Marked Agendas
Approved Minutes
Approved Reports

The April 16, 2020 Development Review Board Meeting Agenda and Minutes can be found at

http://www.scottsdaleaz.gov/boards/development-review-board



Current Planning Services 7447 E. Indian School Rd. Scottsdale, AZ 85251

Development Review Board Meeting Memorandum

Topic:

TSG Foundation

(50-DR-2018)

Action Requested:

This is a non-action item. Staff is requesting comments regarding

conceptual elevations and color.

Meeting Date:

April 2, 2020

From:

Jesus Murillo, Senior Planner

Through:

Tim Curtis, Current Planning Director

City Staff respectfully requests your input on the proposed TSG Foundation project. Your comments will help staff and the applicant understand the Development Review Board member's opinion on the design of the proposed elevations.

Staff will make a brief presentation. The Applicant will make a brief presentation, after which the Development Review Board members may provide comments regarding the conceptual project elevations.

Development information:

This proposal is for church/place of worship facility with approximately 13,800 square feet of building area. The proposal includes a worship building, parking improvements, trails, and external meditation areas.

ATTACHMENTS:

- 1. Context Aerial
- 2. Aerial Close-Up
- 3. Proposed Site Plan
- 4. Proposed Elevations (Color and Black and White)

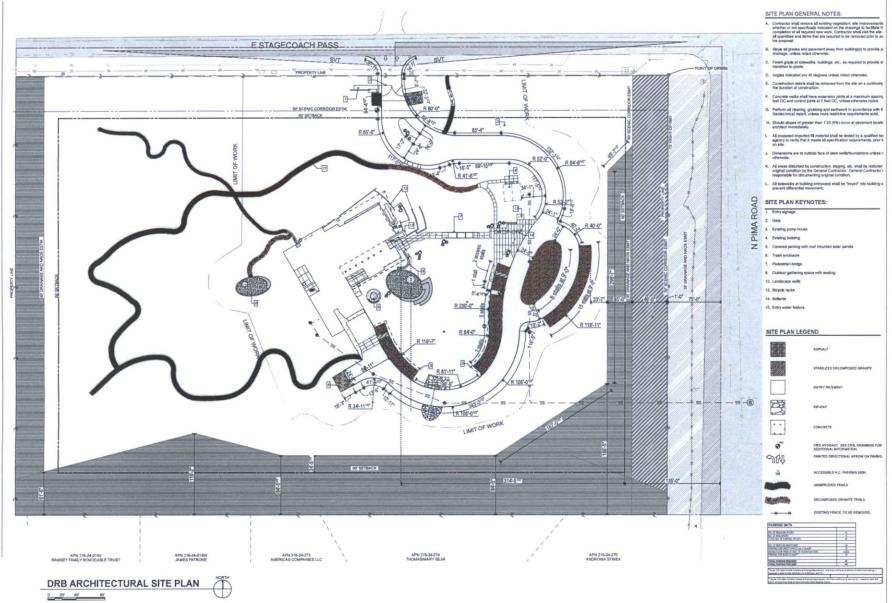


50-DR-2018



TSG Foundation

50-DR-2018



2929 n central ave eleventh floor phoentr arizona 85012

MOISUIM

602:5

WWW



B TOT this had one or decimal being a sentence of their and in property the immediately-removing out and season that advantion could be a sentenced and out to expected to our other deters or production. Our of the same good to before the opposition them production. Our of the same good to before the opposition that the sentence of the same good to be being to be opposition to the opposition of the same good to be being to be opposition to the opposition of the same good to be being to be a sent to be a supplied to the same good of the same good to the same of the same of the same and the same good to be a contract. The same of the same good to be a same good to the contract. The same of the same good to be good to good to be a contract. The same of the same good to the same good to be a contract. The same of the same good to be good to good to be a contract. The same contract to the same good to be good to good to be a contract. The same contract to the same good to be a same good to be a contract. The same good to be a same good to be a same good to be a contract. The same good to be a same good to be a same good to be a contract. The same good to be a same good to be a same good to be a contract. The same good to be a same good to be a same good to be a contract. The same good to be a same good to be a same good to be a contract.

TSG FOUNDATION

Center for Spiritual

Development

8535 E MONTELLO RD. SCOTTSDALE, AZ 85288

CLIENT CONTACT

Gita Saraydarian

O Box 7068

Save Creek, AZ

Kr327

480.502.19091

pta@tophumdaton.org

PROJECT NO. D/ 18_077 0

77 DATE OF ISSUE

O2.15.2020

I NO. DATE

PROJECT TEAM DRAWN BY
healthcare team AM,BD,EA,JC
PROJECT PHASE

PROJECT PHASE site permit

SHEET CONTENTS

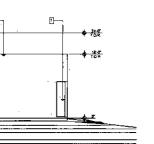
architectural site plan

SHEET NO.

AS102

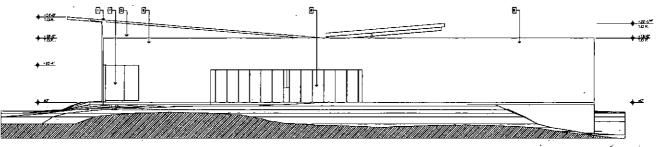
□___.**②**___





NORTH ELEVATION

0-



WEST ELEVATION

Orcuit winslow 602,257,17641 602,257,60291



Significant to a first and a f

TEG FOUNDATION
Center for Spiritual
Development
PINA RD & STAGECONCH DR. SCOTTSDALE AZ DE

CLEENT CONTACT

Gris Saraycarlan
PO Box 7058

Cirvin Greek, AZ
85377 480 502,1909 :

DATE OF ISSUE PROJECT NO. 18_077-01 11.02.2018 REVISION NO

design development

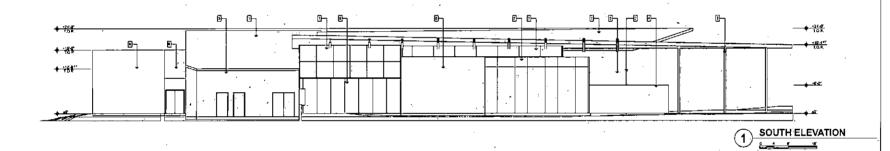
building elevations

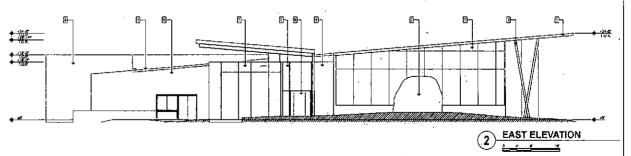
SHEET HO.

ELEVATION GENERAL NOTES:

ELEVATION KÉYNOTES:

SECTION / ELEVATION LEGEND





öreutt}winslow

602,257,1764 t 602,257,9029 t www.gwp.com



TSG:FOUNDATION

Center for Spiritual

Development

PHMARDA STAGECOACH DR. SCOTTSDALE AZ 1

CUENT CONTACT Gile Sataygarian 480,502 1909†
PO Box 7088 piellington (dos.org
Cave Creek, AZ
85377

18_077-01 11.02.201B

REVISION NO. DATE

PROJECT TEAM mulhaD JC, AM, BD, EA

design development

building elevations

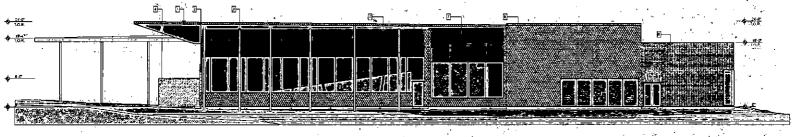
ELEVATION GENERAL NOTES



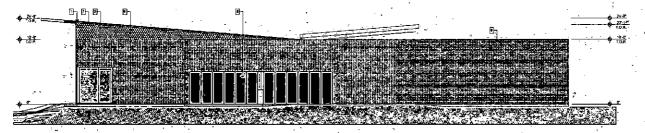


602,257,176-1 602,257,9029 I

Greunt winslow







TSG FOUNDATION
Center for Spiritual
Development
PRINAFOLS STAGEGOACH DR. SCOTTSDALE, 22

CLEDIT CONTACT
GAS Sareydaign
PO Box 7058
Cave Creek AZ
85377

18_077-01

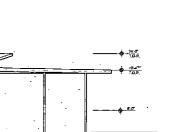
11.02.2018 REVISION NO

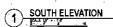
design development

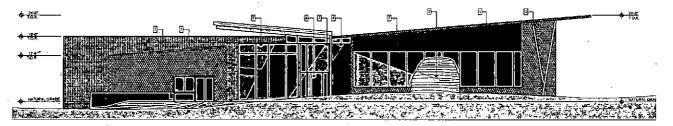
BHEET CONTENTS

building elevations

SHEET HO,







\$ 24-0 CO.F.

♦ 171°°

2 EAST ELEVATION



TSG FOUNDATION

Center for Spiritual

Development
Plant STRGEODACH DR. SCOTTSDALE, AZ

CLIENT CONTACT

Gits Sereyderen
PO Boi 7058

Cave Croek, AZ
8/337 460,507 1909 L

18_077-01 11,02,2018

PROJECT TEAM

design development

building elevations

SHFET IKO,

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date:

April 16, 2020

General Plan Element:

Character and Design

General Plan Goal:

Foster quality design that enhances Scottsdale as a unique

southwestern desert.community.

ACTION

Bellezza da Stallone (TSG Foundation)

50-DR-2018

Location:

Southwest Corner of E. Stagecoach Pass Road and N. Pima Road

Request:

Request approval of the site plan, landscape plan, and building elevations for a new

place of worship on a 13-acre site.

OWNER

Gita Saraydarian T.S.G. Foundation 480-502-1909

ARCHITECT/DESIGNER

Ashley Mulhall Orcutt/Winslow 602-257-1764

ENGINEER

Ali Fakih

Sustainable Engineering Group

480-237-2507

APPLICANT CONTACT

602-257-1764

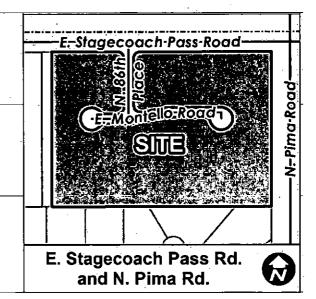
Ashley Mulhall . Orcutt/Winslow

BACKGROUND

Zoning

The subject sites are zoned Single-Family Residential, Environmentally Sensitive Lands (R1-35/ESL). The R1-35/ESL zoning district allows for single-family residential uses and has an Environmentally Sensitive Lands Overlay zoning designation.

The existing subdivision's parent parcels, 216-34-014S and 216-34-014T, were annexed into the City of Scottsdale in July 1984, through Ordinance No. 1655. The annexed parent parcels were zoned to the City's Single-Family Residential, Hillside District (R1-35/HD/HC), through case number



2-ZN-1985. The two parent parcels were platted into the existing eleven (11) lots, and associated tracts, in June of 2008, through case 23-PP-2005.

In 1991, the Environmentally Sensitive Lands (ESL) ordinance was adopted as an amendment to the Hillside District overlay. The current ESL overlay took effect in 2004. The ESL ordinance categorized these parcels within their most current zoning: Residential Single-Family, Environmentally Sensitive Lands, Foothills Overlay (R1-35/ESL).

Context

This proposed site is located on the southwest corner of E. Stagecoach Pass Road and N. Pima Road. As discussed above, the subject site is currently an 11-lot subdivision. An assemblage of the 11-lot will be a requirement as a stipulation of this request. The surrounding properties, to the west, east, and south, are all zoned within Residential Single-Family, Environmentally Sensitive Lands (R1-35/ESL) district. To the north is the Town of Carefree - residential zoning. Please refer to context graphics attached.

Adjacent Uses and Zoning

- North Single-family residential uses; Town of Carefree
- South Single-family Residential District, Environmentally Sensitive Lands, zoned R1-35/ESL;
 Joy Ranch Subdivision and metes and bounds properties.
- East Single-family Residential District, Environmentally Sensitive Lands, zoned R1-18/ESL and R1-70; Arizona State Trust Lands.
- West Single-family Residential District, Environmentally Sensitive Lands, zoned R1-35/ESL;
 Encanto Norte Subdivision.

Key Items for Consideration

- Request is in association with a minor land division request, case (11-MD-2018).
- Request is in association with an abandonment request, case (10-AB-2018).
- Public inquiries were received by staff; inquiries included questions about use and design
- No public opposition was expressed regarding the proposed abandonment.

DEVELOPMENT PROPOSAL

Goal/Purpose of Request

The purpose of the request is to establish a "place of worship" facility at the southwest corner of E. Stagecoach Pass Road and N. Pima Road. The owner has stated in the project narrative that the new building will create permanence for the TSG Foundation in physical form as an international source for spiritual wisdom.

Neighborhood Communication

The applicant conducted a mailing to property owners located within 750 feet of the proposed project area. The City staff has also conducted a mailing to property owners within 750 feet of the proposed project area. Public inquiries were received by staff in regards to the use, with some comments more being more specific to traffic concerns; but no public opposition was expressed regarding the associated abandonment or minor land division cases. The public has also been notified through the abandonment process (See Attachment #19).

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

The General Plan Land Use Element designates the property as Rural Neighborhoods. This category designation includes areas of relatively large lot single-family neighborhoods. Densities in Rural Neighborhoods are usually one house per acre (or more) of land. The designation also allows those uses that are identified within the zoning categories synonymous with the Rural Neighborhoods category. The designation will remain unchanged by this request.

The subject sites are zoned Single-Family Residential, Environmentally Sensitive Lands (R1-35/ESL). The R1-35/ESL zoning district allows for single-family residential uses and has an Environmentally Sensitive Lands Overlay zoning designation. The existing zoning district allows the proposed use (churches and places of worship) by right, subject to Development Review Board approval and adherence to the additional criteria found in Zoning Ordinance Section 5.102.14.

The proposed replat of the existing Bellezza da Stallone subdivision plat, into one parcel, is consistent with the 2001 General Plan. The development proposal includes the abandonment of the internal street system to the Bellezza da Stallone Subdivision plat in order for the owner to be able to assemble the eleven (11) lots, and associated tracts, into one (1) parcel. The replat of the 11-lot subdivision will remove the existing property lines, allowing the facility to be positioned in the proposed location. The assemblage will allow the thirteen (13) acres to be combined and utilized for the construction of one structure. The structure has been identified as the site of a low-scale spiritual building. As stated before, the proposed use, "churches and places of worship," is also allowed by the underlying zoning district, with Development Review Board approval.

The owner has stated that the replat application will maintain the Natural Area Open Space (NAOS) in the same locations as shown on the existing Bellezza da Stallone subdivision plat. NAOS along the northern boundary may change slightly to accommodate for the future driveway into the site. The owner of the subject parcel may dedicate additional NAOS at the time of permitting and development of the subject site. The proposed replat will retain the dedicated scenic corridor easements, trail easements, and dedicated right-of-way at the southwestern corner of the E. Stagecoach Pass Road and N. Pima Road intersection for a potential future round-about.

All existing emergency and municipal access will be provided to the properties surrounding the abandonment area and maintained through existing dedicated public right-of-way along E. Stagecoach Pass Road and N. Pima Road. Access to surrounding properties will not be impacted by this proposed abandonment. No impacts to the surrounding properties are anticipated. The public utilities have been notified of the applicant's request. The utility companies have indicated that there are no conflicts with the proposed abandonment and support the abandonment. A public utility easement will be provided along E. Stagecoach Pass Road and N. Pima Road.

Access to the development will be provided from E. Stagecoach Pass Road, located along the northern boundary of the property. The only access into the site will enter from the north, and wind around the eastern portion of the property. The driveway "spine" will contain a majority of the parking stalls, as the driveway moves south, then wraps back up north towards the building location. The parking located along the eastern boundary will be screened by an earth mound and landscape vegetation (Reference Attachment #14). The remaining area between the parking "spine" and the Street will consist of the existing native vegetation (Reference Attachment #14).

The project's open space requirements will be met through the dedication of Natural Area Open Space (NAOS). The site is required to dedicate a minimum of 3.47 acres of NAOS. The open space requirement for the project is 3.43 acres. The ordinance allows for dedicated NAOS to be included in the required open space. The dedication of NAOS will cover the requirement for both standards. Although the site is dedicating the minimum requirement of NAOS and open space, a large part of the site will remain as undeveloped native desert (Reference Attachment #9).

The site plan identifies a developed and an undeveloped trail systems. Undeveloped trail systems will consist of just light clearing, while developed trail systems will incorporate stabilized decomposed granite. Some of the trails on site will connect to the City's regional trail system, and other trails are particular to the site and will be used as part of the place of worship experience. The owner has stated through past conversations that there will not be a conscious effort to prevent anyone from entering the site through a public trail system and using the internal trail system (Reference Attachment #6).

The proposed structure, parking improvements, and outdoor congregating areas are centrally located on the site. The location of the structure and associated church improvements give the structure a uniform buffer to all sides of the site. The location of the improvements also avoids the disturbance of the two large desert washes located on the site. A large wash, located along the entire eastern boundary of the site, runs south and meets into a significant wash corridor, located along the entire southern boundary of the site. The proposed improvements respect the desert wash boundaries and do not require large changes to the existing dedicated NAOS areas.

