

# CITY COUNCIL REPORT



Meeting Date: June 22, 2021  
 General Plan Element: *Land Use*  
 General Plan Goal: *Create a sense of community through land uses*

## ACTION

**Ina Levine Jewish Community Campus**  
**3-TA-2020, 11-ZN-2020, and 6-DA-2020**

### Request to consider the following:

1. Adopt Ordinance No. 4506 to amend the City of Scottsdale Zoning Ordinance (Ord. No. 455), specifically the Use Regulations identified in Section 6.803 of the Special Campus (SC) District, to allow for community buildings and recreational facilities not publicly owned, educational services and residential healthcare facilities.
2. Adopt Ordinance No. 4508 approving a Zoning District Map Amendment from Single-family Residential (R1-35) District to Special Campus, Planned Shared Development District (SC PSD), including a Development Plan with amended (Transition) performance standards for building setbacks, building stepbacks, landscape buffers and Floor Area Ratio, on a +/- 28.5-acre site located at 12701 N. Scottsdale Road, 12753 N. Scottsdale Road, and 12707 N. Scottsdale.
3. Adopt Resolution No. 12203, declaring "Ina Levine Jewish Community Special Campus Master Plan Development Plan" as a public record.
4. Adopt Resolution No. 12183, authorizing "The Ina Levine Jewish Community Special Campus Master Plan Development Agreement" Contract No. 2021-083-COS

### Purpose of Request

The applicant's request for the City-wide Special Campus (SC) District Zoning Text Amendment and for the rezoning of the property is intended to implement the Cultural/Institutional General Plan Land Use Category for the property and provide flexibility for the unique range of uses on the campus site.

### Key Items for Consideration

- Conformance with Scottsdale General Plan
- SC District text amendment is City-wide (overall 5 parcels) to provide additional land use options
- Appropriateness of the Special Campus District overlay for the progression of the Ina Levine Jewish Community Campus
- Appropriateness of the proposed Development Plan as a guide for future development, redevelopment, and expansion of existing facilities

- Proposed amended development standards include FAR, building setbacks, building stepbacks and landscape buffers
- Existing community building will remain with planned future additions
- No significant negative traffic impacts or other services anticipated
- The Airport Advisory Commission heard this case on May 19, 2021 and recommended approval with a vote of 6-0.
- The Planning Commission heard this case on May 26, 2021 and recommended approval with a vote of 7-0.
- Letters of support and petition of support

## **OWNER**

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Jewish Community Campus LLC - Jay Jacobs  
(480) 481-7007

## **APPLICANT CONTACT**

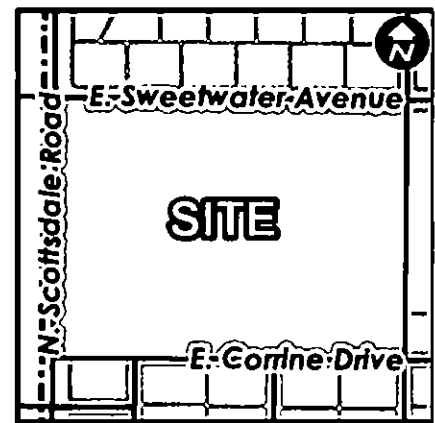
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John Berry  
480-385-2719

## **LOCATION**

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12701 N Scottsdale Rd, 12753 N. Scottsdale Rd, 12707 N. Scottsdale Rd.  
City-wide (Text Amendment)



## **BACKGROUND**

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### **General Plan**

The 2001 General Plan Conceptual Land Use Map designates the property as Cultural/Institutional or Public Use. This category includes a variety of public and private facilities including government buildings, schools, private and public utilities, and airports. Private facilities include Taliesin West, the Mayo Clinic, HonorHealth Osborn and HonorHealth Shea hospitals. Zoning for these opportunities should be based on a demonstration that the project can be successfully completed, has good transportation access, and is compatible with surrounding areas.

### **Zoning**

The site is zoned Single-family Residential (R1-35) district with a Conditional Use Permit for community buildings and recreational facilities not publicly owned. The R1-35 zoning district is intended to promote and preserve residential development. The principal land use is single-family dwellings and uses incidental or accessory thereto, together with allowed recreational, religious, and educational facilities. Case 2-UP-2000 approved a Conditional Use Permit for a 125,000 square foot Community Center and Recreational Facility.

### **Context**

The 28.5-acre site is located at the intersection of N. Scottsdale Road and E. Sweetwater Avenue and is surrounded by residential development to the north, south and west and to the east is an educational facility. Please refer to context graphics attached.

### **Adjacent Uses and Zoning**

- North: Single-family homes (Sweetwater Street East), zoned Single-family Residential (R1-35).
- South: Single-family homes (Scottsdale Village Estates), zoned Single-family Residential (R1-35).
- East: Elementary School (Paradise Valley Unified School District), zoned Single-family Residential, Planned Community District (R1-35 PCD).
- West: Single-family homes (City of Phoenix).

### **Other Related Policies, References:**

Scottsdale General Plan 2001, as amended

Zoning Ordinance

6-DA-2020: Associated Development Agreement for Planned Shared Development Overlay (PSD) district

7-TA-2016: Ordinance 4244 Planned Shared Development Overlay (PSD) district

Scottsdale Road Streetscape Design Guidelines

6-UP-2000: Conditional Use Permit for Private Educational facility (Elementary/Middle School/High School)

2-UP-2000: Conditional Use Permit for Community Center and Recreational Facility

112-DR-2000 et al: JCC Community Campus

## **APPLICANT'S PROPOSAL**

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### **Development Information**

Associated with the city-wide zoning text amendment to the Special Campus (SC) District to allow more land use options in the district, the applicant is requesting a recommendation from Planning Commission to the City Council regarding a zoning district map amendment from Single-family Residential (R1-35) District to Special Campus, Planned Shared Development (SC PSD) District, including a Development Plan with amended (Transition) performance standards for floor area ratio, building setbacks, building stepbacks and landscape buffers.

The existing 28.5-acre community campus is comprised of an existing one and two-story community center that is located at the northwest corner of the site which contains multi-purpose/meeting rooms, pre-school, library, fitness center, senior-youth facilities, offices and pools. A lighted soccer field and baseball field are located toward the northeast corner of the site. The Pardes Jewish Day School (K-8) is located south of the recreation fields while the approved high school site remains vacant.

The proposed conceptual development plan establishes the framework for future development of the campus. The proposal includes a new 38-foot-tall, 185,000 square foot Residential Healthcare Facility (minimal and specialized) with approximately 185 units/beds, a 20,000 square-foot addition to the existing Jewish Community Center, and a 10,000 square foot addition to the existing Pardes Jewish Day School (K-8). The approved enrollment of 350 students remains unchanged.

To buffer the adjacent residential development, future development will provide a 50-foot-wide building setback and 12-foot-wide landscape buffer to the existing neighbors to the east, a 70-foot-wide building setback and 25-foot-wide landscape setback along E. Sweetwater Avenue and a 70-foot-wide building setback and a 25-foot-wide landscape setback along E. Corrine Drive.

Primary access to the site is provided with two existing driveways along N. Scottsdale Road that leads vehicular traffic to the parking lot located at the southwest corner of the site. Secondary access is provided along E. Sweetwater Avenue. Pedestrian connectivity is maintained with shaded sidewalks and additional pedestrian connection is provided internal to the site that link to the adjacent street frontages.

- Existing Use: Community buildings and recreational facility
- Proposed Uses: Community buildings and recreational facilities not publicly owned, educational services, residential healthcare facilities (minimal and specialized), and community center.
- Community Center Building Area:
  - Existing: 114,530 square feet
  - Proposed: 20,000 square feet
  - Total Building Area: 134,530 square feet
- Educational Facility Building Area:
  - Existing: 56,403 square feet
  - Proposed: 10,000 square feet
  - Total Building Area: 66,403 square feet
- Residential Health Care Facility
  - Building Area: +/-185,000 square feet
- Overall Total Building Areas: 385,933 square feet
- Parcel Size: 1,311,561 square feet / 30.11 gross acres  
1,242,656 square feet/28.53 net acres
- Overall Floor Area Ratio allowed: 0.4 or 497,062 square feet
- Floor Area Ratio provided: 0.31 or 385,933 square feet
- Building Height Allowed (R1-35 District): 30 feet
- Building Height Allowed (SC District): 38 feet
- Building Height Proposed: 38 feet
- Number of units/beds:
  - Specialized Care Beds (allowed): 80 beds per gross acre (2,400)
  - Minimal Care Units (allowed): 40 dwelling units per gross acre (1,200 units)
- Number of units/beds:
  - Specialized Care Beds (proposed): 55 beds



Minimal Care Units (proposed):	130-185 dwelling units
• Parking Required:	163-271 spaces, depending on the final number& mix of units/beds
• Parking Provided:	456 space (JCC Campus)
• Open Space Transition Areas:	
Type II Required:	411,926 square feet
Type II Provided:	+/- 523, 138 square feet
Type III Required:	12,917 square feet
Type III Provided:	+/- 12,917 square feet
• Minimum Open Space Required:	262, 312 square feet
• Open Space Provided:	536, 055 square feet

## ZONING IMPACT ANALYSIS

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### Land Use

The city-wide zoning text amendment to the Special Campus (SC) District to allow more land use options in the district (community buildings, educational services, and residential healthcare facilities) are all consistent with the purpose and intent of a special campus zoning. The Land Use Element of the General Plan designates this particular site as Cultural/Institutional or Public Use. The proposed Special Campus Overlay and Planned Shared Development (SC PSD) zoning district is consistent with the General Plan land use designation for the Ina Levine Community Center Campus. The Cultural/Institutional or Public Use land use designation directly correlates with the cultural and education aspects of the campus.

### Special Campus District

The proposed Minor Special Campus is an overlay district that allows for cultural and institutional uses which due to their unique characteristics, generally do not fit in standard districts. It also recognizes the importance of unique land uses in a campus setting to Scottsdale's economy and quality of life. The Special Campus (SC) District allows the Ina Levine Jewish Community Center the ability to comprehensively plan for the future building development, redevelopment, or modifications within the campus. Through the use of the Special Campus District overlay, the Ina Levine Community Center Development Plan provides the city with a comprehensive plan and vision for which it may be ensured that the campus would develop cohesively and address the goal and policies of the General Plan. The Special Campus Ordinance has been set to allow for flexibility in establishing safeguards and buffered areas adjacent to less intense uses.

### Amended Site Development Standards

The applicant is requesting amended (transition) performance standards as part of the zoning district map amendment. According to Zoning Ordinance Sections 6.804.E. and 6.806.B.2., alternate Transition Area Plan Performance Standards are allowed subject to City Council approval. The applicant is requesting to amend the following: minimum width of landscape area at the perimeter of the site along the eastern edge and adjacent to Type II zoning districts when along the eastern edge

from 50 feet to 0 feet for existing site improvements and 12 feet for new site improvements, in addition, Type III zoning districts from 50 feet to 30 feet; Building Setbacks along the eastern edge and adjacent to Type II zoning districts from 75 feet to 35 feet; the elimination of building height stepbacks and Floor Area Ratio within all transition areas; and limit the overall Floor Area Ratio from 0.6 to 0.4 of the net lot area. For additional information, please see the attached Amended Development Standards

### **Planned Shared Development**

The purpose of the Planned Shared Development Overlay (PSD) zoning District is to provide the opportunity for application of development standards to a property as defined by its perimeter, rather than applying the standards to the individual lots, tracts, and parcels within the boundaries of the perimeter. The applicants request to apply the PSD overlay to the site is to allow for the sharing of the Special Campus development standards. Details of the planned shared development are finalized in the associated Development Agreement.

### **Airport Vicinity**

The subject site falls within the AC-1 Airport Influence Area and the project features a residential healthcare facility which is listed as a noise sensitive use. As such, the case shall be presented to the Airport Advisory Commission and the project will require the following stipulations in accordance with Chapter 5 of the City Code:

- The owner shall grant the city and record an aviation easement
- The owner shall conduct a height analysis and submit completed FAA forms from height analysis prior to permit issuance
- Each owner of property shall make fair disclosure to each purchaser. If development is subject to Covenants, Conditions and Restrictions, the owner shall include the disclosure in CC&Rs;

### **Transportation/Trails**

The site is located on the southeast corner of Scottsdale Road and Sweetwater Boulevard, and has access to both streets. There is full access driveway on Scottsdale Road, as well as a right-in, and right-out only driveway; the site driveway on Sweetwater Boulevard is designed to direct site traffic to Scottsdale Road, with right-in and left-out only turning movements. The intersection of Scottsdale Road and Sweetwater Boulevard is signalized, and it has a southbound left-turn arrow.

A Traffic Impact and Mitigation Analysis ("TIMA") was submitted for the project. The approval of the zoning district change for the proposed 185-Unit residential healthcare facility will result in an estimated 718 trips generated per day to and from the project site. The development is estimated to generate 37 a.m. peak hour trips, and 47 p.m. peak hour trips. This represents an increase of 191 daily trips over the existing approved 150-student high school. With the addition of the proposed site generated traffic, traffic operations at the intersections in the vicinity of the site will operate at LOS D or better.

With the development of the healthcare facility, the developer is stipulated to improve the sidewalk connections from the site buildings to the adjacent streets. This includes a sidewalk connection to Corrine Drive to the south of the site, which the applicant proposes to be gated. These sidewalk

connections are supported by goals that are contained in the current and proposed City of Scottsdale General Plan. Students of the school on the site, members of the community center, and residents and employees of the healthcare facility should be able to walk and bicycle on the local streets in the surrounding neighborhoods without having to travel along Scottsdale Road to reach them.

### **Water/Sewer**

The City's Water Resource Department reviewed and accepted this preliminary Basis of Design Reports for water and wastewater and has determined that there are adequate water and wastewater services to serve the development. The developer will pay for all related infrastructure improvements necessary to serve the new development.

### **Public Safety**

The City's public safety division reviewed the application and determined that the existing facilities area sufficient to provide service for the proposed use, and no impacts to existing service levels are anticipated. The nearest fire station is located approximately 2 miles from the site and located at 7455 E. Shea Boulevard.

### **Open Space**

Open space in the Special Campus District is required to be provided at equal to or greater than that typically required for comparable uses and located as required for building heights up to 38 feet. A minimum of 20 percent (5.7-acres) of the gross land area shall be designated as open space; 40 percent (9.4-acres) in Area Type II and 30 percent (0.3-acres) in Area Type III. Overall, the required open space is 10.04-acres, and the development plan is providing 45% open space (12.9-acres) which exceeds the open space requirement.

### **Community Involvement**

The city and applicant both placed a 1/8-page ad in the newspaper and sent notices to the City of Scottsdale's interested parties list regarding the proposed zoning district map amendment, text amendment and open house dates. The applicant posted the Early Notification of Project Under Consideration sign on August 28, 2020 and held two (2) virtual open house meetings on September 8, 2020 from 10:30 AM to 12 PM and 4:30 PM to 6:00 PM. According to the attached Outreach Report, a total of 41 people viewed the website, which resulted in two phone calls to the development team with questions regarding lighting and landscaping. Additionally, in December of 2019, the applicants outreach team visited over 100 residential neighbors' door-to-door to get their feedback on the project and received letters of support. City staff received an e-mail expressing concerns about building height and landscape. The applicant contacted the resident and agreed that the increased buffers and landscaping are helpful. For additional information, please refer to the attached Community Involvement Report.

### **Community Impact**

The proposed Special Campus development plan, expansion and redevelopment modifications is intended to complement the character and scale of the adjacent homes along with compatible land uses. The site is surrounded by single-family residential, and the proposed facility will provide adequate building setbacks and landscape buffers to establish appropriate transitions from the Ina Levine Community Center campus to the surrounding residents. There are no anticipated traffic

impacts as vehicular traffic will enter and exit the site from the existing primary access points along N. Scottsdale Road with secondary access from E. Sweetwater Avenue. Impacts to infrastructure, and other services are also minimal, and the developer will be responsible to provide infrastructure for any new related development. The Zoning District Map Amendment will not likely create any significant adverse effects upon the neighborhood or the community at large.

### **Policy Implications**

The proposed development plan will allow for the development of an underutilized vacant site surrounded by a variety of existing supporting cultural, educational, and recreational land uses that will offer services to the new residential healthcare facility. The Special Campus Ordinance allows flexibility in establishing safeguards and buffered areas adjacent to less intense uses. Significant modifications to the transition area plan standards are intended to protect the surrounding neighbors. Approval for the proposed text amendment will allow the addition of senior living, cultural and educational land uses that are consistent with both the Cultural/Institutional General Plan land use designation and the intent of the Special Campus zoning district.

## **OTHER BOARDS AND COMMISSIONS**

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### **Airport Advisory Commission**

The Airport Advisory Commission heard this case on May 19, 2021 and recommended approval with a vote of 5-0.

### **Planning Commission**

Planning Commission heard this case on May 27, 2021 and recommended approval with a vote of 7-0. One (1) speaker card was submitted to express support of the project in the event the item was pulled to the Planning Commission Regular Agenda.

### **Staff's Recommendation to Planning Commission:**

1. Staff recommended that the Planning Commission make a recommendation to City Council regarding a request by owner for a text amendment to the Zoning Ordinance (Ord. No 455), specifically the Use Regulations identified in Section 6.803 of the Special Campus (SC) District, to allow for community buildings and recreational facilities not publicly owned, educational services and residential healthcare facilities, and
2. Staff recommended that the Planning Commission make a recommendation to City Council for approval of a zoning district map amendment from Single-family Residential (R1-35) District to Special Campus, Planned Shared Development District (SC PSD), including a Development Plan with amended (Transition) performance standards for building setbacks, building stepbacks, landscape buffers and Floor Area Ratio, on a +/- 28.5-acre site located at 12701 N. Scottsdale Road, 12753 N. Scottsdale Road, and 12707 N. Scottsdale.

## RECOMMENDATION

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### Recommended Approach:

1. Adopt Ordinance No. 4506 to amend the City of Scottsdale Zoning Ordinance (Ord. No. 455), specifically the Use Regulations identified in Section 6.803 of the Special Campus (SC) District, to allow for community buildings and recreational facilities not publicly owned, educational services and residential healthcare facilities.
2. Adopt Ordinance No. 4508 approving a Zoning District Map Amendment from Single-family Residential (R1-35) District to Special Campus, Planned Shared Development District (SC PSD), including a Development Plan with amended (Transition) performance standards for building setbacks, building stepbacks, landscape buffers and Floor Area Ratio, on a +/- 28.5-acre site located at 12701 N. Scottsdale Road, 12753 N. Scottsdale Road, and 12707 N. Scottsdale.
3. Adopt Resolution No. 12203, declaring "Ina Levine Jewish Community Special Campus Master Plan Development Plan" as a public record.
4. Adopt Resolution No. 12183, authorizing "The Ina Levine Jewish Community Special Campus Master Plan Development Agreement" Contract No. 2021-083-COS

## RESPONSIBLE DEPARTMENTS

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### Planning and Development Services

Current Planning Services

Long Range Planning

Traffic Engineering

Water Resources

Fire and Life Safety

Plan Review

## STAFF CONTACT

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Senior Planner

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E-mail: [mtessier@ScottsdaleAZ.gov](mailto:mtessier@ScottsdaleAZ.gov)

Taylor Reynolds

Project Coordination Liaison

480-312-7924

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**APPROVED BY**

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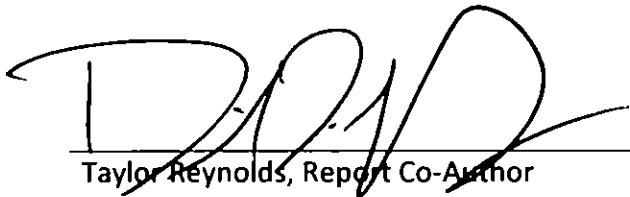


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Meredith Tessier, Report Co-Author

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06/02/2021



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Taylor Reynolds, Report Co-Author

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6/3/2021

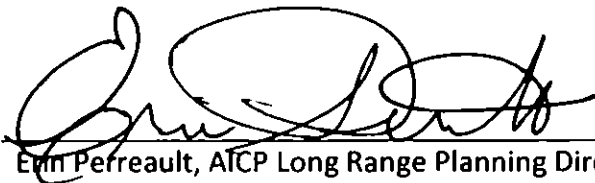


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Tim Curtis, AICP, Current Planning Director  
Planning Commission Liaison  
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06/02/2021

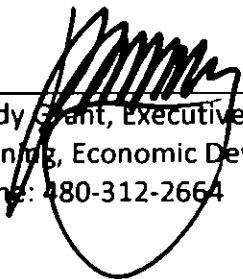


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06/03/2021



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Randy Grant, Executive Director  
Planning, Economic Development, and Tourism  
Phone: 480-312-2664      Email: [rgrant@scottsdaleaz.gov](mailto:rgrant@scottsdaleaz.gov)

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6/4/21

## ATTACHMENTS

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1. Context Aerial
2. Aerial Close-Up
3. Ordinance No. 4506  
Exhibit A: Special Campus District Text Amendment
4. Ordinance No. 4508  
Exhibit 1: Stipulations  
Exhibit A to Exhibit 1: Amended Development Standards  
Exhibit 2: Proposed Zoning Map
5. Resolution No. 12203  
Exhibit A: "Ina Levine Jewish Community Special Campus Masterplan Development Plan"
6. Resolution No. 12183
7. Contract No. 2021-083-COS
8. Additional Information
9. Applicant's Zoning Narrative
10. Applicant's Text Amendment Narrative
11. Existing & Proposed City-Wide SC Zoning District Map
12. General Plan Land Use Map
13. Zoning Map (Existing)
14. Staff's Traffic Impact Summary
15. Community Involvement Report
16. Correspondence
17. City Notification Map
18. May 19, 2021 Airport Advisory Commission Approved Meeting Minutes
19. May 26, 2021 Planning Commission Draft Meeting Minutes
20. May 26, 2021 Planning Commission public comment card





Context Aerial

11-ZN-2020





Close-up Aerial

ATTACHMENT 2

11-ZN-2020

ORDINANCE NO. 4506

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, TO AMEND ORDINANCE NO. 455, THE ZONING ORDINANCE OF THE CITY OF SCOTTSDALE, FOR THE PURPOSE OF AMENDING ARTICLE VI SECTION 6.803 (USE REGULATIONS) OF THE SPECIAL CAMPUS (SC) DISTRICT, TO ALLOW FOR COMMUNITY BUILDINGS AND RECREATIONAL FACILITIES NOT PUBLICLY OWNED, EDUCATIONAL SERVICES AND RESIDENTIAL HEALTHCARE FACILITIES AS PROVIDED IN CASE NO. 3-TA-2020.

WHEREAS, the City of Scottsdale wishes to amend the Zoning Ordinance regarding Article VI Section 6.603 (Use Regulations of the Special Campus (SC) District, to allow for community buildings and recreational facilities not publicly owned, educational services and residential healthcare facilities; and

WHEREAS, the Planning Commission held a public hearing on May 26, 2021; and considered a text amendment to the Zoning Ordinance of the City of Scottsdale, Case No. 3-TA-2020; and

WHEREAS, the City Council has determined that the subject Zoning Ordinance amendment is in conformance with the General Plan.

BE IT ORDAINED by the Council of the City of Scottsdale as follows:

Section 1. That the Zoning Ordinance of the City of Scottsdale Article VI Section 6.803 (Use Regulations) of the Special Campus (S-C) District is hereby amended as specified in that certain document entitled "JCC Special Campus Text Amendment 3-TA-2020" in Exhibit "A" to this Ordinance, and hereby referred to, adopted, and made a part hereof as if fully set out in this Ordinance. New text represented by bold type with grey shading in Exhibit "A" is hereby referred to, adopted, and made a part hereof as if fully set out in this Ordinance.

Section 2. If any section, subsection, sentence, clause, phrase or portion of this ordinance or any part of the code adopted herein is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.



PASSED AND ADOPTED by the City Council of the City of Scottsdale this \_\_\_\_ day of \_\_\_\_\_, 2021.

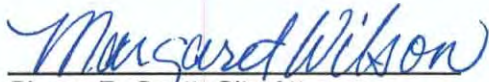
ATTEST:

CITY OF SCOTTSDALE, an  
Arizona municipal corporation

By: \_\_\_\_\_  
Ben Lane, City Clerk

By: \_\_\_\_\_  
David D. Ortega, Mayor

APPROVED AS TO FORM:  
OFFICE OF THE CITY ATTORNEY



Sherry R. Scott, City Attorney  
By: Margaret Wilson, Senior Assistant City Attorney

## **JCC Special Campus Text Amendment 3-TA-2020**

The Zoning Ordinance of the City of Scottsdale, Section 6.803 (Use Regulations) are being amended as follows with new text represented by **bold text with grey shading**.

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### **Sec. 6.800. - Special Campus (SC).**

(Ord. No. 4005, § 1(Res. No. 8947, Exh. A, § 171), 4-3-12)

#### **Sec. 6.801. - Purpose.**

Recognizing the importance of unique land uses in a campus setting to Scottsdale's economy and quality of life it is the purpose of the special campus district to provide for quality development; to encourage imaginative, innovative site planning and to balance the protection of the environment with the provision of unique land uses such as, but not limited to, cultural, educational, medical, health-care, solar, communications, biotechnical, and recreational uses.

(Ord. No. 2588, § 1, 9-21-93; Ord. No. 4143, § 1(Res. No. 9678, Exh. A, § 143), 5-6-14)

Sec. 6.802. - Reserved.

**Editor's note**— Ord. No. 4164, § 1(Res. No. 9857, § 1, Exh. A, § 45), adopted Aug. 25, 2014, repealed § 6.802 which pertained to approvals required and derived from Ord. No. 12588, § 1, adopted Sept. 21, 1993, and Ord. No 3225, § 1, adopted May 4, 1999.

#### **Sec. 6.803. - Use regulations.**

Building structures or premises shall be used and buildings and structures shall hereinafter be erected, altered or enlarged only for the uses set forth in this section. Unless otherwise restricted by the approvals required herein, permitted uses shall include uses as defined below.

A. *Permitted uses.* The primary permitted uses shall include the following:

1. *Cultural facilities.*

- a. Museums. Facilities which display, store, restore, research, and educate in connection with collections of artwork, prehistoric and historic artifacts, relics, etc.
- b. Performing and fine arts facilities. Facilities used for theaters for live and cinematic performance, training and rehearsal in performing and audio/visual arts, and recording studios, and/or facilities, including historic art complexes which include collaborative studios and galleries used for the creation, display and sale of fine art work including but not limited to paintings, sculpture and limited edition print work.
- c. Regional, scientific, historical, cultural and environmental interpretive centers. Facilities which provide education, research, and archives regarding regional historic or prehistoric themes, regional natural history themes, or scientific themes, along with entertainment features integrated with the aforementioned.

**d. COMMUNITY BUILDINGS AND RECREATIONAL FACILITIES NOT PUBLICLY OWNED.**

2. *Educational and research facilities.*

- a. Colleges and universities. Facilities which provide accredited post-high school degrees, including extensions and/or branches of existing campuses.
- b. Fine arts and advanced technical art school. Facilities which provide post-high school education and training for fields such as fine arts or advanced technical arts such as electronics, computer science, and aeronautics.
- c. Research institutes. Facilities which conduct basic and applied research in specific scientific or technological fields, including, but not limited to, solar, communications, high-technology, and biotechnology, also included educational services, research archives, and proto-type production and testing.

**d. EDUCATIONAL SERVICE, ELEMENTARY AND SECONDARY SCHOOL,  
SUBJECT TO THE FOLLOWING STANDARDS:**

**i. NO OUTDOOR SPEAKER SYSTEM OR BELLS.**

**ii. CIRCULATION PLAN SHALL SHOW MINIMAL VEHICULAR  
CONFLICTS AROUND THE STUDENT DROP-OFF AREA, PARKING,  
ACCESS DRIVEWAYS, PEDESTRIAN, AND BICYCLE PATHS ON  
SITE.**

**iii. THERE SHALL BE A FIFTY (50) FOOT SETBACK FROM THE  
PROPERTY LINE OF ANY R-1 DISTRICT FOR ANY OUTDOOR  
ACTIVITY AREAS/PLAYGROUNDS, UNLESS THE R1 DISTRICT IS  
OCCUPIED BY A SCHOOL.**

3. *Medical facilities.*

- a. Medical care facilities. Multiple function and integrated group practice clinics and similar service organizations which provide diagnostic services and extensive medical treatment such as, but not limited to, surgical, chemical, therapeutic activities along with support hospitals or major multiple service hospital with any of the following support facilities: continuous nursing care; specialty care practice, including but not limited to trauma care; medical schools and associated dormitories; medical appliance sales; medical laboratories; pharmaceutical sales, etc., where there is special emphasis on episodic care and/or specialized care which is demonstrated as being regional or international in its client base.
- b. Medical research facilities. Facilities for carrying on investigation in the natural or physical sciences, or engineering and development as an extension of investigation with the objective or creating end products in the bio-medical field of industry including pilot plant operation.

4. *Other special facilities.*

- a. Convention, conference or exhibition centers. Facilities including large volume halls and rooms for conducting convention meetings, conferences and/or major exhibitions.
- b. Movie studios.
- c. **RESIDENTIAL HEALTH CARE FACILITY.**

**I. SPECIALIZED RESIDENTIAL HEALTH CARE FACILITIES: THE NUMBER OF BEDS SHALL NOT EXCEED EIGHTY (80) PER ACRE OF GROSS LOT AREA.**

**II. MINIMAL RESIDENTIAL HEALTH CARE FACILITIES: THE NUMBER OF UNITS SHALL NOT EXCEED FORTY (40) DWELLING UNITS PER ACRE OF GROSS LOT AREA.**

B. *Ancillary uses.* The application for a Special Campus (SC) District zoning district map amendment shall include a statement of justification and a description of the nature and type of the proposed ancillary uses for the file. Ancillary uses shall be those uses which are needed to support the complete functioning of the primary uses listed above. The City shall keep on file for each special campus zoning district map amendment a list of those ancillary uses approved for the campus. The Zoning Administrator may at anytime determine that uses can be included by virtue of being analogous to those already permitted or listed.

- 1. *Minor campus (SCMn).* Those specialty retail, office, hotel, production and storage uses which are internal to or essential to the function of the primary use. Also residential uses necessary for employees, guests or students directly associated with the primary use, or municipal uses.
- 2. *Major campuses (SCMj).* Those specialty retail, service, office, warehousing and wholesale, transportation, light manufacturing, travel accommodation uses which are essential to and/or complementary of the primary uses. Also residential uses necessary for clients, employees, guests or students directly associated with the primary use. Those commercial uses set forth in Section 5.1403 that are ancillary to and supportive of the primary use and/or uses, or municipal uses.

C. *Uses permitted by a conditional use permit.*

- 1. Medical marijuana use, where the primary campus use is a hospital or medical establishment.
- 2. Wireless communications facilities; Types 1, 2, 3, and 4 (except new monopolies or towers), subject to the requirements of Sections 1.400., 3.100., and 7.200. Facilities shall be located along a major or minor arterial street.

