED DESIGN
11/11/19	5. REVISED DESIGN

A. PAINT COLOR: SOLID REDDENED  
LEVEL 10

B. PAINT COLOR: SOLID REDDENED  
LEVEL 10

C. PAINT COLOR: SOLID REDDENED  
LEVEL 10

D. PAINT COLOR: SOLID REDDENED  
LEVEL 10

E. PAINT COLOR: SOLID REDDENED  
LEVEL 10

F. PAINT COLOR: SOLID REDDENED  
LEVEL 10

A. PAINT COLOR: SOLID REDDENED  
LEVEL 10

B. PAINT COLOR: SOLID REDDENED  
LEVEL 10

C. PAINT COLOR: SOLID REDDENED  
LEVEL 10

D. PAINT COLOR: SOLID REDDENED  
LEVEL 10

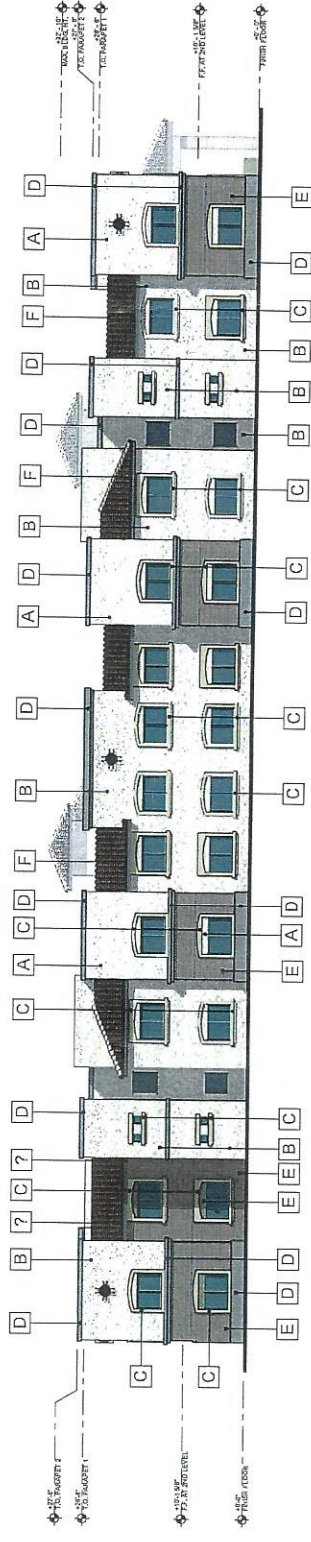
E. PAINT COLOR: SOLID REDDENED  
LEVEL 10

F. PAINT COLOR: SOLID REDDENED  
LEVEL 10

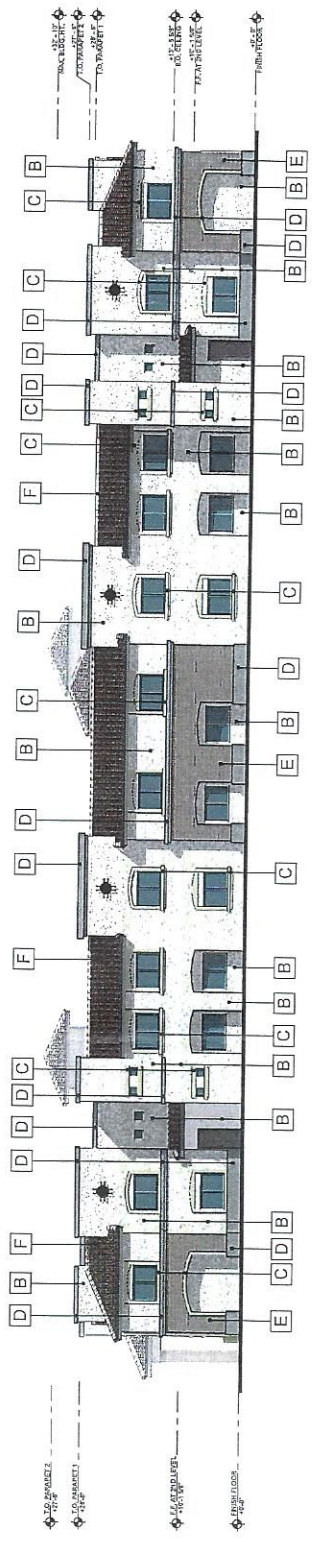
LANDMARK  
design

St. Josephs  
Senior Living  
PHOENIX, ARIZONA

DATE: 11/11/19  
BY: J. JOSEPHS  
SHEET: CEE2



1 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



2 NORTH ELEVATIONS - COLORED  
SCALE: 1/8" = 1'-0"





EXISTING VIEW – LOOKING NORTHWEST



PROPOSED VIEW – LOOKING NORTHWEST





EXISTING VIEW – LOOKING SOUTHEAST



PROPOSED VIEW – LOOKING SOUTHEAST



RENDERINGS