The project site plan identifies constructing a facility that is 13,800 square-feet in building footprint. The ordinance allows for 116,800 square-feet of buildable gross floor area. The application is only utilizing 11.8 percent of the allowable gross floor area. The floor plan identifies a main sanctuary, bookstore, offices, multi-purpose room, storage room, break room, and other smaller rooms that are ancillary to the "church" use (Reference Attachment #15). The site currently has an existing casita structure that will be refurbished to continue to be small living quarters.

The architecture of the main sanctuary facility can be identified as having a modern contemporary design. The design includes several elements that are identified within the "desert" architecture design guidelines. The roof plan identifies expansive overhangs to provide shading elements to the building. Screening panels and vertical panels are provided on the building to help soften the sunlight and provide shade as the sun moves through its path (Reference Attachment #13). The building materials also include rammed earth and board formed concrete. The project has been stipulated to provide window glazing and doors shall be recessed a minimum of fifty (50) percent of the wall depth, including glass windows within any tower/clerestory elements.

The landscape plan palette for the site will include plant material from the Indigenous Plant List. Salvage material from the native plant inventory will be incorporated back into the landscaping of the site (Reference Attachment #14). The plant palette, external to the limits of disturbance, will include a density that is natural to the surrounding undisturbed native desert. The plant palette, internal to the limits of disturbance, will include a density that is a bit lusher that natural to the surrounding undisturbed native desert.

Scottsdale Development Review Board Report | Case No. 50-DR-2018

Development Information

• Existing Use: 11-lot Subdivision (Bellezza Da Stallone)

Proposed Use: Church/Place of Worship

• Parcel Size: 14.3 gross-acres (13.4 net acres)

Church Building Area: 13,000 square feet

Other Areas (existing guard house):
 800 square feet
 The Division Areas

Total Building Area: 13,800 square feet
 Gross Floor Area Ratio Allowed: 116,740 square-feet

Gross Floor Area Ratio Proposed: 116,740 square-feet
 Gross Floor Area Ratio Proposed: 13,800 square-feet

Building Height Allowed: 24 feet
Building Height Proposed: 24 feet
Parking Required: 41 spaces

Parking Provided: 46 spaces

• Open Space Required: 3.43 acres (149,428 square-feet)

Open Space Provided:
 NAOS Required:
 3.47 acres (151,153 square feet)
 3.47 acres (151,153 square feet)

NAOS Provided: 3.47 acres (151,153 square feet)

OTHER BOARDS & COMMISSIONS

Development Review Board

The Development Review Board heard this case on April 2, 2020, as a "Non-Action" item. City Staff requested the Board's input on the design of the proposed elevations. The Development Review Board stated that they were in favor of the building design. One member commented that the use of zinc may have been too extensive on the provided "north" elevation. The board member stated that a portion of the elevation could use the addition of an additional material - potentially a different type of zinc.

The applicant did not provide updated elevations depicting any changes to the "north" elevation.

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Development Review Board approve Bellezza de Stallone (TSG Foundation) per the attached stipulations, finding that the provisions of General Plan policies and goals, design guidelines, and the Development Review Criteria have been met.

RESPONSIBLE DEPARTMENT

Planning and Development Services

Current Planning Services

STAFF CONTACT

Jesus Murillo Senior Planner 480-312-7849

E-mail: jmurillo@scottsdaleAZ.gov

APPROVED BY

Jesus Murillo, Report Author

1-3-20
Date

1/7/2020
Date

4/8/20
Date

AICP, Current Planning Director

Phone: 480-312-4210

E-mail: tcurtis@scottsdaleaz.gov

Randy Ant, Executive Director

Planning and Development Services

E-mail: rgrant@scottsdaleaz.gov

Scottsdale Development Review Board Report | Case No. 50-DR-2018

ATTACHMENTS

- A. Stipulations
- 1. Context Aerial
- 1A. Close-Up Aerial
- 2. Zoning Map
- 3. Applicant's Narrative
- 4. Existing Conditions/Demolition Site Plan
- 5. Combined Context Aerial and Site Plan
- 6. Site Plan.
- 7. Preliminary Plat
- 8. Grading and Drainage Plan
- 9. Natural Area Open Space (NAOS) Plan
- 10. Building Elevations (Black and White)
- 11. Perspective and Color Elevations
- 12. Material and Color Board
- 13. Roof Plan
- 14. Landscape Plans
- 15. Floor Plan
- 16. Electrical Site Plan
- 17. Photometric Plan
- 18. Development Review Board April 2, 2020 Meeting Minutes
- 19. Public Correspondence
- 20. Notification Map

Stipulations for the Development Review Board Application Bellezza da Stallone (TSG Foundation) Case Number: 50-DR-2018

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

APPLICABLE DOCUMENTS AND PLANS:

Except as required by the Scottsdale Revised Code (SRC), the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:

- 1. Architectural elements, including dimensions, materials, form, color, and texture shall be constructed to be consistent with the building elevations submitted by Orcutt / Winslow, with a city staff date of April 16, 2020.
 - a. The location and configuration of all site improvements shall be consistent with the site plan submitted by Submitted by Orcutt / Winslow, with a city staff date of April 16, 2020.
 - b. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by submitted by Orcutt / Winslow, with a city staff date of April 16, 2020.
 - c. The case drainage report submitted by SEG and accepted in concept by the Stormwater Management Department of the Planning and Development Services.
 - d. The water and sewer basis of design report submitted by Sustainability Engineering Group (SEG) and accepted in concept by the Water Resources Department.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable Zoning case for the subject site was: 2-ZN-1985. (Reference all case numbers that govern the site at the time of review and afterwards. Previous DRB cases are not included here unless there are stipulations referenced herein or there is a master DRB case applicable to the site.).
- B. The approval of this case depends on the approval of a final plat application associated with preliminary plat case number 11-MD-2018. A permit shall not be issued prior to the approval and recordation of the associated plat.
- C. The approval of this case depends on the approval of an abandonment application associated with abandonment case number 10-AB-2018. A permit shall not be issued prior to the approval and recordation of the associated abandonment case.

ARCHAEOLOGICAL RESOURCES:

Ordinance

A. Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Section 46-134 - Discoveries of archaeological resources during construction.

ARCHITECTURAL DESIGN:

Ordinance

- D. No paint colors shall be used within any landform that have a LRV greater than thirty-five (35) percent.
- E. Exterior paint and material colors shall not exceed a value of six (6) and a chroma of six (6) as indicated in the Munsell Book of Color.

DRB Stipulations

- 2. All exterior window glazing shall be recessed a minimum of fifty (50) percent of the wall depth, including glass windows within any tower/clerestory elements. The amount or recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal, the developer shall provide head, jamb and sill details clearly showing the amount of recess for all window types.
- 3. All exterior doors shall be recessed a minimum of thirty (30) percent of the wall depth, the amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal the developer shall provide head, jamb and sill details clearly showing the amount of recess for all door types.

SITE DESIGN:

DRB Stipulations

- 4. All drive aisles that are fire lanes shall have a width of twenty-four (24) feet.
- 5. Before any building permit is issued for the site, the owner shall submit plans and receive approval to construct all refuse enclosures in conformance with the City of Scottsdale Supplements to MAG Standard Details, detail 2146-1.
- 6. Before any building permit is issued for the site, the owner shall submit plans and receive approval to construct the site driveway and parking spaces with asphalt unless an otherwise pavement material is requested and approved by the Development Review Board. DSPM 2-1.305.

OPEN SPACE:

Ordinance

F. Prior to the issuance of building permit, the project shall provide a minimum of 3.43 acres (149,428 square-feet) of open space.

NATURAL AREA OPEN SPACE (NAOS):

Ordinance

G. Prior to the issuance of building permit, the project shall provide a minimum of 3.43 acres (149,428 square-feet) of Natural Area Open Space.

LANDSCAPE DESIGN:

Ordinance

- H. The property owner shall obtain approval of a Salvage/Native Plant Plan Application, and obtain a permit to remove any tree.
- With the final plans submittal, the landscape plans shall replace the following materials with plants found on the Indigenous Plant List: Sphaeralcea ambigua, Bouteloua curtipendula, and Cylindropuntia bigelovii.

DRB Stipulations

- 7. Prior to the issuance of a building permit, the owner shall submit landscape improvement plans that demonstrate how the salvaged vegetation from the site will be incorporated into the design of the landscape improvements.
- 8. Landscape pots and/or raised landscape planters, with a minimum of 36 inches in diameter, a sufficient depth to support the root system of the plants located in the pots/planters, and an automatic irrigation system, shall be provided in the plaza area and pedestrian nodes that are shown on the site plan.

EXTRIOR LIGHTING:

Ordinance

- J. All exterior luminaires shall have integral lighting shield and be directed downward, including landscape lighting).
- K. All exterior luminaires mounted eight (8) feet or higher, above finished grade, shall be directed downward and have an integral lighting shield.

DRB Stipulations

- 9. All exterior luminaires shall meet all IES requirements for full cutoff and shall be aimed downward and away from property line, including landscape lighting.
- 10. Incorporate the following parking lot and site lighting into the project's design:
 - a. The maintained average horizontal luminance level, at grade on the site, shall not exceed 1.5 foot-candles. All exterior luminaires shall be included in this calculation.
 - b. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 6.0 foot-candles. All exterior luminaires shall be included in this calculation.
 - c. The initial vertical luminance at 6-foot above grade, along the entire property line shall not exceed 0.3 foot-candles. All exterior luminaires shall be included in this calculation.
 - d. The total lumen per luminaire shall not exceed 24,000 lumens.

VEHICULAR AND BICYCLE PARKING:

DRB Stipulations

11. With final plans submittal, locate at least two bicycle parking spaces near the building entry.

STREET DEDICATIONS:

DRB Stipulations

- 12. Prior to the issuance of a building permit for the development project, the owner shall make the following fee simple right-of-way dedications to the City of Scottsdale:
 - a. With the final plat, the owner shall dedicate a minimum twenty-five (25)-foot radius and a thirty-foot (30-ft) by thirty-foot (30-ft) traffic safety triangle for potential future roundabout at the intersection of E. Stagecoach Pass Road and N. Pima Road.
 - b. With the final plat, the owner shall dedicate safety triangle easements at the site driveway per DSPM 5-3.123; Fig. 5-3.27.
 - c. With the final plat, the owner shall dedicate a Public Nonmotorized Access Easement (PNMAE) upon, over and across the existing Drainage Easement & Flood Control Easement on the southern portion of property.

STREET INFRASTRUCTURE:

Ordinance

L. All street infrastructure improvements shall be constructed in accordance with this City of Scottsdale (COS) Supplement to MAG Specifications and Details, and the Design Standards and Policies Manual.

DRB Stipulations

- 13. Prior to the issuance of a building permit for the development project, the owner shall submit and obtain approval of civil construction documents to construct the following improvements:
- 14. Prior to the issuance of a building permit for the development project, the owner shall submit and obtain approval of civil construction documents to construct the following improvements: (all improvements per Section 47-10 (a) and 47-21 (a) and (b)
 - a. E. Stagecoach Pass Road. In lieu of minor collector half street improvements, Scottsdale Revised Code Sec. 47-21 and 47-22, the owner shall:
 - i. Construct west bound left-turn lane at the site entrance as specified in the DSPM.
 - ii. Construct east bound right-turn lane at the site entrance as specified in the DSPM.
- 15. Prior to the issuance of a building permit for the development project, the owner shall submit and obtain approval of civil construction documents showing locations of sight distance triangles as specified in DSPM.
- 16. All sidewalks shall be integral colored concrete to match Davis, San Diego Buff.
- 17. All curb ramps for public and pedestrian sidewalks that intersect public and private streets, or driveways that intersect public and private streets, shall have truncated domes that are colored to match Frazee Western Reserve (8617N) color, or Sherman Williams (SW7055) Enduring Bronze (246-C7).
- 18. With final plans submittal, provide turn-around for emergency vehicles at end of dead-end over 300 feet (DSPM 2-1.303(8)).

WATER AND WASTEWATER:

DRB Stipulations

- 19. With the civil construction document submittal, the owner shall submit improvement plans showing the installation of three water isolation valves on the Stagecoach Pass Road water connection.
- 20. Existing water and sewer service lines to this site shall be utilized or shall be disconnected at the main pursuant to the Water Resources Department requirements.
- 21. The final plans submittal shall clearly identify the separate water systems utilized on the site. Final plans shall clearly identify the well system used for landscape irrigation system and the water service lines used for the main use.
- 22. With the final plans submittal, update the water and wastewater connections to the casita structure meet all standards.
- 23. With final plans submittal, update the fire line connection to be per COS Detail 2362-2, See DSPM 6-1.504.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

- 24. With the civil construction document submittal, the owner shall submit a final drainage report that demonstrates consistency with the DSPM and the case drainage report accepted in concept by the Stormwater Manager or designee.
- 25. Provide stormwater storage volume for the 100 year/2hour event per the DSPM 2018 Chapter 4.
- 26. All headwalls and drainage structures shall be integrally colored concrete to blend with the color of the surrounding natural desert.

EASEMENTS DEDICATIONS:

DRB Stipulations

- 27. Prior to the issuance of a building permit for the development project, the owner shall dedicate the following easements to the City of Scottsdale on the final subdivision plat:
 - a. A sight distance easement at the driveway where a sight distance triangle(s) in conformance with figures 5.3-26 and 5.3-27 of Section 5.3 of the DSPM cross on to the property.
 - b. A continuous Vista Corridor Easement to cover any watercourse with a peak flow rate of 750 cubic feet per second or greater, based on the 100-year 2-hour rain event. The minimum width of the easement shall be one hundred feet. Each easement shall include, at a minimum, any existing low flow channels, all major vegetation, and the area between the tops of the banks of the watercourse.
 - c. A Scenic Corridor Easement for a setback width along E. Stagecoach Pass Road. The easement shall be a minimum of 50 feet, measured from final dedicated right-of-way location. Unless otherwise approved by the Development Review Board, the Scenic Corridor setback shall be left in a natural condition.
 - d. A Scenic Corridor Easement for a setback width along N. Pima Road. The easement shall be a minimum of 50 feet, measured from final dedicated right-of-way location. Unless otherwise

- approved by the Development Review Board, the Scenic Corridor setback shall be left in a natural condition.
- e. A minimum 50-foot wide public non-vehicle access easement, to accommodate a multi-use path along E. Stagecoach Pass Road.
- f. A minimum 50-foot wide public non-vehicle access easement, to accommodate a multi-use path along N. Pima Road.
- g. A continuous Public Non-Motorized Access Easement to the City of Scottsdale upon, over and across the existing Drainage Easement & Flood Control Easement on the southern portion of property in accordance with the Scottsdale 2016 Transportation Master Plan (Nonmotorized Vehicle Element Trails), Scottsdale Trails Master Plan (Trail Network), February 2004.

ADDITIONAL ITEMS:

Ordinance

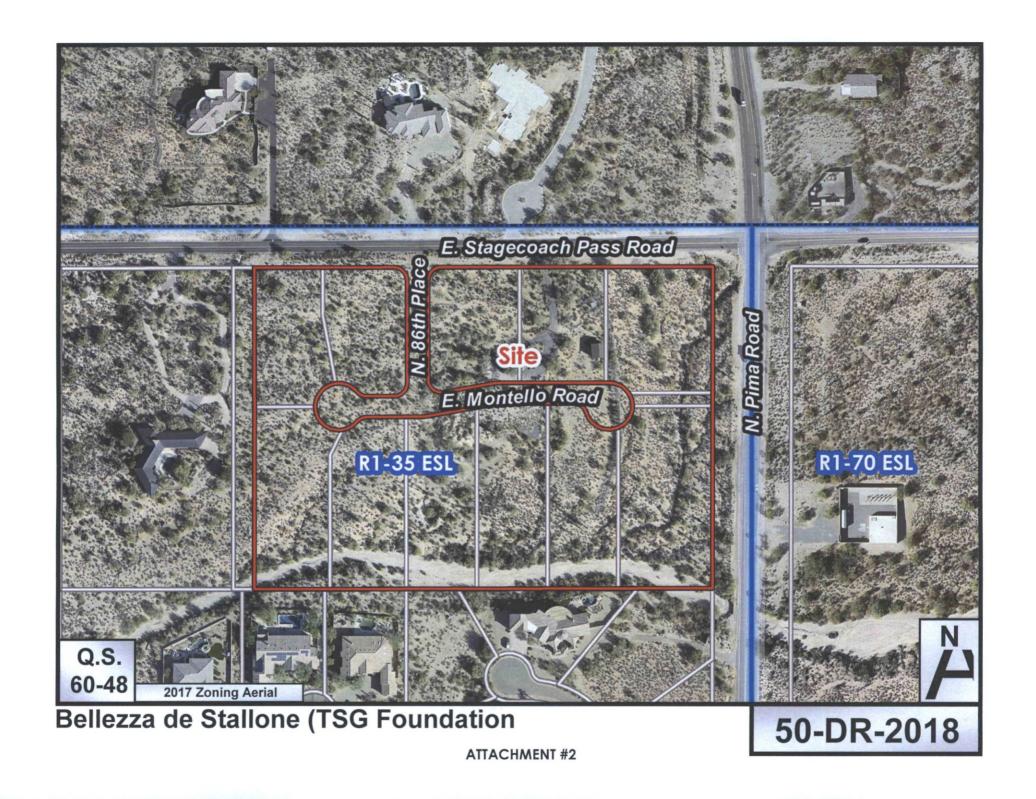
M. No signage shall be located within the Scenic Corridor Easement, unless as described in the signage ordinance.