(Ord. No. 2588, § 1, 9-21-93; Ord. No. 3493, § 1, 3-4-03; Ord. No. 3920, § 1(Exh. § 61), 11-9-10; Ord. No. 3923, § 1(Exh. § 6), 1-25-11; Ord. No. 3982, § 1(Res. No. 8902, Exh. A, § 6), 1-10-12; Ord. No. 4143, § 1(Res. No. 9678, Exh. A, §§ 144, 145), 5-6-14; Ord. No. 4288, § 1(Res. No. 10650, § 1, Exh. A), 11-14-16)

Sec. 6.804. - General standards and incentives.

- A. A minor campus district shall occupy less than forty (40) gross acres. The minimum width and depth shall be four hundred (400) feet.

A major campus district shall occupy forty (40) gross acres or more. The minimum width and depth shall be eight hundred (800) feet.

Contiguous parcels, not including right-of-way, of lesser size or dimension may be added to an established special campus district subject to the approval of the City Council.

- B. Except as otherwise permitted in section 6.804.C., or in section 7.100 et seq., the maximum building height shall be thirty-eight (38) feet above the natural grade.
- C. Where the city determines that the unique operating or structural characteristics of buildings, structures or other facilities located within the SC District justifies a height greater than that normally allowed within this SC District, the City Council may approve the greater height as a part of the development plan, either as an absolute figure or by means of formulas and performance criteria. Any building height greater than thirty-eight (38) feet shall be subject to the following general criteria:
1. These building heights shall be permitted only on those portions of the site not affected by the transition areas as specified in Section 6.805.C.2.a. and b.
  2. The maximum building height shall be stepped back from the edge of the transition area at one (1) foot of vertical dimension for every three (3) feet of horizontal dimension as measured from the base height of thirty-eight (38) feet.
  3. For each five (5) feet of building height greater than thirty-eight (38) feet the open space requirement shall be increased by one (1) percent above what is required herein in Section 6.805.B.
- D. Floor area ratio is limited to six-tenths (0.6) of the net lot area except as modified herein.
- E. The City Council may approve as part of the development plan guidelines, including formulas, performance criteria, and/or incentives, which, in order to achieve specified community goals, provide means for the additional height as identified in section 6.804.C. above and/or additional floor area greater than that specified in section 6.804.D. above. Such flexibility shall be based upon considerations such as but not limited to: underground parking, preservation of historic sites on or off-site, preservation of conservation areas on or off-site for which no density transfer has been previously received from either on or off-site, special public improvements above what is normally required for the development, or major contributions to public arts or public recreation facilities.
- F. To the extent that the adoption of a special campus overlay district shall conflict with the regulations, requirements, stipulations or standards of other provisions within the Zoning Ordinance, the more permissive shall apply, unless otherwise specified herein.

(Ord. No. 2588, § 1, 9-21-93; Ord. No. 2895, § 1, 3-19-96; Ord. No. 2996, § 1, 3-4-97; Ord. No. 3879, § 1(Exh. § 25), 3-2-10; Ord. No. 4005, § 1(Res. No. 8947, Exh. A, § 172), 4-3-12; Ord. No. 4143, § 1(Res. No. 9678, Exh. A, § 146), 5-6-14)

**Sec. 6.805. - Development Plan.**

The zoning district map amendment application for the SC District shall be accompanied by a Development Plan as provided in Article VII.

(Ord. No. 2588, § 1, 9-21-93; Ord. No. 2895, § 1, 3-19-96; Ord. No. 2996, § 1, 3-4-97; Ord. No. 3225, § 1, 5-4-99; Ord. No. 3920, § 1(Exh. §§ 62—68), 11-9-10; Ord. No. 4005, § 1(Res. No. 8947, Exh. A, §§ 173—175), 4-3-12; Ord. No. 4048, § 1(Res. No. 9223, § 1(Exh. A, § 15), 11-14-12)

**Sec. 6.806. - Performance standards.**

**A. *Open space plan.***

1. **Performance.** The open space included in a SC District shall be equal to or greater than that typically required for comparable uses and locations as required for building heights up to 38 feet or the Environmentally Sensitive Lands ESL District. The open space plan shall incorporate open spaces identified on the General Plan such as scenic corridors, vista corridors, major buffers, etc., and may be coordinated with open spaces identified by plat, site plan approval or the General Plan on adjacent parcels. In no case shall the total open space, excluding parking lot landscaping, be less than 0.20 multiplied by the gross land area of the SC District.

**B. *Transition area plan.***

1. **Performance.** Transition areas shall be provided on the SC District development which maintain sensitivity to the specific characteristics and features of adjacent environment and neighborhood conditions.
2. **Standards.** The following specific standards provide guidelines for appropriate transition areas along the perimeter of a SC District development. Alternate standards may be approved by the City Council.
  - a. Transition areas shall begin at the perimeter property line if the SC District abuts another zoning district or is adjacent to a local street or minor collector street. If the SC District is adjacent to a major collector, arterial, parkway or larger street the transition area shall begin at the centerline of the street.
  - b. The development standards for Transition areas shall be as shown in the following Table 6.806.A.



<b>TABLE 6.806.A. Transitions</b>					
<b>Development Standard <sup>(2)</sup></b>	<b>Adjacent Zoning Districts <sup>(1)</sup></b>				
	<b>I</b>	<b>II</b>	<b>III</b>	<b>IV</b>	<b>V</b>
Minimum width of transition area	498'	399'	302'	197'	92'
Minimum width of landscape area at perimeter of the site	90'	50'	30'	20'	20'
Building setback	120'	75'	50'	35'	20'
Minimum open space ratio in transition area	0.50	0.40	0.30	0.25	0.20
Maximum floor area ratio in transition area	0.20	0.30	0.40	0.50	0.60
Building height stepback <sup>(3)</sup>	1:21	1:18	1:14	1:19	1:4

**Table Notes:**

<sup>(1)</sup> Adjacent zoning districts include:

- I. Single-family Residential R1-190, Single-family Residential R1-130, Single-family Residential R1-70, Conservation Open Space COS;
- II. Single-family Residential R1-43, Single-family Residential R1-35, Single-family Residential R1-18, Open Space OS;
- III. Single-family Residential R1-10, Single-family Residential R1-7, Single-family Residential R1-5, Two-family Residential R-2, Townhouse Residential R-4, Resort/Townhouse Residential R-4R, Manufactured Home M-H;
- IV. Medium Density Residential R-3, Multiple-family Residential R-5, Service Residential S-R, Neighborhood Commercial C-1, Planned Neighborhood Center PNC, Planned Convenience Center PCoC, Downtown D - Type I; and
- V. Central Business C-2, Highway Commercial C-3, General Commercial C-4, Planned Community Center PCC, Industrial Park I-1, Light Employment I-G, Commercial Office C-O.

No transition area is required adjacent to the following zoning districts: Central Business C-2, Planned Regional Center PRC, Western Theme Park WP, Planned Commerce Park PCP, Special Campus SC, and Downtown D -Type II.

If the General Plan proposes an adjacent land use that is more intense than the existing land use, the applicable development standards shall be those shown in Table 6.806.A., Transitions, for the more intense land use.

- (2) These standards may be modified by the City Council if the SC District is applied to an existing facility in order to accommodate previously determined transitions for the site.
- (3) As measured from a height of twenty (20) feet at the building setback.
  - c. Transition areas along streets. In order to maintain consistent streetscapes the following shall be provided adjacent to the street right-of-way. These shall have precedence over related standards included in Section 6.806 C.2.b.

**TABLE 6.806.B. Transition Areas Along Streets**

<b>Street Classification</b>	<b>Minimum Width of Landscape Area Along Right-of-Way (feet)</b>	<b>Minimum Building Setback (feet)</b>
Local	20	20
Minor collector	25	30
Major collector	30	40
Minor arterial	35	60
Major arterial	40	80
Parkway	50	100

3. Plan elements. The transition area plan shall include a description of the transition area being proposed/used, the location of the transition zone, any setback and height limits and the location of the adjacent land use categories as defined herein.

**C. *Parking plan.***

1. Performance. The parking provided in a SC District shall provide sufficient numbers and types of parking spaces in locations with the appropriate proximity to serve the various uses identified on the development plan. Adequate on-site parking shall be provided during each phase of the development of the site. No parking generated by the uses included in the development plan shall occur on unimproved land, public streets, properties not included within the development plan or major access driveways. Parking shall not result in increased downstream flood flows.

**D. *Circulation plan.***

1. Performance. The development of a special campus shall provide sufficient internal and external circulation to assure safe and uncongested access into, through and out of the site. The improvement of the circulation facilities shall be concurrent with the traffic demands created by the development.

E. *Drainage plan.*

1. Performance. The development shall provide drainage facilities which protect the site and adjacent sites from excessive storm flows and associated erosion and sedimentation. The drainage solution shall protect, where reasonable, the location, character and vegetation of major natural drainage courses.

F. *Special impact plan.*

1. Performance. The development of the special campus shall not result in any substantial (as determined by the City Council at the time of approval) lighting, dust or noise pollution impacts on adjacent existing uses or planned uses.

G. *Environmental design plan and design guidelines.*

1. Performance. All signage and graphics used on the site shall be designed in a consistent and compatible manner. The size and locations of signage shall be limited to that which is necessary to notify the public of the individual uses, establishments and buildings, as well as directional signage needed to guide and serve the public and service traffic. The size, text and location of signs shall not exceed the normal limitations for signs in other comparable districts, subject to the City Council approval of additional signage. The landscaping of the development shall provide a well-screened setting which includes the timely maturity of plant materials, strong consideration for water conservation, compatibility with the City's streetscape and character plans, and considers the functional needs of the different uses and facilities included in the development. The development shall provide an architectural character which embodies an overall campus theme to the various uses and facilities; includes wherever reasonable a distinctly southwestern palette of styles and materials; reflects the City's character plan; and is compatible with neighboring development themes and character.

(Ord. No. 2588, § 1, 9-21-93; Ord. No. 2895, § 1, 3-19-96; Ord. No. 2996, § 1, 3-4-97; Ord. No. 3225, § 1, 5-4-99; Ord. No. 3920, § 1(Exh. §§ 62—68), 11-9-10; Ord. No. 4005, § 1(Res. No. 8947, Exh. A, §§ 173—175), 4-3-12; Ord. No. 4048, § 1(Res. No. 9223, § 1(Exh. A, § 15), 11-14-12)

ORDINANCE NO. 4508

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, AMENDING ORDINANCE NO. 455, THE ZONING ORDINANCE OF THE CITY OF SCOTTSDALE, BY AND FOR THE PURPOSE OF CHANGING THE ZONING ON THE "DISTRICT MAP" TO ZONING APPROVED IN CASE NO. 11-ZN-2020 FROM SINGLE-FAMILY RESIDENTIAL (R1-35) DISTRICT TO SPECIAL CAMPUS, PLANNED SHARED DEVELOPMENT DISTRICT (SC PSD) DISTRICT, INCLUDING A DEVELOPMENT PLAN WITH AMENDED (TRANSITION) PERFORMANCE STANDARDS FOR BUILDING SETBACKS, BUILDING STEPBACKS, LANDSCAPE BUFFERS, AND FLOOR AREA RATIO ON A +/- 28.5-ACRE SITE LOCATED AT 12701, 12752, AND 12707 N. SCOTTSDALE ROAD.

WHEREAS, the Airport Advisory Commission held a hearing on May 19, 2021; and

WHEREAS, the Planning Commission held a hearing on May 26, 2021; and

WHEREAS, the City Council finds that the proposed development is in substantial harmony with the General Plan of the City of Scottsdale and will be coordinated with existing and planned development; and

WHEREAS, it is now necessary that the comprehensive zoning map of the City of Scottsdale ("District Map") be amended to conform with the decision of the Scottsdale City Council in Case No. 11-ZN-2020.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Scottsdale, as follows:

Section 1. That the "District Map" adopted as a part of the Zoning Ordinance of the City of Scottsdale, showing the zoning district boundaries, is amended by rezoning a +/-28.5-acre site, located at 12701, 12752, and 12707 N. Scottsdale Road. and marked as "Site" (the Property) on the map attached as Exhibit 2, incorporated herein by reference, from Single-family Residential (R1-35) to Special Campus, Planned Shared Development District (SC PSD) District, including a Development Plan with amended (Transition) performance standards for building setbacks, building stepbacks, landscape buffers, and floor area ratio, and by adopting that certain document entitled "Ina Levine Jewish Community Special Campus Masterplan" declared as public record by Resolution No. 12203 which is incorporated into this ordinance by reference as if fully set forth herein.

ATTACHMENT 4

Section 2. That the above rezoning approval is conditioned upon compliance with all stipulations attached hereto as Exhibit 1 and incorporated herein by reference.

PASSED AND ADOPTED by the Council of the City of Scottsdale this \_\_\_\_ of \_\_\_\_, 2021.

ATTEST:

CITY OF SCOTTSDALE, an Arizona  
Municipal Corporation

By: \_\_\_\_\_  
Ben Lane, City Clerk

By: \_\_\_\_\_  
David D. Ortega, Mayor

APPROVED AS TO FORM:  
OFFICE OF THE CITY ATTORNEY

By: Margaret Wilson

Sherry R. Scott, City Attorney

By: Margaret Wilson, Senior Assistant City Attorney

**Stipulations for the Zoning Application:  
Ina Levine Jewish Community Campus  
Case Number: 11-ZN-2020**

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

**SITE DESIGN**

1. **CONFORMANCE TO DEVELOPMENT PLAN.** Development shall conform with the Development Plan, entitled "Ina Levine Jewish Community Special Campus Master Plan Development Plan," which is on file with the City Clerk and made a public record by Resolution No. 12203 and incorporated into these stipulations and ordinance by reference as if fully set forth herein. Any proposed significant change to the Development Plan, as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council. Where there is a conflict between the Development Plan and these stipulations, these stipulations shall prevail.
2. **CONFORMANCE TO AMENDED DEVELOPMENT STANDARDS.** Development shall conform with the amended development standards that are attached as Exhibit A to Exhibit 1 of Ord. 4508. Any change to the development standards shall be subject to additional public hearings before the Planning Commission and City Council.
3. **CONFORMANCE TO DEVELOPMENT AGREEMENT.** Development shall conform with the development agreement per C.O.S. Contract No. 2021-083-COS. Any change to the development agreement shall be subject to City Council approval.
4. **REFUSE.** Each project site design shall accommodate refuse infrastructure in conformance with city published standards and requirements, at time of project development, with associated site plan modifications to accommodate as needed.
5. **PROTECTION OF ARCHAEOLOGICAL RESOURCES.** Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Protection of Archaeological Resources, Section 46-134 - Discoveries of archaeological resources during construction.

**DEDICATIONS**

6. **TRAFFIC CONTROL EASEMENT.** Prior to issuance of any permit for the development project, the property owner shall dedicate a traffic control easement, at the southeast corner of the N Scottsdale Road and E Sweetwater Avenue Intersection, to the City of Scottsdale to cover the corner's two existing traffic signal poles and pull boxes.
7. **CROSS ACCESS EASEMENT.** Prior to issuance of any permit for the development project, the property owner shall dedicate cross access easements, across and to the benefit of all parcels contained within development project, should project development consist of more than one parcel at time of any permit request for the development project.
8. **EMERGENCY SERVICES ACCESS EASEMENT.** Prior to issuance of any permit for the development project, the property owner shall dedicate emergency services access easements to the City of Scottsdale across all drive aisles connecting parcels within development project, should project development consist of more than one parcel at time of any permit requires for the development project.

9. AVIGATION EASEMENT. Prior to the issuance of any permit for the development project, the property owner shall dedicate an Avigation Easement to the City of Scottsdale, in a form acceptable to the City Attorney, or designee.

### **INFRASTRUCTURE**

10. CONSTRUCTION COMPLETED. Prior to issuance of any Certificate of Occupancy or Certification of Shell Building, whichever is first, for the development project, the property owner shall complete all the infrastructure and improvements required by the Scottsdale Revised Code and these stipulations.
11. STANDARDS OF IMPROVEMENTS. All improvements (curb, gutter, sidewalk, curb ramps, driveways, pavement, concrete, water, wastewater, etc.) shall be constructed in accordance with the applicable City of Scottsdale Supplements to the Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction, Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction, the Design Standards and Policies Manual (DSPM), and all other applicable city codes and policies.
12. WATER AND WASTEWATER IMPROVEMENTS. The property owner shall provide all water and wastewater infrastructure improvements, including any new service lines, connection, fire-hydrants, and man-holes, necessary to serve the development.
13. FIRE HYDRANT. The property owner shall be provide fire hydrant(s) and related water infrastructure adjacent to lot, in the locations determined by the Fire Department Chief, or designee.

### **REPORTS AND STUDIES**

14. DRAINAGE REPORT. With the Development Review Board submittal, the property owner shall submit a Drainage report in accordance with the Design Standards and Policies Manual for the development project. In the drainage report, the property owner shall address:
  - a. Provide an updated copy of the drainage report submitted for the zoning case with the following stipulations:
    - i. A complete and detailed storm drain analysis for the proposed 2-48" connector pipes/underground system that properly model the bubble-up structure data shown on the plans. The analysis should clearly demonstrate that the design WSEL of the offsite existing detention basin upstream of the site would not be adversely impacted.
    - ii. The description in the drainage report of the small 3-8" HDPE pipes and riprap spillway at the site outfall near 73rd Place as an existing outfall system was not accurate and not adequate for the design flow of approximately 178 cfs leaving the site. The drainage analysis should carefully evaluate the existing overflow section near this outfall location and ensure the proposed improvements will not adversely impact drainage conditions at the site outfall.
    - iii. A separate updated Grading and Drainage Plans.
15. FAA DETERMINATION. With the Development Review Board Application, the property owner shall submit a copy of the FAA Determination letter on the FAA FORM 7460-1 for any proposed structures and/or appurtenances that penetrate the 100:1 slope. The elevation of the highest point of those structures, including the appurtenances, must be detailed in the FAA form 7460-1 submittal.
16. AIRCRAFT NOISE AND OVERFLIGHT DISCLOSURE. With the Development Review Board Application submittal, the property owner shall provide a copy of the noise disclosure notice that will be provided

to occupants, potential homeowners, employees and/or students that will be located at the development project in a form acceptable to the Scottsdale Aviation Director.

17. **SOUND ATTENUATION MEASURES.** With the final plans submittal, the property owner shall provide sound attenuation measures that are limited to the sound transmission class of not less than 50 (45 if field tested) as provided in the International Building Code (IBC).

18. **ARCHAEOLOGY.** The applicant shall submit, with the submittal of a Development Review application associated with Case (enter the GP, ZN, UP case number here), an archaeology survey and report that is prepared by a qualified archaeologist, in conformance with Scottsdale Revised Code, Chapter 46, Article VI. – Protection of Archaeological Resources.



## **V. Ina Levine Jewish Community Campus - Amended Development Standards.**

### **Sec. 6.800. - Special Campus (SC).**

#### **Sec. 6.804. - General standards and incentives.**

- A. A minor campus district shall occupy less than forty (40) gross acres. The minimum width and depth shall be four hundred (400) feet.

A major campus district shall occupy forty (40) gross acres or more. The minimum width and depth shall be eight hundred (800) feet.

Contiguous parcels, not including right-of-way, of lesser size or dimension may be added to an established special campus district subject to the approval of the City Council.

- B. Except as otherwise permitted in section 6.804.C., or in section 7.100 et seq., the maximum building height shall be thirty-eight (38) feet above the natural grade.
- C. Where the city determines that the unique operating or structural characteristics of buildings, structures or other facilities located within the SC District justifies a height greater than that normally allowed within this SC District, the City Council may approve the greater height as a part of the development plan, either as an absolute figure or by means of formulas and performance criteria. Any building height greater than thirty-eight (38) feet shall be subject to the following general criteria:
1. These building heights shall be permitted only on those portions of the site not affected by the transition areas as specified in Section 6.805.C.2.a. end b.
  2. The maximum building height shall be stepped back from the edge of the transition area at one (1) foot of vertical dimension for every three (3) feet of horizontal dimension as measured from the base height of thirty-eight (38) feet.
  3. For each five (5) feet of building height greater than thirty-eight (38) feet the open space requirement shall be increased by one (1) percent above what is required herein in Section 6.805.B.
- D. Floor area ratio is limited to ~~six tenths (0.6)~~ **FOUR-TENTHS (0.4)** of the net lot area except as modified herein.
- E. The City Council may approve as part of the development plan guidelines, including formulas, performance criteria, and/or incentives, which, in order to achieve specified community goals, provide means for the additional height as identified in section 6.804.C. above and/or additional floor area greater than that specified in section 6.804.D. above. Such flexibility shall be based upon considerations such as but not limited to: underground parking, preservation of historic sites on or off-site, preservation of conservation areas on or off-site for which no density transfer has been previously received from either on or off-site, special public improvements above what is normally required for the development, or major contributions to public arts or public recreation facilities.
- F. To the extent that the edoption of a special campus overlay district shall conflict with the regulations, requirements, stipulations, or standards of other provisions within the Zoning Ordinance, the more permissive shall apply, unless otherwise specified herein.

(Ord. No. 2588, § 1, 9-21-93; Ord. No. 2895, § 1, 3-19-96; Ord. No. 2996, § 1, 3-4-97; Ord. No. 3879, § 1(Exh. § 25), 3-2-10; Ord. No. 4005, § 1(Res. No. 8947, Exh. A, § 172), 4-3-12; Ord. No. 4143, § 1(Res. No. 9678, Exh. A, § 146), 5-6-14

**Sec. 6.805. - Development Plan.**

The zoning district map amendment application for the SC District shall be accompanied by a Development Plan as provided in Article VII.

(Ord. No. 2588, § 1, 9-21-93; Ord. No. 2895, § 1, 3-19-96; Ord. No. 2996, § 1, 3-4-97; Ord. No. 3225, § 1, 5-4-99; Ord. No. 3920, § 1(Exh. §§ 62—68), 11-9-10; Ord. No. 4005, § 1(Res. No. 8947, Exh. A, §§ 173—175), 4-3-12; Ord. No. 4048, § 1(Res. No. 9223, § 1(Exh. A, § 15), 11-14-12)

**Sec. 6.806. - Performance standards.**

**A. Open space plan.**

1. **Performance.** The open space included in a SC District shall be equal to or greater than that typically required for comparable uses and locations as required for building heights up to 38 feet or the Environmentally Sensitive Lands ESL District. The open space plan shall incorporate open spaces identified on the General Plan such as scenic corridors, vista corridors, major buffers, etc., and may be coordinated with open spaces identified by plat, site plan approval or the General Plan on adjacent parcels. In no case shall the total open space, excluding parking lot landscaping, be less than 0.20 multiplied by the gross land area of the SC District.

**B. Transition area plan.**

1. **Performance.** Transition areas shall be provided on the SC District development which maintain sensitivity to the specific characteristics and features of adjacent environment and neighborhood conditions.
2. **Standards.** The following specific standards provide guidelines for appropriate transition areas along the perimeter of a SC District development. Alternate standards may be approved by the City Council.
  - a. Transition areas shall begin at the perimeter property line if the SC District abuts another zoning district or is adjacent to a local street or minor collector street. If the SC District is adjacent to a major collector, arterial, parkway or larger street the transition area shall begin at the centerline of the street.
  - b. The development standards for Transition areas shall be as shown in the following Table 6.806.A.

TABLE 6.806.A. Transitions					
Development Standard <sup>(2)</sup>	Adjacent Zoning Districts <sup>(1)</sup>				
	I	II	III	IV	V
Minimum width of transition area	498'	399'	302'	197'	92'
Minimum width of landscape area at perimeter of the site  EASTERN EDGE	90'	50' 0' Existing 12' New	30'  12' New	20'	20'
Building setback  EASTERN EDGE	120'	75' 35'	50'	35'	20'
Minimum open space ratio in transition area	0.50	0.40	0.30	0.25	0.20
<del>Maximum floor area ratio in transition area</del>	<del>0.20</del>	<del>0.30</del>	<del>0.40</del>	<del>0.50</del>	<del>0.60</del>
<del>Building height stepback <sup>(3)</sup></del>	<del>1:21</del>	<del>1:18</del>	<del>1:14</del>	<del>1:19</del>	<del>1:4</del>

Table Notes:

(1) Adjacent zoning districts include:

- I. Single-family Residential R1-190, Single-family Residential R1-130, Single-family Residential R1-70, Conservation Open Space COS;
- II. Single-family Residential R1-43, Single-family Residential R1-35, Single-family Residential R1-18, Open Space OS;
- III. Single-family Residential R1-10, Single-family Residential R1-7, Single-family Residential R1-5, Two-family Residential R-2, Townhouse Residential R-4, Resort/Townhouse Residential R-4R, Manufactured Home M-H;
- IV. Medium Density Residential R-3, Multiple-family Residential R-5, Service Residential S-R, Neighborhood Commercial C-1, Planned Neighborhood Center PNC, Planned Convenience Center PCoC, Downtown D - Type I; and
- V. Central Business C-2, Highway Commercial C-3, General Commercial C-4, Planned Community Center PCC, Industrial Park I-1, Light Employment I-G, Commercial Office C-O.

No transition area is required adjacent to the following zoning districts: Central Business C-2, Planned Regional Center PRC, Western Theme Park WP, Planned Commerce Park PCP, Special Campus SC, and Downtown D -Type II.

If the General Plan proposes an adjacent land use that is more intense than the existing land use, the applicable development standards shall be those shown in Table 6.806.A., Transitions, for the more intense land use.

(2) These standards may be modified by the City Council if the SC District is applied to an existing facility in order to accommodate previously determined transitions for the site.

(3) ~~As measured from a height of twenty (20) feet at the building setback.~~

c. Transition areas along streets. In order to maintain consistent streetscapes the following shall be provided adjacent to the street right-of-way. These shall have precedence over related standards included in Section 6.806 C.2.b.

<b>TABLE 6.806.B. Transition Areas Along Streets AS MEASURED FROM BACK OF CURB</b>		
<b>Street Classification</b>	<b>Minimum Width of Landscape Area Along Right-of-Way (feet)</b>	<b>Minimum Building Setback (feet)</b>
Local <b>CORRINE DR</b>	20 25 <b>LANDSCAPE BUFFER SOUTH OF THE WALL TO CONNECT WITH EXISTING CONDITION ON ADJOINING PROPERTIES TO THE EAST AND WEST</b>	20 70
Minor collector <b>SWEETWATER AVE</b>	25	30
Major collector	30	40
Minor arterial	35	60
Major arterial <b>SCOTTSDALE RD</b>	40 20	80 70
Parkway	50	100

3. Plan elements. The transition area plan shall include a description of the transition area being proposed/used, the location of the transition zone, any setback and height limits and the location of the adjacent land use categories as defined herein.

C. *Parking plan.*

1. Performance. The parking provided in a SC District shall provide sufficient numbers and types of parking spaces in locations with the appropriate proximity to serve the various uses identified on the development plan. Adequate on-site parking shall be provided during each phase of the development of the site. No parking generated by the uses included in the development plan shall occur on unimproved land, public streets, properties not included within the development plan or major access driveways. Parking shall not result in increased downstream flood flows.

D. *Circulation plan.*

1. Performance. The development of a special campus shall provide sufficient internal and external circulation to assure safe and uncongested access into, through and out of the site. The improvement of the circulation facilities shall be concurrent with the traffic demands created by the development.

E. *Drainage plan.*

1. Performance. The development shall provide drainage facilities which protect the site and adjacent sites from excessive storm flows and associated erosion and sedimentation. The drainage solution shall protect, where reasonable, the location, character and vegetation of major natural drainage courses.

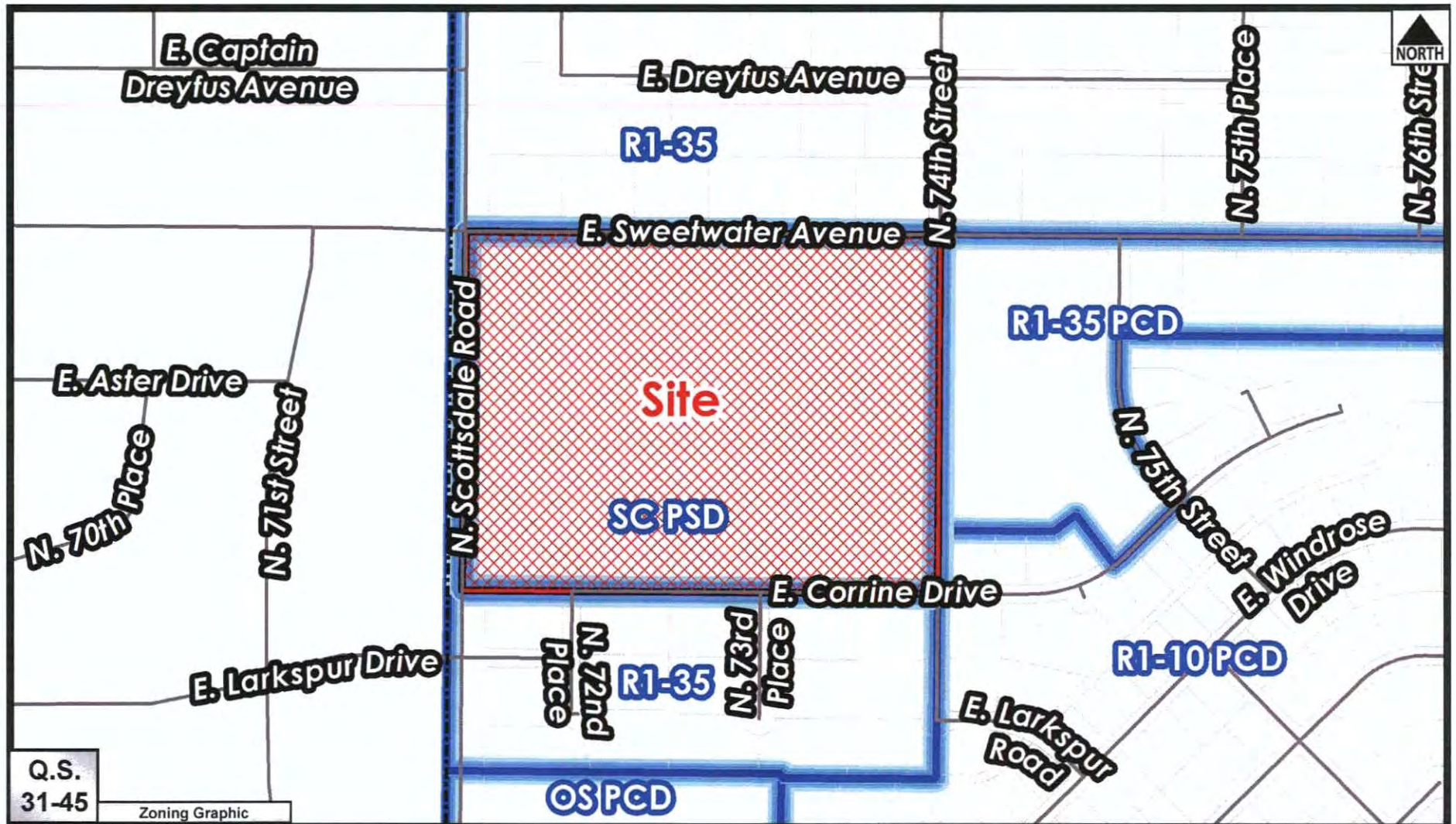
F. *Special impact plan.*

1. Performance. The development of the special campus shall not result in any substantial (as determined by the City Council at the time of approval) lighting, dust or noise pollution impacts on adjacent existing uses or planned uses.

