

# Church wants to buy property of abandoned car dealership

## Housing also planned near Scottsdale Airport

By Michael Clancy

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An abandoned car dealership at Hayden Road and 84th Street east of the Scottsdale Airport would become the new home for Impact Church and a 311-unit multifamily complex if the sale of the property goes through and rezoning is approved.

The church, now situated a few blocks west of the Hayden Road site along the airport runway, is in the midst of buying the property from its owners, the Cardinale family and Cardinale Automotive Group of California.

The 12-acre site lies partially within a noise corridor of the airport. The church, with a worship space, gym, offices, classrooms and a cafe, would be situated at the north end of the property within the noise corridor, while the multifamily project would be outside the corridor.

John Berry, zoning attorney, said the church is 10 years old. It claims to have 2,800 members from Scottsdale alone. Its current site is too small to accommodate the church and its ministries.

According to *Outreach* magazine, a publication focused on evangelical Christian congregations, Impact is one of the fastest-growing churches in the country.

Church leaders were taking the week between the holidays off and were unavailable for comment.

Berry said Sunrise Development, a Texas company, would develop the multifamily portion of the property. It would be the most centrally located residential site within the largely commercial Scottsdale Airport, the area's second-largest employment center.

The units would be small, only 755 square feet, and would rent for an estimated \$1,320 per month.

Berry said those living at the apartments, to be called Sunrise Commons, likely would work and shop in the area, supporting neighboring businesses.

The attorney said the project would utilize a new zoning category, planned commerce park, which provides greater flexibility to developers. He said he hopes to shepherd the project through the city's approval process before the City Council takes its summer break.

He said he did not have details about the purchase price of the land or the arrangement between the church and the apartment developer.