ATTACHMENT #1



50-DR-2018



Design Vision / TSG Foundation

Scottsdale Arizona October 8, 2018

General:

The TSG Foundations focus is on the exploration of a comprehensive spiritual educational program of life enhancement teachings that were written and designed by the internationally recognized scholar, philosopher and author Torkam Saraydarian.

Inspired by her father Torkam's life long work, his daughter Gita Saraydarian continues to operate the foundation and has established a worldwide audience as a creative educator for progressive ideas, transformation and goodwill. The teaching lays the foundation for living a life of integrity and purpose and are universal guides for humanity, and, form the basis of all religious and philosophical thought. At its core the foundation seeks to empower people to unfold their potentials and transform their lives to increase happiness, joy, creativity and abundance in every way.

The foundation's headquarters is currently located in Cave Creek Arizona where its books, study courses and seminars are distributed and conducted thought out the world.

Conceptual Design Overview:

Our goal is to create a center for spiritual development that merges science and spirituality in the natural world in ways that serve the site and the soul. There are seven principals of spirituality that TSG believes guides humanity. There are seven principals of the Living Building Challenge the design team believes can guide architectural design. Together these are:

TSG Principles | Design Team Principles Joy | Health and Happiness Freedom | Equity Striving | Energy Service | Water Righteousness | Materials Goodness | Place Beauty | Beauty

The new building will create permanence for the TSG Foundation in physical form as an international source for spiritual wisdom.

Building Site and Design Character:

Located on an 11-acre parcel in the pristine Sonoran Desert the TSG Foundation site is surrounded by the scenic mountains of north Scottsdale, Carefree and Cave Creek Arizona. This parcel of land was originally master planned to support Eleven, 1-acre lots with custom homes in the 5-7,000 sf size range. The new 13,000 Sf TSG project will significantly minimize the development footprint of this site, with a lot coverage of less than 5%. Its 24' maximum height and low scale will maintain the surrounding view corridors from the homes of bordering neighbors. The building and site are being designed to meet the zoning requirements of a church per City of Scottsdale ordinances.

Access to the site will continue to be from one driveway off Stagecoach Road, relocated to align with the adjacent drive. A meandering desert pavement driveway will welcome visitors to the center and provide selective glimpses of the TSG Foundation as you reach the drop off point. Parking areas are organic in shape

and well landscaped to screen them from street view, with an asphalt drive and stabilized decomposed granite or gravelcrete surface to minimize the heat island effect. A pedestrian bridge links the parking areas to the building crossing a shallow desert wash and giving visitors a time for pause and reflection as they approach or leave the building celebrating the aspect of Joy. Bicycle racks are located next to the crossing point of the bridge for best access and convenience.

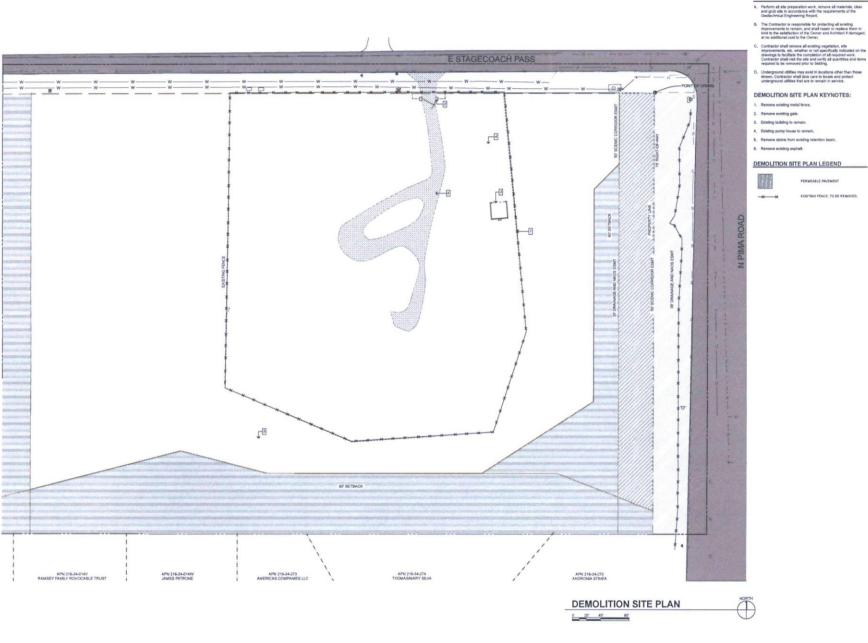
The Foundation building is infused with a sense of health and wellness that leverages the natural environment by creating meaningful and useful connections to the outdoors. Axially rotated on the site to welcome the southern winter sunlight, northern views to the Carefree Mountains and opportunities for night time star viewing events the Foundation celebrates the environment. Principals of Feng Shui (Fire, Water, Earth and Metal) have been integrated in the design throughout the site and building.

Visitors are welcomed into a large lobby space with access into a modest 3,000 sf Sanctuary space that opens up to the north. This chapel will be open for services and large 50-100-person group events and is surrounded by a rock screen wall creating an interior/exterior garden.

A research library is adjacent to the Sanctuary and gives visitors-controlled access to Torkam's original manuscripts. A central corridor links these public spaces to the administrative offices on the southwestern side of the building. Walking thru the building filtered light penetrates into the space via large operable glass windows creating a feeling of openness. Book storage and distribution is separated from public areas.

On the exterior we will use regional materials for the harsh desert environment and native to the area. Concrete, Masonry, Rammed Earth, Weathered (non-glare) Zinc panels and steel. Overhangs and screens of recycled composite paperstone are incorporated to protect glazing and preserve the building envelope. The screens act as armatures for desert vines and create a "living" building becoming lusher over time while mitigating the thermal loads.

The interior palette employs natural materials, such as ground concrete with local earth toned aggregate, wood panels, wood flooring and red list chemical free ceiling clouds for acoustic relief. The material selection will create calming biophilic spaces that deinstitutionalize the building and exude a feeling of wellness and hope. Through the building's passive and active energy strategies the Foundation is striving to be a Net Zero Energy and Net Zero Water Certified Building through the Living Building Challenge.



DEMOLITION SITE PLAN GEN. NOTES:

2929 n central ave eleventh floor phoentx arizona 85012 orcutt winslow

602.257.1764 t 602.257.9029 f www.owp.com



TSG FOUNDATION

Center for Spiritual

Development

PINA RD & STAGEGOACH DR, SCOTTSDALE, AZ 1

CLIENT CONTACT Gita Saraydarian PO Box 7068 Cave Creek, AZ 85327

18_077-01 04.08.2019

REVISION NO. DATE

PROJECT TEAM DRAWN BY healthcare JC. AM. BD. EA

PROJECT PHASE

DRB resubmittal SHEET CONTENTS

demolition site plan

SHEET NO.

AS101



SCALE 1" - 40"

orcutt winslow



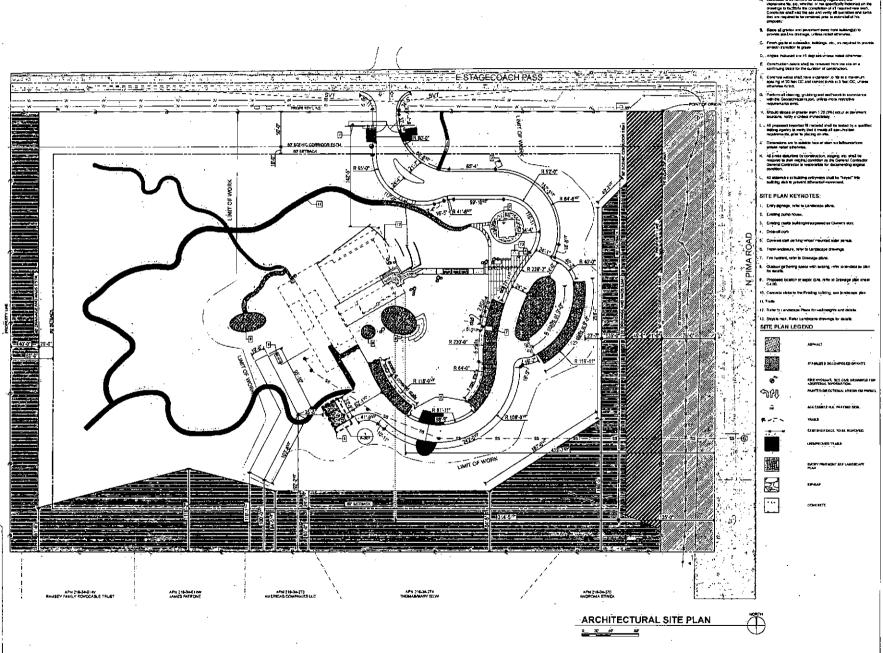


TSG FOUNDATION Center for Spiritual Development
PIMA RD & STAGECOACH DR, SCOTT

18_077-01

site overlay

AS105



SITE PLAN GENERAL NOTES:

Contractor shall remove all existing registrators, who improves the sale, whereas or not appetitionly fraction deserting to buildfully the completions of all required in the completions.

orcuiti winslow

802,257,1764 t 602,257,9029 f

PROJECT TEAM healthcare

PROJECT PHASE DRB resubmittat

TSG FOUNDATION Center for Spiritual

CLEDIT CONTACT

PROJECT NO.

18_077-01

FIEVISION NO.

Development

480,502,1909 (

DATE OF ISSUE

04.08.2019

architectural site plan

SHEET NO. AS102

APN 715-34-014V RAMSEY FAMILY ROVOCABLE TRUST

APN 218-34-014W JAMES PATRONE

PRELIMINARY PLAT DEVELOPER FOR THE RE-PLAT OF T.S.G. PUBLISHING FOUNDATION, INC.
955 € COBBLE STONE ORME TSG PURISHING FRUNDATION INC. 15.5 F CORRECT STONE DRIVE SAN JUN WALLEY, AZ 85140 STAGECOACH PASS BELLEZA DA STALLONE SAN TAN VALLEY, AZ ESTAD SITE — **BOOK 994, PAGE 38, MCR** SWC CORNER STAGEGOACH PASS & PIMA ROAD SURVEYOR CMIL: ENGINEER SUSTAINABLITY DICENTERING CROUP 8250 E GELDING DR. SUITE 101 SCOTTSDALE. ARZONA 85250 PHONE: 480-588-7226 AN LAND SURVEYING LLC. SCOTTSDALE, ARIZONA CHADLER AZ 55244 PHONE: (480) 244-7630 ATTN: DAMEL 48040 ATTR: ALI FAKIN E BLACK MOUNTAIN ROAD VICINITY MAP PROJECT ADDRESS:
SWC STAGECOACH, PASS & PINA ROAD, SCOTTSDALE, ARIZONA. STAGECOACH PASS BOOK BOY PAGE 38 MC 1-N 00 05 29 E SITE INFORMATION: · 9 (5.54⁴ APN: 218-34-316, -317, -318, -318, -319, -320, -321, -322, -323, -324, -325, -327, -328, -327, -328, -327, -328, -327, -328, -FO 1/2" REBAR-EXISTING - ZONING: PROPOSED ZONING: NET LOT AREA: NO. OF LOTS: HAGS REQUIRED NAGS PROVIDED 567,453.0 SO. FT. (13.027 AC) AMENDED STDS MIN LOT SIZE FRONT SETBACK SIDE. SETBACK REAR SETBACK ALLDWED BLDG, HEIGHT LEGEND: CONCRETE SURFACE -— PROPERTY LIME ----- EASEMENT LINE AS HOTED - MASONAY WALL B WATER WETER FIRE HYDRANT ⊕ WANHOLE **№** ELECRIC PULL BOX ELECTRIC TRANSFORMER אסיצ יי - x - x - FFNOE GAS STON & CAS WILL BASIS OF BEARING: DE BASSIO OF BEARDING IS THE NORTH 192 OF THE HORTHEAST DUARTEE OF SCITION 1, TOWNSON 5 HORTH, RANGE 4 EAST, USING A BEARDING OF HORTH 88 OBJECTS 39 WHATES 32 SECUNDS NEST PER BELLEZA DA STALLING, RECORRIED ON BOOK 994, PAGE 36, MARSONA COUNTY BENCHMARK: BENCHMARK 5" A BRASS CAP AL HANDHOLE LOCATED AT THE INTERSECTION OF POUR ROLD AND STAGECOACH PASS. ELEVATION = 2581,455" NAVD 28 GENERAL NOTES: I. DEEPT AS CHERMEE HOTED, ALL EASEMENTS, ARE TO SE DIMED AND MANDAGE, BY THE LOT OWNER AS SET, FORTH IN THE C.C. AND INS., C. LIPECE WILL BE DELICATED TO JUST OF CITTO OF SOUTHAND AND OTHER PRODUCTS AN EASEMENT UPON, AMOSS, OWE AND UNDER THE SHOWN EACH OF THE YEST AND PROBE AND EASEMENT WELLOWING DESCRIPTION. SERVICE TYPE VERGLES AND PUBLIC UTILITIES ACCESS WHICH DICLIDE BUT ARE NOT LIMITED TO CAS, ELECTRIC, TELEPHONE: CARLE TELEVISION. DRAINGE MATER SANTARY SENER AND REFUSE COLLECTION.

3. THIS DEVELOPMENT IS SUBJECT TO GITY OF SCOTTSDALE PRE-APPLICATION CASE MANSER.

APN 218-34-374 THOMAS/MARY SILVA

FLOOD INSURANCE RATE MAP (FIRM)

ZONE

COMMA PANEL NO.

045012 0401300884L 045012 0401300895L

FD 1/2 REBAR-WICAP 19650

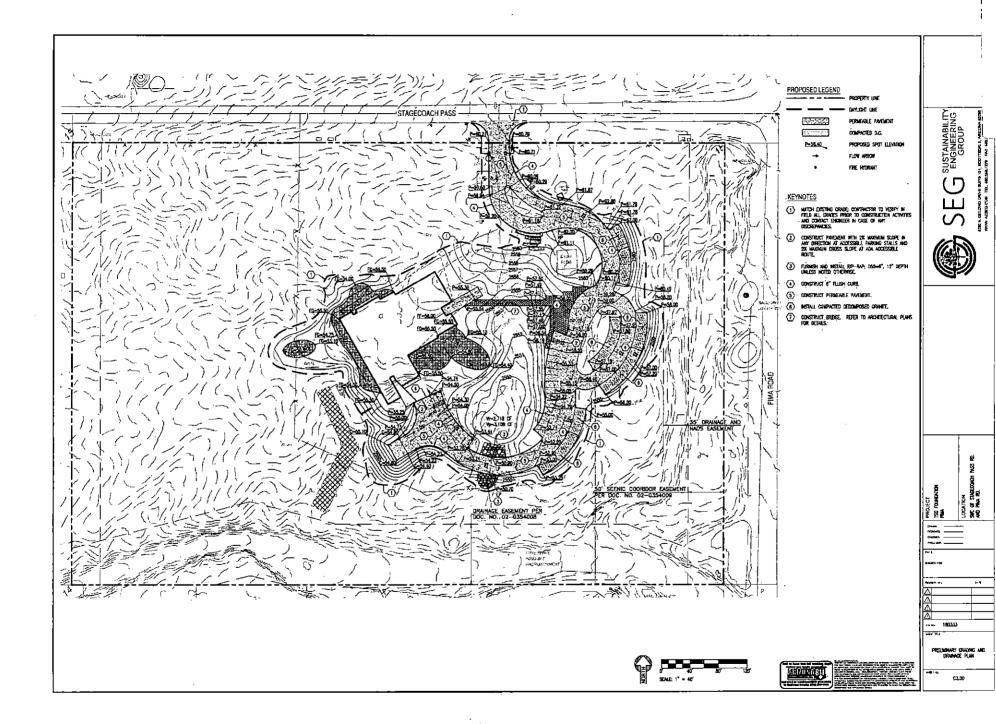
E 1/4 CORNER SECTION 1 TBN, R4E FD BRASS CAP IN HANDHOLE

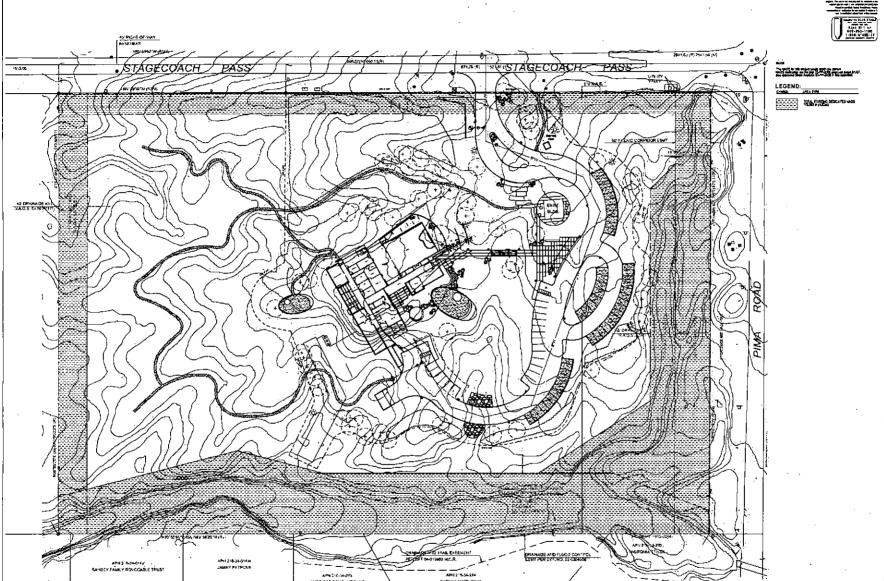


0,77 PRELIMINARY PLAT SECTION 1 TOWNSHIP 5 NORTH RANGE 4 EAST OF THE G S.R.B. A.M. MARICOPA COUNTY, ARIZONA AW

ÎĂND SURVEYING P.O. BOX 2170, CHANDLER AZ 83244 (480) 244-7830 (480) 243-4287

DESCRIPTION OF DESCRIPTION OF DESCRIPTION OF DESCRIPTION OF THE PROPERTY OF TH





orcutt winslow

TSG FOUNDATION
Center for Spiritual
Development
PMA FIG. A STAGECOACH DR. SCOTTSDALE, AZ #
PSGIGGGG

Gia Streidafan 490,502,1909 1 20 Ber 7065 Care Greex, AZ 65327

PROJECT PHASE

SHEET CONTENTS

NÁOS plan

EHEET NO.