G. *Environmental design plan and design guidelines.*

1. Performance. All signage and graphics used on the site shall be designed in a consistent and compatible manner. The size and locations of signage shall be limited to that which is necessary to notify the public of the individual uses, establishments and buildings, as well as directional signage needed to guide and serve the public and service traffic. The size, text and location of signs shall not exceed the normal limitations for signs in other comparable districts, subject to the City Council approval of additional signage. The landscaping of the development shall provide a well-screened setting which includes the timely maturity of plant materials, strong consideration for water conservation, compatibility with the City's streetscape and character plans, and considers the functional needs of the different uses and facilities included in the development. The development shall provide an architectural character which embodies an overall campus theme to the various uses and facilities; includes wherever reasonable a distinctly southwestern palette of styles and materials; reflects the City's character plan; and is compatible with neighboring development themes and character.

(Ord. No. 2588, § 1, 9-21-93; Ord. No. 2895, § 1, 3-19-96; Ord. No. 2996, § 1, 3-4-97; Ord. No. 3225, § 1, 5-4-99; Ord. No. 3920, § 1(Exh. §§ 62—68), 11-9-10; Ord. No. 4005, § 1(Res. No. 8947, Exh. A, §§ 173—175), 4-3-12; Ord. No. 4048, § 1(Res. No. 9223, § 1(Exh. A, § 15), 11-14-12)



Proposed Zoning

Ordinance No. 4508  
Exhibit 2  
Page 1 of 1

11-ZN-2020



RESOLUTION NO. 12203

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, DECLARING AS A PUBLIC RECORD THAT CERTAIN DOCUMENT FILED WITH THE CITY CLERK OF THE CITY OF SCOTTSDALE AND ENTITLED "INA LEVINE JEWISH COMMUNITY SPECIAL CAMPUS MASTERPLAN".

WHEREAS, State Law permits cities to declare documents a public record for the purpose of incorporation into city ordinances; and

WHEREAS, the City of Scottsdale wishes to incorporate by reference amendments to the Zoning Ordinance, Ordinance No. 455, by first declaring said amendments to be a public record.

NOW, THEREFORE BE IT RESOLVED, by the Council of the City of Scottsdale, Maricopa County, Arizona, as follows:

Section 1. That certain document entitled "Ina Levine Jewish Community Special Campus Masterplan", attached as Exhibit A, a paper and an electronic copy of which are on file in the office of the City Clerk, is hereby declared to be a public record. Said copies are ordered to remain on file with the City Clerk for public use and inspection.

PASSED AND ADOPTED by the Council of the City of Scottsdale, Maricopa County, Arizona this \_\_\_\_ day of \_\_\_\_\_, 2021.

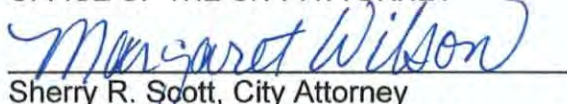
CITY OF SCOTTSDALE, an  
Arizona municipal corporation

ATTEST:

By: \_\_\_\_\_  
Ben Lane, City Clerk

By: \_\_\_\_\_  
David D. Ortega, Mayor

APPROVED AS TO FORM:  
OFFICE OF THE CITY ATTORNEY

  
Sherry R. Scott, City Attorney

By: Margaret Wilson, Senior Assistant City Attorney



## Project Information

Gross Site Area: 1,311,561 sf 30.11 Acs  
 Net Site Area: 1,242,656 sf 28.53 Acs  
 Existing Zoning: R1-35  
 Proposed Zoning: SC (Special Campus)

Allowable Building Area	Total Net Site Area*
Land Area FAR Allowable sf	
1,242,656 sf 0.4	497,062 sf

### Existing Building Areas

Ina Levine JCC	114,530 sf
Pardes Jewish Day School	56,403 sf
Existing Subtotal	170,933 sf

### Proposed Future Additions\*\*

Ina Levine JCC	20,000 sf
Pardes Jewish Day School	10,000 sf
Proposed Subtotal	30,000 sf

### Future Residential Health Care Facility

185 Units/Beds	185,000 sf
----------------	------------

Total Estimated Building Area 385,933 sf

### Required Minimum Overall Site Open Space\*\*\*

Land Area	% Req	Req OS
1,242,656 sf	20%	248,531 sf
Total Provided		561,663 sf (226%)

### Parking

Existing Auto and Bicycle Parking is per Zoning Ordinance.

Additional Auto and Bicycle parking for the Residential Health Care Facility shall comply with Zoning Ordinance Article IX. Parking and Loading Requirements. Detailed parking calculations to be provided with the future Development Review Board application.

### Notes:

\* See Transition Plan Exhibit for Allowable Areas for Transition Zones

\*\* See Project Narrative for more information on Existing and Proposed Uses

\*\*\* See Open Space Plan Exhibit for Required Areas in Transition Zones



heibrid architecture

10-23-2020 rev 02-11-2021 rev 03-31-2021 rev 05-05-2021

**J** Martin Pear JCC  
 in the Valley of the Sun

Resolution No. 12203  
 Exhibit A  
 Page 1 of 7

INA LEVINE JEWISH COMMUNITY SPECIAL CAMPUS MASTERPLAN

Masterplan



## Building Area Tabulation

Area Type	Land Area	FAR	Allowable
Allowable	1,242,656 sf	0.4	497,062 sf

### Existing Building Areas

Ina Levine JCC	114,530 sf
Pardes Jewish Day School	56,403 sf
Existing Subtotal	170,933 sf

### Proposed Future Additions\*\*

Ina Levine JCC	20,000 sf
Padres Jewish Day School	10,000 sf
Proposed Subtotal	30,000 sf

### Future Residential Health Care Facility

185 Units/Beds	185,000 sf
----------------	------------

**Total Estimated Building Area 385,933 sf**

### Notes:

1. See Open Space Exhibit for Transition Open Space Area Tabulation
2. All Areas are approximate
3. Transition Area are partially based on Gross Site Area (includes to centerline of Sweetwater Ave)
4. Overall Site Area is based on Net Site Area







Pedestrian Circulation



## Open Space Tabulation

### Transition Areas Open Space

Area Type	Land Area	% Req	Req OS
Type II	1,029,791 sf	40%	411,916 sf
Type III	43,058 sf	30%	12,917 sf
Required			437,751 sf

### Required Minimum Overall Site Open Space

Area Type	Land Area	% Req	Req OS
Minimum	1,242,656 sf	20%	248,531 sf

### Provided Open Space

In Transition Areas	475,424 sf (109%)
Other Open Space	86,239 sf
Total Provided	561,663 sf (226%)

### Notes:

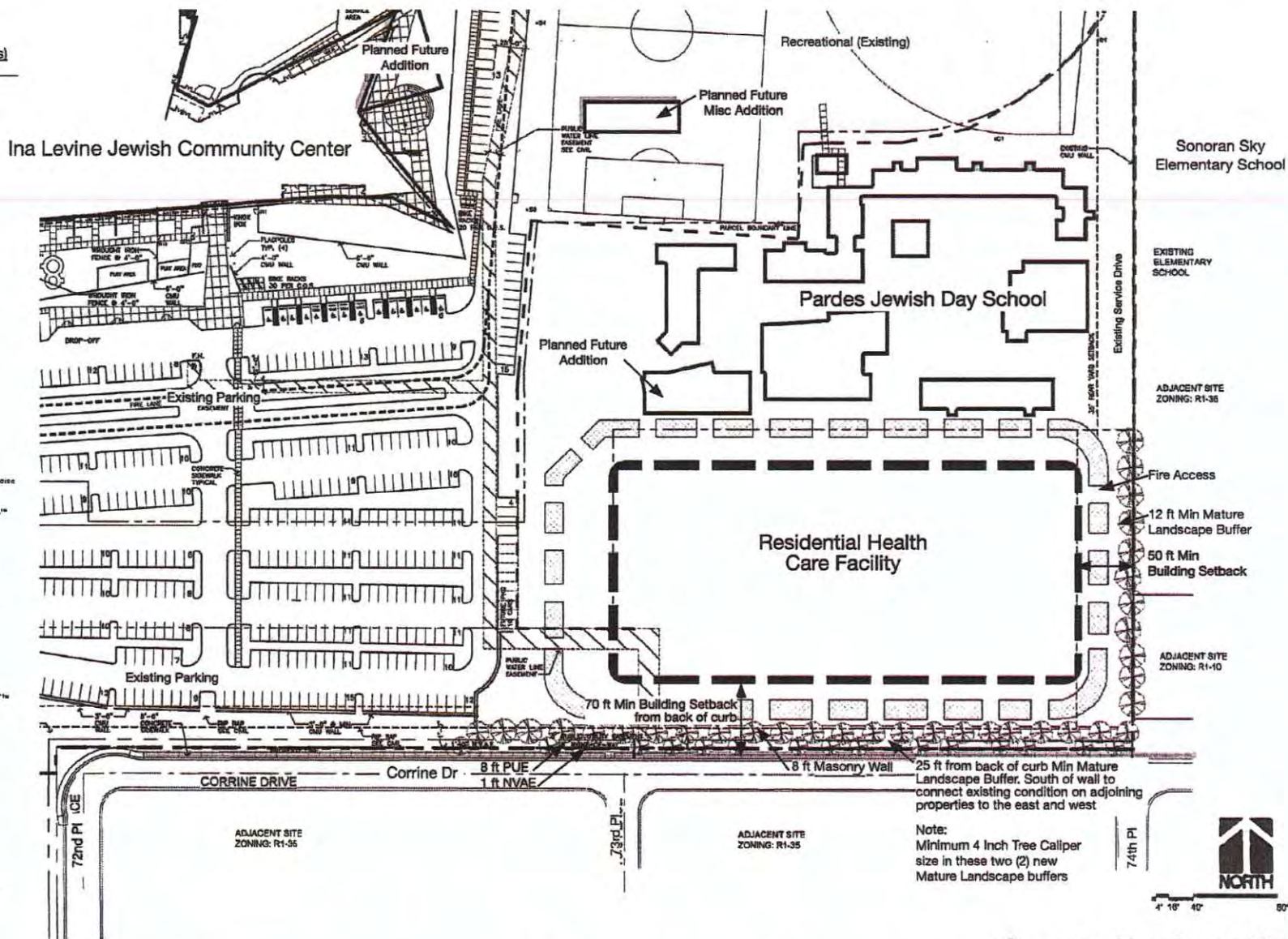
1. All Areas are approximate
2. Transition Area are partially based on Gross Site Area (includes to centerline of Sweetwater Ave)
3. Overall Site Area is based on Net Site Area



Open Space Plan



Symbol	Common Name
	Eating Tree to Humans in Place
	Salvaged Tree to be Relocated
	<i>Caribbean Nordum</i> Blue Palo Verde
	<i>Caribbean Nordum</i> Blue Palo Verde
	<i>Caribbean Nordum</i> Palo Brea
	<i>Olea europaea</i> 'Swart Höl' Olive Tree
	<i>Pinus halepensis</i> Aleppo Pine
	<i>Pinus halepensis</i> Aleppo Pine
	<i>Platanus chinensis</i> Chinese Platan
	<i>Protopicus chinensis</i> Chinese Mesquite
	<i>Cassia purpurascens</i> Mexican Yellow Balm of Gilead
	<i>Encelia tomentosa</i> Britchesbush
	<i>Eriocaulon virgatum</i> 'Aguirre' Green Turpentine Bush
	<i>Jatropha gossypifolia</i> Chuparosa
	<i>Jatropha gossypifolia</i> Mexican Honeycreeper
	<i>Leucodendron laevigatum</i> Chihuahuan Sage
	<i>Myrica communis</i> 'Boetica' Twisted Myrtle
	<i>Plumbago auriculata</i> Cape Plumbago
	<i>Punica granatum</i> Pomegranate
	<i>Punica granatum</i> Nana Dwarf Pomegranate
	<i>Ruscus aculeatus</i> 'Yucca' Pearl Rosemary
	<i>Ruellia brittanica</i> Ruellia
	<i>Ruellia brittanica</i> Desert Ruellia
	<i>Agave deserti</i> Tropical Agave
	<i>Hesperaloe parviflora</i> Joshua Tree Hesperaloe
	<i>Hesperaloe parviflora</i> Red Yucca
	<i>Stenotaphrum secundatum</i> St. Augustine Grass
	<i>Begonia maculata</i> Desert Marigold
	<i>Begonia maculata</i> 'Barnesii' Vine Bougainvillea
	<i>Hymenocallis aurea</i> Angelica Daisy
	<i>Lantana camara</i> 'New Gold' New Gold Lantana
	<i>Wedelia trilobata</i> Yellow Dot



INA LEVINE JEWISH COMMUNITY SPECIAL CAMPUS MASTERPLAN



Symbol	Common Name
--------	-------------

Existing Tree to Remove or Place

Survaged Tree is to Retain

*Cardium floridanum*  
Blue Palm Yucca

*Cardium floridanum*  
Blue Palm Yucca

*Cardium praeceps*  
Palm Tree

*Olea europaea* Swan Hill Olive Tree

*Pinus halepensis*  
Aleppo Pine

*Pinus halepensis*  
Aleppo Pine

*Pistacia chinensis*  
Chinese Pistache

*Prosopis chinensis*  
Chinese Mesquite

*Cordia alliodora*  
Mexican Yellow Star of Persia

*Encelia farinosa*  
Britabuzon

*Eriosema lanicarpa* Agave

Green Turpentine Bush

*Juncus carolinensis*  
Chuancho

*Jasione spicigera*  
Mexican Honeycreeper

*Leucosiphium lanigatum*  
Chihuahuan Sage

*Myrica carolinensis* Boethia

Twisted Myrtle

*Plumbago auriculata*  
Cape Plumbago

*Punica granatum*  
Pomegranate

*Punica granatum* Nana Dwarf Pomegranate

*Rosemaria officinalis* Rosemary

*Ruellia brittaniana*  
Ruellia

*Ruellia peninsularis*  
Desert Ruellia

*Agave deserti*  
Desert Agave

*Hesperaloe parviflora*  
Desert Red Yucca

*Hesperaloe parviflora*  
Desert Red Yucca

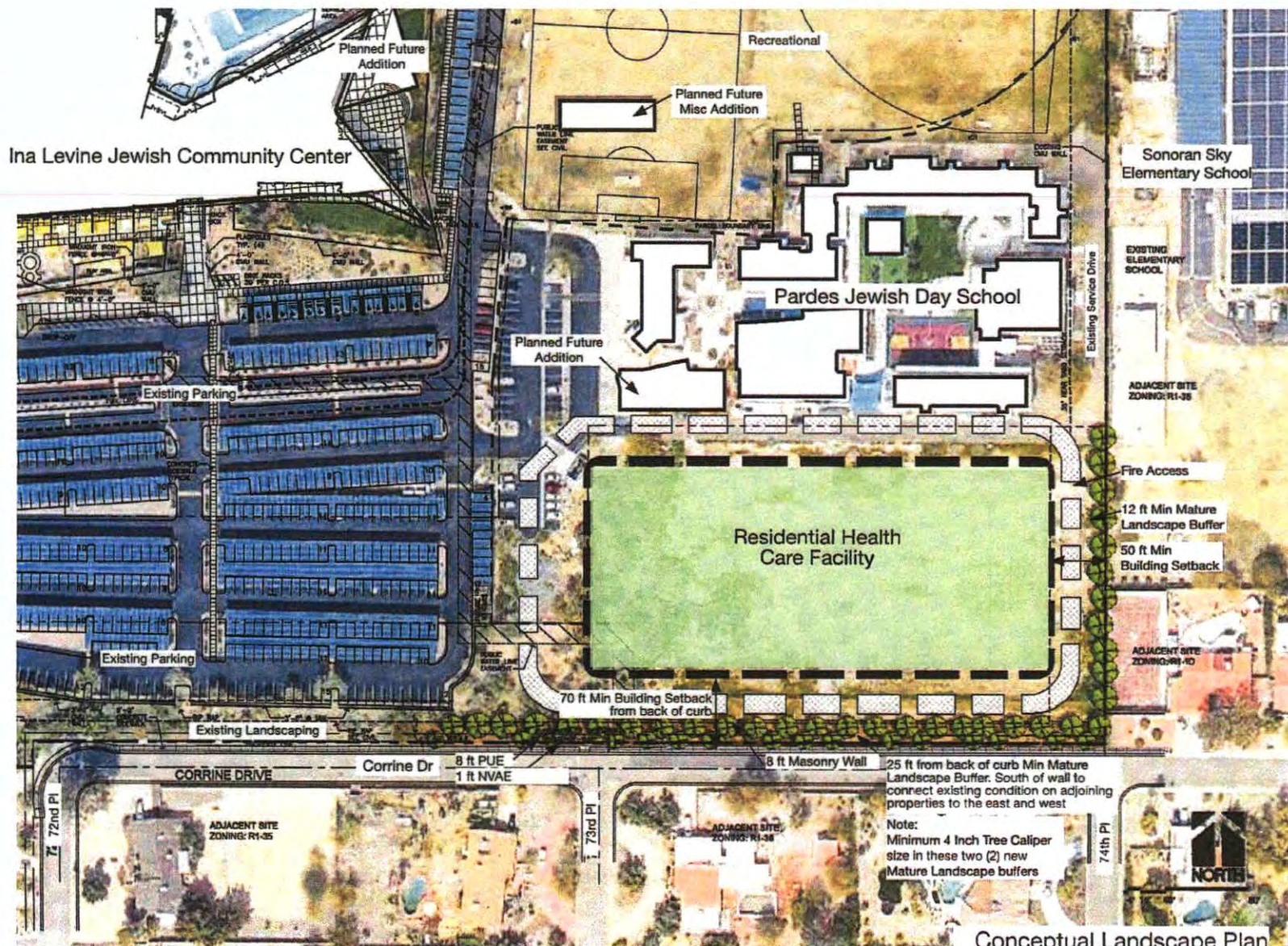
*Monarda rigens*  
Desert Grass

*Sesuvium portuacastrum*  
Desert Portulaca

*Sonchus oleraceus*  
Desert Lettuce

*Stemodia*  
Desert Stemodia

*Wedelia treloarum*  
Desert Wedelia

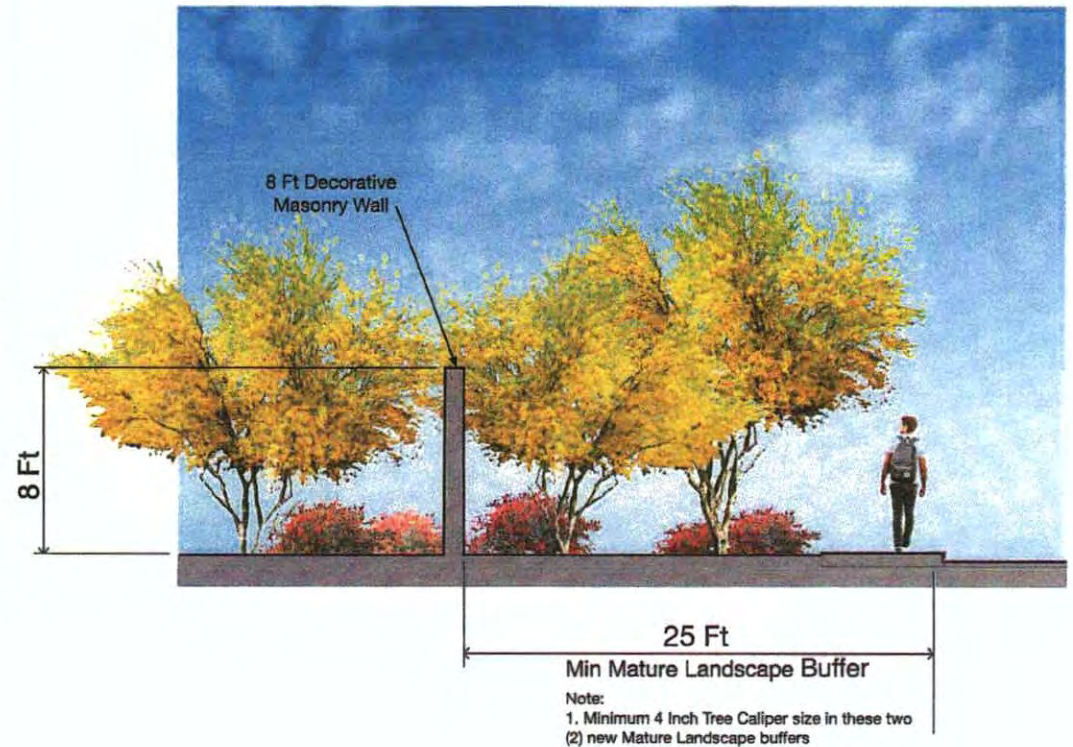


heibrid architecture  
10-23-2020 rev 02-11-2021





Decorative Screen Wall Elevation



Section Through Landscape Buffer

Landscape Buffer at Corrine Dr

RESOLUTION NO. 12183

A RESOLUTION OF THE CITY OF SCOTTSDALE, ARIZONA,  
AUTHORIZING THE MAYOR TO EXECUTE DEVELOPMENT  
AGREEMENT NO. 2021-083-COS FOR PROPERTY GENERALLY  
LOCATED AT 12701, 12752, AND 12707 N. SCOTTSDALE ROAD.

WHEREAS, A.R.S. § 9-500.05 authorizes the City to enter into development agreements with persons having an interest in real property located in the City; and

WHEREAS, it is in the best interest of the City and owner to enter into Development Agreement No. 2021-083-COS for a development located at 12701, 12752, and 12707 N. Scottsdale Road; and

WHEREAS, this Development Agreement No. 2021-083-COS is consistent with the portions of the City's general plan applicable to the property on the date this Agreement is executed.

NOW, THEREFORE, LET IT BE RESOLVED, by the Council of the City of Scottsdale, as follows:

Section 1. That Mayor David D. Ortega is authorized and directed to execute Development Agreement No. 2021-083-COS after it has been executed by all other parties.

Section 2. That the City Clerk is hereby directed to record Development Agreement No. 2021-083-COS with the Maricopa County Recorder within ten (10) days of its execution by all parties.

PASSED AND ADOPTED by the Council of Scottsdale this \_\_\_\_ day of \_\_\_\_\_, 2020.

ATTEST:

CITY OF SCOTTSDALE, an Arizona  
municipal corporation

By: \_\_\_\_\_  
Ben Lane, City Clerk

By: \_\_\_\_\_  
David D. Ortega, Mayor

APPROVED AS TO FORM:  
OFFICE OF THE CITY ATTORNEY

By: Margaret Wilson  
Sherry R. Scott, City Attorney  
By: Margaret Wilson, Senior Assistant City Attorney



**WHEN RECORDED RETURN TO:**

CITY OF SCOTTSDALE  
ONE STOP SHOP RECORDS  
7447 East Indian School Road, Suite 100  
Scottsdale, AZ 85251

C.O.S. Contract No. 2021-083-COS  
(The Campus)  
(Resolution No. 12183)

**DEVELOPMENT AGREEMENT**

THIS DEVELOPMENT AGREEMENT (the "Agreement") is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2021, by and between the City of Scottsdale, an Arizona municipal corporation, ("City") and Jewish Community Campus, LLC, an Arizona limited liability company (the "JCC"). The City and the JCC may be referred to in this Agreement individually as a "Party" and collectively as the "Parties."

**RECITALS**

A. Arizona Revised Statutes 9-500.05 authorizes the City to enter into a Development Agreement related to real property located inside the incorporated area of the City with a landowner or other person having an interest in the real property.

B. The JCC is the current owner of the real property located at the southeast corner of Scottsdale Road and Sweetwater Avenue containing approximately 28.5 net acres and 30.11 gross acres (the "Property"), comprising the Ina Levine Jewish Community Campus. The Property comprises three distinct and identifiable parcels legally described on Exhibit "A-1", Exhibit "A-2," and Exhibit "A-3" (respectively, "Parcel A-1", "Parcel A-2", and "Parcel A-3") and depicted on Exhibit "A-4". Parcel A-1, Parcel A-2, and Parcel A-3 individually may be described as a "Parcel" and collectively as the "Parcels."

C. Notwithstanding that the Property is three separate Parcels, the Property is subject to Covenants and Agreements to Hold Property as One Parcel dated July 10, 2001, and recorded in the Official Records of Maricopa County as Document No. 2001-0687507 and November 13, 2002, and recorded in the Official Records of Maricopa County as Document No. 2002-1195909 (collectively, "Covenants to Hold as One"). In connection with this Agreement, the JCC and the City seek to terminate the Covenant to Hold as One concurrent with the effectiveness of this Agreement, as more fully set forth in this Agreement.

D. The Property is subject to a previous City Council Use Permit, Case No. 6-UP-2000, which included the approval of private elementary, middle, and high school uses. Thereafter, the Pardes Jewish Day School (a kindergarten to 8<sup>th</sup> grade, combined elementary and middle school) was constructed and currently operates on approximately 4 +/- acres (the "Day School"). The approved high school site (the "High School Site") remains vacant.



E. In addition to the Day School, the facilities currently constructed on the Property include but are not limited to the Martin Pear Jewish Community Center (the "Community Center"), the recreational fields and facilities used by the Community Center and the Day School (the "Recreation Facilities"), and all the parking facilities associated with the Community Center and Day School activities (the "Parking Facilities").

F. The JCC now seeks to add to the Property a residential health care facility to provide housing and health-care options for the senior population of the community (the "Senior Residential Health Care Center"), as well as provide additional amenities to be identified in the future (collectively, the "Campus Project"). To establish the regulatory structure for future development of the Property and the Campus Project, the JCC has made a development application to the City with an associated development plan (the "Development Plan").

G. In connection with the Campus Project, the Property is the subject of a rezoning from Single Family Residential (R1-35) to Special Campus with Planned Shared Development ("SC" "PSD"), in Zoning Case No. 11-ZN-2020 (the "Zoning Case") as approved in Ordinance No. 4506. As part of the Zoning Case, the JCC seeks a text amendment (the "Text Amendment") to the City's zoning ordinance (the "Zoning Ordinance") regarding the terms of a Special Campus District (Sec. 6.800) (the "Special Campus Provisions"). The proposed Text Amendment provides that additional uses be incorporated into the provisions of the Special Campus provisions.

H. The Zoning Case, the Development Plan, and the Text Amendment may be referred to in this Agreement as (the "Regulatory Approvals"). The Regulatory Approvals establish the minimum area to be designated as open space ("OS"), the dwelling unit capacity ("DUC") and the floor area ratio ("FAR") (collectively the "Development Attributes") for the Property under the associated development standards.

I. Consistent with the Development Plan and following the Effective Date (defined below) of this Agreement, the JCC will address the design of the Residential Health Care Center upon selecting a senior living user and filing an application with the City's Development Review Board prior to development of the Residential Health Care Center.

J. This Agreement is part of the requirements for approval of Zoning Case. The Development Plan is on file with the Clerk of the City as declared a public record by Resolution No. 12182 and adopted by Ordinance No. 4506 and incorporated into this Agreement by this reference.

K. This Agreement and the related documents required by this Agreement are intended to stimulate employment, investment in the area, and advance the economic benefit of the City and surrounding neighborhoods, and to achieve the redevelopment of the Property in accordance with this Agreement and in furtherance of the Development Plan.

L. This Agreement is consistent with the portions of City's general plan applicable to the Property on the date of this Agreement.

M. The City's governing body has authorized execution of this Agreement by Resolution No. 12183.

In consideration of the above premises, and the mutual promises and representations contained in this Agreement, and other good and valuable consideration, the receipt and sufficiency of which the Parties hereby acknowledge, the JCC and City agree as follows:

## **AGREEMENT**

1. Definitions. In this Agreement, unless a different meaning clearly appears from the context:

“Agreement” means this Agreement, as amended and restated or supplemented in writing from time to time, and includes all exhibits and schedules hereto. References to Sections or Exhibits are to this Agreement. The Recitals Paragraphs A through M, inclusive, are incorporated into this Agreement by reference and form a part of this Agreement.

“Association” means as defined in Section 3.2.

“Campus Project” means as defined in Recital F.

“City” means the Party designated as the City on the first page of this Agreement.

“Community Center” means as defined in Recital E.

“Covenants to Hold as One” means as defined in Recital C.

“Day School” means as defined in Recital D.

“Development Plan” means as defined in Recital F.

“DUC” means “dwelling unit capacity as defined in Recital H.

“ECR” means as defined in Section 3.2.

“Effective Date” means as defined in Section 2.1.

“Event of Default” means as defined in Section 7.

“High School Site” means as defined in Recital D.

“JCC” means the Party designated on the first page of this Agreement.

“JCC's Designated Representative” means as defined in Section 13.

**"OS"** means as defined in Recital H.

**"Parcel"** and **"Parcels"** means as defined in Recital B.

**"Parking Facilities"** means as defined in Recital E.

**"Parties"** means the Parties designated on the first page of this Agreement.

**"Party"** means the Party designated as the City on the first page of this Agreement.

**"Planned Shared Development"** means as defined in Recital G.

**"Property"** means as defined in Recital B.

**"Property Manager"** means as defined in Section 3.2.

**"PSD"** means as defined in Recital G.

**"Recreation Facilities"** means as defined in Recital E.

**"Regulatory Approvals"** means as defined in Recital H.

**"Senior Residential Health Care Center"** means as defined in Recital F.

**"Shared Facilities"** means as defined in Section 3.2.

**"Special Campus Provisions"** means as defined in Recital G.

**"Text Amendment"** means as defined in Recital G.

**"Zoning Case"** means as defined in Recital G.

**"Zoning Ordinance"** means as defined in Recital G.

2. **Term.** The term of this Agreement shall be as follows:

2.1 **Commencement and Duration.** The term of this Agreement shall commence on the date this Agreement is approved by the City Council, signed by all Parties, and recorded in the Office of the Maricopa County Recorder (the "Effective Date"). Except as otherwise provided herein, the Agreement will continue in effect for twenty-five (25) years or until all obligations and rights of the Parties under this Agreement have been performed, terminated by mutual written agreement of all Parties, or have expired.

2.2 Commencement Effect on Covenants to Hold as One. On the Effective Date of this Agreement, the Parties agree that the Covenants to Hold as One shall terminate and no longer be of any force or effect.

2.3 Effect of Termination or Expiration on Regulatory Approvals. Termination or expiration of this Agreement shall have no effect on the Regulatory Approvals, which shall continue to be enforceable according to their terms. Any notice of termination or expiration of this Agreement shall so state.