L1.02

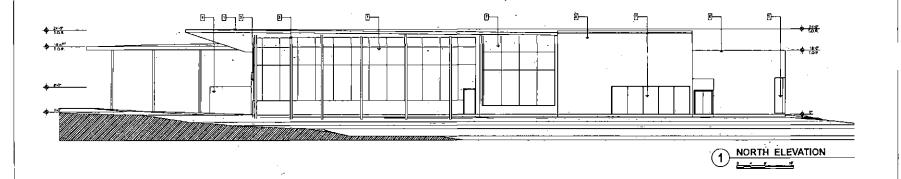
ELEVATION GENERAL NOTES:

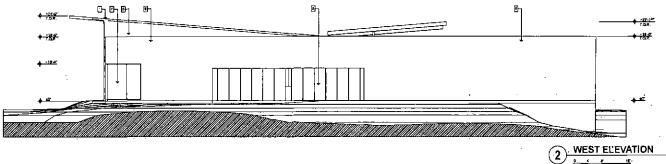
ELEVATION KEYNOTES:

- 1. Rod oth Alexand pro-PATRIA, graphing

- Mage trans tenture researcy unit (Mallou Band) and Protestore ground face depends unit (past) colors, see Path follows.
- 7. Fired Child child windows.
- A. Clase glase stoors.







602.257,1784 (802.257,9029 (

orcutt winslow.



www.owp.com

TSG FOUNDATION Center for Spiritual Development
PINA RD & STAGECOACH DR. SCOT

Gits Bersydersen PO Box 7058 Cave Croex, AZ 86327

РИОИСТ НО ВАГЕ ОГ 1850/Е 18_077-01 11.02.2018 DATE OF 188UE REVISION NO DATE

PROJECT TEAM DRAWN BY MURAIN JC, AM, BD, EA

PROJECT PHAGE

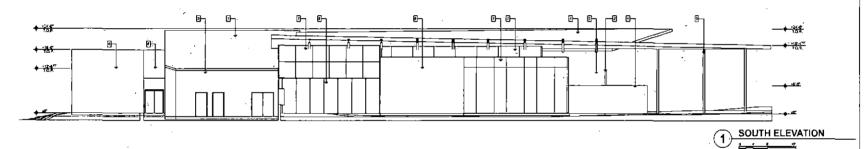
SHEET CONTENTS

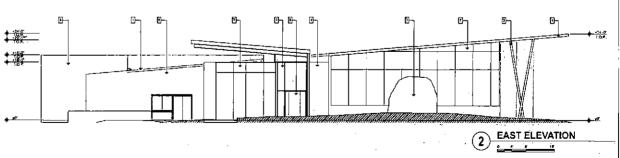
building elevations

GHÉET MO.

- I Rosel with Roselnania pro-CATINA, graphita







oreult winslow

Historian testure miserity and (Malibu Sand) and Transferred ground Son researcy and (paid color), say maked body.

502,257,1764 t 502,257,9029 f www.crwp.com

SECTION / ELEVATION LEGEND

TSG FOUNDATION

Center for Spiritual

Development
PIRM RD & STROFFCOACH DR. SCOTTSDALE, AZ #5

CUENT CONTACT

Griz. Securidarium
PO Box 7058

Cave Creet, AZ
85327 480,507,1909 [

18_077-01 11.02.2018 REVISION NO.

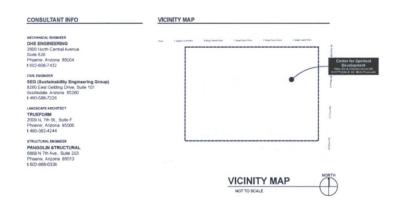
design development

SHEET CONTENTS

building elevations



TSG FOUNDATION Center for Spiritual Development PIMA RD & STAGECOACH DR, SCOTTSDALE, AZ 85331





He-Charical
M-001 mechanical symbols and legend
M-100 mechanical hvac plan - underground
M-101 mechanical hvac plan first level
mechanical piping plan first level
ME— mechanical and electrical schedules CLIENT CONTACT P-201 plumbing piping plan - first level ES-... site lighting layout PROJECT NO. ES-... site lighting photometric plan ES-... site lighting fixture cut-sheets 18_077-01 E-101 electrical power plan first level E-301 electrical lighting plan REVISION NO. E-401 electrical one-line diagram

mechanical

electrical

602.257.1764 t 602.257.9029 f www.owp.com



Spiritual Development enter for **ISG FOUNDATION**

DATE OF ISSUE 04.08.2019

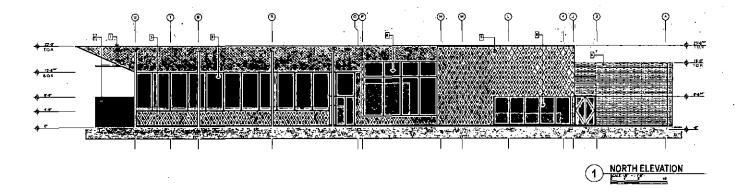
healthcare

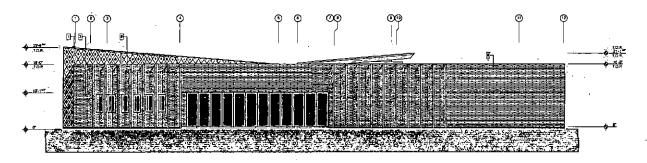
DRB resubmittal

title sheet

G-001







WEST ELEVATION

TSG FOUNDATION
Center for Spiritual
Development
PINARD & STAGECONCHOR, SCOTTSDALE, AZ

607.257.1784 t 602.257.9029 f

450.522,10091

18_077-01 04.08.2019

healthcare

DRS resubmittal

SHEET CONTENTS building elevations

SHEET NO. A-203

ELEVATION GENERAL NOTES:

- A. All exposed starts walte shall be of mesonity type indicated to walte above fixed Sine.
- Sidewides as building and structures and mean first floor flush at degrees and slope sway from building.
- C. Paint às ampossed metal that a not appethac to receive tax
- . All exposer fairing are I be factory finlance
- E See Plans and Scherklis for door and whome gross
- Committee or recess foot this at accessible anowers con plance or ICC/ANSI A 117.1 for the deathing who
- Provide in-weil blocking laming answer sauts, graft para et per menutacturer's recommendations.
- Refer to Accessable Catelly for plumbing firtures on scores like installation.

ELEVATION KEYNOTES:

- . Roof with Albeitstein pre-PATINA, prophes-gray assesse
- 1. Alter mace of Remmed Earn year System
- 3 Vister featur
- 4. Box of formed concre-
- O y wat classed with Rhekulia pre-PATINA, graphita-graph
- Measurers for live measurery unit (Waiths Barer) and Transis artificial Teaching unit (build Color), see material bosts.
- 7 Paparasona Sand color panel



FOR THE SECOND S

Annual Confession and Confession and

.

Center for Spiritual
Development
Planker Singe Cooken as Scottspace

PROJECT NO DATE OF ISSUE 04.08.2019

VISION NO. SA'E

PROJECT TEAM DRAWN BY DRAWN BY JC, AM, BD, EA

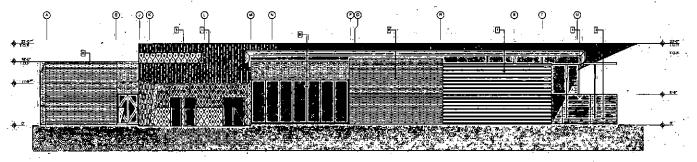
PROJECT PHASE DRB resubmittel

SHEET CONTENTS

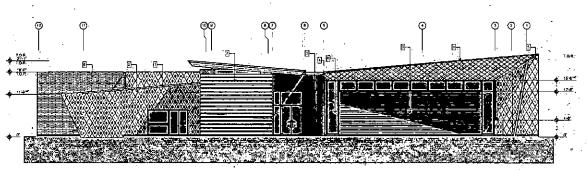
building elevations

A-204

2 EAST ELEVATION









OTM Project# 2018 077 Roard X of X

orcutt|winslow

2929 in central ave eleventh floor phoenty arizona 85012

www.owp.com

orcutt | winslow

- K. Provide flashing per Roofing Manufacturer's standard details a all electrical conduit, HVAC lines, plumbing vents, etc.

ROOF PLAN LEGEND

LOW-SLOPE ROOF SURFACE (BUILT-UP APP PVC EPOM SPRAY POLYURETHANE FOAM (SPF)) ON [14" GYPBUM SUBSTRATE ON] [THICKNESS"] RIGID INSULATION

2/8:12 SLOPE







SCUTTLE/ROOF HATCH WITH LADDER EXTENSION

GUTTER



ROOF PLAN GENERAL NOTES:

Do not begin work without holding a pre-coding conference, Notify Architect, Roofing Supplier, Manufacturer, Installer, Sheet Metal Subcontractor and other related eubcontractors a minimum of 7 days before commencing roofing work.

Roofing Supplier, Manufacturer and Installer shall review all roofing details and advise Architect on any recommended changes. Unless notified otherwise, details will be assumed to have been reviewed and approved by all parties.

Provide crickets behind all mechanical equip, curbs, roof hatch curbs, etc.

D. Minimum slope at all cricket valleys shall be 1/4" per foot. Do not scale plan for cricket dimensions.

Provide curbs and flashing at any equipment not provided with pre-manufactured curbs.

Separate all dissimilar metals with bituminous coatings or other methods acceptable to the Architect.

H. Flashing details shall be in strict compliance with approved Roofing Manufacturer's standards for application, and shall be fabricated in accordance with the latest edition of "Sheet Metal and Air Conditioning Contractor's National Association" (SMACNA) behavioral manual.

Flashing shall be factory finished where indicated. Galvanized unfinished flashing exposed to view shall be washed, primed, and finished with paint per the Specifications.

O. Where existing roofing is modified, engage qualified installers of the roofing systems to maintain roof warrantees. It is the Commodiff's signature like it is not a variety types and manufacturers of satisfary loofing systems.



ROOF SLOPE AND DIRECTION INDICATOR



ROOF DRAIN (RD) AND/OR OVERFLOW DRAIN (OD) IN SUMP PAN - SEE PLUMBING DRAWINGS FOR LEADER



PROJECT TEAM DRAWN BY

CLIENT CONTACT Gita Saraydarian PO Box 7068 480.502.1909 t pha@tsphundation.org Cave Creek, AZ 85327

PROJECT NO. DATE OF ISSUE 18_077-01 11.02.2018 REVISION NO. DATE

PROJECT PHASE

JC, AM, BD, EA

TSG FOUNDATION

Center for Spiritual

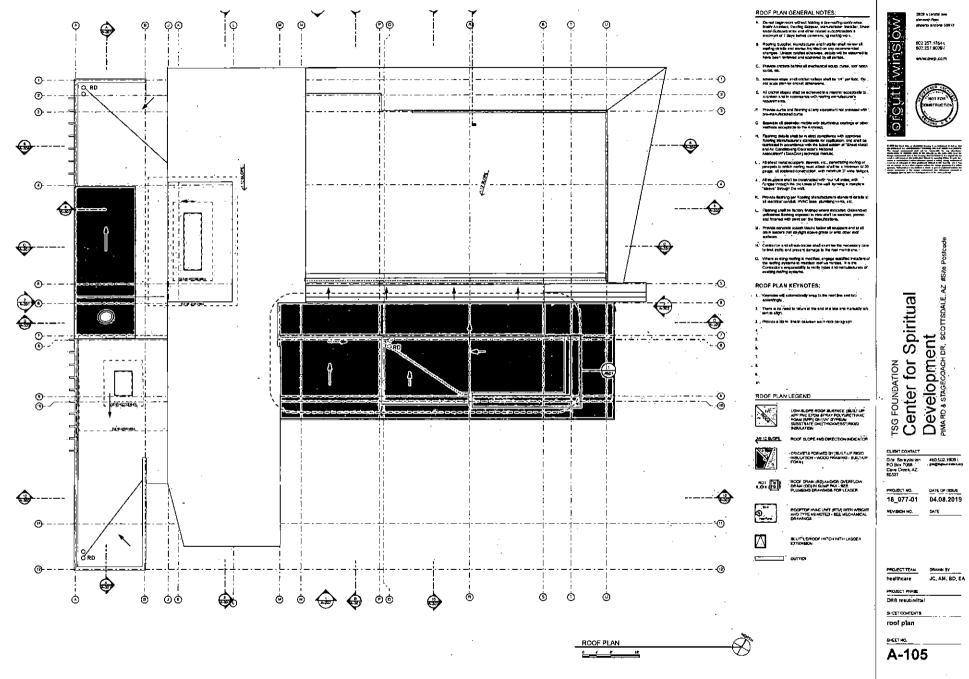
Development
PINARD & STAGECOACH DR., SCOTTSDALE, AZ

design development SHEET CONTENTS

roof plan SHEET NO.

A-104

ATTACHMENT 13





	EASEMENT EASEMENT MEASEMENT MEASEMENT WISELE			- I -
392	STAGECOA	CH PASS 1	Sugar	[*]
	free force free for			
7/(ATTENDED TO
	2011//////		7//	
			115000	
1				
18				
AS DRAINGE NO.			A-73)	→
0)		Z MA		
<u> </u>	$M \cap A \subseteq \omega$			
1/				
1				
1				
			0.00	
¥		141603		
i)				KCC &
(
)				
/1				
				7
		An I SERVICE		
	APN 2"GBAID14v	APA 21904B14AV JAVES PATROME		2011 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
,	RMISSY FAMILY RONOCABLE TRUST	JAVES VALINCHE	APY 218/34/215 AMERICAS COLPANIES (LC	- _f - +

SYMBOL	TREES	NÆ	PROJECT TOTAL OTY.	REMARKS	HEIGHT & WIDTH - CALIFF	ER	_
\bigcirc	Coroldum floridum She Pelo Varde	36° Bo=	51	Muto-Trent	8.0-10.0 80-6.0 2°mm	L	
\bigcirc	Censiller microphyllen Foothills Palis Verde	24' Box	28	M pilb-Trunk	3,0-5,0 3,9-4,0 1° mm	·	
\asymp \bigcirc	Chiloppie finantis Desert Willow	36° Bav	7	Multi-Truph	7.0-9.0 5.0-7.0 2° min		
\cdot \asymp	Otherys secolal fronucted	48° Box	•	Specimen Selected by L.A./ Musti-Trum	A 0-10.0 7.0-6.0 2.5° m	n.	
\smile (\cdot)	Prosopis veluina Native Masquila	24° Bor	26	Migdle Trunk	5.0-7.0 6.0-70 1'mm		***
SYMBOX	SHRUBS	SIZE	PROJECT, TOTAL OTY.	SYMBOL .	ACCENTS	SIZE	PROJECT FOTAL OF
•	Ambrouiz detaites Trangle Leef Bussige	5 Gel	323		Agave decarls Decarl Agave	5 Cel	12
⊖	Cellandra eriophylla Native Ferry Duster	5 Gal	147	. •	Agave merpheyi Merphey's Agave	5 Gel	40 -
(D	Declarates viccolar Haptursh	3 Gal	80	*	Agave patriari Patriar's Agave	6 Gal	Ď
	Encelle fettore Brisiatura	5 Gel	159		Acutetous curiquentole Schools Grame	i Cell .	0
•	Exicamies terioristo Turperone Bush	5 Gel	€7	Ð.	Carnegia pigannes Seguino	24. Best	6
\oplus	Hyptis emoryi Depart tavandar	5 Gel	14	Φ	Cylindropunia Espalova Tectoly Bear Cholia	5 Gal.	•
Φ	Justice californice Chapatross	5 Gal	104	*	Cosystian symetor Desert spoon	5 Gal	B6
⊗	Lerrea tridentata Crandole	5 Gai	109	0	Estimoperya engalmenné Hedgehog Cectus	5 (m)	Ď
⊗	Lycum andersoná Depart wollberty	5 Gel	31	۵	Ferocactos cydnoraceus Compess Berrel Cactus	5 Gal	0
0	Seremondiste chilhennels Jojobe	5 Gel	15	•	Ferocacius Mizeral Feth Mook Barrel Cactus	5 Cal	10
. 🔞	Spherators embigue Ginhamatine	ابت 5	86	*	Fourwirth splendens Cossillo	24° Bas	5
Ø	Vigulare dell'uldes Goldonoye	5 Gal	0	Δ	Désnoté engélménné Engelmania Probly Pear	5 Gar	50
SYMBOL	GROUNDCOVERS / WILDFLOWERS	SIÆ	PROJECT TOTAL QTV.	*	Yuzza (ugzavla) Banena Yucca	15 Gal	30
Ø	Abronie villose Sand Verbene) Gal	0	_ 0	Yucca elefa Scapires Yucca	IS Chal	D
•	Gallaya mulitaduta Dapari Varapold	Cal	190	NOTES SALVAGE N	~		
•	Dysaodis pentaches III Dysaodis	i Gal	14	in all distance decomposed	d grees preserve native lopsoil grante and "desert pavemont"	mate ob	Rocks
0	Panglamon parryl Parry's Par stemon	·) (ial	705	grouter than to stockpied for	12 inches in dermeter ere to be hand placement during restor palmg materials for use in liops	selveged eteja, Esta	and Reshan
ZYMBOL	EXISTING.			areas of this c	via. All rock top-dress malerial feeter of the stricting ration of	a stall ma	
(+)	Existing Time To Remain (Protect of Plate)				ROLINFORMATION		
بكتين	Existing Mass of Treesiling (Protect in Place)	iangtory to Rar	THIS.		ninus decomposed grante, mi	neue ?	depth
:Ö.	Exating Cacus to Remain (Protect in Place)			RETENTION BASIN AREA Provide satinged topsole, including decomposed grants and decard privative trial foots greater than 12 inches or			
REFER TO NA ADDITIONAL I	TIVE PLANT INVENTORY FO VEORMATION	R			e hand placed during restorate		



winslow

602,257,1764 t 602,257,9029 f

TSG FOUNDATION

Center for Spiritual

Development

PINARIOS STAGEDOGH DÉ, SCOTTSDALE, AZ #S
POSICOGO

DATE OF ISSUE 11,02.2018 18_077-01

PROJECT TEAM DRAWN BY

PROJECT PHASE

SHEET CONTENTS planting plan

SHEET NO.

L2.01

	TREES		TOTAL OF:	DELLADER	HERCHE - HERCHE - MALINES	
WM90L	INCES	SIZE	TOTAL QTY.	REMARKS	HEIGHT & WIDTH - CALIPER	_
(\cdot)	Carcidium floridum Blue Pais Verde	36, gran	51	Multi-Trunk	8.0-10.0 6.0-6.0 2° mm.	
.)	Caroldium microphyllum Foothifa Palo Vertie	24° Bos	25	Multi-Trunk	3.0-5.0 3.0-4.0 1° mus.	
$\langle\!\langle \cdot \rangle\!\rangle$	Chitagais Bhearts Dasart Willow	36° 8cm	7	Multi-Trunk	7,0-9.0 5.0-7.0 2" min.	
\cdot \square	Oliveyo secola Ironwood	48° (km	1	Specimen Selected by LA/Mulli - Youn'r	6.0-10.0 7.0-90 25'mm.	
(·)	Prosopu velstre Native Mesquie	24° Beni	25	Multo-Trumb	50-7.0 60-7.0 1° min.	
n waa	SHRUBS	:SIZE	PROJECT TO AL OTY.	SYMBOL	ACCENTS SIZE	PROJEC TOTAL C
@	Ambroser delbides Triangia Last Bursaga	:5 Gel •	323	* .	Agave desarti 5 Ga Dosert Agave	. !2
Θ	Cellandra eriophyth Native Ferry Duster	5 Gal	147	• •	Agave murpheyi 5 Ga Murphay'a Agave	. 40
Φ	Codemes viznes Hoptwish	5 Gal	80	*	Agave petroni 5 Ge Patrier's Ageve	1 0
⊕	Encode /erimpe Encladush	\$ Gu	159		Bostebus curipendus 1 Ga Sulecula Grama	ı, p
•	Ericamento tericatolio Turpentina Bush	5 Gay	57	(a)	Carrangia physiotes 24° (Saguzzo	yan e .
⊕	Hypilis emoryi Dennyi bivandur	'5 Gal	и .	•	Cylindropuntal bigelovii 5 Ge Teddy Beer Chole	•
Φ	Justicie catifornica Chuperose	5 Gal	104	*	Dasylflori erterteri 5 Ga Desert appon	i j6
⊗	Carroe Indentina Cananate	5 Gad	109	o	Echinocarus angelmunni 5 Ga Hadgehog Cactus	1 0
⊗	Lycken andersonal Descriptions	5 Gal	31	0	Ferocactus cylindraceus 5 Ga Compass Barrel Cactus	۵ ا
O	Simmondose chinexala Japabe	5 (34)	rs	•	- Ferocactus without 5 Ga Fish Hosh Qurrel Cactus	10
8	Spheralous emblysse Generalow	S Gal	Mi.	*	Fouquierte spiendens 24 8 Octavillo	kor 5
®	- Vigurora de ficido e Goldenaya	5 Gal	c	Δ	Opunite engotiments 5 Ga Engelmen's Prickly Peau	50
YMBOL	GROUNDCOVERS / WILDFLOWERS	SIZE	PROJECT: TOTAL DITY.	*	Yuctre baccele 15 G Banana Yucca	al 3 0
• ТИВЛ. ⊙	Abrante villose Sand Verbers	1 Gal	0	_ ₀	Yeocarelata . 15 Ca Scarphree Yucca	D
٠	Badaya muhradian Desen Mangold	i Gal	196	NOTES		
•	Dyssodia pentachaela Dyssodia	1 Çal	18	SALVAGE NO in all desturbe	OTE: d wase placerus nátine lippedie, incl granus and "decert pavement" meter	airg
o	Penglerron pertyl Party's Penstamon	104	209	greater then t stockpeed for	2 inches in desirator are to be salvay hand placement during restoration. I	ped and stablesh an
YNACU.	EXISTING		-	areas of the s	ping meserals for one in soppliments; ste. All rock top-classe materials shell color of the misting native state.	
+ .)	Existing Tree To Remain (Protect in Place)			DUST CONTI IN LANDSCA	ROL INFORMATION PE AREAS	
\\\^\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	Enting Mass of Trees/Under (Project in Place)	story to Ren	nein .	Provide 34" r Color To Mail	nimo decomposed granta, minimym ch Cristing :	2 desen
•Ö.	Existing Cádus to Remain (Proted in Place)				BASIN AREA ged lossofs, inchiding decomposed ; non' materials. Rocks greater than 1	

APALIZIGIDATIVA THOMASHARI GALVA

winslow orcutt

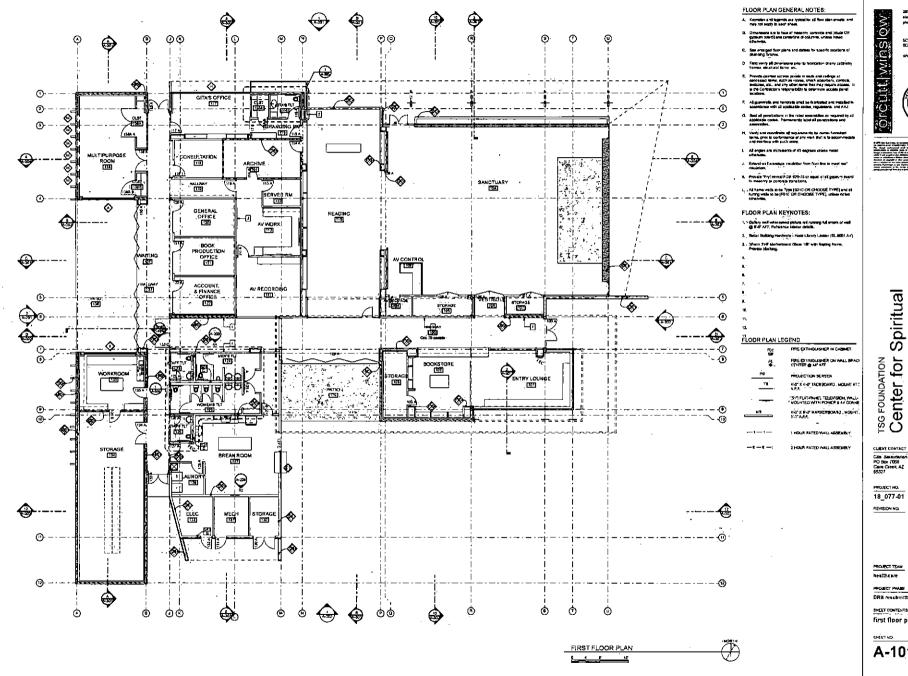
Spiritual

DATE OF ISSUE PPOJECT NO. 18_077-01 11.02.2018

pienting pien

SHEET NO.

L2.02



602.257.17641 802.257.90291 WWW.DWP.COM



Center for Spiritual Development TSG FOUNDATION

CLIENT CONTACT 480,502 1908 (

04.08.2019

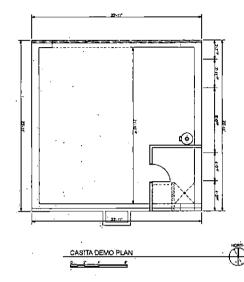
PROJECT TEAM JC, AM, BD, EA healthcare

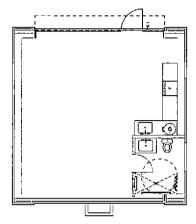
DRB resubmitted

SHEET CONTENTS first floor plan

SHEET NO.

A-101





CASITA FLOORIPLAN

FLOOR PLAN GENERAL NOTES:

TEC III	FURE EXTINGUISHER IN CARDINET.
₹	FIRE EXTINGUISHER ON WALL BILA CENTER & 45° AFF
P5	PROJECTION SCREEN
, —	AVE'S AVE' TACKBOARD, NOUNT A' A.F.E.
	STIFLAT-PAHEL TELEVISION, YALU MOUNTED WITH POWER & AV CONT
	FOR A ST MARKER BOARD , MOUN J-FAFE
-1-1-	HOUR RATEO WALL ASSEMBLY

L. All angles are increments of 45 degrees unless natural netwo

FLOOR PLAN KEYNOTES:

Claiber: well refrecessed packers for manufig full extent of well @ E.-J. APP, Reference means orbital.

FLOOR PLAN LEGEND

FURE EXTIN GLASHER IN CARDINET.
CENTER @ 4) AFF
PROJECTION SCREEN
4-6" X 4-6" TACKBOARD , NOUNT A" A.F.E.
STIFLAT-PANEL TELEMOION, YALU MOUNTED WITH POWER & AV CONT
A'CT K B'CT MARKER BOARD , MOUN J-JF A.F.F.
· HOUR RATED WALL ASSEMBLY
2 HOUR RATED WALL ASSEMBLY

802.257.1764 (802.257.9029 (



TSG FOUNDATION

Center for Spiritual

Development

PINA RD & STAGECOACH OR, SCOTTSDALE, AZ A

CLIENT CONTACT Gita Seraydanan PO Box 7088 Cave Creek, AZ 85.317

78_077-01 04.08.2019 REVISION NO. DATE

PROJECT PHASE

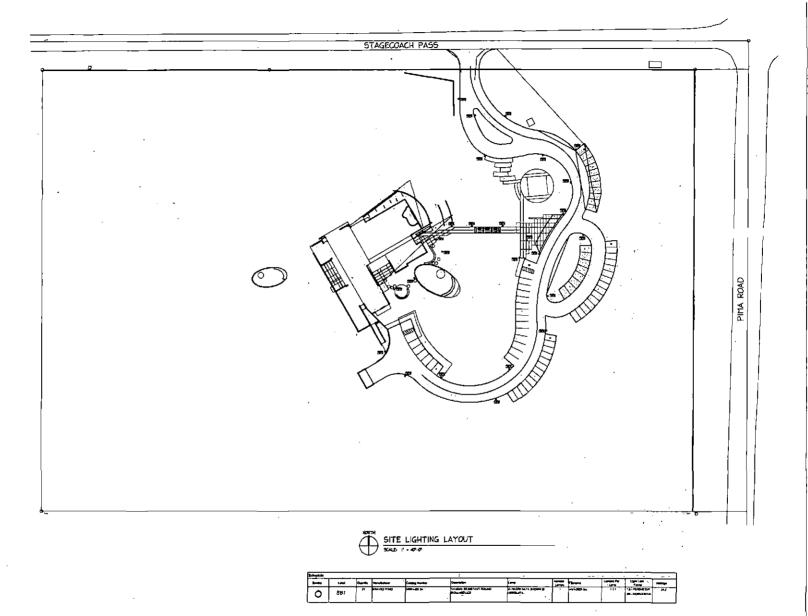
DRB resubmittal SHEET CONTENTS

first floor plan casita

24EET N/2

A-101 a

CASITA RCP



DHE
ENGINEERING
1300 N. Cartal Ave. 57E 1321
Program. AZ 45013
TI. AZTA 402-7513
United Chapter Street
Job Number 5564126



rse FOUNDATION Center for Spiritual

18_077-01

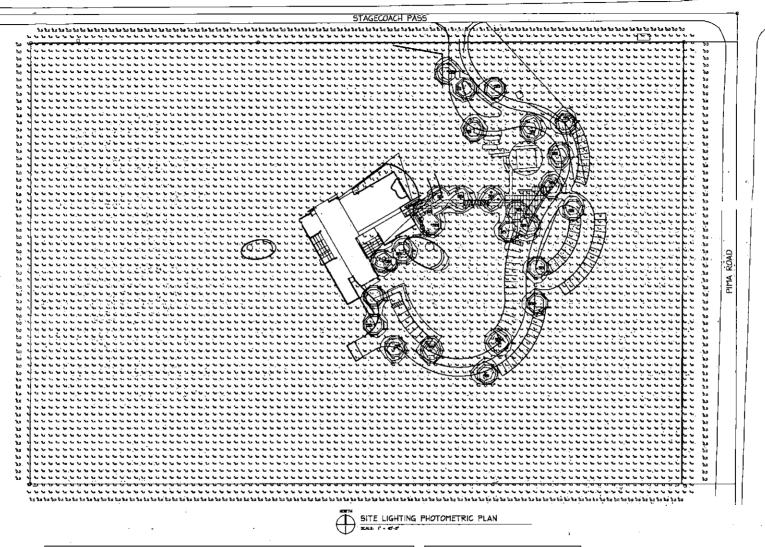
REVISION NO.

11.02.2018

SHEET CONTENTS

SITE LIGHTING LAYOUT

E-100



	Sinitistics							
<u> </u>	Denortotion	Symbol	Avg	Man	I			
1	Horizontal	+	0.0 to	2.5 fc	t			
	Epai Perference		0.0 h	0.0 k	Ì			
	Horth Perfreter		0.0 tc	8,1 lb	Ī			
	Cart Cartains		~ ~ -	1004	Ť			

C LIGHTING NOTES:

GENERAL NOTES.

1. PERIMETER: LIGHTING, VALUES HAVE: BEEN SHOWN OFFSET FOR CLARITY, CALCULATION HAS PERFORMED AT THE PROPERTY LINE PER CITY OF SCOTTSDALE REQUIREMENT.





Senter for Spiritual

DATE OF ISSUE

18_077-01 11.02.2018

REVISION NO.

datigs davelopmast

BHEET CONTENTS SITE LIGHTING PHOTOMETRIC PLAN

CH EST NO E-101



SCOTTSDALE DEVELOPMENT REVIEW BOARD ELECTRONIC MEETING Thursday, April 2, 2020

DRAFT SUMMARIZED MEETING MINUTES

PRESENT:

Solange Whitehead, Councilmember (Substituting for Vice Mayor Littlefield)
William Scarbrough, Vice Chair
Renee Higgs, Planning Commissioner
Joe Young, Design Member
Doug Craig, Design Member
Michal Ann Joyner, Development Member

ABSENT:

None

STAFF:

Brad Carr Mike Hamblin Melissa Berry Jesus Murillo Greg Bloemberg Katie Posler Ben Moriarity

CALL TO ORDER

Councilwoman Whitehead called the meeting of the Development Review Board to order at 1:00 PM.