2.4 Referendum. If the Regulatory Approvals are invalidated by a referendum or court action, then this Agreement shall be void ab initio.

3. Project & Zoning. The JCC's development of the Property and the Campus Project shall comply with the following:

3.1 No Construction Obligation. The JCC has no obligation to develop the Property or any portion of the Campus Project; provided however that all further construction of the Campus Project shall be performed in compliance with the Development Plan, the Regulatory Approvals and the terms and conditions of this Agreement.

3.2 Planned Shared Development Shared Facilities. If the JCC transfers any fee interest in any of the Parcels to a third party, the JCC must establish a property management association ("Association") to maintain all common areas, shared facilities, or community-owned property shown on the Development Plan for the Property, if any (collectively, "Shared Facilities"). If the JCC establishes an Association, the Association shall then designate a manager (the "Property Manager"), and the JCC shall obligate such Association through its Property Manager to record a Master Declaration of Easements, Covenants, Conditions and Restrictions ("ECR") with the Maricopa County Recorder's Office identifying how such Shared Facilities will be maintained.

3.3 PSD Indemnity. In addition to all other obligations hereunder, the JCC (and all persons claiming through the JCC or claiming rights under this Agreement, including any and all owners of any Parcels), and existing and future owners of Parcels within the Property's boundaries shall indemnify and hold harmless the City, its employees, agents and officials from any and all claims, demands, suits, judgments, assessments, proceedings, or liabilities of any kind, including reasonable attorney's fees and costs, that may arise from any person(s)/entity(ies) owning any part of the Property and that are related to the development or division of the Property, or the Property's being subject to the application of the PSD. Further, the Property Manager shall indemnify and hold harmless the City, its employees, agents and officials harmless from any and all claims, demands, suits, judgments, assessments, proceedings, or liabilities of any kind, including reasonable attorney's fees and costs, that may that may be asserted against the City, that arise from any person(s)/entity(ies) owning any part of the Property and that are related to the development or the division of the Property.

4. City Contact and Property Manager.

4.1 City Contact. The City contact shall be the Zoning Administrator or designee.

4.2 Appointment of Property Manager. The JCC and its assigns may appoint one or more individuals or entities to be a Property Manager with respect to the Property or any portion thereof. The JCC and its assigns may appoint the Association, or an owner of the Property or any portion thereof, as such Property Manager. Upon any person or entity being appointed a Property Manager with respect to the Property or any portion thereof, the JCC or its assigns shall give the City notice of such appointment and the name and contact address and other information required for notice in this Agreement. Until notice is provided to the City by the JCC otherwise, Jay J. Jacobs shall be the Property Manager for all purposes under this Agreement.

4.3 Responsibility of Property Manager. The Property Manager shall be responsible for complying with all City requirements in a timely and professional manner, and maintaining and repairing the Shared Facilities, as reasonably determined necessary by the City in accordance with the City requirements.

4.4 Assurance of a Property Manager. The JCC, its assigns, and all present and future property owners shall assure that, if the Parcels are at any time no longer held by a single owner, the Property shall always have an appointed Property Manager, and that the Property Manager shall agree to indemnify the City as required by Section 3.3 of this Agreement and Section 6.1406 of the Zoning Ordinance of the City of Scottsdale. If the Property has no designated Property Manager, and such failure continues uncured for fifteen (15) days after written notice thereof from the City to the owners, the City shall deem all property owners to be in default under this Agreement. The JCC and its successors and assigns shall have the right to replace the Property Manager with the City's consent (which consent shall not be unreasonably withheld) upon notice to the City pursuant to Section 14.7.

5. Declaration of Easements, Covenants, Conditions & Restrictions.

5.1 ECRs. The ECRs shall address the following to the City's satisfaction:

5.1.1 Responsibility for Shared Facilities. The JCC understands that (a) it may create certain common area improvements on the Property that are Shared Facilities, and (b) each owner must pay assessments for complying with all City requirements and for maintaining and repairing the Shared Facilities, as reasonably determined necessary by the City.

5.1.2 Ownership of Shared Facilities. All Shared Facilities, if any, shall be identified in the ECRs. If some of the Shared Facilities are to be shared by the owners, then the ECRs shall identify which owner is responsible for which Shared Facilities.

5.1.3 Assessments. The Property Manager shall have authority to assess and collect fees for complying with City requirements and for maintaining and repairing the Shared Facilities.

5.2 Duration. The ECRs shall remain in existence as long as the Property is developed with a PSD overlay.

5.2.1 Amendments. Except with the City's prior written consent, the ECRs may not be amended to alter the provisions that require the owners to share responsibility for maintaining and repairing the Shared Facilities.

5.2.2 Delivery. A copy of the ECRs will have been delivered to the City prior to the issuance of any permits with respect to the Property.

6 Breach & Remedies. The JCC shall comply with, perform, and do each performance and thing required of the JCC under this Agreement. The JCC's failure to do so shall be a breach by the JCC of this Agreement if not cured within the notice and cure periods set forth in Section 8 below.

7 Events of Default. Any owner or Property Manager shall be in default (an "Event of Default") if such owner, with respect to the owner's parcel, or the Property Manager(s) and owner(s), with respect to Shared Facilities, fails or neglects timely and completely to do or perform or observe any material provision of this Agreement and/or the Regulatory Approvals, and such failure or neglect continues for a period of one hundred twenty (120) days after City has notified the defaulting owner(s) and/or Property Manager(s) in writing of such failure or neglect. If the defaulting owner(s) and/or Property Manager(s) begins to cure the default within this time period, the one hundred twenty (120) day period shall be extended an additional sixty (60) days upon request given by notice to City prior to the end of the one hundred twenty (120) day period, or such later time as may be granted by the City to allow the cure to be affected.

8. City's Remedies. Upon the occurrence of any material Event of Default or at any time thereafter while such Event of Default remains uncured, City may, at its option and from time to time, exercise any, all, or any combination of the following cumulative remedies in any order and repetitively at City's option with respect to any and all defaulting owner(s) and/or Property Manager(s):

8.1 Until the default is cured, issue a stop work order and/or refuse to issue any permits or process development applications for the Property, as to Shared Facilities, or, in the event the Property is divided into separate parcels, issue a stop work order and/or refuse to issue any permits or process any development applications for any parcel that is subject of the Event of Default.

8.2 Abate at an applicable defaulting owner's expense any violation of this Agreement.

8.3 Be excused without any liability to the applicable defaulting owner therefor from further performance of any or all of City's obligations under this Agreement.

8.4 Insist upon each applicable defaulting owner's full and faithful performance under this Agreement during the entire remaining term of this Agreement.

8.5 Assert, exercise or otherwise pursue at each applicable defaulting owner's expense any and all other rights or remedies, legal or equitable, to which City may be entitled.

8.6 Notwithstanding the foregoing, an applicable defaulting owner shall not be liable for special, consequential, punitive, or other exemplary or multiple damages.

9. City Default and the JCC's Remedies. Upon any material breach of this Agreement by City not cured within one hundred twenty (120) days after notice from an owner, such owner may pursue any and all remedies, legal, equitable or otherwise, to which such owner may be entitled. Notwithstanding the preceding sentence or anything else in this Agreement and as a condition of City's willingness to enter into this Agreement, the following limits shall apply to this Agreement:

9.1 City shall not be liable for any special, consequential, punitive, or other exemplary or multiple damages.

9.2 The JCC hereby unconditionally and irrevocably waives on behalf of itself and all persons claiming through the JCC or through this Agreement or under or related to this Agreement any remedies inconsistent with these limitations.

9.3 All limitations on the JCC's remedies shall also apply to all remedies against City's officers, employees and other agents and representatives and any other person for whom City may in any event be liable for any reason.

9.4 All limitations on the JCC's remedies shall apply to the JCC and to any person otherwise asserting against City, any claim whatsoever related to this Agreement.

10. Non-waiver and City Contract Administrator Authority. No failure by City or the JCC to demand any performance required of the other under this Agreement, and no acceptance by City or the JCC of any imperfect or partial performance under this Agreement, shall excuse such performance, or waive or impair in any way the other's ability to insist, prospectively and retroactively upon full compliance with this Agreement. Only the City's Zoning Administrator or designee shall be authorized to administer this Agreement for City or speak for City regarding this Agreement. Further, nothing in this Agreement or any ordinance with respect to it or the zoning associated with the Campus Project shall be deemed to reduce or eliminate the Zoning Administrator's authority provided under A.R.S. Section 9-462.04.A.4, which authority may be exercised in the ordinary course.

11. Compliance with Law. The JCC shall comply with all federal, state, county and local laws, ordinances, regulations or other rules or policies that affect the Property as are now in effect or as may hereafter be adopted or amended.

12. Assignability. This Agreement may be assigned or transferred by the JCC (or any of the entities that comprise the "JCC" with respect to such entity's interest herein), in whole or in part, by written instrument, to any subsequent owner of all or any portion of the Property. Notice of any transfer or assignment in accordance with this Section shall be provided by the JCC or the transferor entity (or its successor or assign) to the City. No lender or mortgagee shall have any obligation or liability under this Agreement unless such lender or mortgagee acquires title to a portion of the Property, in which event, such lender or mortgagee shall have liability only for the failure of such lender or mortgagee to comply with any obligation under this Agreement with respect to the portion of the Property owned by such lender or mortgagee during the period of such



lender's or mortgagee's ownership of such portion of the Property, and the liability of such lender or mortgagee shall be limited to its interest in the Property.

13. Unified Project Intent. City is entitled to hold the JCC (or its successors and assigns, if applicable) responsible for all performances under this Agreement. City and the JCC expressly do not intend that the JCC's rights under this Agreement be divisible, except as already described in this Agreement, for any reason into multiple contracts, agreements or other arrangements between City and numerous Property owners. City and the JCC intend that City only be obligated to deal with one designated representative of all of the entities standing in the position of the JCC (the "JCC's Designated Representative") from time to time and not be burdened with any management, maintenance or other responsibilities related to development or occupation of the Property by multiple entities, such as resolving or being hindered by disagreements between entities regarding the JCC's performance of its duties under this Agreement, and that City not be burdened by usage, financial or other issues among various persons using the Property pursuant to this Agreement. All of those duties are to be performed by the JCC (or its successors or assigns, if applicable), which is responsible to see that all persons developing or using the Property, including without limitation any owners' associations and their members, resolve among themselves their respective responsibilities for all performances under this Agreement, none of which limits or otherwise affects City's rights under this Agreement. The JCC may change the JCC's Designated Representative from time to time by written notice to City. The JCC hereby designates Jay J. Jacobs as the JCC's Designated Representative under this Agreement, until further written notice from the JCC is given to City.

14. Miscellaneous. The following additional provisions apply to this Agreement:

14.1 Amendments. This Agreement may not be amended except by a formal writing executed by all of the Parties.

14.2 Severability. If any term, condition, covenant, stipulation, agreement or provision in this Agreement is held to be invalid or unenforceable for any reason, the invalidity of any such term, condition, covenant, stipulation, agreement or provision shall in no way affect any other term, condition, covenant, stipulation, agreement or provision of this Agreement.

14.3 Conflicts of interest. No member, official or employee of City shall have any direct or indirect interest in this Agreement, nor participate in any decision relating to the Agreement, which is prohibited by law. This Agreement is subject to the cancellation provisions of A.R.S. Section 38-511.

14.4 No Partnership. This Agreement and the transactions and performances contemplated hereby shall not create any sort of partnership, joint venture, or similar relationship between the Parties.

14.5 Authority. Each Party to this Agreement represents to the other that it has full power and authority to enter into this Agreement, and that all necessary actions have been taken to give full force and effect to this Agreement.

14.6 Non-liability of City Officials and Employees. No member, official, representative or employee of City shall be personally liable to any party, or to any successor in

interest to any party, in the event of any default or breach by City or for any amount that may become due to any party or successor, or with respect to any obligation of City related to this Agreement.

**14.7 Notices.** Notices hereunder shall be given in writing delivered to the other party or mailed by registered or certified mail, return receipt requested, postage prepaid, or by FedEx or other reliable overnight courier service that confirms delivery, addressed to:

<b>If to City:</b>	City of Scottsdale 7447 E. Indian School Rd., Suite 105 Scottsdale, AZ 85251
<b>Copy to:</b>	City Attorney City of Scottsdale 3939 Drinkwater Blvd. Scottsdale, AZ 85251
<b>If to JCC, owners, and/or Property Manager:</b>	Jewish Community Campus, LLC, c/o Jay J. Jacobs, Chief Executive Officer Martin Pear Jewish Community Center 12701 N. Scottsdale Rd. Scottsdale, AZ 85254
<b>Copy to:</b>	John Berry Berry Riddell LLC 6750 E. Camelback Rd., Suite 100 Scottsdale, AZ 85251

By notice from time to time in accordance herewith, any party may designate any other street address or addresses as its address or addresses for receiving notice hereunder. Service of any notice by mail in accordance with the foregoing shall be deemed to be complete three (3) days (excluding Saturday, Sunday, and legal holidays) after the notice is deposited in the United States mail. Service of any notice by overnight courier in accordance with the foregoing shall be deemed to be complete upon receipt or refusal to receive.

**14.8 Integration.** This Agreement constitutes the entire agreement between the Parties with respect to the subject matter hereof.

**14.9 Construction.** Whenever the context of this Agreement requires, the singular shall include the plural, and the masculine shall include the feminine. This Agreement was negotiated on the basis that it shall be construed according to its plain meaning and neither for nor against any party, regardless of their respective roles in preparing this Agreement. The terms of this Agreement were established in light of the plain meaning of this Agreement and this Agreement shall therefore be interpreted according to its plain meaning and without regard to rules of interpretation, if any, that might otherwise favor the JCC or City.

14.10 Paragraph Headings. The paragraph headings contained herein are for convenience in reference and not intended to define or limit the scope of any provision of this Agreement.

14.11 No Third-Party Beneficiaries. The City, an owner of any portion of the Property, the JCC, lenders holding liens or mortgages against a portion of the Property, and their successors and assigns are the sole beneficiaries of this Agreement. No other person or entity shall be a third-party beneficiary to this Agreement or shall have any right or cause of action hereunder. City shall have no liability to third parties who are not beneficiaries of this Agreement for any approval of plans, the JCC's construction of improvements, the JCC's negligence, the JCC's failure to comply with the provisions of this Agreement, or otherwise as a result of the existence of this Agreement.

14.12 Exhibits. All exhibits attached hereto as specified herein are hereby incorporated into and made an integral part of this Agreement for all purposes.

14.13 Attorneys' Fees. If legal action is brought by any Party because of a breach of this Agreement or to enforce a provision of this Agreement, the prevailing Party is entitled to reasonable attorney fees and costs as determined by the court or other decision maker.

14.14 Choice of Law. This Agreement shall be governed by the internal laws of the State of Arizona without regard to choice of law rules.

14.15 Venue & Jurisdiction. Legal actions regarding this Agreement shall be instituted in the Superior Court of the County of Maricopa, State of Arizona, or in the Federal District Court in the District of Arizona sitting in Maricopa County. City and the JCC agree to the exclusive jurisdiction of such courts. Claims by the JCC shall comply with time periods and other requirements of City's claims procedures from time to time.

14.16 Counterparts. This Agreement may be executed in two (2) or more counterparts, each of which shall be deemed an original and all of which together shall be deemed to be one and the same instrument.


ATTEST:

CITY OF SCOTTSDALE,  
an Arizona municipal corporation

\_\_\_\_\_  
Ben Lane, City Clerk

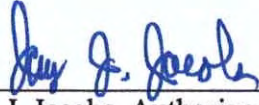
By: \_\_\_\_\_  
David D. Ortega, Mayor

APPROVED AS TO FORM:  
CITY ATTORNEY'S OFFICE

  
\_\_\_\_\_  
Sherry R. Scott, City Attorney  
Margaret Wilson, Senior Assistant City Attorney

JEWISH COMMUNITY CAMPUS, LLC,  
an Arizona limited liability company

By: JEWISH COMMUNITY ASSOCIATION  
OF GREATER PHOENIX, INC.  
an Arizona non-profit corporation  
Member

By:   
Jay J. Jacobs, Authorized Representative



STATE OF ARIZONA       )  
                                      ) ss.  
County of Maricopa       )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2021,  
by David D. Ortega, Mayor of the City of Scottsdale, an Arizona municipal corporation.

My Commission Expires:

\_\_\_\_\_  
Notary Public

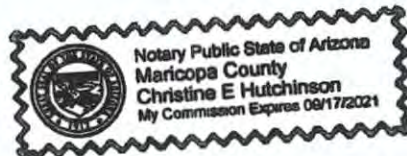
STATE OF ARIZONA       )  
                                      )  
County of Maricopa       )

The foregoing instrument was acknowledged before me on the 31 day of May, 2021, by Jay J. Jacobs, Authorized Representative of the Jewish Community Association of Greater Phoenix, Inc., an Arizona non-profit corporation, member of Jewish Community Campus, LLC, an Arizona limited liability company, on behalf of said Company.

My Commission Expires:

9-17-2021

Christine E. Hutchinson  
Notary Public



**EXHIBIT "A-1"**

**PARCEL A-1 LEGAL DESCRIPTION**

That part of the Northwest quarter of the Southwest quarter of Section 14, Township 3 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

COMMENCING at the West quarter corner of said Section 14;

THENCE South 00°00'43" West, along the West line of said Section 14, a distance of 992.57 feet (measured), 992.61 feet (record);

THENCE departing said West line, North 89°56'28" East, a distance of 65.00 feet to the Easterly right of way line of Scottsdale Road;

THENCE North 00°00'43" East along said Easterly right of way line, a distance of 141.30 feet and the POINT OF BEGINNING;

THENCE continuing North 00°00'43" East along said Easterly right of way line, a distance of 140.50 feet;

THENCE departing said Easterly right of way line, North 89°56'28" East, a distance of 248.55 feet;

THENCE South 00°02'41" East, a distance of 38.20 feet;

THENCE North 89°56'28" East, a distance of 421.02 feet;

THENCE North 00°02'41" West, a distance of 116.63 feet;

THENCE North 05° 00' 00" East, a distance of 142.10 feet;

THENCE North 89° 56' 28" East, a distance of 252.30 feet;

THENCE North 00°02' 41" West, a distance of 87.83 feet;

THENCE North 89°56'28" East, a distance of 98.50 feet to the beginning of a curve concave Northwesterly and having a radius of 224.00 feet;

THENCE Northeasterly along the arc of said curve through a central angle of 89°59'09" a distance of 351.80 feet to a point of cusp;

THENCE South 00°02'41" East, a distance of 510.25 feet;

THENCE South 89°56'28" West, a distance of 503.17 feet;

THENCE South 00°02'41" East, a distance of 192.00 feet;

THENCE South 89°56'28" West, a distance of 753.77 feet to the Easterly right of way line of Scottsdale Road and the POINT OF BEGINNING.

APN: 175-09-001P



**EXHIBIT "A-2"**

**PARCEL A-2 LEGAL DESCRIPTION**

That part of the Northwest quarter of the Southwest quarter of Section 14, Township 3 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the stem of a brass cap found at the West  $\frac{1}{4}$  corner of said Section 14;

Thence South  $00^{\circ} 00' 43''$  West a distance of 992.57 feet (South  $00^{\circ} 00' 43''$  West 992.61 feet per the Final Plat for "Sweetwater Street East" recorded in Book 190 of Maps, Page 7, Maricopa County Records), along the West line of the Northwest quarter of the Southwest quarter of said Section 14 to the Southwest corner of the North half of the South half of the Northwest quarter of the Southwest quarter of said Section 14, said corner being the Northwest corner of "Scottsdale Village Estates", a subdivision recorded in Book 182 of Maps, Page 24, Maricopa County Records, Arizona;

Thence departing from said West line North  $89^{\circ} 56' 28''$  East along the North line of said subdivision a distance of 65.00 feet to a  $\frac{1}{2}$  inch rebar with plastic RLS Cap No. 16239 set in the East right-of-way line of Scottsdale road, per "Designated County Road", a plat recorded in Book 13 of Road Maps, Page 9, Maricopa County Records;

Thence North  $00^{\circ} 00' 43''$  East along said right-of-way line a distance of 141.30 feet to the POINT OF BEGINNING;

Thence continuing North  $00^{\circ} 00' 43''$  East along said right-of-way line of Scottsdale Road a distance of 140.50 feet;

Thence departing from said line North  $89^{\circ} 56' 28''$  East a distance of 248.55 feet;

Thence South  $00^{\circ} 02' 41''$  East a distance of 38.20 feet;

Thence North  $89^{\circ} 56' 28''$  East a distance of 421.02 feet;

Thence North  $00^{\circ} 02' 41''$  West a distance of 146.63 feet;

Thence North  $05^{\circ} 00' 00''$  East a distance of 142.10 feet;

Thence North  $89^{\circ} 56' 28''$  East a distance of 247.30 feet;

Thence North  $00^{\circ} 02' 41''$  West a distance of 79.57 feet;

Thence North  $89^{\circ} 57' 19''$  East a distance of 5.00 feet;

Thence North  $00^{\circ} 02' 41''$  West a distance of 227.52 feet to a point of cusp with a curve concave Northeasterly, from which point the center of said curve bears North  $89^{\circ} 57' 19''$  East 224.00 feet;

Thence Southeasterly along the arc of said curve 351.91 feet through a central angle of  $90^{\circ}00'51''$

Thence North  $89^{\circ}56'28''$  East a distance of 98.38 feet to a point in the West line of the Northwest quarter of the Southwest quarter of said Section 14;

Thence South  $00^{\circ}02'41''$  East along said West line a distance of 291.51 feet; Thence departing from said line South  $89^{\circ}56'28''$  West a distance of 503.17 feet;

Thence South  $00^{\circ}02'41''$  East a distance of 182.00 feet; thence South  $89^{\circ}56'28''$  West a distance of 753.77 feet to the POINT OF BEGINNING.

Being the same property conveyed to King David School, an Arizona non-profit corporation from Jewish Community Campus, LLC, an Arizona limited liability company by Special Warranty Deed dated September 30, 2003 and recorded October 21, 2003 in Instrument No. 2003-1466762.

APN: 175-09-001N

**EXHIBIT "A-3"**

**PARCEL A-3 LEGAL DESCRIPTION**

A portion of the following described property:

That part of the Northwest quarter of the Southwest quarter of Section 14, Township 3 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

COMMENCING at the West quarter corner of said Section 14;

Thence South 00 degrees 00 minutes 43 seconds West, along the West line of said Section 14, a distance of 992.57 feet (measured), 992.61 feet (record);

Thence departing said West line, North 89 degrees 56 minutes 28 seconds East, a distance of 65.00 feet to the Easterly right-of-way line of Scottsdale Road and the POINT OF BEGINNING;

Thence North 00 degrees 00 minutes 43 seconds East along said Easterly right-of-way line, a distance of 141.30 feet;

Thence departing said Easterly right-of-way line, North 89 degrees 56 minutes 28 seconds East, a distance of 753.77 feet;

Thence North 00 degrees 02 minutes 41 seconds West, a distance of 192.00 feet;

Thence North 89 degrees 56 minutes 28 seconds East, a distance of 503.17 feet;

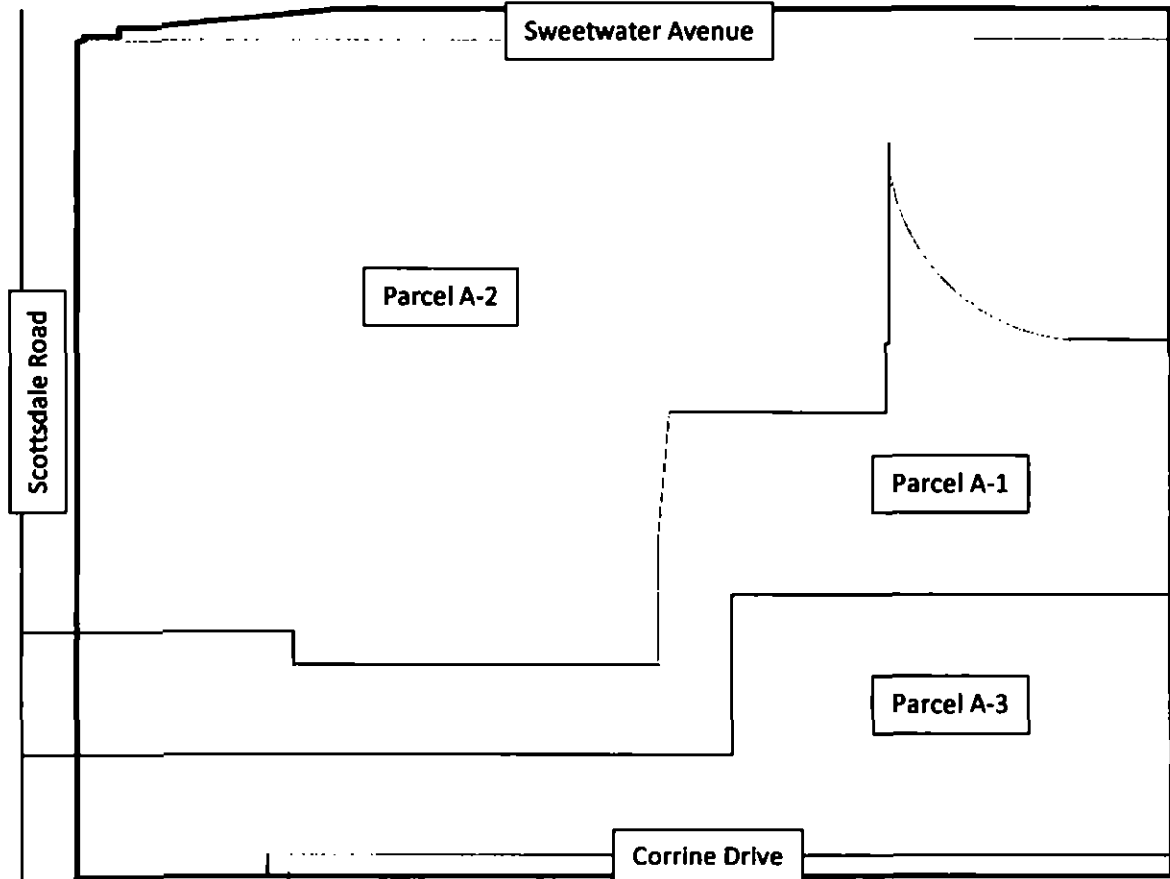
Thence South 00 degrees 02 minutes 41 seconds East, a distance of 333.30 feet;

Thence South 89 degrees 56 minutes 28 seconds West, a distance of 1,257.09 feet to the Easterly right-of-way line of Scottsdale Road and the POINT OF BEGINNING.

APN: 175-09-001Q

**EXHIBIT "A-4"**

**PARCEL MAP**



**Additional Information for:**  
**Ina Levine Jewish Community Campus**  
**Case: 11-ZN-2020**

**PLANNING/DEVELOPMENT**

1. **DEVELOPMENT CONTINGENCIES** Each element of this zoning case—including density/intensity, lot/unit placement, access and other development contingencies—may be changed as more information becomes available to address public health, safety and welfare issues related to drainage, open space, infrastructure and other requirements.
2. **DEVELOPMENT REVIEW BOARD.** The City Council directs the Development Review Board's attention to:
  - a. wall design,
  - b. the type, height, design, and intensity of proposed lighting on the site, to ensure that it is compatible with the adjacent use,
  - c. improvement plans for common open space, common buildings and/or walls, and amenities such as ramadas, landscape buffers on public and/or private property (back-of-curb to right-of-way or access easement line included).
3. **RESPONSIBILITY FOR CONSTRUCTION OF INFRASTRUCTURE.** The developer shall be responsible for all improvements associated with the development or phase of the development and/or required for access or service to the development or phase of the development. Improvements shall include, but not be limited to washes, storm drains, drainage structures, water systems, sanitary sewer systems, curbs and gutters, paving, sidewalks, streetlights, street signs, and landscaping. The granting of zoning/use permit does not and shall not commit the city to provide any of these improvements.
4. **EASEMENTS DEDICATED BY PLAT.** The owner shall dedicate to the city on the final plat, all easements necessary to serve the site, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual.
5. **EASEMENTS CONVEYED BY SEPARATE INSTRUMENT.** Prior to issuance of any building permit for the development project, each easement conveyed to the city separate from a final plat shall be conveyed by an instrument or map of dedication subject to city staff approval and accompanied by a title policy in favor of the City, in conformance with the Design Standards and Policies Manual.
6. **FEES.** The construction of water and sewer facilities necessary to serve the site shall not be in-lieu of those fees that are applicable at the time building permits are granted. Fees shall include, but not be limited to the water development fee, water resources development fee, water recharge fee, sewer development fee or development tax, water replenishment district charge, pump tax, or any other water, sewer, or effluent fee.

# **Ina Levine Jewish Community Campus**

## **Project Narrative / Development Plan**

Case 11-ZN-2020



Submitted by:

**BERRY** | **RIDDELL**  
LLC

ATTACHMENT 9





## PRINCIPALS AND DEVELOPMENT TEAM

### OWNER

Ina Levine Jewish Community Campus  
Martin Pear Jewish Community Center  
Jay Jacobs, Chief Executive Officer  
12701 N. Scottsdale Road  
Scottsdale, AZ 85254  
Tel: 480-481-7007 [jayj@vosjcc.org](mailto:jayj@vosjcc.org)

### LAND USE ATTORNEY

Berry Riddell LLC  
John Berry, Esq.  
Michele Hammond, Principal Planner  
6750 E Camelback Road, Suite 100  
Scottsdale, Arizona 85251  
Tel: 480 385-2727 [jb@berryriddell.com](mailto:jb@berryriddell.com)  
[mh@berryriddell.com](mailto:mh@berryriddell.com)

### CIVIL ENGINEER

SEG Sustainability Engineering Group  
Ali Fakh  
8280 E. Gelding Drive, Suite 101  
Scottsdale, Arizona 85260  
Tel: 480-588-7226 [ali@azseg.com](mailto:ali@azseg.com)

### ARCHITECT/LAND PLANNER

Heibrid Architecture  
Larry Heiny  
Jonathan Heilman  
6111 N. Cattletrack Road  
Scottsdale, Arizona 85250  
Tel: 602-330-2611 [lheiny@heibrid.com](mailto:lheiny@heibrid.com)

### TRAFFIC ENGINEER

Lokahi  
Jamie Blakeman  
4657 E. Cotton Gin Loop, Suite 102  
Phoenix, AZ 85040  
Tel: 480-536-7150 [jamie@lokahigroup.com](mailto:jamie@lokahigroup.com)

### OUTREACH CONSULTANT

Technical Solutions  
Susan Bitter Smith  
Prescott Smith  
4350 E. Camelback Rd, Suite G-200  
Phoenix, AZ 85018 [sbsmith@technicalsolutionsaz.com](mailto:sbsmith@technicalsolutionsaz.com)  
Tel: 602-957-3434 [prescott@technicalsolutionsaz.com](mailto:prescott@technicalsolutionsaz.com)

## TABLE OF CONTENTS

<b>Principals and Development Team.....</b>	<b>2</b>
<b>I. Property Information/Project Overview.....</b>	<b>4</b>
<b>II. 2001 General Plan Overview.....</b>	<b>6</b>
<b>III. Special Campus Overview.....</b>	<b>18</b>
<b>IV. Scottsdale's Sensitive Design Principles.....</b>	<b>20</b>
<b>V. Amended Development Standards.....</b>	<b>24</b>

## **I. Property Information**

**Location:** 12701 N. Scottsdale Road, southeast corner of Scottsdale Road and Sweetwater Avenue

**Property Size:** Gross: 30.11+/- acres; 28.53+/- acres

### ***Current Zoning***

R1-35 (Single Family Residential)

### ***Proposed Zoning***

SC - PSD (Special Campus - Planned Shared District)

### **Aerial - Existing Condition**



## **Project Overview**

The request is for a rezoning of a 30.11+/- gross acre (28.53 +/- net) site located at the southeast corner of Scottsdale Road and Sweetwater Avenue (the "Property") from Single Family Residential ("R1-35") to Special Campus with Planned Shared District ("SC PSD") to allow for the intergenerational evolution of the Ina Levine Jewish Community Campus ("The Campus") to include the removal of a potential high school and inclusion of a Residential Health Care Facility (both Minimal and Specialized) on the existing vacant parcel and minor additions to both the Martin Pear Jewish Community Center ("The J") and Pardes Jewish Day School. The rezoning request is consistent with the current Cultural/Institutional General Plan land use designation. The request also includes a companion citywide Text Amendment to the Zoning Ordinance Special Campus district (Sec. 6.800) to accommodate the existing and proposed uses on The Campus. A development agreement will also be submitted to memorialize the sharing of development standards through the PSD overlay.