ROLL CALL

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

^{*} Note: These are summary action minutes only. A complete copy of the meeting audio/video is available on the Development Review Board website at: http://scottsdale.granicus.com/ViewPublisher.php?view_id=36

ADMINISTRATIVE REPORT

Identify supplemental information, if any, related to April 2, 2020
 Development Review Board agenda items, and other correspondence.

MINUTES

2. Approval of the March 5, 2020 Development Review Board Meeting Minutes.

BOARD MEMBER CRAIG MOVED TO APPROVE THE MARCH 5, 2020 DEVELOPMENT REVIEW BOARD MEETING MINUTES, 2ND BY VICE CHAIR SCARBROUGH. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILWOMAN WHITEHEAD, VICE CHAIR SCARBROUGH, COMMISSONER HIGGS, BOARD MEMBERS YOUNG, JOYNER, AND CRAIG WITH AN AYE VOTE OF SIX (6) TO ZERO (0).

CONSENT AGENDA

3. 51-DR-2019 (Cavasson Office A & B)

Request by owner for approval of a site plan, landscape plan, and building elevations for two new office buildings, (164,529 square feet and 157,340 square feet), totaling 321,869 square feet on a +/- 7-acre site with Planned Community District, Planned Airpark Core (P-C PCP) zoning. 18615 N Claret Dr

Butler Design Group, Architect/Designer

BOARD MEMBER YOUNG MOVED TO APPROVE 51-DR-2019, 2ND BY BOARD MEMBER JOYNER. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILWOMAN WHITEHEAD, VICE CHAIR SCARBROUGH, COMMISSONER HIGGS, BOARD MEMBERS YOUNG, JOYNER, AND CRAIG WITH AN AYE VOTE OF SIX (6) TO ZERO (0).

REGULAR AGENDA

4. 53-DR-2019 (Clayton Design Center)

Request approval of the site plan, building elevations, and landscape plan for renovations of an existing +/-18,886 square foot commercial building. 2115 N Scottsdale Rd

Aline Archtecture, Architect/Designer

VICE CHAIR SCARBROUGH MOVED TO APPROVE 53-DR-2019 WITH DELETION OF STIPULATION #4 AND ADDED STIPULATION FOR MYOPORUMS TO BE A MINIMUM OF 5 GALLONS IN SIZE, 2ND BY BOARD MEMBER YOUNG. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILWOMAN WHITEHEAD, VICE CHAIR SCARBROUGH, COMMISSONER HIGGS, BOARD MEMBERS YOUNG, JOYNER, AND CRAIG WITH AN AYE VOTE OF SIX (6) TO ZERO (0).

5. 46-DR-2019 (Storage at McDowell)

Request by owner for approval of a site plan, landscape plan, and building elevations for a new storage facility development on a +/- 1.36 -acre site with Highway Commercial (C-3) zoning.

7025 E McDowell Rd

James Elson, Architect/Designer

VICE CHAIR SCARBROUGH MOVED TO CONTINUE 46-DR-2019 TO THE MAY 7, 2020 DEVELOPMENT REVIEW BOARD HEARING, 2ND BY BOARD MEMBER JOYNER. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILWOMAN WHITEHEAD, VICE CHAIR SCARBROUGH, COMMISSONER HIGGS, BOARD MEMBERS YOUNG, JOYNER, AND CRAIG WITH AN AYE VOTE OF SIX (6) TO ZERO (0).

NON-ACTION ITEMS

6. 50-DR-2018 (Bellezza da Stallone (TSG Foundation))

This is a non-action item. Staff is requesting comments regard conceptual elevations and color.

SWC of East Stagecoach Pass Road and North Pima Road Everett Alan Group, Architect/Designer

THE BOARD DISCUSSED 50-DR-2018.

ADJOURNMENT

With no further business to discuss, the regular meeting of the Development Review Board adjourned at 2:37 PM.

From:

Murillo, Jesus

Sent:

Thursday, April 09, 2020 12:52 PM

To:

Greg Frazier

Subject:

RE: 50-DR-2018 Bellezza de Stallone (TSG Foundation)

Hello Mr. Frazier,

Thank you for your comments. The zoning designation for this property is R1-35 ESL. The R1-35 zoning category allows, by right, "churches and places of worship." The ordinance has a definition for a "place of worship" as: "...a permanently located building commonly used for religious worship. Churches, synagogues or temples shall conform to the uniform building code and are subject to development review approval." The ordinance has additional requirements for such an identified use. I would leave it up the proper personnel if someone were to challenge the use, and whether this project meets the definition or not. Staff did not see a reason to question the use against the definition, and derived their review based on the zoning ordinance, design guidelines, and additional standard requirements for the use.

Again, I will be sure that your comments are a part of the report. On Monday I will provide the email to all those that provided comment thus far; so that anyone can provide further comments before the hearing itself. Please also feel free to share that link with whomever you think should receive notice.

The applicant has asked that I forward any emails that have come in regarding their application. I mention this so that you are aware that I will be sharing your comments with the applicant. I try to be as open as possible.

I can also provide a link to the final report if you would like me to share the report once it is ready for public consumption.

Sincerely,

Jesús

From: Greg Frazier <greg.jk@cox.net> Sent: Thursday, April 09, 2020 9:03 AM

To: Murillo, Jesus < JMurillo@ScottsdaleAz.Gov>

Subject: Re: 50-DR-2018 Bellezza de Stallone (TSG Foundation)

A External Email: Please use caution if opening links or attachments!

Hello Mr. Murillo,

Thank you for your message and keeping me informed about this project. I still have serious concerns about this project and its classification as a "place of worship". Seems to me to be a bit of a stretch to get to that classification based on my understanding of the TSG Foundation from information presented on its own website. I will share the information you provided among my friends and neighbors in the event that they have any additional comments to submit regarding this proposed project.

Thanks again to reaching out to me about this matter.

Regards,

Greg Frazier

On Fri, Apr 3, 2020 at 4:16	5 PM Muril <u>l</u> o, Jesus < <u>JN</u>	Murillo@scottsdaleaz.g	<u>ov</u> > wrote:	
Hello Mr. Frazier,			"	•
· b	• • • • • • • • • • • • • • • • • • •			
to the above-mentioned Pass Road and N. Pima R move forward through the	case; which is a "place oad. The project has be ne process. The case we e televised for resident	of worship" project lo been reviewed by staff vill be presented before ts on Channel 11, and a	ou since you had provided of cated on the southwest cor , and has been deemed to n e the Development Review I also viewable on the interne ed in staff's report.	ner of E. Stagecoach neet the criteria to Board on April 16,
meet in-person at the Ci person. But, I will be pro	ty Hall building. There oviding a link that will a comments will be rec	will <u>not</u> be an opportu Illow you to submit add	n which applicants, citizens, nity for the public to provid ditional comments that will to 1 hour before the hearin	e comments in- reach the entire board
Feel-frée to send me <u>any</u>	further comments tha	at you would like to hav	e included in the report.	
zoning ordinance in this state that you may provi	zoning district. Their c de <u>any</u> comments that the design. The ordina	omments are directed you see fit. I have also ance requires all "place	ot have purview over the "un towards design. I want to be to had other residents provid es of worship" to be reviewe nes.	e sure to be clear to le comments based on
I will also be providing a	link to staff's report or	nce it is available in fina	al draft for public consumpti	on.
Again, any comments th	at you provide will be i	ncluded in staff's repo	rt.	
Sincerely,				

Jesús Murillo

Senior Planner

City of Scottsdale

Planning and Development Services

7447 E. Indian School Road, Ste. 105

Scottsdale, AZ 85251

Phone: 480-312-7849

Fax:

480-312-9037







From:

Greg Frazier < greg.jk@cox.net>

Sent:

Thursday, April 09, 2020 9:03 AM

To:

Murillo, Jesus

Subject:

Re: 50-DR-2018 Bellezza de Stallone (TSG Foundation)

⚠ External Email: Please use caution if opening links or attachments!

Hello Mr. Murillo,

Thank you for your message and keeping me informed about this project. I still have serious concerns about this project and its classification as a "place of worship". Seems to me to be a bit of a stretch to get to that classification based on my understanding of the TSG Foundation from information presented on its own website. I will share the information you provided among my friends and neighbors in the event that they have any additional comments to submit regarding this proposed project.

Thanks again to reaching out to me about this matter.

Regards,

Greg Frazier

On Fri, Apr 3, 2020 at 4:16 PM Murillo, Jesus < JMurillo@scottsdaleaz.gov > wrote:

Hello Mr. Frazier,

I hope you are doing well and staying safe. I wanted to reach out to you since you had provided comments in regards to the above-mentioned case; which is a "place of worship" project located on the southwest corner of E. Stagecoach Pass Road and N. Pima Road. The project has been reviewed by staff, and has been deemed to meet the criteria to move forward through the process. The case will be presented before the Development Review Board on April 16, 2020. The hearing will be televised for residents on Channel 11, and also viewable on the internet. The correspondence that you have provided up to this point will be included in staff's report.

Due to the recent COVID-19 virus, there will <u>not</u> be a public meeting in which applicants, citizens, or staff would will meet in-person at the City Hall building. There will <u>not</u> be an opportunity for the public to provide comments in-person. But, I will be providing a link that will allow you to submit additional comments that will reach the entire board before the meeting. The comments will be received and accepted up to 1 hour before the hearing. The hearing will start at 1:00, on Thursday, April 16, 2020.

Feel free to send me any further comments that you would like to have included in the report.

I just wanted to mention that the Development Review Board does not have purview over the "uses" allowed by the zoning ordinance in this zoning district. Their comments are directed towards design. I want to be sure to be clear to state that you may provide <u>any</u> comments that you see fit. I have also had other residents provide comments based on the "church" use, versus the design. The ordinance requires all "places of worship" to be reviewed by the Development Review Board for adherence to ordinance criteria, and design guidelines.

I will also be providing a link to staff's report once it is available in final draft for public consumption.

Again, any comments that you provide will be included in staff's report.

Sincerely,

Jesús Murillo

Senior Planner

City of Scottsdale

Planning and Development Services

7447 E. Indian School Road, Ste. 105

Scottsdale, AZ 85251

Phone: 480-312-7849

Fax: 480-312-9037



From:

Murillo, Jesus

Sent:

Friday, April 03, 2020 4:30 PM

To:

Kristin Reuter

Subject:

RE: 50-DR-2018 Bellezza de Stallone (TSG Foundation)

Hello Kristin,

As you have stated, there have been other residents present the same concern. I have an email in which the Director of Transportation provided input on his review of the traffic report. He stated:

"In terms of traffic generated by the land use, the proposed facility is very low impact. They are only providing 46 parking spaces on the site. It replaces a previously approved eleven-lot residential subdivision. We have studied the Pima Road and Stagecoach Pass intersection a few times to see if it meets traffic signal warrants, but it did not. We have proposed that a roundabout be considered, but we do not have funding available at this time. We will do some observations."

I can also direct you to him if you had any follow-up questions or comments (Phil Kercher pker@scottsdaleaz.gov). Please cc' me on any emails to Mr. Kercher.

Sincerely,

Jesús

From: Kristin Reuter < jkreuter1@cox.net> Sent: Friday, April 03, 2020 4:20 PM

To: Murillo, Jesus < JMurillo@ScottsdaleAz.Gov>

Subject: Re: 50-DR-2018 Bellezza de Stallone (TSG Foundation)

↑ External Email: Please use caution if opening links or attachments!

Thank you for responding. Just to be clear, my concern, along with others in the surrounding area, is regarding the traffic situation at Pima Rd and Stagecoach Pass. My question was whether or not that issue has been considered? And, if so, is there any plan in place to address said issue? It's already a challenging intersection. By adding a "place of worship" at that corner, I am concerned about all the additional traffic this project will be bringing.

I do not have an issue with what is being built there. My issue is with the traffic control situation at this intersection and the potential problems and stress this project will bring to the area in regards to traffic. Thank you.

Kristin Reuter

On Apr 3, 2020, at 4:11 PM, Murillo, Jesus < JMurillo@scottsdaleaz.gov > wrote:

Hello Kristin,

I hope you are doing well and staying safe. I wanted to reach out to you since you had provided comments in regards to the above-mentioned case; which is a "place of worship" project located on the

southwest corner of E. Stagecoach Pass Road and N. Pima Road. The project has been reviewed by staff, and has been deemed to meet the criteria to move forward through the process. The case will be presented before the Development Review Board on April 16, 2020. The hearing will be televised for residents on Channel 11, and also viewable on the internet. The correspondence that you have provided up to this point will be included in staff's report.

Due to the recent COVID-19 virus, there will <u>not</u> be a public meeting in which applicants, citizens, or staff would will meet in-person at the City Hall building. There will <u>not</u> be an opportunity for the public to provide comments in-person. But, I will be providing a link that will allow you to submit additional comments that will reach the entire board before the meeting. The comments will be received and accepted up to 1 hour before the hearing. The hearing will start at 1:00, on Thursday, April 16, 2020.

Feel free to send me any further comments that you would like to have included in the report.

I just wanted to mention that the Development Review Board does not have purview over the "uses" allowed by the zoning ordinance in this zoning district. Their comments are directed towards design. I want to be sure to be clear to state that you may provide <u>any</u> comments that you see fit. I have also had other residents provide comments based on the "church" use, versus the design. The ordinance requires all "places of worship" to be reviewed by the Development Review Board for adherence to ordinance criteria, and design guidelines.

I will also be providing a link to staff's report once it is available in final draft for public consumption.

Again, any comments that you provide will be included in staff's report.

Sincerely,

Jesús Murillo Senior Planner City of Scottsdale Planning and Development Services 7447 E. Indian School Road, Ste. 105 Scottsdale, AZ 85251

Phone: 480-312-7849 Fax: 480-312-9037

Get informed! <image001.png>

<image002.png>

<image003.png>

From:

Murillo, Jesus

Sent:

Friday, April 03, 2020 4:26 PM

To:

jimpetrone@cox.net

Subject:

50-DR-2018 Bellezza de Stallone (TSG Foundation)

Hello Jim,

Have not spoken to you for a while. I hope you are doing well and staying safe. I wanted to reach out to you since you had provided comments in regards to the above-mentioned case; which is a "place of worship" project located on the southwest corner of E. Stagecoach Pass Road and N. Pima Road. The project has been reviewed by staff, and has been deemed to meet the criteria to move forward through the process. The case will be presented before the Development Review Board on April 16, 2020. The hearing will be televised for residents on Channel 11, and also viewable on the internet. The correspondence that you have provided up to this point will be included in staff's report.

Due to the recent COVID-19 virus, there will **not** be a public meeting in which applicants, citizens, or staff would will meet in-person at the City Hall building. There will not be an opportunity for the public to provide comments inperson. But, I will be providing a link that will allow you to submit additional comments that will reach the entire board before the meeting. The comments will be received and accepted up to 1 hour before the hearing. The hearing will start at 1:00, on Thursday, April 16, 2020.

Feel free to send me any further comments that you would like to have included in the report.

I just wanted to mention that the Development Review Board does not have purview over the "uses" allowed by the zoning ordinance in this zoning district. Their comments are directed towards design. I want to be sure to be clear to state that you may provide any comments that you see fit. I have also had other residents provide comments based on the "church" use, versus the design. The ordinance requires all "places of worship" to be reviewed by the Development Review Board for adherence to ordinance criteria, and design guidelines.

I will also be providing a link to staff's report once it is available in final draft for public consumption.

Again, any comments that you provide will be included in staff's report.

Sincerely,

Jesús Murillo Senior Planner City of Scottsdale **Planning and Development Services** 7447 E. Indian School Road, Ste. 105 Scottsdale, AZ 85251

Phone: 480-312-7849

Fax:

480-312-9037



From:

Mail Delivery Subsystem < MAILER-DAEMON@cosmail.scottsdaleaz.gov>

To:

jimpatrone@cox.net

Sent:

Friday, April 03, 2020 4:18 PM

Subject:

Undeliverable: 50-DR-2018 Bellezza de Stallone (TSG Foundation)

The original message was received at Fri, 3 Apr 2020 16:18:25 -0700 from cosmail.scottsdaleaz.gov [127.0.0.1]

----- The following addresses had permanent fatal errors ----- <jimpatrone@cox.net> (reason: 550 5.1.1 <jimpatrone@cox.net> Recipient address rejected: User does not exist.)

----- Transcript of session follows ----- ... while talking to cxr.mx.a.cloudfilter.net.:

>>> RCPT To:<jimpatrone@cox.net>

<<< 550 5.1.1 <jimpatrone@cox.net> Recipient address rejected: User does not exist.

550 5.1.1 < jimpatrone@cox.net > ... User unknown

>>> DATA

<<< 503 5.5.0 need RCPT before DATA

From:

Kristin Reuter < jkreuter1@cox.net>

Sent:

Friday, April 03, 2020 4:20 PM

To:

Murillo, Jesus

Subject:

Re: 50-DR-2018 Bellezza de Stallone (TSG Foundation)

♠ External Email: Please use caution if opening links or attachments!

Thank you for responding. Just to be clear, my concern, along with others in the surrounding area, is regarding the traffic situation at Pima Rd and Stagecoach Pass. My question was whether or not that issue has been considered? And, if so, is there any plan in place to address said issue? It's already a challenging intersection. By adding a "place of worship" at that corner, I am concerned about all the additional traffic this project will be bringing.

I do not have an issue with what is being built there. My issue is with the traffic control situation at this intersection and the potential problems and stress this project will bring to the area in regards to traffic.

Thank you.

Kristin Reuter

On Apr 3, 2020, at 4:11 PM, Murillo, Jesus < JMurillo@scottsdaleaz.gov> wrote:

Hello Kristin,

I hope you are doing well and staying safe. I wanted to reach out to you since you had provided comments in regards to the above-mentioned case; which is a "place of worship" project located on the southwest corner of E. Stagecoach Pass Road and N. Pima Road. The project has been reviewed by staff, and has been deemed to meet the criteria to move forward through the process. The case will be presented before the Development Review Board on April 16, 2020. The hearing will be televised for residents on Channel 11, and also viewable on the internet. The correspondence that you have provided up to this point will be included in staff's report.

Due to the recent COVID-19 virus, there will <u>not</u> be a public meeting in which applicants, citizens, or staff would will meet in-person at the City Hall building. There will <u>not</u> be an opportunity for the public to provide comments in-person. But, I will be providing a link that will allow you to submit additional comments that will reach the entire board before the meeting. The comments will be received and accepted up to 1 hour before the hearing. The hearing will start at 1:00, on Thursday, April 16, 2020.

Feel free to send me any further comments that you would like to have included in the report.

I just wanted to mention that the Development Review Board does not have purview over the "uses" allowed by the zoning ordinance in this zoning district. Their comments are directed towards design. I want to be sure to be clear to state that you may provide <u>any</u> comments that you see fit. I have also had other residents provide comments based on the "church" use, versus the design. The ordinance requires all "places of worship" to be reviewed by the Development Review Board for adherence to ordinance criteria, and design guidelines.

I will also be providing a link to staff's report once it is available in final draft for public consumption.

Again, any comments that you provide will be included in staff's report.

Sincerely,

Jesús Murillo Senior Planner City of Scottsdale Planning and Development Services 7447 E. Indian School Road, Ste. 105 Scottsdale, AZ 85251

Phone: 480-312-7849 Fax: 480-312-9037

Get informed!

<image001.png>

<image002.png>

<image003.png>

From:

Murillo, Jesus

Sent:

Friday, April 03, 2020 4:20 PM

To:

jwikard@gmail.com

Subject:

50-DR-2018 Bellezza de Stallone (TSG Foundation)

Hello Jim,

Have not spoken to you for a while. I hope you are doing well and staying safe. I wanted to reach out to you since you had provided comments in regards to the above-mentioned case; which is a "place of worship" project located on the southwest corner of E. Stagecoach Pass Road and N. Pima Road. The project has been reviewed by staff, and has been deemed to meet the criteria to move forward through the process. The case will be presented before the Development Review Board on April 16, 2020. The hearing will be televised for residents on Channel 11, and also viewable on the internet. The correspondence that you have provided up to this point will be included in staff's report.

Due to the recent COVID-19 virus, there will <u>not</u> be a public meeting in which applicants, citizens, or staff would will meet in-person at the City Hall building. There will <u>not</u> be an opportunity for the public to provide comments in-person. But, I will be providing a link that will allow you to submit additional comments that will reach the entire board before the meeting. The comments will be received and accepted up to 1 hour before the hearing. The hearing will start at 1:00, on Thursday, April 16, 2020.

Feel free to send me any further comments that you would like to have included in the report.

I just wanted to mention that the Development Review Board does not have purview over the "uses" allowed by the zoning ordinance in this zoning district. Their comments are directed towards design. I want to be sure to be clear to state that you may provide any comments that you see fit. I have also had other residents provide comments based on the "church" use, versus the design. The ordinance requires all "places of worship" to be reviewed by the Development Review Board for adherence to ordinance criteria, and design guidelines.

I will also be providing a link to staff's report once it is available in final draft for public consumption.

Again, any comments that you provide will be included in staff's report.

Sincerely,

Jesús Murillo Senior Planner City of Scottsdale Planning and Development Services 7447 E. Indian School Road, Ste. 105 Scottsdale, AZ 85251

Phone: 480-312-7849

Fax:

480-312-9037



From:

Murillo, Jesus

Sent:

Friday, April 03, 2020 4:18 PM

To:

jimpatrone@cox.net

Subject:

50-DR-2018 Bellezza de Stallone (TSG Foundation)

Hello Jim.

I hope you are doing well and staying safe. I wanted to reach out to you since you had provided comments in regards to the above-mentioned case; which is a "place of worship" project located on the southwest corner of E. Stagecoach Pass Road and N. Pima Road. The project has been reviewed by staff, and has been deemed to meet the criteria to move forward through the process. The case will be presented before the Development Review Board on April 16, 2020. The hearing will be televised for residents on Channel 11, and also viewable on the internet. The correspondence that you have provided up to this point will be included in staff's report.

Due to the recent COVID-19 virus, there will not be a public meeting in which applicants, citizens, or staff would will meet in-person at the City Hall building. There will not be an opportunity for the public to provide comments inperson. But, I will be providing a link that will allow you to submit additional comments that will reach the entire board before the meeting. The comments will be received and accepted up to 1 hour before the hearing. The hearing will start at 1:00, on Thursday, April 16, 2020.

Feel free to send me any further comments that you would like to have included in the report.

I just wanted to mention that the Development Review Board does not have purview over the "uses" allowed by the zoning ordinance in this zoning district. Their comments are directed towards design. I want to be sure to be clear to state that you may provide any comments that you see fit. I have also had other residents provide comments based on the "church" use, versus the design. The ordinance requires all "places of worship" to be reviewed by the Development Review Board for adherence to ordinance criteria, and design guidelines.

I will also be providing a link to staff's report once it is available in final draft for public consumption.

Again, any comments that you provide will be included in staff's report.

Sincerely,

Jesús Murillo Senior Planner -City of Scottsdale Planning and Development Services 7447 E. Indian School Road, Ste. 105 Scottsdale, AZ 85251

Phone: 480-312-7849

Fax:

480-312-9037



From:

Murillo, Jesus

Sent:

Friday, April 03, 2020 4:17 PM

To:

greg.jk@cox.net

Subject:

50-DR-2018 Bellezza de Stallone (TSG Foundation)

Hello Mr. Frazier,

Thope you are doing well and staying safe. I wanted to reach out to you since you had provided comments in regards to the above-mentioned case; which is a "place of worship" project located on the southwest corner of E. Stagecoach Pass Road and N. Pima Road. The project has been reviewed by staff, and has been deemed to meet the criteria to move forward through the process. The case will be presented before the Development Review Board on April 16, 2020. The hearing will be televised for residents on Channel 11, and also viewable on the internet. The correspondence that you have provided up to this point will be included in staff's report.

Due to the recent COVID-19 virus, there will not be a public meeting in which applicants, citizens, or staff would will meet in-person at the City Hall building. There will not be an opportunity for the public to provide comments inperson. But, I will be providing a link that will allow you to submit additional comments that will reach the entire board before the meeting. The comments will be received and accepted up to 1 hour before the hearing. The hearing will start at 1:00, on Thursday, April 16, 2020:

Feel free to send me any further comments that you would like to have included in the report.

I just wanted to mention that the Development Review Board does not have purview over the "uses" allowed by the zoning ordinance in this zoning district. Their comments are directed towards design. I want to be sure to be clear to state that you may provide any comments that you see fit. I have also had other residents provide comments based on the "church" use, versus the design. The ordinance requires all "places of worship" to be reviewed by the Development Review Board for adherence to ordinance criteria, and design guidelines.

I will also be providing a link to staff's report once it is available in final draft for public consumption.

Again, any comments that you provide will be included in staff's report.

Sincerely,

Jesús Murillo Senior Planner City of Scottsdale Planning and Development Services 7447 E. Indian School Road, Ste. 105 Scottsdale, AZ 85251

Phone: 480-312-7849

Fax:

480-312-9037



From:

Murillo, Jesus

Sent:

Friday, April 03, 2020 4:15 PM

To:

tipenhollow@gmail.com

Subject:

50-DR-2018 Bellezza de Stallone (TSG Foundation)

Hello Tammy,

I hope you are doing well and staying safe. I wanted to reach out to you since you had provided comments in regards to the above-mentioned case; which is a "place of worship" project located on the southwest corner of E. Stagecoach Pass Road and N. Pima Road. The project has been reviewed by staff, and has been deemed to meet the criteria to move forward through the process. The case will be presented before the Development Review Board on April 16, 2020. The hearing will be televised for residents on Channel 11, and also viewable on the internet. The correspondence that you have provided up to this point will be included in staff's report.

Due to the recent COVID-19 virus, there will <u>not</u> be a public meeting in which applicants, citizens, or staff would will meet in-person at the City Hall building. There will <u>not</u> be an opportunity for the public to provide comments in-person. But, I will be providing a link that will allow you to submit additional comments that will reach the entire board before the meeting. The comments will be received and accepted up to 1 hour before the hearing. The hearing will start at 1:00, on Thursday, April 16, 2020.

Feel free to send me any further comments that you would like to have included in the report.

I just wanted to mention that the Development Review Board does not have purview over the "uses" allowed by the zoning ordinance in this zoning district. Their comments are directed towards design. I want to be sure to be clear to state that you may provide any comments that you see fit. I have also had other residents provide comments based on the "church" use, versus the design. The ordinance requires all "places of worship" to be reviewed by the Development Review Board for adherence to ordinance criteria, and design guidelines.

I will also be providing a link to staff's report once it is available in final draft for public consumption.

Again, any comments that you provide will be included in staff's report.

Sincerely,

Jesús Murillo Senior Planner City of Scottsdale Planning and Development Services 7447 E. Indian School Road, Ste. 105 Scottsdale, AZ 85251

Phone: 480-312-7849

Fax:

480-312-9037



From:

Murillo, Jesus

Sent:

Friday, April 03, 2020 4:14 PM

To:

dlebl@cox.net

Subject:

50-DR-2018 Bellezza de Stallone (TSG Foundation)

Hello John and Della,

I hope you are doing well and staying safe. I wanted to reach out to you since you had provided comments in regards to the above-mentioned case; which is a "place of worship" project located on the southwest corner of E. Stagecoach Pass Road and N. Pima Road. The project has been reviewed by staff; and has been deemed to meet the criteria to move forward through the process. The case will be presented before the Development Review Board on April 16, 2020. The hearing will be televised for residents on Channel 11, and also viewable on the internet. The correspondence that you have provided up to this point will be included in staff's report.

Due to the recent COVID-19 virus, there will <u>not</u> be a public meeting in which applicants, citizens, or staff would will meet in-person at the City Hall building. There will <u>not</u> be an opportunity for the public to provide comments in-person. But, I will be providing a link that will allow you to submit additional comments that will reach the entire board before the meeting. The comments will be received and accepted up to 1 hour before the hearing. The hearing will start at 1:00, on Thursday, April 16, 2020.

Feel free to send me any further comments that you would like to have included in the report.

I just wanted to mention that the Development Review Board does not have purview over the "uses" allowed by the zoning ordinance in this zoning district. Their comments are directed towards design. I want to be sure to be clear to state that you may provide <u>any</u> comments that you see fit. I have also had other residents provide comments based on the "church" use, versus the design. The ordinance requires all "places of worship" to be reviewed by the Development Review Board for adherence to ordinance criteria, and design guidelines.

I will also be providing a link to staff's report once it is available in final draft for public consumption.

Again, any comments that you provide will be included in staff's report.

Sincerely,

Jesús Murillo Senior Planner City of Scottsdale Planning and Development Services 7447 E. Indian School Road, Ste. 105 Scottsdale, AZ 85251

Phone: 480-312-7849 Fax: 480-312-9037



From:

Murillo, Jesus

Sent:

Friday, April 03, 2020 4:13 PM

To:

c stringer@icloud.com

Subject:

50-DR-2018 Bellezza de Stallone (TSG Foundation)

Hello CM,

I hope you are doing well and staying safe. I wanted to reach out to you since you had provided comments in regards to the above-mentioned case; which is a "place of worship" project located on the southwest corner of E. Stagecoach Pass Road and N. Pima Road. The project has been reviewed by staff, and has been deemed to meet the criteria to move forward through the process. The case will be presented before the Development Review Board on April 16, 2020. The hearing will be televised for residents on Channel 11, and also viewable on the internet. The correspondence that you have provided up to this point will be included in staff's report.

Due to the recent COVID-19 virus, there will <u>not</u> be a public meeting in which applicants, citizens, or staff would will meet in-person at the City Hall building. There will <u>not</u> be an opportunity for the public to provide comments in-person. But, I will be providing a link that will allow you to submit additional comments that will reach the entire board before the meeting. The comments will be received and accepted up to 1 hour before the hearing. The hearing will start at 1:00, on Thursday, April 16, 2020.

Feel free to send me any further comments that you would like to have included in the report.

I just wanted to mention that the Development Review Board does not have purview over the "uses" allowed by the zoning ordinance in this zoning district. Their comments are directed towards design. I want to be sure to be clear to state that you may provide <u>any</u> comments that you see fit. I have also had other residents provide comments based on the "church" use, versus the design. The ordinance requires all "places of worship" to be reviewed by the Development Review Board for adherence to ordinance criteria, and design guidelines.

I will also be providing a link to staff's report once it is available in final draft for public consumption.

Again, any comments that you provide will be included in staff's report.

Sincerely,

Jesús Murillo Senior Planner City of Scottsdale Planning and Development Services 7447 E. Indian School Road, Ste. 105 Scottsdale, AZ 85251

Phone: 480-312-7849 Fax: 480-312-9037



From:

Murillo, Jesus

Sent:

Friday, April 03, 2020 4:11 PM

To:

ikreuter1@cox.net

Subject:

50-DR-2018 Bellezza de Stallone (TSG Foundation)

Hello Kristin,

I hope you are doing well and staying safe. I wanted to reach out to you since you had provided comments in regards to the above-mentioned case; which is a "place of worship" project located on the southwest corner of E. Stagecoach Pass Road and N. Pima Road. The project has been reviewed by staff, and has been deemed to meet the criteria to move forward through the process. The case will be presented before the Development Review Board on April 16, 2020. The hearing will be televised for residents on Channel 11, and also viewable on the internet. The correspondence that you have provided up to this point will be included in staff's report.

Due to the recent COVID-19 virus, there will <u>not</u> be a public meeting in which applicants, citizens, or staff would will meet in-person at the City Hall building. There will <u>not</u> be an opportunity for the public to provide comments in-person. But, I will be providing a link that will allow you to submit additional comments that will reach the entire board before the meeting. The comments will be received and accepted up to 1 hour before the hearing. The hearing will start at 1:00, on Thursday, April 16, 2020.

Feel free to send me <u>any</u> further comments that you would like to have included in the report.

I just wanted to mention that the Development Review Board does not have purview over the "uses" allowed by the zoning ordinance in this zoning district. Their comments are directed towards design. I want to be sure to be clear to state that you may provide any comments that you see fit. I have also had other residents provide comments based on the "church" use, versus the design. The ordinance requires all "places of worship" to be reviewed by the Development Review Board for adherence to ordinance criteria, and design guidelines.

I will also be providing a link to staff's report once it is available in final draft for public consumption.

Again, any comments that you provide will be included in staff's report.

Sincerely,

Jesús Murillo Senior Planner City of Scottsdale Planning and Development Services 7447 E. Indian School Road, Ste. 105 Scottsdale, AZ 85251

Phone: 480-312-7849

Fax:

480-312-9037



From: Kercher, Phillip

Sent: Tuesday, March 31, 2020 4:37 PM

To: c_stringer@icloud.com

Cc: Murillo, Jesus

Subject: FW: Proposed House of Worship...Pima and Stage Coach

CM:

With respect to the proposed TSG Foundation facility that is proposed in 50-DR-2018, it is an allowed land use under the current zoning district on the property. City staff and Scottsdale residents can suggest changes to the site plan or the building architecture, but it is not really possible to cancel the project unless the property owner withdraws their application. In terms of traffic generated by the land use, the proposed facility is very low impact. They are only providing 46 parking spaces on the site. It replaces a previously approved eleven lot residential subdivision.

We have studied the Pima Road and Stagecoach Pass intersection a few times to see if it meets traffic signal warrants, but it did not. We have proposed that a roundabout be considered, but we do not have funding available at this time. We will do some observations, but with the COVID-19 restrictions in place, traffic volumes have decreased about 44 percent. Feel free to contact me if you have any other traffic concerns.