For decades, The Campus has served the Scottsdale/Phoenix community through its existing facility and school, working with people of all ages and faiths and striving to maintain the highest standards for facility programming through wellness, classes, services, and events. The request for Special Campus zoning consistent with the City's 2001 General Plan will allow for a high-demand intergenerational component to be incorporated within The Campus; bringing a collaboration of generations through the range of uses including wellness, education, recreation, and senior living.

## **Campus Program:**

### **Residential Health Care - 185 Residential Health Care units/beds**

- 130 to 185 minimal care / independent living units
- Up to 55 specialized care / assisted living beds
- Total not to exceed 185 units/beds

### **Martin Pear Jewish Community Center / The J**

- 114,530+/- s.f. existing
- 20,000 +/- s.f. proposed

### **Pardes Jewish Day School (K-8)**

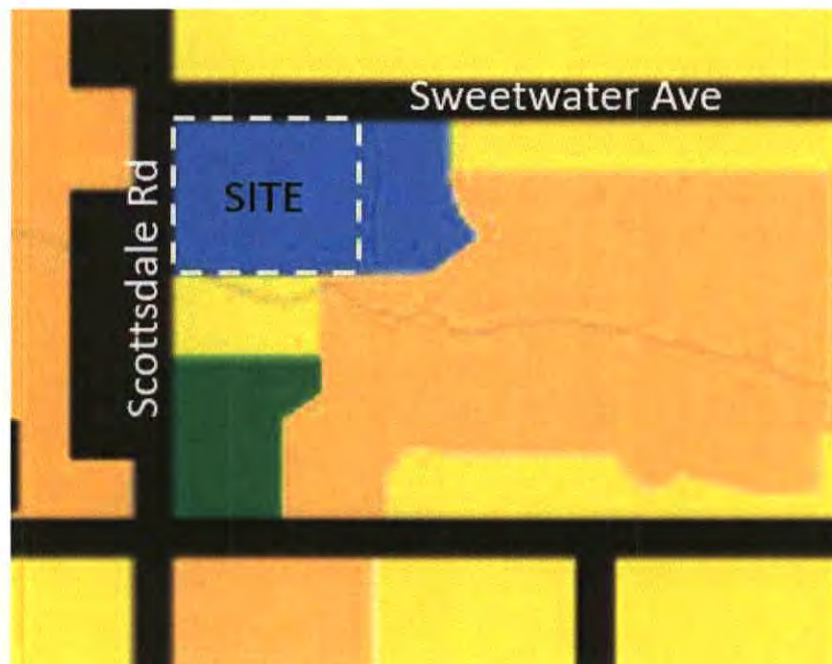
- 56,403+/- s.f. existing
- 10,000+/- s.f. proposed
- Approved enrollment up to 350 students remains unchanged



## II. 2001 General Plan Overview

The proposed SC- PSD zoning is consistent with the General Plan land use designation for The Campus. The “Cultural/Institutional or Public Use” land use designation directly correlates with the cultural and educational aspects of The Campus.

### 2001 General Plan *Cultural / Institutional or Public Use*



***CULTURAL/INSTITUTIONAL OR PUBLIC USE:*** This category includes a variety of public and private facilities including government buildings, schools, private and public utilities, and airports. Private facilities include Taliesin West, the Mayo Clinic, Scottsdale Memorial and Scottsdale Memorial North hospitals. Some areas north of the C.A.P. Canal may include a mixture of recreation, tourism, destination attraction, equestrian facilities, hotels or resorts, and cultural uses serving a large area. Zoning for these opportunities should be based on a demonstration that the project can be successfully completed, has good transportation access, and is compatible with surrounding areas.

The Special Campus zoning district focuses on a combination of unique land uses in a campus setting to include, but not be limited to, educational, recreational, medical, health care, and institutional uses. The SC district provides the certainty and flexibility that The Campus is aiming to achieve through this rezoning and more closely aligns the range of uses on site, both existing and proposed. The “Purpose” section of the SC district (Section 6.801) states the following:

*Recognize the importance of unique land uses in a campus setting to Scottsdale's economy and quality of life. It is the purpose of the special campus district to provide for quality development; to encourage imaginative, innovative site planning and to balance the protection of the environment with the provision of unique land uses such as, but not limited to, cultural, educational, medical, health-care, solar, communication, biotechnical, recreational, and institutional uses.*

The General Plan sets forth a collection of goals and approaches intended to integrate the Guiding Principles into the planning process and provide a framework for proposed development and the built environment.

#### *General Plan - Six Guiding Principles:*

Per the City's 2001 General Plan, six Guiding Principles articulate how the appropriateness of a land use change to the General Plan is to be qualified. These six Guiding Principles are as follows:

1. Value Scottsdale's Unique Lifestyle & Character (Character & Design, Land Use)
2. Support Economic Vitality
3. Enhance Neighborhoods (Housing, Neighborhoods)
4. Preserve Meaningful Open Space
5. Seek Sustainability
6. Advance Transportation (Mobility)

These six Guiding Principles are further explained below through the different Elements of the General Plan.

#### **2001 General Plan Goals & Policies**

##### **➤ Character & Design Element**

***Character & Design Goal 1: Determine the appropriateness of all development in terms of community goals, surrounding area character, and the specific context of the surrounding neighborhood.***

***-Bullet 1: Respond to regional and citywide contexts with new and revitalized development in terms of: Scottsdale as a southwestern desert community; Relationships to surrounding land forms, land uses and transportation corridors; Consistently high community quality expectations; Physical scale relating to the human perception at different points of experience; Visual impacts upon public settings and neighboring properties.***

***-Bullet 2: Enrich the lives of all Scottsdale citizens by promoting safe, attractive, and context compatible development.***



***-Bullet 4:** Ensure that all development is a part of and contributes to the established or planned character of the area of the proposed location. Character can cross land uses and zoning to include community regions containing a mixture of housing, employment, cultural, educational, commercial and recreational uses. The overall type of character type that these uses are a part of describes the pattern and intensity of how these uses fit together.*

**Response:** The Campus is an established, compatible land use within the residential context. The rezoning request will expand the intergenerational experience on The Campus by incorporating a new Residential Health Care component to better serve the community's needs as they grow and mature allowing people to age in place. The previous City Council Use Permit approval for the southeast quadrant of the Property, case 6-UP-2000, included the approval of a private elementary, middle and high school. The Pardes Jewish Day School (K-8) was constructed and currently operates on approximately 4+/- acres while the approved high school site remains vacant. The proposed Residential Health Care development will better serve the community by bringing additional housing options for the senior population while providing appropriate massing and buffering to the adjacent single-family homes. Intended to complement the character and scale of the adjacent homes, this use creates a more suitable, quiet land use than the approved high school.

### **Conceptual Site Plan**



**Character & Design Goal 2: Review the design of all development proposals to foster quality design that enhances Scottsdale as a unique southwestern desert community.**

*-Bullet 2: Recognize that Scottsdale's economic and environmental well-being depends a great deal upon the distinctive character and natural attractiveness of the community, which are based in part on good site planning and aesthetics in a design and development review process.*

*-Bullet 3: Use the design and development review process to enrich the lives of all Scottsdale residents and visitors by promoting safe, attractive, and context compatible development.*

*-Bullet 5: Promote development that respects and enhances the unique climate, topography, vegetation and historical context of Scottsdale's Sonoran Desert environment, all of which are considered amenities that help sustain our community and its quality of life.*

*-Bullet 6: Promote, evaluate and maintain the Scottsdale Sensitive Design Principles that when followed will help improve and reinforce the quality of design in our community.*

**Response:** The design team's key development considerations included site layout, contextual appropriateness, and landscaping design respecting the unique climate, vegetation and context. The massing, building character and landscape placement will be thoughtfully designed to respond to these factors. Once a senior living user is selected, additional details will be provided with the future Development Review Board ("DRB") application. See Scottsdale Sensitive Design Principles below for detailed responses regarding each principle.

**Character & Design Goal 4: Encourage "streetscapes" for major roadways that promote the city's visual quality and character, and blend into the character of the surrounding area.**

*-Bullet 7: Apply streetscape guidelines to all landscaped areas within the public right-of-way. Encourage the use of streetscape guidelines in areas between the right-of-way and building setback lines or perimeter walls.*

*-Bullet 13: Use markers and entry features at key entrances to Scottsdale so that residents and visitors have a sense of arrival into the city.*

*-Bullet 14: Make sure streetlights are consistent with the intensity of adjacent land uses and the image of Scottsdale. In some areas of the city, special streetlight design should be used to enhance the unique character of the streetscape.*

*-Bullet 15: Place streetlights at intervals and locations to enhance safety.*



**Response:** The Campus currently contributes towards the pedestrian oriented neighborhood atmosphere through the activation of street frontages linking to the range of established uses in the area including Cactus Park, which is located approximately 500 feet south of the Property. The established Campus provides shaded separated sidewalks as shown below. The introduction of a Residential Health Care facility on the site will enhance the pedestrian environment by utilizing existing Campus pedestrian paths further linking to the existing circulation system surrounding the site.

*Scottsdale Streetscape*



*Sweetwater Streetscape*





## *Pedestrian Circulation Plan*



***Character & Design Goal 6:*** Recognize the value and visual significance that landscaping has upon the character of the community and maintain standards that result in substantial, mature landscaping that reinforces the character of a city.

***-Bullet 1:*** Require substantial landscaping be provided as part of new development or redevelopment.

***-Bullet 2:*** Maintain the landscaping materials and pattern within a character area.

***-Bullet 3:*** Encourage the use of landscaping to reduce the effects of heat and glare on buildings and pedestrian areas as well as contribute toward better air quality.

***-Bullet 4:*** Discourage plant materials that contribute substantial air-borne pollen.

***-Bullet 5:*** Encourage landscape designs that promote water conservation, safe public settings, erosion protection, and reduce the “urban heat island” effect.

***-Bullet 6: Encourage the retention of mature landscape plant materials.***

**Response:** The landscape character of The Campus already includes a desert-lush design with a variety of Southwestern plants that provide year-round color, shade, and texture proven to thrive in our desert climate while creating a shaded vegetative pedestrian experience at the ground level. New landscaping will draw from existing themes and include a range of species, sizes, colors, and textures.

**Character & Design Goal 7: Encourage sensitive outdoor lighting that reflects the needs and character of different parts of the City.**

***-Bullet 2: Encourage lighting designs that minimize glare and lighting intrusions into neighborhood settings.***

***-Bullet 3: Encourage creative and high-quality designs for outdoor lighting fixtures and standards that reflect the character of the local context.***

***-Bullet 5: Allow for lighting systems that support active pedestrian uses and contribute to public safety.***

**Response:** New lighting for the Residential Health Care facility will be designed in a manner that is respectful of the surrounding context while maintaining safety for residents. Lighting designs will be commensurate with the proposed architectural style and will be low-level. Lighting will be placed in a thoughtful way to provide safe pedestrian wayfinding at night and highlight pathways.

Any future adjustments to the recreational facility lights will adhere to Scottsdale's stringent lighting standards to minimized glare and light intrusion on neighboring properties. The established landscape buffer along Sweetwater will remain.

➤ **Land Use Element**

**Land Use Goal 1: Recognize Scottsdale's role as a major regional economic and cultural center, featuring business, tourism, and cultural activities.**

***-Bullet 1: Strengthen the identity of Scottsdale by encouraging land uses that contribute to the character of the community and sustain a viable economic base.***

**Response:** A key component of a City's economic vitality is a strong housing base. The balance between live, work and play elements of the land use pattern is a critical component in ensuring economic stability. The need for Residential Health Care is increasing and can effectively be met with developments that support market demand, while respecting the character of the communities in which they inhabit. The focus is to create a plan that supports the need for increase senior

housing in the area while contributing to the evolution of The Campus and the character of the surrounding community.

***Land Use Goal 3: Encourage the transition of land uses from more intense regional and citywide activity areas to less intense activity areas within local neighborhoods.***

***-Bullet 1:* Ensure that neighborhood edges transition to one another by considering appropriate land uses, development patterns, character elements and access to various mobility networks.**

***-Bullet 5:* Guide growth to locations contiguous to existing development to provide city services in a cost effective and efficient manner.**

***-Bullet 6:* Encourage transitions between different land uses and intensities through the use of gradual land use changes, particularly where natural or manmade buffers are not available.**

**Response:** The rezoning request will allow for the development of an underutilized vacant site surrounded by a variety of existing supporting cultural, educational, and recreational land uses on The Campus that will offer services to the Residential Health Care residents and an ideal synergy of land uses. From a land use perspective, the proposed senior housing use will provide as an appropriate transition from Scottdale Road and the existing Campus improvements to the surrounding single-family neighborhood. As this Property is located adjacent to single-family residential, design considerations create appropriate land use transitions from the medium density senior living facility to the adjacent homes. The proposed building massing is limited to 38 feet in height pursuant to the SC building height standards, with a substantial landscape buffer along the south and east edges. The proposed building is setback 70 feet from the southern boundary (back of curb) and 50 feet from the eastern boundary (property line); a substantial increase from the approved high school conditional use permit site plan, which approved 40 feet along the south and 35 feet along the east. This equates to a 75% increase along the southern boundary and a 43% increase along the eastern boundary as compared to the approved high school plan. Intended to complement the character and scale of the adjacent homes, while blending with the existing Campus, this use creates a more suitable, quiet land use than the approved high school.

***Land Use Goal 4: Maintain a balance of land uses that support a high quality of life, a diverse mixture of housing and leisure opportunities and the economic base needed to secure resources to support the community.***

***-Bullet 1:* Allow for diversity of residential uses and supporting services that provide for the needs of the community.**

***-Bullet 2:* Ensure the highest level of services and public amenities are provided to the citizens of Scottsdale at the lowest costs in terms of property taxes and travel distances.**



***-Bullet 5: Maintain a citywide balance of land uses that support changes in community vision/dynamics over time.***

**Response:** The Special Campus zoning request and integration of senior living strengthens the intergenerational aspect of The Campus and broader neighborhood. Additionally, revitalizing underutilized vacant properties is a critical part of the economic vitality of the community as it matures and grows. Integrating additional senior housing options in Scottsdale is essential for the continuing economic growth and sustainability of Scottsdale by allowing residents to age in place. According to Maricopa Association of Governments the percentage of people 65-74 years of age is approximately 21% for this area (roughly 2 square miles). As these residents continue to move into retirement and later stages of life, the need for alternative housing options will only increase. The rising demographic necessitates an increase in the number of Residential Health Care units. This development proposal will help to increase the diversity of housing options in this area to include senior living as influenced by market trends. This project exemplifies land use balance and benefits from the wider range of existing supporting land uses and services near the site along with adjacent and nearby major transportation corridors.

***Land Use Goal 5: Develop land use patterns that are compatible with and support a variety of mobility opportunities/choices and service provisions.***

***- Bullet 1: Integrate the pattern of land use and mobility systems in ways that allow for shorter and fewer automobile trips and greater choices for mobility.***

***-Bullet 2: Encourage non-motorized (pedestrian and bicycle) access/circulation within and to mix-use centers to reduce reliance on the automobile.***

**Response:** Integrating a Residential Health Care facility within an established Campus setting and surrounding neighborhood provides a compatible land use with respect to mobility options including vehicular, transit, bicycle and pedestrian. The Property is adjacent to Scottsdale Road and located 0.3 miles north of Cactus Road, both offering regional access. Additionally, the Loop 101 is located approximately 2 miles to east of the site. Valley Metro bus route 72 runs along Scottsdale Road from Chandler to North Scottsdale. Sweetwater Avenue has a designate bicycle lane that runs east and west of the Property. The area offers abundant opportunities for shopping, eating, service and recreation. Kierland and Scottsdale Quarter are located approximately 1.3 miles to the north, the Scottsdale Airpark approximately 0.5 miles to the north and Cactus Park is located approximately 500 feet to the south.

The future building architecture will be thoughtfully designed with a residential scale and appearance, to create both a welcoming environment for residents and support consistency in neighborhood character. Generous open space has been incorporated into the design to respect the surrounding residential developments, preserve the residential-scale and provide transitional buffers to separate the use. The proposal supports an appropriate land use pattern consistent with the neighborhood context.

**Land Use Goal 8:** *Encourage land uses that create a sense of community among those who work, live, and play within local neighborhoods.*

***-Bullet 3:*** *Promote development patterns and standards that are consistent with the surrounding uses and reinforce an area's character.*

**Response:** The Campus setting offers synergist uses for the Residential Health Care residents, Padres students, and the J members as well as the greater community. The Property is surrounded by Sonoran Sky public elementary school on the east and single-family residential to the north and south. Cactus Park is located approximately 500 feet to the south and Scottsdale Road (a major arterial) runs along the western boundary. The proposed addition of senior living will integrate well with the existing context. The evolution of The Campus connects residents to an established multigenerational resource while maintaining appropriate massing and character with the adjacent residential neighborhood and school.

**Land Use Goal 9:** *Provide a broad variety of land uses that create a high level of synergy within mixed-use neighborhoods.*

***-Bullet 1:*** *Incorporate a diverse range of residential and non-residential uses and densities within mixed-use neighborhoods.*

**Response:** Residential health care is a compatible hybrid use, that encompasses residential, employment, and support services (dining, wellness/medical, clubhouse, recreational amenities) under one roof. The mixed-use nature of senior living coupled with the established Campus strengthen and invigorate the Cultural/Institutional land use designated for the Property.

➤ ***Economic Vitality Element***

**Economic Vitality Goal 4:** *Foster new and existing economic activities and employment opportunities that are compatible with Scottsdale's lifestyle.*

***-Bullet 4:*** *Strongly pursue economic opportunities that enhance the quality of life of the community as well as have a positive impact. This would include those businesses that provide medical, educational, cultural or recreational amenities for the community.*

**Response:** A key component in securing economic stability is a strong housing base that meets the needs of all residents. The economic impact of the proposal is further enhanced through the creation of good-wage jobs. Revitalizing and developing properties is a critical part of the economic vitality of a maturing community and provides sustainability of the City as a whole. This project exemplifies this goal by turning an underutilized vacant parcel into a thriving use, building upon The Campus's long-term intergenerational aspect. This site benefits from direct pedestrian access to an array of nearby support services, community and recreational opportunities further enhancing quality of life for the residents and visitors of Scottsdale. Quality of life is improved by economic stability, as well as the providing the option for residents to age in place, rather than relocate to a Residential Health Care community outside of Scottsdale.

**Economic Vitality Goal 7: Sustain the long-term economic well-being of the city and its citizens through redevelopment and revitalization efforts.**

***-Bullet 6:*** Promote residential revitalization to maintain quality housing and thus maintain quality of life and stability of the local economy.

**Response:** As the aging population in our community moves into advanced stages of life, the need for senior living options increases. Based on the parameters set forth in this application with respect to building height and buffered landscape setback, the future building design will respect the residential scale, to create buildings that are welcoming and compatible with adjacent developments within an integrated mixed-use campus. Through the approval of this zoning request for Special Campus, an underutilized, vacant site will be revitalized to become a desired housing option that strengthens and diversifies the local economy and maintains the quality of life for all ages. The Residential Health Care use also eliminates the development of a high school on the site per the approved conditional use permit.

➤ ***Housing Element***

**Housing Goal 2: Seek a variety of housing options that blend with the character of the surrounding community.**

***-Bullet 2:*** Encourage physical design, building structure, and lot layout relationships between existing and new construction to help the new developments complement the surrounding neighborhoods.

***-Bullet 5:*** Encourage the creation of mixed-use projects as a means to increase housing supply while promoting diversity and neighborhood vitality.

**Response:** Thoughtful site design provides an appropriate relationship between the proposal and the surrounding context creating a complementary land use pattern. The addition of Residential Health Care within a campus setting is consistent with the General Plan land use designation of Cultural/Institutional and is located among a variety of supportive non-residential uses and services with proximity to the Scottsdale Airpark, Cactus Park and abundant retail along Scottsdale Road. The 28.5+/- Campus has an established mixed-use setting and the addition of senior living encourages a synergistic lifestyle and appropriate balance of land uses while respecting the bordering context.

As stated in the General Plan in page 97, “Scottsdale values ‘life cycle’ housing opportunities for people to be able to live in Scottsdale throughout their lives.” As the population matures, the need for senior housing options increases within the City. Situating new Residential Health Care within The Campus and among the established residential community will fulfill market demand over time and allow seniors to age in place.

**Housing Goal 6:** *Encourage the increased availability and integration of a variety of housing that supports flexibility, mobility, independent living, and services for all age groups and those with special needs.*

***Bullet 1:*** *Encourage the development of a full range of senior housing while also finding ways to incorporate adjacent service facilities, where appropriate.*

**Response:** The proposed facility meets the need for a broader range of housing types in this area. The aging demographic is a rising population and the demand for Residential Health Care (both minimal and specialized) will increase as that group moves into the more dependent stages of life. Within that spectrum, the proposed Residential Health Care community can provide an independent and flexible lifestyle for seniors while still providing health care amenities and assisted living options. The proposal accomplishes a range of City goals including a synergy of land uses and strengthening the multigenerational aspect of the overall campus.

As mentioned above, the synergy of uses is an important component to the evolution of The Campus. There are abundant volunteer opportunities at both The J and Pardes School including, but not limited to, school support, committees, customer service, community events, coaching, childcare and camps. Additionally, the J offers art classes, cooking classes, religious studies and physical fitness amenities for residents to enjoy.

➤ ***Community Mobility***

**Community Mobility Goal 8:** *Emphasize live, work, and play land use relationships to optimize the use of citywide systems and reduce the strain on regional and local/neighborhood systems.*

***-Bullet 3:*** *Encourage, where appropriate, mixed use developments that physically incorporate residential, shopping and work environments within one area or project and place strong emphasis on connectivity with non-motorized access.*

**Response:** Pedestrian circulation is an important feature of this development along not only the perimeter and internal to the site, but also beyond from the Property to the nearby recreation and commercial land uses. Residents will be encouraged to utilize the existing network of sidewalks for access to retail and services, as well as for additional fitness and recreation opportunities. Employees and visitors can access the Property by alternate modes of transportation and the mixed-use component of the land use will encourage walkability between uses within The Campus. New internal sidewalk improvements combined with well-placed shade trees will generate a more comfortable and inviting pedestrian space along the ground level while also creating a buffer to adjacent residential and a visually pleasing building setting.

The Campus currently contributes towards the pedestrian oriented neighborhood atmosphere through the activation of shaded street frontages linking to the range of established uses in the area including Cactus Park, which is located approximately 500 feet south of the Property. The introduction of senior living on the site will enhance the pedestrian environment by incorporating new connections within The Campus boundary linking to the streetscape. The established Campus provides shaded separated sidewalks along Scottsdale Road and Sweetwater Boulevard. The introduction of a Residential Health Care facility on the site will enhance the pedestrian environment by utilizing existing Campus pedestrian paths further linking to the existing circulation system surrounding the site.

### **III. Special Campus (SC) - Development Plan Elements**

#### ***Sec. 6.806 Performance Standards***

##### ***A. Open Space***

Performance: The Zoning Ordinance states that open space included in the SC district shall be equal to or greater than that typically required for comparable uses and locations as required for building heights up to 38 feet. The SC district requires a minimum of 20% of the gross land area be designated as open space (excluding parking lot landscaping); 30% open space for Type II Transition Areas; 40% open space for Type III Transition Areas. The Campus is providing approximately 561,663+/- s.f. or 45% overall with this proposal, which exceeds the open space requirement.

Plan Elements: Open Space Plan

##### ***B. Transition Area Plan***

Performance: Transition areas shall be provided in the SC district development which maintain a sensitivity to the specific characteristics and features of the adjacent environment and neighborhood conditions. The proposed building envelope is setback 70 feet from the southern boundary (back of curb) and 50 feet from the eastern boundary (property line); a substantial increase from the approved high school conditional use permit site plan, which approved 40 feet along the south and 35 feet along the east. This equates to a 75% increase along the southern boundary and a 43% increase along the eastern boundary as compared to the approved high school plan. The maximum building height for the Residential Health Care use will be 38 feet pursuant to the SC building height standards as compared to the approved high school with heights up to 40 feet pursuant to the Zoning Ordinance. The existing buildings on The Campus do not exceed the 38-ft. maximum height standard. The Residential Health Care use is intended to complement the character and scale of the adjacent homes. This use creates a more suitable, quiet land use than the approved high school.

Plan Elements: Transition Plan

### ***C. Parking Plan***

Performance: Parking provided in the SC district shall provide sufficient parking numbers and for the various uses in locations with appropriate access. The existing and proposed uses on The Campus are parked per Zoning Ordinance, Article IX. The site is currently parked to code as demonstrated in the City approvals. The minor building additions do not result in additional membership or students, and therefore, do not increase the parking demand. Additional parking for the Residential Health Care Facility shall comply with Zoning Ordinance Article IX. Parking and Loading Requirements. Detailed parking calculations to be provided with the future Development Review Board application.

Plan Elements: Master Plan

### ***D. Circulation Plan***

Performance: The development will provide sufficient internal and external circulation to assure safe and uncongested access in and out of the site. The J and Pardes School currently provide a for safe traffic flow on site including during peak times (school drop off/pick up). The future Residential Health Care use will seamlessly tie into the established circulation system. Pedestrians have designated walkways throughout the site, between building, and within the parking lot. This connectivity allows for the community center, school, and future senior living to coalesce in a campus setting.

Plan Elements: Pedestrian Circulation Plan

### ***E. Drainage Plan***

Performance: The development shall provide drainage facilities which protect the site and adjacent sites from excessive storm flows and associated erosion and sedimentation. The drainage solutions shall protect natural vegetation and watercourse where applicable.

Plan Elements: Drainage Report

### ***F. Special Impact Plan***

Performance: The Campus will not result in any substantial lighting, dust, or noise pollution impacts on adjacent existing or planned uses. Therefore, it has been determined there are no unique or substantial impacts related to the proposal which would require a submittal of a Special Impact Plan.



### ***G. Environmental Design Plan & Design Guidelines***

**Performance:** The majority of The Campus is built out with the existing community center, Pardes School, parking and recreational fields. The proposed changes to The Campus will be consistent with the established landscape and architectural themes. The minor building modification and new Residential Health Care use will be subject to future City Staff and/or DRB review and approval.

**Plan Elements:** Landscape Plan

### **IV. Scottsdale Sensitive Design Principles**

The Character and Design Element of the General Plan states that “Development should respect and enhance the unique climate, topography, vegetation and historical context of Scottsdale's Sonoran Desert environment, all of which are considered amenities that help sustain our community and its quality of life.” The City has established a set of design principles, known as the Scottsdale's Sensitive Design Principles, to reinforce the quality of design in our community. The following Sensitive Design Principles are fundamental to the design and development of the Property.

- 1. The design character of any area should be enhanced and strengthened by new development.***

**Response:** It is the intent that new development will utilize a variety of climate appropriate textures and building finishes, incorporate architectural elements that provide solar shading and overhangs, and celebrate the Southwestern climate by creating outdoor living spaces, community amenities, and gathering places for its residents. The minor expansion of the J and Pardes School will also incorporate context appropriate building elements compatible with the established architectural character on site. Landscape buffers and building orientation will respect the adjacent single-family residences and established neighborhood character.

- 2. Development, through appropriate siting and orientation of buildings, should recognize and preserve established major vistas, as well as protect natural features.***

**Response:** The proposed conceptual landscape plan provides for a 25-ft. wide improved vegetative buffer along Corrine Drive in keeping with the existing landscape character per the previous DRB approval and proposes a minimum 4-inch tree caliper. The development recognizes the visual significance and the important role mature landscaping plays in quality development. The landscape plan includes a broad range of desert appropriate trees, shrubs, and ground cover to complement the surrounding environment and provide an enhanced visual setting for the new senior community in conjunction with the established landscape setting of The Campus. Generous open space has been incorporated into the design to respect the surrounding residential

developments, preserve the residential scale, and provide transitional buffers creating an open space setting for the development.

### *Existing Corrine Drive*



*Adjacent to JCC Parking Lot*



*Adjacent to Vacant Parcel*

#### **3.     *Development should be sensitive to existing topography and landscaping.***

**Response:** The Property is currently developed with The J and Pardes School. The vacant parcel at the southeast corner of the site is relatively flat from a topography standpoint. All vegetation will consist of low-water use desert appropriate landscaping materials consistent with the established landscape character of The Campus. Respecting the Southwestern climate conditions, a variety of native materials and sizes will be integrated to create a layering effect to help mitigate the urban heat island effect. A more detailed landscape plan will be provided with the future DRB application.

#### **4.     *Development should protect the character of the Sonoran Desert by preserving and restoring natural habitats and ecological processes.***

**Response:** To the extent possible, the development will preserve and restore natural habitats and ecological processes through the inclusion of additional desert appropriate landscaping. New landscaping materials will contribute to the urban habitat for wildlife and improved air quality. Also, desert appropriate plants will be able to withstand the variations of the local climate and as they mature they should become self-sustaining relative to water demand.

#### **5.     *The design of the public realm, including streetscapes, parks, plazas and civic amenities, is an opportunity to provide identity to the community and to convey its design expectations.***

**Response:** The existing street frontage of The Campus incorporates design principles that respond to the pedestrian experience and provide safe and pleasant connections to adjacent uses. With respect to the future Residential Health Care use, the proposed building is setback 70 feet from the southern boundary (back of curb) and 50 feet from the eastern boundary (property line); a

substantial increase from the approved high school conditional use permit site plan, which approved 40 feet along the south and 35 feet along the east. This equates to a 75% increase along the southern boundary and a 43% increase along the eastern boundary as compared to the approved high school plan. This will allow for a significant landscape buffer along the perimeter of the site.