Phillip H. Kercher, PE, P.T.O.E. TRAFFIC ENGINEERING MANAGER CITY OF SCOTTSDALE 480-312-7645

From: Murillo, Jesus < JMurillo@ScottsdaleAz.Gov>

Sent: Tuesday, March 31, 2020 12:27 PM **To:** Ashley Mulhall <mulhall.a@owp.com>

Subject: FW: Proposed House of Worship...Pima and Stage Coach

FYI – I will be forwarding to my transportation department.

From: c stringer@icloud.com <c stringer@icloud.com>

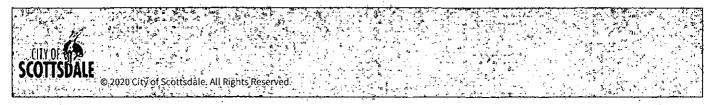
Sent: Sunday, March 29, 2020 3:23 PM

To: Murillo, Jesus < JMurillo@ScottsdaleAz.Gov >

Subject: Proposed House of Worship...Pima and Stage Coach



I was wondering if anyone from the city is aware of the already existing traffic problems at Stage Coach and Pima? Do you ever drive up here and see how difficult it is, to cross Stage Coach at Pima or do you just sit in your office and approve plans? This is a terrible idea and this project should be cancelled! CM Stringer 9783 E. Roadrunner Dr Scottsdale -- sent by CM Stringer (case# 50-DR-2018)



From:

c_stringer@icloud.com

Sent:

Sunday, March 29, 2020 3:23 PM

To:

Murillo, Jesus

Subject:

Proposed House of Worship...Pima and Stage Coach

A External Email: Please use caution if opening links or attachments!



I was wondering if anyone from the city is aware of the already existing traffic problems at Stage Coach and Pima? Do you ever drive up here and see how difficult it is, to cross Stage Coach at Pima or do you just sit in your office and approve plans? This is a terrible idea and this project should be cancelled! CM Stringer 9783 E. Roadrunner Dr Scottsdale -- sent by CM Stringer (case# 50-DR-2018)



© 2020 City of Scottsdale. All Rights Reserved.

From:

Acevedo, Alex

Sent:

Monday, March 23, 2020 8:46 AM

To:

Murillo, Jesus

Subject:

FW: 50-DR-2018

Good morning,

Please review the email sent by Kristin Reuter.

Respectfully,

Alex Acevedo

Planning Specialist City of Scottsdale Planning & Development Services

Phone: 480-312-2542

7447 E Indian School Rd. #105

Scottsdale, AZ 85251

From: jkreuter1@cox.net < jkreuter1@cox.net>

Sent: Friday, March 20, 2020 8:28 PM

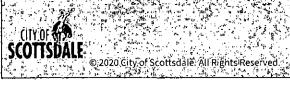
To: Acevedo, Alex <AAcevedo@scottsdaleaz.gov>

Subject: 50-DR-2018

External Email: Please use caution if opening links or attachments!

City of Scottsdale

As a resident of 13 years in this area, I am very concerned about the increase in traffic at this intersection. During certain parts of the day it is very difficult to make left turns onto Pima and/or continue through Pima on Stagecoach Pass. Is there a plan in place to address the traffic issue with the added place of worship on this corner? Traffic lights? Four way stop signs? Anything? -- sent by Kristin Reuter (case# 50-DR-2018)



From:

Murillo, Jesus

Sent:

Tuesday, January 29, 2019 10:24 AM

To:

jimpetrone@cox.net

Subject:

Bellezza Da Stallone Link-

Hello Sir,

Thank you for the reminder. Please click the following link, and it will take you straight to the applicant's latest submittal. Please feel free to email me with any questions or comments.

https://eservices.scottsdaleaz.gov/planning/projectsummary/applicant_submittals/ProjInfo_50_DR_2018.pdf

Sincerely,

Jesús Murillo
Senior Planner
City of Scottsdale
Planning and Development Services
7447 E. Indian School Road, Ste. 105
Scottsdale, AZ 85251
Phone: 480-312-7849

Phone: 480-312-7849 Fax: 480-312-9037

Get informed! Subscribe to <u>Scottsdale P & Z</u> Link newsletter

follow us on Facebook

twitter

From:

Murillo, Jesus

Sent:

Monday, December 17, 2018 4:47 PM

To:

'DGULINO@LDSERVICES.NET'

Subject:

RE: Bellezza Da Stallone AB

Hello Sir,

The report is on the back burner as of yet. The report is basically done, and going to be the same as the PC report, except it would have the PC recommendation and the consideration amount. There is no hearing scheduled as of yet, so the report does not have a due date as of yet. We will need to tie down the amount before I scheduled the CC hearing date. The appraisal will be public record, so I will forward you a copy once I have it.

From: DGULINO@LDSERVICES.NET < DGULINO@LDSERVICES.NET >

Sent: Monday, December 17, 2018 4:37 PM **To:** Murillo, Jesus <JMurillo@ScottsdaleAz.Gov>

Subject: Bellezza Da Stallone AB



Can you let me know when your staff report is due to be submitted for review? Also if the appraisal is public record I would appreciate a copy of that too Thank you David Gulino -- sent by David Gulino (case# 10-AB-2018)



From:

Castro, Lorraine

Sent:

Tuesday, December 11, 2018 8:18 AM

To:

Murillo, Jesus

Subject:

FW: Case 10-AB-2018

From: Della <dlebl@cox.net>

Sent: Monday, December 10, 2018 7:36 PM

To: Projectinput < Projectinput@Scottsdaleaz.gov>

Subject: Case 10-AB-2018

To Whom it May Concern at the City of Scottsdale planning and zoning dept. (especially Jesus Murillo)

We live in the area of the proposed project for a "church" to be built by TSG Foundation at the SW corner of Stagecoach Pass and Pima. An abandonment is requested of a piece of property within that subdivision that was suppose to be for homes. The meeting is scheduled for Tues the 11th and we would like to express our objection to this project.

This area of the Sonoran desert is very special and we feel that a church which would interfere with the peaceful surroundings. It is just not conducive to this site. The increased traffic on Stagecoach Pass would be unacceptable. We would ask that this request be denied and this plot be kept as it was originally zoned for which is for a residential subdivision. Thank you.

Sincerely,

John & Della LeBlanc

8686 E. Staghorn Ln.

Scottsdale, AZ 85266

From:

Castro, Lorraine

Sent:

Monday, December 10, 2018 1:37 PM

To:

Murillo, Jesus

Subject:

FW: Local Resident Opposition and Concerns Regarding Case #50-DR-2018 Bellezza da

Stallone

From: Tammy P <tjpenhollow@gmail.com>
Sent: Monday, December 10, 2018 12:47 PM
To: Projectinput <Projectinput@Scottsdaleaz.gov>

Subject: Local Resident Opposition and Concerns Regarding Case #50-DR-2018 Bellezza da Stallone

12/10/2018

City of Scottsdale Point of Contact Jesus Murillo

Dear City of Scottsdale / Mr Murillo,

I am writing regarding a proposed project under consideration at SWC E Stagecoach and N. Pima - Case Name Bellezza da Stallone. Case Number 50-DR-2018.

This proposal for abandonment of unimproved right of way and for site and landscape plans and building elevations for a new church on 13 acres within our single family residential, environmentally sensitive lands.

As per above, these are SINGLE FAMILY RESIDENTIAL AND ENVIRONMENTALLY SENSITIVE LANDS. My husband and I are wholly opposed to the building of a church (read "NOT SINGLE FAMILY RESIDENTIAL") in this area. We request our opposition to be formally noted, particularly in light of the fact that we did NOT receive any notification of the project under consideration. A neighbor in our community emailed us and gave us PDF document of two post cards he received regarding the project. As such, we just found out about the project and about the hearing date of tomorrow.

Our address is 8650 E STAGHORN LN, SCOTTSDALE, AZ 85266 for future correspondence.

We are opposed to any building that is not single family residential and we do not want to expose this environmentally sensitive land to the increased traffic of a church and its congregants, vehicles and activities.

Please do not hesitate to contact me for additional questions or concerns.

Sincerely, Tammy J Penhollow, DO

The information contained in this email, including any attachments, may contain proprietary, legally privileged and confidential information and is only for the use of the individual named in the body of this email and the intended recipient(s). Any dissemination, distribution, or copying of this document is strictly prohibited. If you have received this in error, please immediately notify the sender by replying to this message, and delete all copies of it from your system. Thank you.

From:

Murillo, Jesus

Sent:

Tuesday, December 04, 2018 6:01 PM

To:

greg.jk@cox.net

Subject:

50-DR-2018

Hello Mr. Frazier,

Here is that link we spoke about:

https://eservices.scottsdaleaz.gov/planning/projectsummary/applicant_submittals/ProjInfo_50_DR_2018.pdf

Sincerely,

Jesús Murillo Senior Planner City of Scottsdale Planning and Development Services 7447 E. Indian School Road, Ste. 105 Scottsdale, AZ 85251

Phone: 480-312-7849 Fax:

480-312-9037

Get informed! Subscribe to Scottsdale P & Z Link newsletter

follow us on Facebook

From:

Murillo, Jesus

Sent:

Tuesday, December 04, 2018 5:50 PM

To:

jwikard@gmail.com

Subject:

50-DR-2018

Hello Sir, I have you on the phone, and am sending you the link as we speak...please feel free to contact me with any further questions or comments.

https://eservices.scottsdaleaz.gov/planning/projectsummary/applicant_submittals/ProjInfo .50 DR

Sincerely,

Jesús Murillo Senior Planner City of Scottsdale **Planning and Development Services** 7447 E. Indian School Road, Ste. 105 Scottsdale, AZ 85251

Phone: 480-312-7849

Fax:

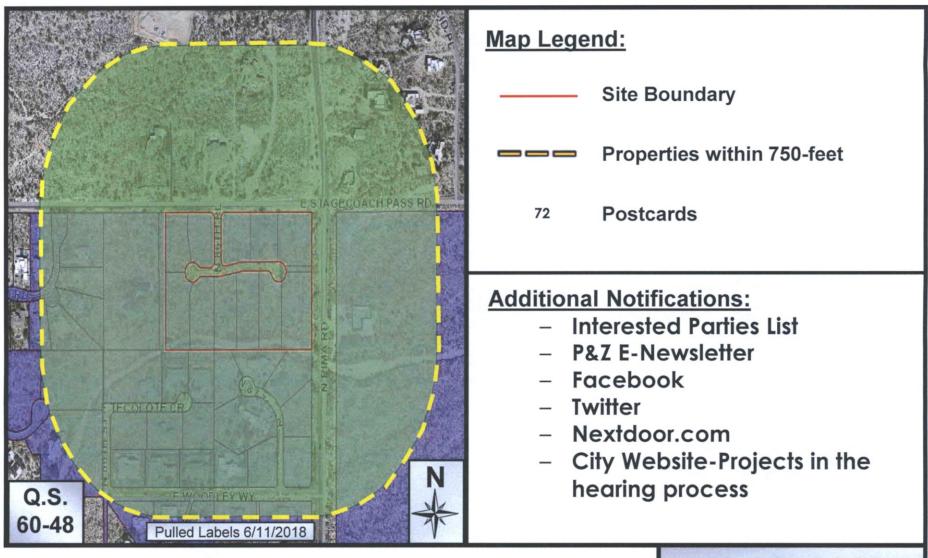
480-312-9037

Get informed!

Subscribe to Scottsdale P & Z Link newsletter

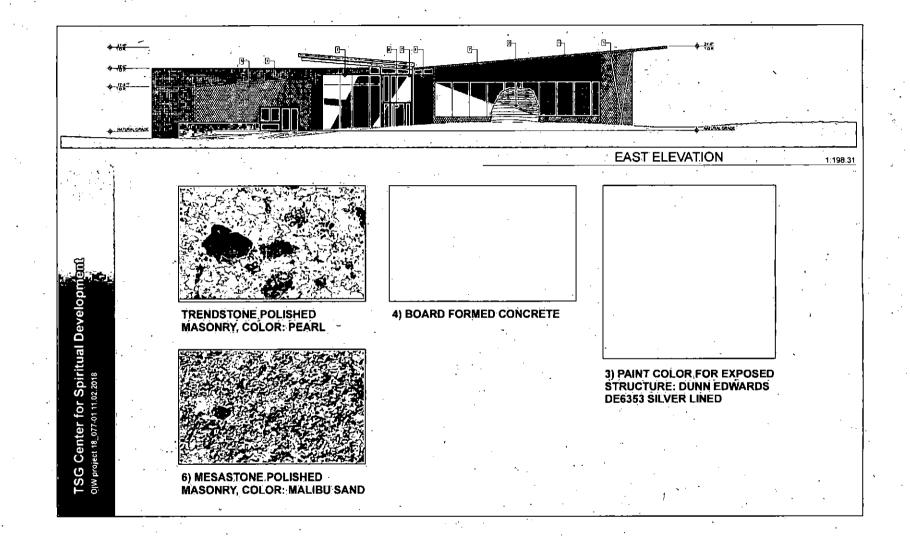
follow us on Facebook

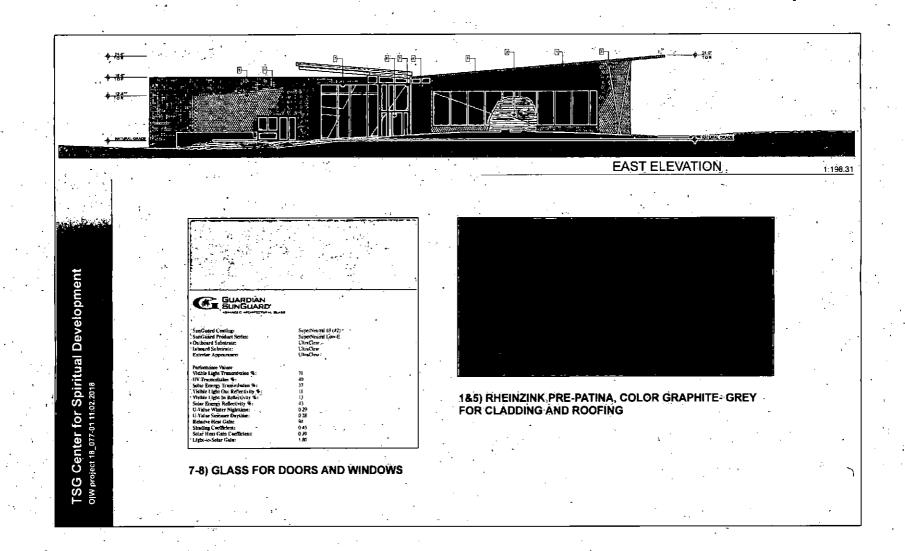
City Notifications – Mailing List Selection Map

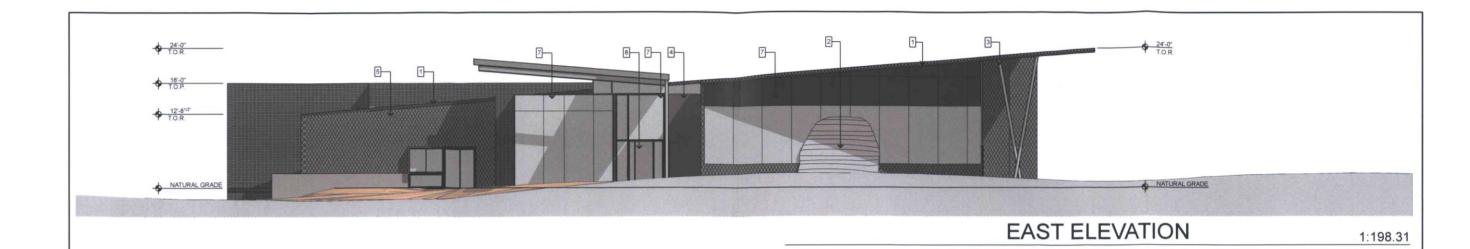


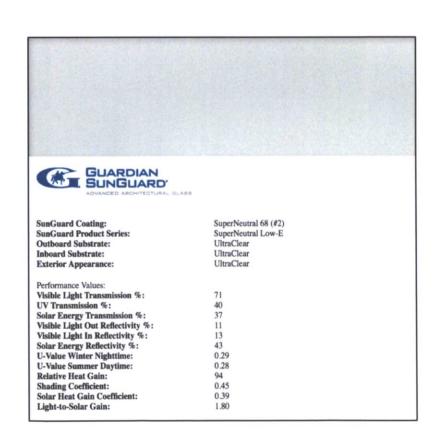
Bellezza da Stallone

50-DR-2018

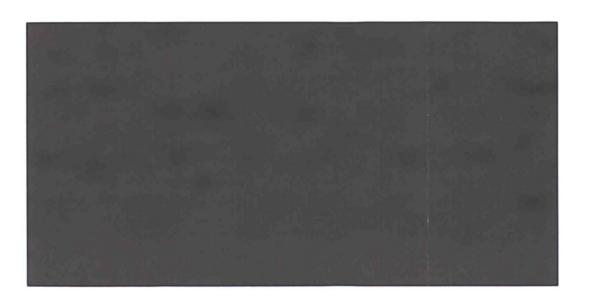












1&5) RHEINZINK PRE-PATINA, COLOR GRAPHITE- GREY FOR CLADDING AND ROOFING