- 6. *Developments should integrate alternative modes of transportation, including bicycles and bus access, within the pedestrian network that encourage social contact and interaction within the community.***

**Response:** Residents, visitors, and employees are encouraged to utilize the existing and proposed pedestrian connections contained within this mixed-use campus setting. The Campus promotes a pedestrian oriented neighborhood atmosphere through the activation of street frontages linking to the range of established uses in the area including Cactus Park, which is located 500 feet south of the Property. The introduction of a Residential Health Care Facility on the site will enhance the pedestrian environment and social interaction by incorporating new connections within The Campus boundary linking to the existing circulation system surrounding the site and promoting a synergy of uses.

- 7. *Development should show consideration for the pedestrian by providing landscaping and shading elements as well as inviting access connections to adjacent developments.***

**Response:** The proposed development will incorporate design elements that respect human-scale, providing shade and shelter through building, site and landscape design. A pedestrian circulation plan is provided with the application showing connectivity to/from the site as well internal connections. Future landscaping is intended to provide a desert appropriate, shade pedestrian environment in keeping with the established Campus landscape palette in terms of variety, scale, and placement.

- 8. *Buildings should be designed with a logical hierarchy of masses.***

**Response:** As this Property is located adjacent to single-family residential (south and east), special design considerations have included to create appropriate transitions from the senior living facility to the adjacent homes. Meaningful buffers are created through landscaped setbacks with building heights not to exceed 38 feet pursuant to the SC building height standards. This proposed Residential Health Care Facility will create a land use pattern that respects the mixed-use nature of the area in a campus setting, while providing a much needed age-in-place living option for the residents of Scottsdale.

- 9. *The design of the built environment should respond to the desert environment.***

**Response:** The proposed development will utilize a variety of desert appropriate textures and building finishes, incorporate architectural elements that provide solar shading and overhangs, and celebrate the Southwest climate by creating outdoor living spaces and amenities for its residents. Specific design elements will be determined with the future DRB application.

**10. *Developments should strive to incorporate sustainable and healthy building practices and products.***

**Response:** The pedestrian connectivity and recreational opportunities near the site are considered primary amenities for the residents and reduce vehicle trips. Sustainable strategies and building techniques, which minimize environmental impact and reduce energy consumption, will be emphasized. These sustainable building practices may include, but are not limited to, passive solar design, insulated glass, low-flow water fixtures, and energy efficient HVAC and appliances (to be determined with the DRB application).

**11. *Landscape design should respond to the desert environment by utilizing a variety of mature landscape materials indigenous to the arid region.***

**Response:** The landscape character of The Campus currently includes a desert-lush design with a variety of Southwestern plants that provide year-round color, shade, and texture proven to thrive in our desert climate while creating a shaded vegetative pedestrian experience at the ground level. New landscaping will draw from existing themes and include a range of species and sizes consistent with the previous DRB approval. The proposed conceptual landscape plan provides for a 25-ft wide improved vegetative buffer along Corrine Drive as a continuation of the existing landscape character for The Campus.

**12. *Site design should incorporate techniques for efficient water use by providing desert adapted landscaping and preserving native plants.***

**Response:** The proposed development will maintain a low-water use plant palette and incorporate salvaged native plants (if applicable).

**13. *The extent and quality of lighting should be integrally designed as part of the built environment.***

**Response:** Lighting will be designed in a manner that is respectful of the surrounding context and will respect the City's policies with fully shielded fixtures, while maintaining safety for future residents and in conformance with City lighting standards

**14. *Signage should consider the distinctive qualities and character of the surrounding context in terms of size, color, location and illumination.***

**Response:** Project identification will be contextually appropriate and processed under a separate approval and permit process.

**Project Narrative**  
**Text Amendment – Special Campus**  
**3-TA-2020**

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**Rev. May 2021**

**Request:**

The request is for a citywide Zoning Ordinance Text Amendment to Section 6.800. Special Campus; more specifically Section 6.803. Use Regulations.

The Text Amendment proposed to add the following language.

**Sec. 6.803. - Use regulations.**

**A. *Permitted uses.*** The primary permitted uses shall include the following:

**1. *Cultural facilities.***

**d. COMMUNITY BUILDINGS AND RECREATIONAL FACILITIES NOT PUBLICLY OWNED.**

**2. *Educational and research facilities.***

**d. EDUCATIONAL SERVICE, ELEMENTARY AND SECONDARY SCHOOL, SUBJECT TO THE FOLLOWING STANDARDS.**

**i. NO OUTDOOR SPEAKER SYSTEM OR BELLS.**

**ii. CIRCULATION PLAN SHALL SHOW MINIMAL VEHICULAR CONFLICTS AROUND THE STUDENT DROP-OFF AREA, PARKING, ACCESS DRIVEWAYS, PEDESTRIAN, AND BICYCLE PATHS ON SITE.**

**iii. THERE SHALL BE A FIFTY (50) FOOT SETBACK FROM THE PROPERTY LINE OF ANY R-1 DISTRICT FOR ANY OUTDOOR ACTIVITY AREAS/PLAYGROUNDS, UNLESS THE R1 DISTRICT IS OCCUPIED BY A SCHOOL.**

**4. *Other special facilities.***

**c. RESIDENTIAL HEALTH CARE FACILITY.**

**i. SPECIALIZED RESIDENTIAL HEALTH CARE FACILITIES: THE NUMBER OF BEDS SHALL NOT EXCEED EIGHTY (80) PER ACRE OF GROSS LOT AREA.**

**ii. MINIMAL RESIDENTIAL HEALTH CARE FACILITIES: THE NUMBER OF UNITS SHALL NOT EXCEED FORTY (40) DWELLING UNITS PER ACRE OF GROSS LOT AREA.**

**Background:**

We are filing a citywide Text Amendment on behalf of our client, the Ina Levine Jewish Community Campus ("The Campus") located at 12701 N. Scottsdale Road, as depicted below, to allow for the evolution of The Campus to include the future development of a Residential Health Care Facility (both Minimal and Specialized) on the vacant parcel and minor additions to both the Martin Pcar Jewish Community Center ("The J") and Pardes Jewish Day School. Further this Text Amendment to the Special Campus district will accommodate the existing uses on The Campus property. A companion rezoning request consistent with the current Cultural/Institutional General Plan land use designation is being filed under a separate application.

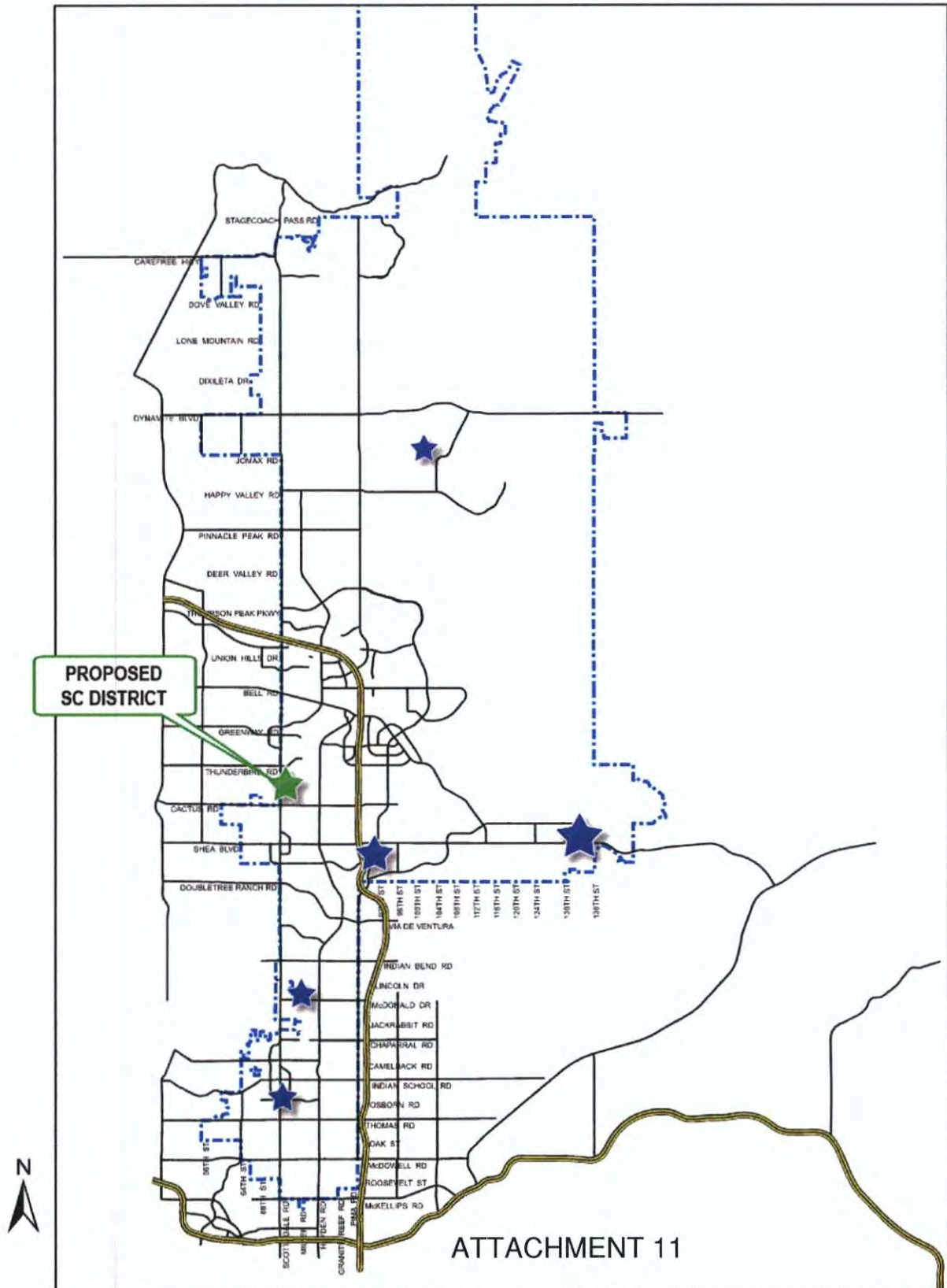
For decades, The Campus has served the Scottsdale/Phoenix community through its existing facility and school serving people of all ages and faiths and striving to maintain the highest standards for facility programing though classes, services, and events. The companion rezoning request for Special Campus zoning consistent with the City's 2001 General Plan will allow for highly sought-after intergenerational component to be incorporated within The Campus bringing a collaboration of generations through the range on uses including education, recreation, and senior living.

**JCC Campus**

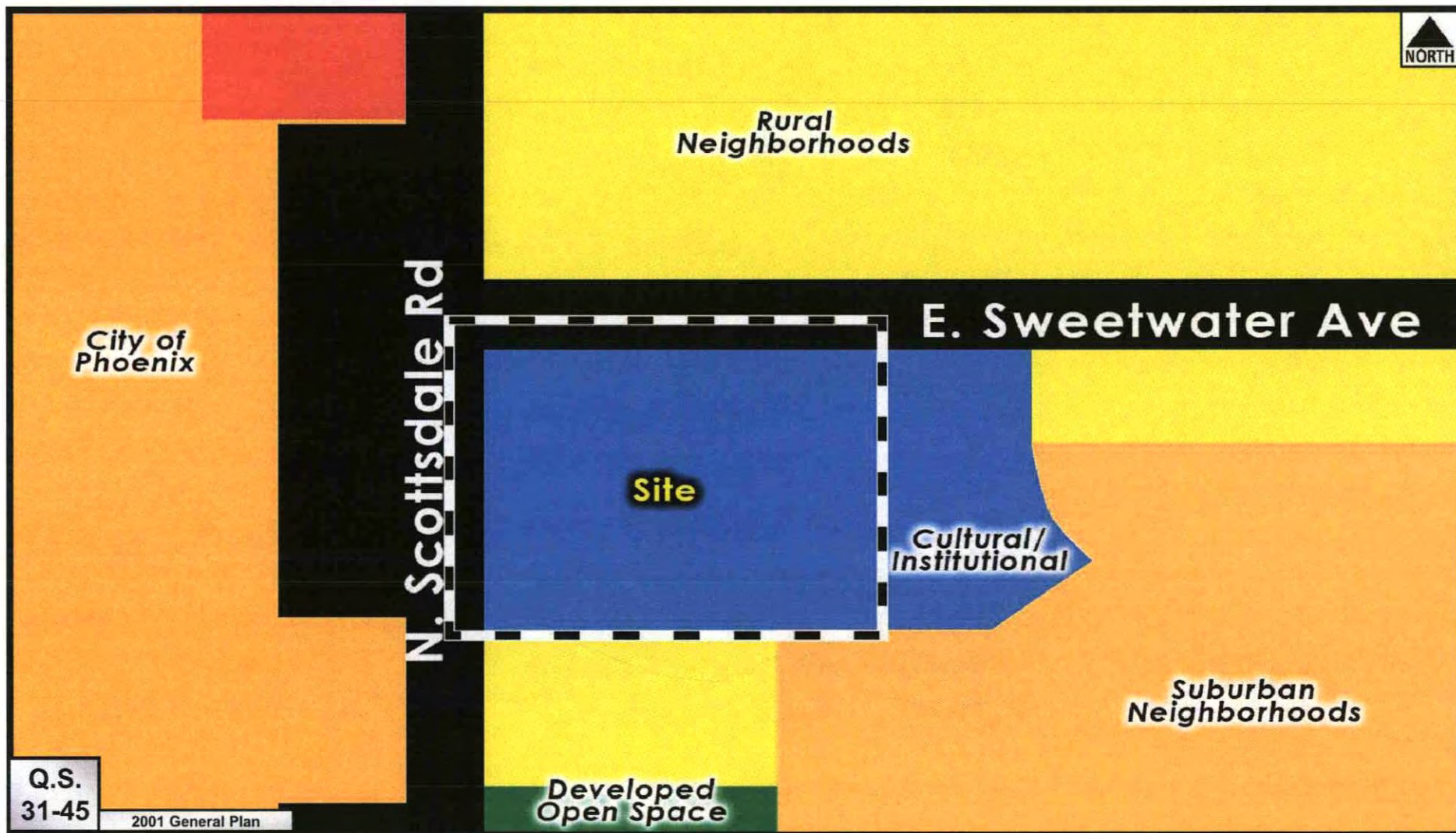




**EXISTING AND PROPOSED SC ZONING DISTRICTS**





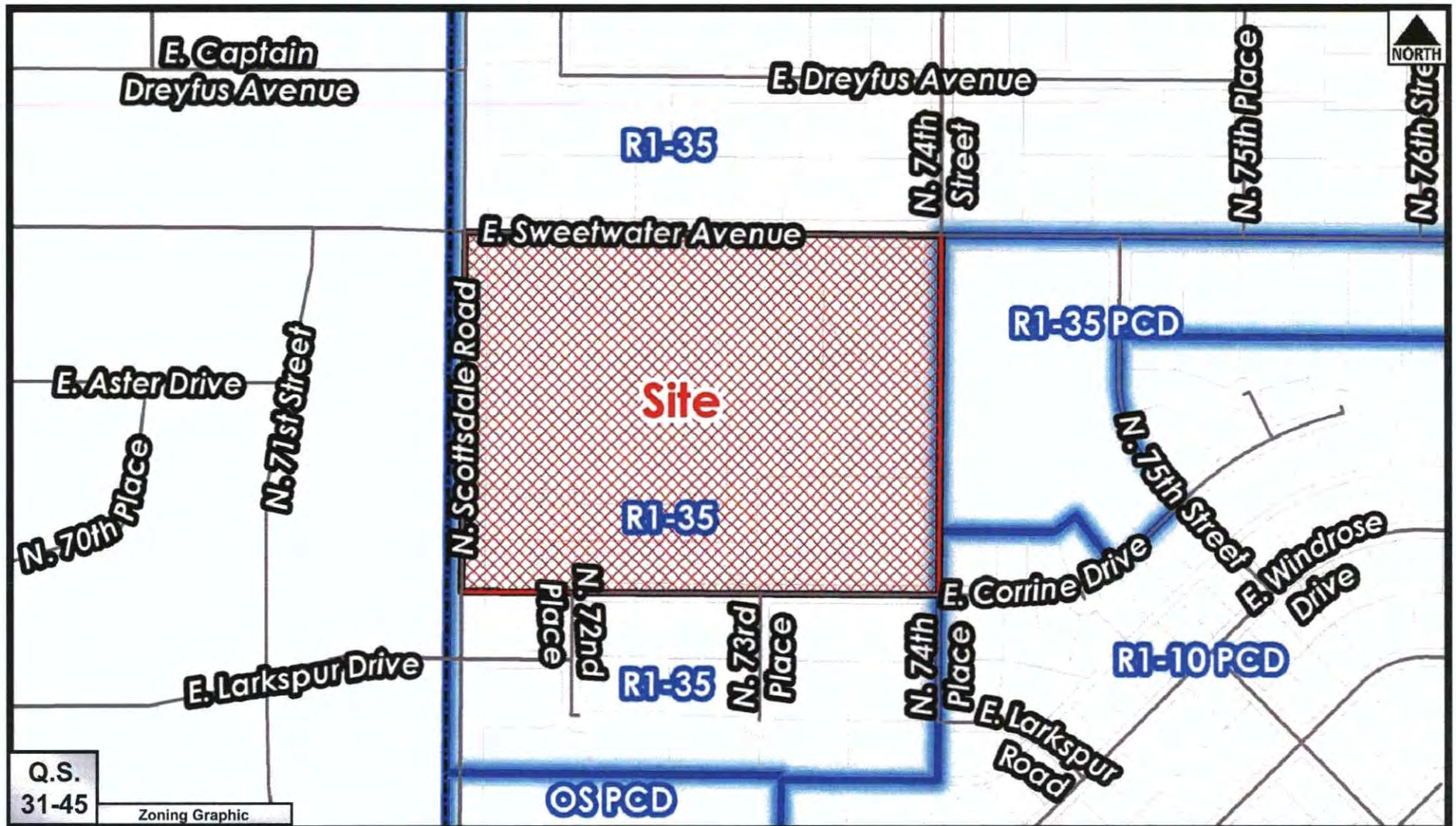


Existing General Plan Land Use  
Cultural / Institutional

ATTACHMENT 12

11-ZN-2020





Existing Zoning

ATTACHMENT 13

11-ZN-2020

**TRAFFIC IMPACT ANALYSIS SUMMARY**  
**Ina Levine Jewish Community Campus**  
**12701 N. Scottsdale Road**  
**Scottsdale, AZ 85254**  
**11-ZN-2020**

**Summary Updated by Parker Murphy, COS Traffic Engineering**  
**Traffic Impact Study Prepared by Marina Stender, Lōkahi LLC**  
**Traffic Impact Study Status: Accepted**

**Date: 5/24/21**  
**Dated: 8/3/2020**

**Existing Conditions:**

**Site Location** – Southeast corner of Scottsdale Road and Sweetwater Avenue (Address: 12701 N. Scottsdale Road)

**Existing Development** – This overall site is currently occupied by a community center and private school. The southeastern portion of the site was previously approved for a private school with 150 students. The site is currently zoned Single Family Residential (R1-35).

**Street Classifications** –

- Sweetwater Avenue is classified as a minor collector.
- Scottsdale Road is classified as a major arterial.
- Thunderbird Road is classified as a major collector east of Miller Road, and as a minor collector west of Miller Road. It runs parallel and north to Sweetwater Avenue.
- Cactus Road is classified as a major collector.
- Hayden Road is classified as a major arterial south of Shea Boulevard, and as a minor arterial north of Shea Boulevard.

**Existing Street Conditions** –

- The Scottsdale Road and Thunderbird Road intersection is signalized.
- The Scottsdale Road and Sweetwater Avenue intersection is signalized
- The Scottsdale Road and Cactus Road intersection is signalized
- The Hayden Road and Sweetwater Avenue T-intersection is signalized
- The Hayden Road and Cactus Road intersection is signalized.
- Driveways A and B on Scottsdale Road operate as a one-way stop-controlled T-intersection, with the stop control on the minor approach.
- Driveway C and School Driveways 1 and 2 on Sweetwater Avenue operate as a one-way stop-controlled T-intersection, with the stop control on the minor approach.

**Existing Volumes** –

- There are 4,500 vehicles per day on Sweetwater Avenue between Scottsdale Road and Hayden Road
- There are 45,100 vehicles per day on Scottsdale Road north of Sweetwater Avenue, and 44,600 vehicles per day on Scottsdale Road south of Sweetwater Avenue
- There are 20,900 vehicles per day on Thunderbird Road between Scottsdale Road and Miller Road.
- There are 20,900 vehicles per day on Hayden Road north of Sweetwater Avenue, and 23,100 vpd on Hayden Road south of Sweetwater Avenue
- There are 39,200 vehicles per day on Cactus Road between Scottsdale Road and Hayden Road

**Existing Speed Limits** –

- Sweetwater Avenue has a posted speed limit of 30 mph west of Scottsdale Road and 25 mph east of Scottsdale Road
- Scottsdale Road has a posted speed limit of 45 mph
- Thunderbird Road has a posted speed limit of 40 mph

- Hayden Road has a posted speed limit of 45 mph
- Cactus Road has a posted speed limit of 45 mph

Collision Information –

**INTERSECTION COLLISION TABLE:**

Streets	Total Collisions	Severity Distribution					
		5	4	3	2	1	99
Scottsdale Rd. and Thunderbird Rd.	39	0	0	5	8	23	3
Scottsdale Rd. and Sweetwater Ave.	17	0	0	3	2	12	0
Scottsdale Rd. and Cactus Rd.	62	0	0	3	8	47	4
Hayden Rd. and Sweetwater Ave.	3	0	0	0	1	2	0
Hayden Rd. and Cactus Rd.	49	0	0	4	9	34	2

\*Collision History is obtained for the 3-year period between January 1, 2017 through December 31, 2019.

**INTERSECTION COLLISION RATES TABLE:**

Streets	Collision Rate	COS Average
Scottsdale Rd. and Thunderbird Rd.	0.72	0.58
Scottsdale Rd. and Sweetwater Ave.	0.64	
Scottsdale Rd. and Cactus Rd.	0.63	
Hayden Rd. and Sweetwater Ave.	0.28	
Hayden Rd. and Cactus Rd.	0.17	

\*Collision rates are obtained from COS 2018 Traffic Volume and Collision Rate Data

**SEGMENT COLLISION RATES TABLE:**

Segment	From	To	Collision Rate	COS Average
Scottsdale	Sweetwater	Thunderbird	1.58	1.53
Scottsdale	Cactus	Sweetwater	1.35	
Sweetwater	Scottsdale	Hayden	1.22	
Cactus Road	Scottsdale	Hayden	0.91	
Hayden	Cactus	Sweetwater	0.47	

\*Collision rates are obtained from COS 2018 Traffic Volume and Collision Rate Data

#### **Proposed Development:**

Description –

- The proposed development plan consists of 185-unit Residential Health Care Facility (both Minimal and Specialized)
- At this time, there are two possibilities proposed for the facility, therefore two trip generations for the two scenarios were calculated:
  - Residential Health Care Facility Scenario 1 - 100% Senior Adult Housing - Attached (ITE Land Use 252)
  - Residential Health Care Facility Scenario 2 - 70% Senior Adult Housing - Attached (ITE Land Use 252) and 30% Assisted Living (ITE Land Use 254)

Site Access – There are three existing access points to the current development. Driveways A and B are located on Scottsdale Road, approximately 660-feet and 950-feet south of Sweetwater Avenue, respectively. Driveway A allows all movements in and out of the site, while driveway B allows only right-in and right-out movements. Driveway C on Sweetwater Avenue is approximately 550-feet east of Scottsdale road and allows only right-in left-out movements.



**TRIP GENERATION COMPARISON TABLE:**

	Daily Total	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
Proposed – Scenario 1 Residential Healthcare Facility 130 Units Senior Adult Housing + 55 Beds Assisted Living	624	15	21	36	24	24	48
Proposed – Scenario 2 Residential Healthcare Facility 185 Units Senior Adult Housing	718	13	24	37	26	21	47
Previously Approved - High School 150 Students	527	52	26	78	10	11	21
Increase/Decrease (Scenario 1)	+97 18%	-37 -71%	-5 -19%	-42 -54%	+14 140%	+13 118%	+27 129%
Increase/Decrease (Scenario 2)	+191 36%	-39 -75%	-2 -8%	-41 -53%	+16 160%	+10 91%	+26 124%

**Traffic Analysis:**

Intersection Level of Service – Using a 2023 horizon year with traffic generated by the build out of the proposed development, all the study intersections in the vicinity of the site operate a level of service D or better for both peak hours.

**Observations:**

Traffic Engineering staff made observations of traffic on the streets in the vicinity of the site during peak traffic periods. These traffic operational patterns and concerns were observed:

- The signal timing of surrounding intersections will be monitored and adjusted as future conditions and buildout may affect level of service.

**Summary:**

A Traffic Impact and Mitigation Analysis ("TIMA") was submitted for the project. The TIMA was accepted. The approval of the zoning district change to allow a proposed 185-Unit Residential Healthcare Facility will result in an estimated 718 trips generated per day to and from the project site. The development is estimated to generate 37 a.m. peak hour trips, and 47 p.m. peak hour trips. This represents an increase of 191 daily trips over the existing approved 150-student high school. With the addition of the proposed site generated traffic, operations at the intersections in the vicinity of the site will operate at LOS D or better.

Traffic Engineering staff have the following comments/concerns:

- Transportation staff will monitor and update signal timing of surrounding intersections as future and buildout conditions.
- The level-of-service at the Scottsdale Road and Thunderbird Road intersection will decrease from LOS D to LOS E with the addition of the site generated traffic. The level-of-service at the Scottsdale Road and Sweetwater Avenue intersection will decrease from LOS C to LOS D with the addition of the site generated traffic.
- Traffic Engineering recommended that pedestrian connections from the site buildings to the adjacent streets be improved.



**CITIZEN REVIEW & NEIGHBORHOOD INVOLVEMENT REPORT**  
**Jewish Community Center Campus Plan**  
November 4, 2020

**Overview**

This Citizen Review Report is being performed in association with a request for a Zoning District Map Amendment from R1-35 to SC-PSD on an approximately 28.5+/- acre site located at the southeast corner of Scottsdale Road and Sweetwater Avenue. The proposed project would result in a new residential health care facility and some minor additions to the existing JCC and Pardes School. In addition, the request includes a citywide Text Amendment to the Zoning Ordinance Special Campus District to accommodate the existing and proposed uses. This proposal is in conformance with the City's General Plan land use designation of Cultural/Institutional. This Citizen Review Report will be updated throughout the process.

The entire project team is sensitive to the importance of neighborhood involvement and creating a positive relationship with property owners, residents, business owners, homeowners associations, and other interested parties. Communication with these parties will be ongoing throughout the process. Work on compiling a list of impacted and interested stakeholders and neighborhood outreach began prior to the application filing and will also continue throughout the process. Communication with impacted and interested parties has taken place with verbal, written, electronic, and door-to-door contact.

**Community Involvement**

The outreach team has been communicating with neighboring property owners, HOA's, and community members by telephone, one-on-one meetings, and door-to-door outreach since December 2019. The outreach team visited **over 100 residential neighbors** door-to-door to get their feedback on the project. A majority of this feedback was favorable to this proposal. Members of the outreach team will continue to be available to meet with any neighbors who wish to discuss the project. Additionally, they will be contactable via telephone and/or e-mail to answer any questions relating to the project.

ATTACHMENT 15



Surrounding property owners, HOAs and other interested parties were noticed via first class mail regarding the project and the Text Amendment. The distribution of this notification **EXCEEDED** the City's 750' radius mailing requirements as specified in the Citizen Review Checklist. This notification contained information about the project and the Text Amendment, as well as contact information for the development team. Due to COVID-19, the notification also contained information for **TWO** Virtual Neighborhood Open Houses that were held on September 8, 2020 for those who wished to learn more about the project and the Text Amendment. The Virtual Open Houses consisted of an online website with information and graphics about the project and the Text Amendment as well as contact information and specific times that the development team would be available to answer questions or give more information. The website was available from 2 PM on September 7, 2020 until 2 PM on September 9, 2020 and its accessibility was posted on the Early Notification Sign on the property. In addition, the required public notice of the Text Amendment was published in the Arizona Republic.

A total of 41 people viewed the website, which resulted in two phone calls to the development team with questions regarding lighting and landscaping. These questions were all answered to the best of the team's ability. The development team has continued to be accessible by phone and email subsequent to the Virtual Open Houses to ensure that surrounding property owners and neighbors have ongoing opportunities to comment and ask questions.

A vital part of the outreach process is to allow people to express their concerns and understand issues and attempt to address them in a professional and timely matter. Again, the entire team realizes the importance of the neighborhood involvement process and is committed to communication and outreach for the project.

**Attachments:**

Notification Letter

Notification List

Affidavit of Posting

Affidavit of Text Amendment Public Notice Advertisement





August 26, 2020

Dear Neighbor:

For over 20 years, the Ina Levine Jewish Community Campus has been privileged to serve the Scottsdale community. When we initially did our Master Plan for the Campus, we were going to build a high school to accompany the now existing elementary school on the site. Over time, it has become apparent that the greater need is for senior living residential that would interact with the existing elementary school and the existing senior programs at the Campus. In response to that need, we are eliminating the previously approved high school use and instead providing for luxury, senior living residences.

Therefore, we are pleased to tell you about an upcoming request (11-ZN-2020) to enhance the 28.5+/- acre Campus located at the southeast corner of Scottsdale Road and Sweetwater Avenue. The request is for a zoning district map amendment to rezone from R1-35 (Single Family Residential) to SC PSD (Special Campus Planned Shared Development overlay) for the purpose of the future development of Senior Residential Healthcare as well as some minor updates to the existing Campus and elementary school. This request also includes a companion citywide text amendment (3-TA-2020) to the zoning ordinance Special Campus district to allow for the proposed senior living residential on the Campus. This proposal is in conformance with the City of Scottsdale's existing General Plan land use designation of Cultural/Institutional for the Campus.

In accordance with public safety protocols during the COVID-19 crisis, we will be hosting two virtual open houses to discuss this proposal. We will be posting the proposed site plan, the text amendment information, and project information on a website link and will have the project team available for questions and comments, during two scheduled times, just as they would be if there were an in person open house.

The web link [www.technicalsolutionsaz.com/open-house.html](http://www.technicalsolutionsaz.com/open-house.html) will be accessible on Tuesday, September 8, 2020. The project team will be available on September 8, 2020 from 10:30 AM to 12 PM and 4:30 PM to 6 PM to respond to questions or comments. Please feel free to call (602) 957-3434 or email [info@technicalsolutionsaz.com](mailto:info@technicalsolutionsaz.com) during that time to communicate with a member of the project team.

If you are unable to access the virtual open houses online, please contact the neighborhood outreach team at (602) 957-3434 or [info@technicalsolutionsaz.com](mailto:info@technicalsolutionsaz.com) and they will be happy to provide you with information and answer any questions or receive your comments. The City of Scottsdale Project Coordinator for the project is Meredith Tessier, who can be reached at (480) 312-4211 or [MTessier@ScottsdaleAZ.gov](mailto:MTessier@ScottsdaleAZ.gov).

Thank you.

Sincerely,

Jay Jacobs  
Chief Executive Officer





Masterplan





## Early Notification of Project Under Consideration

### Virtual Open House Meetings:

Date: Tuesday September 8, 2020  
Time: 10:30 AM-12:00 PM & 4:30-6:00 PM  
Location: [www.technicalsolutionsaz.com/open-house.html](http://www.technicalsolutionsaz.com/open-house.html)  
Open House Contact: (602) 957-3434

### Location: SEC Scottsdale Road and Sweetwater Avenue Project Overview:

- Request: The request is for a zoning district map amendment to rezone from R1-35 to SC PSD for the purpose of the future development of Senior Residential Healthcare as well as some minor updates to the existing Campus and elementary school. This request also includes a companion citywide text amendment (3-TA-2020) to the zoning ordinance Special Campus district to allow for the current and proposed uses on the Campus.
- Site Acreage: 28.5 +/-
- Site Zoning: R1-35

### Applicant Contact:

John Berry 480-385-2727  
MH@berryriddell.com

### City Contact:

Meredith Tessier 480-312-4211  
mtessier@scottsdaleaz.gov

Pre-Application#: 11-ZN-2020 & 3-TA-2020      Posting Date: 8/28/2020

\*-Penalty for removing or defacing sign prior to date of last hearing -Applicant Responsible for Sign Removal \*

8/28/20 14:12:05





# Affidavit of Posting

**Required: Signed, Notarized originals.**

Recommended: E-mail copy to your project coordinator.

☒ **Project Under Consideration Sign (White)**

☐ **Public Hearing Notice Sign (Red)**

**Case Number:** 11-ZN-2020 & 3-TA-2020

**Project Name:**

**Location:**

SEC Scottsdale Road and Sweetwater Avenue

**Site Posting Date:**

August 28th, 2020

**Applicant Name:**

John Berry

**Sign Company Name:**

Dynamite Signs

**Phone Number:**

480-585-3031

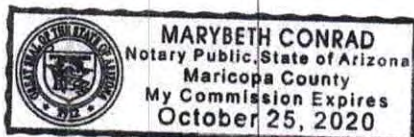
I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

Marybeth Conrad  
Applicant Signature

8/28/2020  
Date

Return completed original notarized affidavit AND pictures to the Current Planning Office no later than 14 days after your application submittal.

Acknowledged before me this the 28th day of August 2020



Marybeth Conrad  
Notary Public

My commission expires: 10-25-20

**City of Scottsdale -- Current Planning Division**

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088

Richard Bednarski  
13266 N 76th St  
Scottsdale, AZ 85260

June 10, 2020

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater Blvd.  
Scottsdale, Arizona 85251

Dear Mayor and Council Members:

I am writing today to show my support for the proposed Campus Master Plan for the JCC located at Scottsdale Road and Sweetwater Ave. I live in the area and believe that these Campus improvements and the Senior Living use will positively impact the area. I know that the JCC is actively working to make the project sensitive to the existing neighborhood and they will continue to be an important part of this community.

Please vote yes for this wonderful request.

Sincerely,

A handwritten signature in black ink that reads "Richard F. Bednarski". The signature is written in a cursive style with a large, stylized "R" and "B".



*Jennifer Crane*

13160 N. 76th St

Scottsdale, AZ 85260

June 10, 2020

Mayor and City Council Members

City of Scottsdale

3939 N. Drinkwater

Scottsdale, Arizona 85251

Dear Mayor and Council Members:

As a nearby property owner, I am writing to ask for your support for the proposed from the Jewish Community Center at Scottsdale Road and Sweetwater. The JCC is a great neighbor and consistently provides a wonderful service to the residents and visitors of Scottsdale. Allowing the JCC Campus to evolve and improve will ensure the stability and continued excellence of the JCC's religious and educational experience.

Please vote yes for this wonderful request in Scottsdale.

Sincerely,

*Jennifer M Crane*

Jennifer M Crane

Richard Smith  
7490 E. Dreyfus Avenue  
Scottsdale, Az 85260

June 10, 2020

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor and Council Members:

Please support the request of the JCC to further improve their Campus at Scottsdale Road and Sweetwater Avenue. Having lived nearby and watched the evolution of this area over the years, it is clear that the JCC has been a great neighbor and asset to this community. Changing from a school use to senior living is certainly more appropriate for the area. We should support community enhancing organizations like the JCC and help them in their efforts.

I urge you to support this request and the future of Jewish Community Center Campus!

Sincerely,

A handwritten signature in black ink, appearing to read "Richard Smith", with a stylized flourish at the end.

Robert Begman  
7432 East Dreyfus Ave.  
Scottsdale, AZ 85260

June 10, 2020

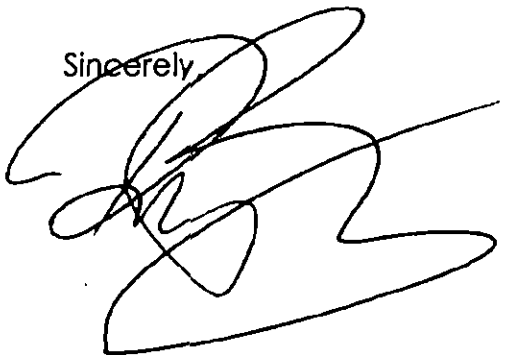
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City of Scottsdale  
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Scottsdale, Arizona 85251

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Please vote yes for this wonderful request in Scottsdale.

Sincerely,

A large, stylized handwritten signature in black ink, likely belonging to Robert Begman, written over the word "Sincerely,".

Sheri Bohn  
7241 E. Dreyfus Ave.  
Scottsdale, AZ 85260

June 10, 2020

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

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Please vote yes for this wonderful request in Scottsdale.

Sincerely,

A handwritten signature in black ink that reads "Sheri Bohn". The signature is written in a cursive, flowing style with a large, prominent "S" at the beginning.



Myro Giese  
7261 East Dreyfus Avenue  
Scottsdale, AZ 85260

June 10, 2020

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor and Council Members:

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I urge you to support this request and the future of Jewish Community Center Campus!

Sincerely,

A handwritten signature in black ink, reading "Myro Giese". The signature is written in a cursive style with a large, stylized "M" and "G".

Caroline Fritz  
7320 E. Dreyfus Ave.  
Scottsdale, AZ 85260

June 10, 2020

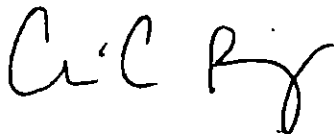
Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater Blvd.  
Scottsdale, Arizona 85251

Dear Mayor and Council Members:

I am writing today to show my support for the proposed Campus Master Plan for the JCC located at Scottsdale Road and Sweetwater Ave. I live in the area and believe that these Campus improvements and the Senior Living use will positively impact the area. I know that the JCC is actively working to make the project sensitive to the existing neighborhood and they will continue to be an important part of this community.

Please vote yes for this wonderful request.

Sincerely,

A handwritten signature in black ink, appearing to read 'C. Fritz', written in a cursive style.

Randall Salm  
13210 N 72nd Pl  
Scottsdale, AZ 85260

June 11, 2020

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor and Council Members:

Please support the request of the JCC to further improve their Campus at Scottsdale Road and Sweetwater Avenue. Having lived nearby and watched the evolution of this area over the years, it is clear that the JCC has been a great neighbor and asset to this community. Changing from a school use to senior living is certainly more appropriate for the area. We should support community enhancing organizations like the JCC and help them in their efforts.

I urge you to support this request and the future of Jewish Community Center Campus!

Sincerely,

A handwritten signature in black ink, appearing to read "R. Salm", written in a cursive style.

Katherine Clevenger-Burdell  
7221 E. Dreyfus ave.  
Scottsdale, AZ 85260

June 10, 2020

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor and Council Members:

I am writing today in support of the proposed Jewish Community Center's request at Scottsdale Road and Sweetwater Ave. I live nearby and fully support the JCC in their efforts to further develop The Campus and their change from a high school to senior living residences. Plus, the other improvements to The Campus that they are planning will definitely help the JCC better serve the Scottsdale community.

Please vote to approve this project.

Sincerely,

*Katherine Clevenger - Burdell*



Alyson Ofman  
7321 E. Camino Santo  
Scottsdale, AZ 85260

June 11, 2020

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater Blvd.  
Scottsdale, Arizona 85251

Dear Mayor and Council Members:

I am writing today to show my support for the proposed Campus Master Plan for the JCC located at Scottsdale Road and Sweetwater Ave. I live in the area and believe that these Campus improvements and the Senior Living use will positively impact the area. I know that the JCC is actively working to make the project sensitive to the existing neighborhood and they will continue to be an important part of this community.

Please vote yes for this wonderful request.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Alyson Ofman', with a long horizontal stroke extending to the right.

Jere Clark  
7405 E. Camino Santo  
Scottsdale, AZ 85260

June 11, 2020

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor and Council Members:

Please support the request of the JCC to further improve their Campus at Scottsdale Road and Sweetwater Avenue. Having lived nearby and watched the evolution of this area over the years, it is clear that the JCC has been a great neighbor and asset to this community. Changing from a school use to senior living is certainly more appropriate for the area. We should support community enhancing organizations like the JCC and help them in their efforts.

I urge you to support this request and the future of Jewish Community Center Campus!

Sincerely,

A handwritten signature in black ink, appearing to read "Jere Clark", with a long horizontal flourish extending to the right.

Teri Amenson  
7443 E. Camino Santo  
Scottsdale, AZ 85260

June 12, 2020


Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater Blvd.  
Scottsdale, Arizona 85251

Dear Mayor and Council Members:

I am writing today to show my support for the proposed Campus Master Plan for the JCC located at Scottsdale Road and Sweetwater Ave. I live in the area and believe that these Campus improvements and the Senior Living use will positively impact the area. I know that the JCC is actively working to make the project sensitive to the existing neighborhood and they will continue to be an important part of this community.

Please vote yes for this wonderful request.

Sincerely,

A handwritten signature in black ink, appearing to read "Teri Amenson", written in a cursive style.

Shauna Kisicki  
7561 E. Sweetwater Avenue  
Scottsdale, AZ 85260

June 12, 2020

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor and Council Members:

I am writing today in support of the proposed Jewish Community Center's request at Scottsdale Road and Sweetwater Ave. I live nearby and fully support the JCC in their efforts to further develop The Campus and their change from a high school to senior living residences. Plus, the other improvements to The Campus that they are planning will definitely help the JCC better serve the Scottsdale community.

Please vote to approve this project.

Sincerely,

A handwritten signature in cursive script that reads "Shauna Kisicki". The signature is written in dark ink and is positioned below the word "Sincerely,".



Teresa Hermann  
7551 E. Sweetwater Ave.  
Scottsdale, AZ 85260

JUNE 13, 2020

MAYOR AND CITY COUNCIL MEMBERS  
CITY OF SCOTTSDALE  
3939 N. DRINKWATER  
SCOTTSDALE, ARIZONA 85251

DEAR MAYOR AND COUNCIL MEMBERS:

I AM WRITING TODAY IN SUPPORT OF THE PROPOSED JEWISH COMMUNITY CENTER'S REQUEST AT SCOTTSDALE ROAD AND SWEETWATER AVE. I LIVE NEARBY AND FULLY SUPPORT THE JCC IN THEIR EFFORTS TO FURTHER DEVELOP THE CAMPUS AND THEIR CHANGE FROM A HIGH SCHOOL TO SENIOR LIVING RESIDENCES. PLUS, THE OTHER IMPROVEMENTS TO THE CAMPUS THAT THEY ARE PLANNING WILL DEFINITELY HELP THE JCC BETTER SERVE THE SCOTTSDALE COMMUNITY.

PLEASE VOTE TO APPROVE THIS PROJECT.

  
SINCERELY,

Andrea Boteilho  
7527 E. Sweetwater Ave.  
Scottsdale, AZ 85260

June 13, 2020

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor and Council Members:

I am writing today in support of the proposed Jewish Community Center's request at Scottsdale Road and Sweetwater Ave. I live nearby and fully support the JCC in their efforts to further develop The Campus and their change from a high school to senior living residences. Plus, the other improvements to The Campus that they are planning will definitely help the JCC better serve the Scottsdale community.

Please vote to approve this project.

Sincerely,

A handwritten signature in black ink, appearing to be 'Andrea Boteilho', written in a cursive style.

Andrea  
Boteilho

**Vicki Giese**  
7442 E. Sweetwater Avenue  
Scottsdale, AZ 85260

June 13, 2020

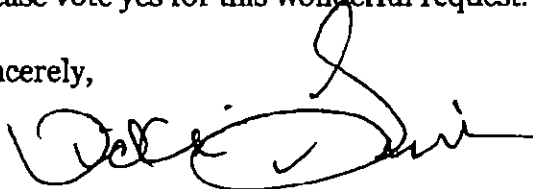
Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater Blvd.  
Scottsdale, Arizona 85251

Dear Mayor and Council Members:

I am writing today to show my support for the proposed Campus Master Plan for the JCC located at Scottsdale Road and Sweetwater Ave. I live in the area and believe that these Campus improvements and the Senior Living use will positively impact the area. I know that the JCC is actively working to make the project sensitive to the existing neighborhood and they will continue to be an important part of this community.

Please vote yes for this wonderful request.

Sincerely,

A handwritten signature in black ink, appearing to read "Vicki Giese", with a large, stylized flourish at the end.

**Jon Teets**  
**7556 E. Sweetwater Avenue**  
**Scottsdale, AZ 85260**

**June 11, 2020**

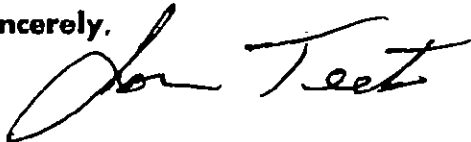
**Mayor and City Council Members**  
**City of Scottsdale**  
**3939 N. Drinkwater**  
**Scottsdale, Arizona 85251**

**Dear Mayor and Council Members:**

**As a nearby property owner, I am writing to ask for your support for the proposed from the Jewish Community Center at Scottsdale Road and Sweetwater. The JCC is a great neighbor and consistently provides a wonderful service to the residents and visitors of Scottsdale. Allowing the JCC Campus to evolve and improve will ensure the stability and continued excellence of the JCC's religious and educational experience.**

**Please vote yes for this wonderful request in Scottsdale.**

**Sincerely,**

A handwritten signature in black ink, appearing to read "Jon Teets". The signature is fluid and cursive, with the first name "Jon" written in a larger, more prominent script than the last name "Teets".



David Pullon  
7360 East Sweetwater Avenue  
Scottsdale, Az 85260

June 11, 2020

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor and Council Members:

As a nearby property owner, I am writing to ask for your support for the proposed from the Jewish Community Center at Scottsdale Road and Sweetwater. The JCC is a great neighbor and consistently provides a wonderful service to the residents and visitors of Scottsdale. Allowing the JCC Campus to evolve and improve will ensure the stability and continued excellence of the JCC's religious and educational experience.

Please vote yes for this wonderful request in Scottsdale.

Sincerely,

A handwritten signature in black ink, appearing to read 'D. Pullon', with a long horizontal flourish extending to the right.

Tom Loomis  
7240 E. Sweetwater Ave  
Scottsdale, Az 85260

June 12, 2020

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor and Council Members:

I am writing today in support of the proposed Jewish Community Center's request at Scottsdale Road and Sweetwater Ave. I live nearby and fully support the JCC in their efforts to further develop The Campus and their change from a high school to senior living residences. Plus, the other improvements to The Campus that they are planning will definitely help the JCC better serve the Scottsdale community.

Please vote to approve this project.

Sincerely,

A handwritten signature in black ink that reads "Tom R Loomis". The signature is fluid and cursive, with the first name "Tom" and last name "Loomis" clearly legible, and a middle initial "R" in between.

Tom Loomis

Laura Loomis  
7240 E. Sweetwater Ave  
Scottsdale, Az 85260

June 12, 2020


Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater Blvd.  
Scottsdale, Arizona 85251.

Dear Mayor and Council Members:

I am writing today to show my support for the proposed Campus Master Plan for the JCC located at Scottsdale Road and Sweetwater Ave. I live in the area and believe that these Campus improvements and the Senior Living use will positively impact the area. I know that the JCC is actively working to make the project sensitive to the existing neighborhood and they will continue to be an important part of this community.

Please vote yes for this wonderful request.

Sincerely,

Laura Loomis  


George Galowitz  
12590 N. 72nd Pl.  
Scottsdale, Az 85260

June 12, 2020

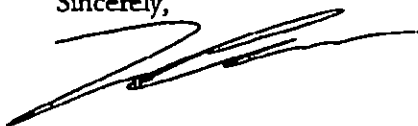
Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor and Council Members:

Please support the request of the JCC to further improve their Campus at Scottsdale Road and Sweetwater Avenue. Having lived nearby and watched the evolution of this area over the years, it is clear that the JCC has been a great neighbor and asset to this community. Changing from a school use to senior living is certainly more appropriate for the area. We should support community enhancing organizations like the JCC and help them in their efforts.

I urge you to support this request and the future of Jewish Community Center Campus!

Sincerely,

A handwritten signature in black ink, appearing to be 'George Galowitz', written over a horizontal line.



Catherine French  
7429 E. Corrine Rd.  
Scottsdale, Az 85260

June 12, 2020

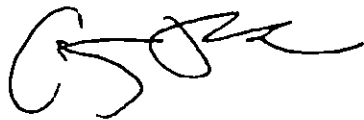
Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor and Council Members:

As a nearby property owner, I am writing to ask for your support for the proposed from the Jewish Community Center at Scottsdale Road and Sweetwater. The JCC is a great neighbor and consistently provides a wonderful service to the residents and visitors of Scottsdale. Allowing the JCC Campus to evolve and improve will ensure the stability and continued excellence of the JCC's religious and educational experience.

Please vote yes for this wonderful request in Scottsdale.

Sincerely,

A handwritten signature in black ink, appearing to be 'C. French', written in a cursive style.

Tim Reinche  
12596 North 73rd Pl.  
Scottsdale, AZ 85260

June 12, 2020

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor and Council Members:

Please support the request of the JCC to further improve their Campus at Scottsdale Road and Sweetwater Avenue. Having lived nearby and watched the evolution of this area over the years, it is clear that the JCC has been a great neighbor and asset to this community. Changing from a school use to senior living is certainly more appropriate for the area. We should support community enhancing organizations like the JCC and help them in their efforts.

I urge you to support this request and the future of Jewish Community Center Campus!

Sincerely,

A handwritten signature in dark ink, appearing to read "Tim Reinche", with a long, horizontal flourish underneath.

*Ryan Murray*  
12599 N. 73rd Place  
Scottsdale, AZ 85260

June 12, 2020

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor and Council Members:

I am writing today in support of the proposed Jewish Community Center's request at Scottsdale Road and Sweetwater Ave. I live nearby and fully support the JCC in their efforts to further develop The Campus and their change from a high school to senior living residences. Plus, the other improvements to The Campus that they are planning will definitely help the JCC better serve the Scottsdale community.

Please vote to approve this project.

Sincerely,



*Jennifer Murray*  
12599 N. 73rd Place  
Scottsdale, AZ 85260


June 12, 2020

Mayor and City Council Members  
City of Scottsdale  
3939 N. Drinkwater  
Scottsdale, Arizona 85251

Dear Mayor and Council Members:

I am writing today in support of the proposed Jewish Community Center's request at Scottsdale Road and Sweetwater Ave. I live nearby and fully support the JCC in their efforts to further develop The Campus and their change from a high school to senior living residences. Plus, the other improvements to The Campus that they are planning will definitely help the JCC better serve the Scottsdale community.

Please vote to approve this project.

Sincerely,  




**From:** [Tessier, Meredith](#)  
**To:** [Michele Hammond \(mh@berryriddell.com\)](#); [Susan Bitter-Smith](#)  
**Cc:** [Castro, Lorraine](#); [Berry, Melissa](#)  
**Subject:** FW: Jewish Community Center Campus 11-ZN-2020  
**Date:** Tuesday, September 8, 2020 1:09:32 PM

---

Good Afternoon, the following e-mails is for your records. Please provide a response regarding his concerns about landscape maintenance.

Thank you,  
Meredith

**From:** David Koon <dmkoon@gmail.com>  
**Sent:** Tuesday, September 08, 2020 9:42 AM  
**To:** info@technicalsolutionsaz.com; Tessier, Meredith <MTessier@ScottsdaleAz.Gov>  
**Cc:** maribethkoon <MARIBETHKOON@gmail.com>  
**Subject:** Jewish Community Center Campus

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

I live on Corrine and will be 2 doors down from the proposed Senior Residential Healthcare facility. Can you tell me how many stories it will be? I do not want to have the JCC peering into my backyard.

I'm fairly concerned about the plan since the JCC has not been a good neighbor so far. I drive from Scottsdale Road down Corrine to my home several times a day and the landscaping has been poorly maintained. It's embarrassing to ask friends to come to my home and have to drive by the JCC. The trees (until this week) have been poorly maintained and the yard has been full of dead weeds. This is not acceptable. Is there any guarantee that the JCC will step up and take better care of the landscape?

Thanks,

David Koon



**From:** [Tessier, Meredith](#)  
**To:** [Ibsen, Bronte](#)  
**Subject:** FW: Support for Rezoning App 11-ZN-2020 3-TA-2020  
**Date:** Tuesday, May 11, 2021 11:25:54 AM

---

For our records.

**From:** Morales, Isol <IMorales@Scottsdaleaz.gov>  
**Sent:** Tuesday, May 11, 2021 11:18 AM  
**To:** Sue Hershkowitz-Coore <sue@speakersue.com>  
**Cc:** Tessier, Meredith <MTessier@ScottsdaleAz.Gov>  
**Subject:** RE: Support for Rezoning App

Dear Ms. Hershkowitz-Coore,

Thank you for sharing your support of this project with Mayor Ortega and City Council. We will make certain your email is included in the official file as this project moves forward.

Best,  
Isol

**Isol Morales**

Assistant to the Mayor  
Office of Mayor David D. Ortega  
3939 N. Drinkwater Blvd  
Scottsdale, AZ 85251  
Phone: 480.312.2466  
Email: [imorales@scottsdaleaz.gov](mailto:imorales@scottsdaleaz.gov)



**From:** Sue Hershkowitz-Coore <[sue@speakersue.com](mailto:sue@speakersue.com)>  
**Sent:** Tuesday, May 11, 2021 10:59 AM  
**To:** City Council <[CityCouncil@scottsdaleaz.gov](mailto:CityCouncil@scottsdaleaz.gov)>  
**Subject:** Support for Rezoning App

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

Dear Mayor and City Council members:

Please support the Ina Levine Jewish Community Campus request to amend their Master Plan to

allow for a new Senior Living opportunity. This is a great, neighborhood friendly use that will enhance the JCC's ability to serve the community.

Warmest regards,

Sue

Sue Hershkowitz-Coore

+1-480-575-9711

[www.SpeakerSue.com](http://www.SpeakerSue.com)

[FB Business Page](#) (Check out the Email Wall of Shame!)

Watch our new [video](#)!

**From:** [Tessier, Meredith](#)  
**To:** [Ibsen, Bronte](#)  
**Subject:** FW: Zoning Request 11-ZN-2020 3-TA-2020  
**Date:** Tuesday, May 11, 2021 11:24:17 AM

---

For our records.

**From:** Morales, Isol <IMorales@Scottsdaleaz.gov>  
**Sent:** Tuesday, May 11, 2021 11:18 AM  
**To:** David Weiner <David@weinerinsurance.com>  
**Cc:** Tessier, Meredith <MTessier@ScottsdaleAz.Gov>  
**Subject:** RE: Zoning Request

Dear Mr. Weiner,

Thank you for sharing your support of this project with Mayor Ortega and City Council. We will make certain your email is included in the official file as this project moves forward.

Best,  
Isol

**Isol Morales**

Assistant to the Mayor  
Office of Mayor David D. Ortega  
3939 N. Drinkwater Blvd  
Scottsdale, AZ 85251  
Phone: 480.312.2466  
Email: [imorales@scottsdaleaz.gov](mailto:imorales@scottsdaleaz.gov)



**From:** David Weiner <[David@weinerinsurance.com](mailto:David@weinerinsurance.com)>  
**Sent:** Tuesday, May 11, 2021 10:54 AM  
**To:** City Council <[CityCouncil@scottsdaleaz.gov](mailto:CityCouncil@scottsdaleaz.gov)>  
**Subject:** Zoning Request

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

**Dear Mayor and City Council members:**



Please support the Ina Levine Jewish Community Campus request to amend their Master Plan to allow for a new Senior Living opportunity. This is a great, neighborhood friendly use that will enhance the JCC's ability to serve the community.

Sincerely,

W. David Weiner  
President

312 860 0093 Cell  
602 524 9500 Cell

2019 is a **special** year for Weiner Insurance, our founder Bernard Weiner started our company 60 years ago on June 2, 1959. We want to thank our clients and associates for all their effort and work it took to achieve this milestone. Our firm's emphasis for our clients will not change as we begin our 61st year, and we will strive to continue our commitment to Service, Choice, and Experience.

To learn more about Weiner Insurance, Inc. please visit [www.weinerinsurance.com](http://www.weinerinsurance.com). This email may contain confidential or privileged information. If you think that you have received this email in error, please advise the sender by reply email, then delete this email immediately. Email Confidentiality Notice: The information contained in this transmission is confidential, proprietary or privileged and may be subject to protection under the law, including the Health Insurance Portability and Accountability Act (HIPAA)

**From:** [Tessier, Meredith](#)  
**To:** [Ibsen, Bronte](#)  
**Subject:** FW: Senior Housing Project at Ina Levine Jewish Community Campus 11-ZN-2020 3-TA-2020  
**Date:** Tuesday, May 11, 2021 11:23:47 AM

---

For our records.

**From:** Morales, Isol <IMorales@Scottsdaleaz.gov>  
**Sent:** Tuesday, May 11, 2021 11:17 AM  
**To:** Debbie Miller <debbie@dwmlawaz.com>  
**Cc:** Tessier, Meredith <MTessier@ScottsdaleAz.Gov>  
**Subject:** RE: Senior Housing Project at Ina Levine Jewish Community Campus

Dear Ms. Miller,

Thank you for sharing your support of this project with Mayor Ortega and City Council. We will make certain your email is included in the official file as this project moves forward.

Best,  
Isol

**Isol Morales**

Assistant to the Mayor  
Office of Mayor David D. Ortega  
3939 N. Drinkwater Blvd  
Scottsdale, AZ 85251  
Phone: 480.312.2466  
Email: [imorales@scottsdaleaz.gov](mailto:imorales@scottsdaleaz.gov)



**From:** Debbie Miller <[debbie@dwmlawaz.com](mailto:debbie@dwmlawaz.com)>  
**Sent:** Tuesday, May 11, 2021 9:03 AM  
**To:** City Council <[CityCouncil@scottsdaleaz.gov](mailto:CityCouncil@scottsdaleaz.gov)>  
**Subject:** Senior Housing Project at Ina Levine Jewish Community Campus

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

**Dear Mayor and City Council members:**

**Please support the Ina Levine Jewish Community Campus request to amend their Master Plan to allow for a new Senior Living opportunity. This is a great, neighborhood friendly use that will**

enhance the JCC's ability to serve the community. Thank you.

Sincerely,

**Deborah Miller**

**Board member and officer of Jewish Community Foundation of Greater Phoenix**

Deborah W. Miller, PLLC

8655 E. Via de Ventura, Suite G-364

Scottsdale, Arizona 85258

[debbie@dwmlawaz.com](mailto:debbie@dwmlawaz.com)

480-346-1090

***31 CFR Part 10, Section 10.35, requires us to notify you that any tax advice in this electronic message was not intended or written to be used, and cannot be used, for the purpose of avoiding penalties under the Internal Revenue Code.***

The information transmitted by the following e-mail is intended only for the addressee and may contain confidential and/or privileged material. Any interception, review, retransmission, dissemination, or other use of, or taking of any action upon this information by persons or entities other than the intended recipient is prohibited by law and may subject them to criminal or civil liability. If you received this communication in error, please contact us immediately at 480.346.1090, and delete the communication from any computer or network system. Thank you.

**From:** [Tessier, Meredith](#)  
**To:** [Ibsen, Bronte](#)  
**Subject:** FW: Support for Senior Housing 11-ZN-2020 3-TA-2020  
**Date:** Tuesday, May 11, 2021 11:23:00 AM

---

For our records

**From:** Morales, Isol <IMorales@Scottsdaleaz.gov>  
**Sent:** Tuesday, May 11, 2021 11:15 AM  
**To:** elayne ostroff <elayneo@verizon.net>  
**Cc:** Tessier, Meredith <MTessier@ScottsdaleAz.Gov>  
**Subject:** RE: Support for Senior Housing

Dear Ms. Ostroff,

Thank you for sharing your support of this project with Mayor Ortega and City Council. We will make certain your email is included in the official file as this project moves forward.

Best,  
Isol

**Isol Morales**

Assistant to the Mayor  
Office of Mayor David D. Ortega  
3939 N. Drinkwater Blvd  
Scottsdale, AZ 85251  
Phone: 480.312.2466  
Email: [imorales@scottsdaleaz.gov](mailto:imorales@scottsdaleaz.gov)



**From:** elayne ostroff <[elayneo@verizon.net](mailto:elayneo@verizon.net)>  
**Sent:** Tuesday, May 11, 2021 6:26 AM  
**To:** City Council <[CityCouncil@scottsdaleaz.gov](mailto:CityCouncil@scottsdaleaz.gov)>  
**Subject:** Support for Senior Housing

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

I currently live in a senior housing apartment in New Jersey. I am planning to move to Scottsdale when this housing is completed. Please allow this to be built.



**From:** [Tessier, Meredith](#)  
**To:** [Ibsen, Bronte](#)  
**Subject:** FW: Senior Living on Ina Levine Campus 11-ZN-2020 3-TA-2020  
**Date:** Tuesday, May 11, 2021 11:20:11 AM

---

For our records.

**From:** Morales, Isol <IMorales@Scottsdaleaz.gov>  
**Sent:** Tuesday, May 11, 2021 11:15 AM  
**To:** Gary Weiss <gweiss21@gmail.com>  
**Cc:** Tessier, Meredith <MTessier@ScottsdaleAz.Gov>  
**Subject:** RE: Senior Living on Ina Levine Campus

Dear Mr. Weiss,

Thank you for sharing your support of this project with Mayor Ortega and City Council. We will make certain your email is included in the official file as this project moves forward.

Best,  
Isol

**Isol Morales**

Assistant to the Mayor  
Office of Mayor David D. Ortega  
3939 N. Drinkwater Blvd  
Scottsdale, AZ 85251  
Phone: 480.312.2466  
Email: [imorales@scottsdaleaz.gov](mailto:imorales@scottsdaleaz.gov)



**From:** Gary Weiss <[gweiss21@gmail.com](mailto:gweiss21@gmail.com)>  
**Sent:** Tuesday, May 11, 2021 5:31 AM  
**To:** City Council <[CityCouncil@scottsdaleaz.gov](mailto:CityCouncil@scottsdaleaz.gov)>  
**Subject:** Senior Living on Ina Levine Campus

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

**Dear Mayor and City Council members:**

**Please support the Ina Levine Jewish Community Campus request to amend their Master Plan to allow for a new Senior Living opportunity. This is a great, neighborhood friendly use that will**

**enhance the JCC's ability to serve the community.**

**Sincerely,  
Gary Weiss  
Scottsdale Resident**

**From:** [Tessier, Meredith](#)  
**To:** [Ibsen, Bronte](#)  
**Subject:** FW: Ina Levine Jewish Community Campus 11-ZN-2020 3-TA-2020  
**Date:** Tuesday, May 11, 2021 11:18:46 AM

---

For our records.

**From:** Nicole Garber <[NicoleG@MPICC.ORG](mailto:NicoleG@MPICC.ORG)>  
**Sent:** Monday, May 10, 2021 1:49 PM  
**To:** City Council <[CityCouncil@scottsdaleaz.gov](mailto:CityCouncil@scottsdaleaz.gov)>  
**Subject:** Ina Levine Jewish Community Campus

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

Dear Mayor and City Council members:

Please support the Ina Levine Jewish Community Campus request to amend their Master Plan to allow for a new Senior Living opportunity. This is a great, neighborhood friendly use that will enhance the JCC's ability to serve the community.

Sincerely,  
Nicole Garber

**From:** [Tessier, Meredith](#)  
**To:** [Ibsen, Bronte](#)  
**Subject:** FW: Ina Levine Jewish Community Campus request 11-ZN-2020 3-TA-2020  
**Date:** Tuesday, May 11, 2021 11:18:15 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)

---

For our records.

**From:** [adam@ablefinancialgroup.com](mailto:adam@ablefinancialgroup.com) <[adam@ablefinancialgroup.com](mailto:adam@ablefinancialgroup.com)>  
**Sent:** Monday, May 10, 2021 12:55 PM  
**To:** City Council <[CityCouncil@scottsdaleaz.gov](mailto:CityCouncil@scottsdaleaz.gov)>  
**Subject:** Ina Levine Jewish Community Campus request

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

**Dear Mayor and City Council members:**

**Please support the Ina Levine Jewish Community Campus request to amend their Master Plan to allow for a new Senior Living opportunity. This is a great, neighborhood friendly use that will enhance the JCC's ability to serve the community.**

Sincerely,  
Adam Brooks

Adam M. Brooks, CFP®  
Senior Financial Advisor, Managing Director

ABLE Financial Group | 8737 E. Via de Commercio Suite 100, Scottsdale, Arizona 85258  
Direct: (480) 258-6108 | Main Office: (480) 258-6104 | [adam@ablefinancialgroup.com](mailto:adam@ablefinancialgroup.com)  
Toll Free: (888) 258-6108 | Fax: (480) 258-6099



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**From:** Tessier, Meredith  
**To:** Ibsen, Bronte  
**Subject:** FW: Jewish Community Campus Zoning 11-ZN-2020 3-TA-2020  
**Date:** Tuesday, May 11, 2021 11:17:40 AM

---

For our records.

**From:** Jonathan Hoffer <[JHoffer@smsfinancial.net](mailto:JHoffer@smsfinancial.net)>  
**Sent:** Monday, May 10, 2021 12:09 PM  
**To:** City Council <[CityCouncil@scottsdaleaz.gov](mailto:CityCouncil@scottsdaleaz.gov)>  
**Subject:** Jewish Community Campus Zoning

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

Dear Mayor and City Council members:

I'm a property owner near the Ina Levine Jewish Community Campus and full disclosure, an active member of the JCC. I am writing to request your support for their amendment to Master Plan to allow for a new Senior Living opportunity. This use will be a great addition that will enhance the Campus' ability to serve the broader community and is a welcome addition to the neighborhood.

Thank you for your consideration!  
Jonathan

Jonathan D. Hoffer  
Managing Partner  
SMS Financial, LLC  
6829 North 12<sup>th</sup> Street  
Phoenix, Arizona 85014  
Phone: 602.944.0624  
Fax: 602.678.2704  
[www.smsfinancial.net](http://www.smsfinancial.net)



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**From:** [Tessier, Meredith](#)  
**To:** [Ibsen, Bronte](#)  
**Subject:** FW: Sr Housing Project 11-ZN-2020 and 3-TA-2020  
**Date:** Tuesday, May 11, 2021 11:17:29 AM  
**Attachments:** [image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

---

For our records.

**From:** Hannah Patrick <[HannahP@mpjcc.org](mailto:HannahP@mpjcc.org)>  
**Sent:** Monday, May 10, 2021 10:43 AM  
**To:** City Council <[CityCouncil@scottsdaleaz.gov](mailto:CityCouncil@scottsdaleaz.gov)>  
**Subject:** Sr Housing Project

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

Dear Mayor and City Council members:

Please support the Ina Levine Jewish Community Campus request to amend their Master Plan to allow for a new Senior Living opportunity. This is a great, neighborhood friendly use that will enhance the JCC's ability to serve the community.

Sincerely,

Hannah Patrick



**Hannah Patrick**

Group Fitness Director  
Martin Pear JCC

p. 480.481.7015 |  
e. [hannahp@mpjcc.org](mailto:hannahp@mpjcc.org) | w. [mpjcc.org](http://mpjcc.org)  
12701 N. Scottsdale Rd., Scottsdale AZ 85254




**From:** [Tessier, Meredith](#)  
**To:** [Ibsen, Bronte](#)  
**Subject:** FW: Ina Levine Jewish Community Campus request 11-ZN-2020 3-TA-2020  
**Date:** Tuesday, May 11, 2021 11:17:11 AM

---

For our records.

**From:** Barry Markson <[BMarkson@gustlaw.com](mailto:BMarkson@gustlaw.com)>  
**Sent:** Monday, May 10, 2021 11:52 AM  
**To:** City Council <[CityCouncil@scottsdaleaz.gov](mailto:CityCouncil@scottsdaleaz.gov)>  
**Subject:** Ina Levine Jewish Community Campus request

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

Dear Mayor and City Council members:

Please support the Ina Levine Jewish Community Campus request to amend their Master Plan to allow for a new Senior Living opportunity. This is a great, neighborhood friendly use that will enhance the JCC's ability to serve the community.

Thank you.

Barry Markson

**From:** [Tessier, Meredith](#)  
**To:** [Ibsen, Bronte](#)  
**Subject:** FW: Senior Living on the Community Campus 11-ZN-2020 3-TA-2020  
**Date:** Tuesday, May 11, 2021 11:16:39 AM

---

For our records.

**From:** amanda watsky <[amandawatsky@gmail.com](mailto:amandawatsky@gmail.com)>  
**Sent:** Monday, May 10, 2021 11:12 AM  
**To:** City Council <[CityCouncil@scottsdaleaz.gov](mailto:CityCouncil@scottsdaleaz.gov)>  
**Subject:** Senior Living on the Community Campus

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

Dear Mayor and City Council members:

Please support the Ina Levine Jewish Community Campus request to amend their Master Plan to allow for a new Senior Living opportunity. There is a tremendous amount of opportunity that comes with providing a space to seniors that allows them to be part of a meaningful community, have direct access to different parts of health and wellness, and provide ways that they can engage with different generations! Your consideration is greatly appreciated!

Sincerely,  
Amanda Watsky



**From:** [Tessier, Meredith](#)  
**To:** [Ibsen, Bronte](#)  
**Subject:** FW: JCC Senior Housing Project 11-ZN-2020 3-TA-2020  
**Date:** Tuesday, May 11, 2021 1:52:07 PM

---

Another one for our records and attachments please.

Thank you,

Meredith Tessier, Senior Planner  
Planning & Development Services

**From:** Morales, Isol <IMorales@Scottsdaleaz.gov>  
**Sent:** Tuesday, May 11, 2021 12:29 PM  
**To:** Ben Ellis <benjamin.m.ellis@gmail.com>  
**Cc:** Tessier, Meredith <MTessier@ScottsdaleAz.Gov>  
**Subject:** RE: JCC Senior Housing Project

Good afternoon Mr. Ellis,

Thank you for sharing your support of this project with Mayor Ortega and City Council. We will make certain your email is included in the official file as this project moves forward.

Best,  
Isol

**Isol Morales**

Assistant to the Mayor  
Office of Mayor David D. Ortega  
3939 N. Drinkwater Blvd  
Scottsdale, AZ 85251  
Phone: 480.312.2466  
Email: [imorales@scottsdaleaz.gov](mailto:imorales@scottsdaleaz.gov)



**From:** Ben Ellis <[benjamin.m.ellis@gmail.com](mailto:benjamin.m.ellis@gmail.com)>  
**Sent:** Tuesday, May 11, 2021 12:12 PM

**To:** City Council <[CityCouncil@scottsdaleaz.gov](mailto:CityCouncil@scottsdaleaz.gov)>

**Subject:** JCC Senior Housing Project

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

Dear Mayor and City Council members:

Please support the Ina Levine Jewish Community Campus request to amend their Master Plan to allow for a new Senior Living opportunity. This is a great, neighborhood friendly use that will enhance the JCC's ability to serve the community.

Sincerely,

--

**Benjamin Ellis**

Designated Broker

**E & G Real Estate Services**

1949 E Broadway Rd, Tempe, AZ 85282

C [480.567.8456](tel:480.567.8456) | O [480.550.8504](tel:480.550.8504) | F [480.550.8501](tel:480.550.8501)

[ben@eandgrealestate.com](mailto:ben@eandgrealestate.com)

[www.eandgrealestate.com](http://www.eandgrealestate.com)

**To download documents securely to my Dropbox, click here:**

<https://www.dropbox.com/request/HT3yTirnS2LWvNeerBw6>

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**From:** [Tessier, Meredith](#)  
**To:** [Ibsen, Bronte](#)  
**Subject:** FW: senior living center at theMPJCC  
**Date:** Thursday, May 13, 2021 10:16:05 AM

---

For the PC report and CDS folders

Thank you,

Meredith Tessier, Senior Planner  
Planning & Development Services

**From:** Morales, Isol <IMorales@Scottsdaleaz.gov>  
**Sent:** Thursday, May 13, 2021 8:10 AM  
**To:** Evelyn Ettelson <ece21117@gmail.com>  
**Cc:** Tessier, Meredith <MTessier@ScottsdaleAz.Gov>  
**Subject:** RE: senior living center at theMPJCC

Good evening Evelyn and Phil,

Thank you for sharing your support of this project with Mayor Ortega and City Council. We will make certain your email is included in the official file as this project moves forward.

Best,  
Isol

**Isol Morales**

Assistant to the Mayor  
Office of Mayor David D. Ortega  
3939 N. Drinkwater Blvd  
Scottsdale, AZ 85251  
Phone: 480.312.2466  
Email: [imorales@scottsdaleaz.gov](mailto:imorales@scottsdaleaz.gov)



**From:** Evelyn Ettelson <[ece21117@gmail.com](mailto:ece21117@gmail.com)>  
**Sent:** Wednesday, May 12, 2021 4:52 PM  
**To:** City Council <[CityCouncil@scottsdaleaz.gov](mailto:CityCouncil@scottsdaleaz.gov)>  
**Subject:** senior living center at theMPJCC

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

We are asking that Scottsdale city council support the JCC's request to amend the master plan. This would allow construction of new senior living center on campus.

Thanks,  
Evelyn and Phil Ettelson



**From:** [Tessier, Meredith](#)  
**To:** [Ibsen, Bronte](#)  
**Subject:** FW: Senior Living Canter proposal - In Levine Jewish Community Campus  
**Date:** Thursday, May 13, 2021 10:15:34 AM

---

For the PC report and CDS folders

Thank you,

Meredith Tessier, Senior Planner  
Planning & Development Services

**From:** Morales, Isol <IMorales@Scottsdaleaz.gov>  
**Sent:** Thursday, May 13, 2021 8:29 AM  
**To:** Barbara Trapido-Lurie <btlurie@gmail.com>  
**Cc:** Tessier, Meredith <MTessier@ScottsdaleAz.Gov>  
**Subject:** RE: Senior Living Canter proposal - In Levine Jewish Community Campus

Good morning Ms. Trapido-Lurie,

Thank you for sharing your support of this project with Mayor Ortega and City Council. We will make certain your email is included in the official file as this project moves forward.

Best,  
Isol

**Isol Morales**

Assistant to the Mayor  
Office of Mayor David D. Ortega  
3939 N. Drinkwater Blvd  
Scottsdale, AZ 85251  
Phone: 480.312.2466  
Email: [imorales@scottsdaleaz.gov](mailto:imorales@scottsdaleaz.gov)



**From:** Barbara Trapido-Lurie <[btlurie@gmail.com](mailto:btlurie@gmail.com)>

**Sent:** Wednesday, May 12, 2021 5:08 PM

**To:** City Council <[CityCouncil@scottsdaleaz.gov](mailto:CityCouncil@scottsdaleaz.gov)>

**Subject:** Senior Living Center proposal - In Levine Jewish Community Campus

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

Dear Mayor and City Council Members:

Please support the Ina Levine Jewish Community Campus request to amend their Master Plan to allow for a new Senior Living Center. This is a great, neighborhood-friendly use that will enhance the Campus's ability to serve the community.

Sincerely,

Barbara Trapido-Lurie  
10592 E Mission Ln  
Scottsdale, AZ 85258

**From:** [Tessier, Meredith](#)  
**To:** [Ibsen, Bronte](#)  
**Subject:** FW: ILJCC amendment  
**Date:** Thursday, May 13, 2021 10:11:00 AM

---

For the PC report and CDS folders

Thank you,

Meredith Tessier, Senior Planner  
Planning & Development Services

**From:** Morales, Isol <IMorales@Scottsdaleaz.gov>  
**Sent:** Thursday, May 13, 2021 9:13 AM  
**To:** Sandy Rife <sandyrife23@gmail.com>  
**Cc:** Tessier, Meredith <MTessier@ScottsdaleAz.Gov>  
**Subject:** RE: ILJCC amendment

Good morning Ms. Rife,

Thank you for sharing your support of this project with Mayor Ortega and City Council. We will make certain your email is included in the official file as this project moves forward.

Best,  
Isol

**Isol Morales**

Assistant to the Mayor  
Office of Mayor David D. Ortega  
3939 N. Drinkwater Blvd  
Scottsdale, AZ 85251  
Phone: 480.312.2466  
Email: [imorales@scottsdaleaz.gov](mailto:imorales@scottsdaleaz.gov)



**From:** Sandy Rife <[sandyrife23@gmail.com](mailto:sandyrife23@gmail.com)>

**Sent:** Wednesday, May 12, 2021 10:17 PM  
**To:** City Council <[CityCouncil@scottsdaleaz.gov](mailto:CityCouncil@scottsdaleaz.gov)>  
**Subject:** ILJCC amendment

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

**Dear Mayor and City Council members:**

**Please support the Ina Levine Jewish Community Campus request to amend their Master Plan to allow for a new Senior Living opportunity. This is a great, neighborhood friendly use that will enhance the JCC's ability to serve the community.**

**Sincerely,  
Sandra Rife  
Jewish Community Foundation Board Member**



**From:** [Tessier, Meredith](#)  
**To:** [Ibsen, Bronte](#)  
**Subject:** FW: JCC housing  
**Date:** Thursday, May 13, 2021 10:10:36 AM

---

For the PC report and CDS folders

Thank you,

Meredith Tessier, Senior Planner  
Planning & Development Services

-----Original Message-----

From: Morales, Isol <IMorales@Scottsdaleaz.gov>  
Sent: Thursday, May 13, 2021 9:12 AM  
To: Joyce Schwartz <joyce.schwartz@yahoo.com>  
Cc: Tessier, Meredith <MTessier@ScottsdaleAz.Gov>  
Subject: RE: JCC housing

Good morning Ms. Schwartz,

Thank you for sharing your support of this project with Mayor Ortega and City Council. We will make certain your email is included in the official file as this project moves forward.

Best,  
Isol

Isol Morales  
Assistant to the Mayor  
Office of Mayor David D. Ortega  
3939 N. Drinkwater Blvd  
Scottsdale, AZ 85251  
Phone: 480.312.2466  
Email: imorales@scottsdaleaz.gov

-----Original Message-----

From: Joyce Schwartz <joyce.schwartz@yahoo.com>  
Sent: Wednesday, May 12, 2021 8:37 PM  
To: City Council <CityCouncil@scottsdaleaz.gov>  
Subject: JCC housing

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

To whom it may concern

I support the plan that the JCC wants to add senior housing on their site and I hope you will too. It will be a wonderful addition to the community. Thank you in advance for your support Joyce Schwartz Sent from my iPhone

**From:** [Tessier, Meredith](#)  
**To:** [Ibsen, Bronte](#)  
**Subject:** FW: JCC housing senior.  
**Date:** Thursday, May 13, 2021 10:10:17 AM

---

For the PC report and CDS folders

Thank you,

Meredith Tessier, Senior Planner  
Planning & Development Services

-----Original Message-----

From: Morales, Isol <IMorales@Scottsdaleaz.gov>  
Sent: Thursday, May 13, 2021 9:12 AM  
To: Margo Rubenstein <desertgirl146@gmail.com>  
Cc: Tessier, Meredith <MTessier@ScottsdaleAz.Gov>  
Subject: RE: JCC housing senior.

Good morning Ms. Rubenstein,

Thank you for sharing your support of this project with Mayor Ortega and City Council. We will make certain your email is included in the official file as this project moves forward.

Best,  
Isol

Isol Morales  
Assistant to the Mayor  
Office of Mayor David D. Ortega  
3939 N. Drinkwater Blvd  
Scottsdale, AZ 85251  
Phone: 480.312.2466  
Email: imorales@scottsdaleaz.gov

-----Original Message-----

From: Margo Rubenstein <desertgirl146@gmail.com>  
Sent: Wednesday, May 12, 2021 7:55 PM  
To: City Council <CityCouncil@scottsdaleaz.gov>  
Subject: JCC housing senior.

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

Dear Mayor and City Council Members,

Please support the Ina Levine Jewish Community Campus request to amend their Master Plan to allow for a new senior living center. This is a great, neighborhood friendly use that will enhance the Campus ability to further serve our community. Sincerely, Dr Margo Rubenstein Scottsdale Resident

Sent from my iPhone

**From:** [Tessier, Meredith](#)  
**To:** [Ibsen, Bronte](#)  
**Subject:** FW: Senior Living  
**Date:** Thursday, May 13, 2021 10:09:58 AM

---

For the PC report and CDS folders

Thank you,

Meredith Tessier, Senior Planner  
Planning & Development Services

**From:** Morales, Isol <IMorales@Scottsdaleaz.gov>  
**Sent:** Thursday, May 13, 2021 9:07 AM  
**To:** Ellen Burr <rubykong62@yahoo.com>  
**Cc:** Tessier, Meredith <MTessier@ScottsdaleAz.Gov>  
**Subject:** RE: Senior Living

Good morning Ms. Burr,

Thank you for sharing your support of this project with Mayor Ortega and City Council. We will make certain your email is included in the official file as this project moves forward.

Best,  
Isol

**Isol Morales**

Assistant to the Mayor  
Office of Mayor David D. Ortega  
3939 N. Drinkwater Blvd  
Scottsdale, AZ 85251  
Phone: 480.312.2466  
Email: [imorales@scottsdaleaz.gov](mailto:imorales@scottsdaleaz.gov)



**From:** Ellen Burr <[rubykong62@yahoo.com](mailto:rubykong62@yahoo.com)>

**Sent:** Wednesday, May 12, 2021 7:02 PM

**To:** City Council <[CityCouncil@scottsdaleaz.gov](mailto:CityCouncil@scottsdaleaz.gov)>

**Subject:** Senior Living

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

**Dear Mayor and City Council members:**

**Please support the Ina Levine Jewish Community Campus's request to amend their Master Plan to allow for a new Senior Living opportunity. This is a great, neighborhood friendly use that will enhance the JCC's ability to serve the community.**

**Sincerely,**

**Your name here**

**Ellen Burr**

Sent from my iPad



**From:** [Tessier, Meredith](#)  
**To:** [Ibsen, Bronte](#)  
**Subject:** FW: Senior Living Center  
**Date:** Thursday, May 13, 2021 10:09:37 AM

---

For the PC report and CDS folders

Thank you,

Meredith Tessier, Senior Planner  
Planning & Development Services

**From:** Morales, Isol <IMorales@Scottsdaleaz.gov>  
**Sent:** Thursday, May 13, 2021 9:06 AM  
**To:** Dori Overby <d2overby@earthlink.net>  
**Cc:** Tessier, Meredith <MTessier@ScottsdaleAz.Gov>  
**Subject:** RE: Senior Living Center

Good morning Ms. Overby,

Thank you for sharing your support of this project with Mayor Ortega and City Council. We will make certain your email is included in the official file as this project moves forward.

Best,  
Isol

**Isol Morales**

Assistant to the Mayor  
Office of Mayor David D. Ortega  
3939 N. Drinkwater Blvd  
Scottsdale, AZ 85251  
Phone: 480.312.2466  
Email: [imorales@scottsdaleaz.gov](mailto:imorales@scottsdaleaz.gov)



**From:** Dori Overby <[outlook\\_D5AC4626F37AC87D@outlook.com](mailto:outlook_D5AC4626F37AC87D@outlook.com)> **On Behalf Of** Dori Overby

**Sent:** Wednesday, May 12, 2021 6:29 PM  
**To:** City Council <[CityCouncil@scottsdaleaz.gov](mailto:CityCouncil@scottsdaleaz.gov)>  
**Subject:** Senior Living Center

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

**Dear Mayor and City Council Members:**

**Please support the Ina Levine Jewish Community Campus request to amend their Master Plan to allow for a new Senior Living Center. This is a great, neighborhood-friendly use that will enhance the Campus ability to serve the community.**

**Sincerely,  
Dori Overby**

**From:** [Tessier, Meredith](#)  
**To:** [Ibsen, Bronte](#)  
**Subject:** FW: New Senior Housing at JCC  
**Date:** Thursday, May 13, 2021 10:08:58 AM

---

For the PC report and CDS folders

Thank you,

Meredith Tessier, Senior Planner  
Planning & Development Services

**From:** Morales, Isol <IMorales@Scottsdaleaz.gov>  
**Sent:** Thursday, May 13, 2021 8:57 AM  
**To:** Sheryl Bronkesh <sbronkesh@gmail.com>  
**Cc:** Tessier, Meredith <MTessier@ScottsdaleAz.Gov>  
**Subject:** RE: New Senior Housing at JCC

Good morning Ms. Bronkesh,

Thank you for sharing your support of this project with Mayor Ortega and City Council. We will make certain your email is included in the official file as this project moves forward.

Best,  
Isol

**Isol Morales**

Assistant to the Mayor  
Office of Mayor David D. Ortega  
3939 N. Drinkwater Blvd  
Scottsdale, AZ 85251  
Phone: 480.312.2466  
Email: [imorales@scottsdaleaz.gov](mailto:imorales@scottsdaleaz.gov)



**From:** Sheryl Bronkesh <[sbronkesh@gmail.com](mailto:sbronkesh@gmail.com)>

**Sent:** Wednesday, May 12, 2021 5:13 PM

**To:** City Council <[CityCouncil@scottsdaleaz.gov](mailto:CityCouncil@scottsdaleaz.gov)>

**Subject:** New Senior Housing at JCC

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

Dear Mayor and City Council Members:

Please support the Ina Levine Jewish Community Campus request to amend their Master Plan to allow for a new Senior Living Center. This is a great, neighborhood-friendly use that will enhance the Campus ability to serve the community. As a long-time member of the JCC, I would consider moving to the center when the time comes.

Sincerely,

Sheryl

**Sheryl Bronkesh**

7394 E Del Acero Dr  
Scottsdale, AZ 85258  
480-223-3021



**From:** [Tessier, Meredith](#)  
**To:** [Ibsen, Bronte](#)  
**Subject:** FW: JCC senior housing 11-ZN-2020 3-TA-2020  
**Date:** Wednesday, May 12, 2021 5:07:49 PM

---

**From:** Morales, Isol <IMorales@Scottsdaleaz.gov>  
**Sent:** Wednesday, May 12, 2021 4:53 PM  
**To:** [epiepandm@aol.com](mailto:epiepandm@aol.com)  
**Cc:** Tessier, Meredith <MTessier@ScottsdaleAz.Gov>  
**Subject:** RE: JCC senior housing

Good evening Mr. Epner,

Thank you for sharing your support of this project with Mayor Ortega and City Council. We will make certain your email is included in the official file as this project moves forward.

Best,  
Isol

**Isol Morales**

Assistant to the Mayor  
Office of Mayor David D. Ortega  
3939 N. Drinkwater Blvd  
Scottsdale, AZ 85251  
Phone: 480.312.2466  
Email: [imorales@scottsdaleaz.gov](mailto:imorales@scottsdaleaz.gov)



**From:** [epiepandm@aol.com](mailto:epiepandm@aol.com) <[epiepandm@aol.com](mailto:epiepandm@aol.com)>  
**Sent:** Wednesday, May 12, 2021 4:48 PM  
**To:** City Council <[CityCouncil@scottsdaleaz.gov](mailto:CityCouncil@scottsdaleaz.gov)>  
**Subject:** JCC senior housing

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

My wife and I support the building of senior housing at the JCC , and at a future time may avail ourselves of the facility

Michael Epner M.D.

**From:** [Tessier, Meredith](#)  
**To:** [Ibsen, Bronte](#)  
**Subject:** FW: Ina Levine Jewish Community Center  
**Date:** Wednesday, May 12, 2021 4:44:17 PM  
**Attachments:** [image006.png](#)  
[image007.png](#)

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**From:** Morales, Isol <[IMorales@Scottsdaleaz.gov](mailto:IMorales@Scottsdaleaz.gov)>  
**Sent:** Wednesday, May 12, 2021 4:41 PM  
**To:** Bob Roth <[bobroth@cypresshomecare.com](mailto:bobroth@cypresshomecare.com)>  
**Cc:** Tessier, Meredith <[MTessier@ScottsdaleAz.Gov](mailto:MTessier@ScottsdaleAz.Gov)>  
**Subject:** RE: Ina Levine Jewish Community Center

Good afternoon Mr. Roth,

Thank you for sharing your support of this project with Mayor Ortega and City Council. We will make certain your email is included in the official file as this project moves forward.

Best,  
Isol

**Isol Morales**

Assistant to the Mayor  
Office of Mayor David D. Ortega  
3939 N. Drinkwater Blvd  
Scottsdale, AZ 85251  
Phone: 480.312.2466  
Email: [imorales@scottsdaleaz.gov](mailto:imorales@scottsdaleaz.gov)



**From:** Bob Roth <[bobroth@cypresshomecare.com](mailto:bobroth@cypresshomecare.com)>  
**Sent:** Wednesday, May 12, 2021 4:35 PM  
**To:** City Council <[CityCouncil@scottsdaleaz.gov](mailto:CityCouncil@scottsdaleaz.gov)>  
**Subject:** Ina Levine Jewish Community Center

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

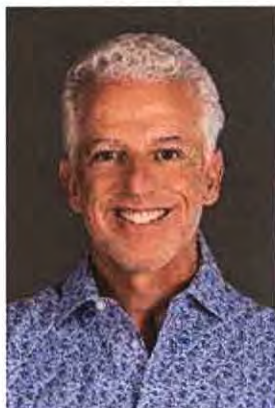
Dear Mayor and City Council Members:

Please support the Ina Levine Jewish Community Campus request to amend their Master Plan

to allow for a new Senior Living Center. This is a great, neighborhood-friendly use that will enhance the Campus ability to serve the community.

Sincerely,

Bob Roth



**Bob Roth, Managing Partner**  
**Host of Health Futures - Taking Stock in YOU**

5020 E. Shea Blvd., Ste. 250

Scottsdale, AZ 85254

Office (602) 264-8009

Mobile (480) 540-2942



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**Better Business Bureau's Torch Awards for Ethics Winner 2013 & 2018.**  
**Read about Cypress' nationally recognized dementia program in HHCN.**

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**From:** [Tessier, Meredith](#)  
**To:** [Ibsen, Bronte](#)  
**Subject:** FW: Senior Housing Facility  
**Date:** Wednesday, May 12, 2021 4:42:56 PM

---

**From:** Morales, Isol <IMorales@Scottsdaleaz.gov>  
**Sent:** Wednesday, May 12, 2021 4:13 PM  
**To:** Irwin Kanefsky <ijocko09@yahoo.com>  
**Cc:** Tessier, Meredith <MTessier@ScottsdaleAz.Gov>  
**Subject:** RE: Senior Housing Facility

Good afternoon Mr. Kanefsky,

Thank you for sharing your support of this project with Mayor Ortega and City Council. We will make certain your email is included in the official file as this project moves forward.

Best,  
Isol

**Isol Morales**

Assistant to the Mayor  
Office of Mayor David D. Ortega  
3939 N. Drinkwater Blvd  
Scottsdale, AZ 85251  
Phone: 480.312.2466  
Email: [imorales@scottsdaleaz.gov](mailto:imorales@scottsdaleaz.gov)



**From:** Irwin Kanefsky <[ijocko09@yahoo.com](mailto:ijocko09@yahoo.com)>  
**Sent:** Wednesday, May 12, 2021 3:57 PM  
**To:** City Council <[CityCouncil@scottsdaleaz.gov](mailto:CityCouncil@scottsdaleaz.gov)>  
**Subject:** Senior Housing Facility

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

Dear Mayor and City Council Members:

Please support The Ina Levine Jewish Community Campus request to amend their Master Plan to allow for a new Senior Living Center. This is a great, neighborhood-friendly use that will



enhance the campus ability to serve the community.

Thank you for your consideration.

Irwin and Shari Kanefsky  
7421 E. McLellan Lane  
Scottsdale, AZ 85250

**From:** [Tessier, Meredith](#)  
**To:** [Ibsen, Bronte](#)  
**Subject:** FW: Senior Housing on JCC Campus  
**Date:** Wednesday, May 12, 2021 4:42:13 PM

---

-----Original Message-----

From: Morales, Isol <IMorales@Scottsdaleaz.gov>  
Sent: Wednesday, May 12, 2021 3:46 PM  
To: Mina Tepper <minaktepper@gmail.com>  
Cc: Tessier, Meredith <MTessier@ScottsdaleAz.Gov>  
Subject: RE: Senior Housing on JCC Campus

Good afternoon Mina and Jerry,

Thank you for sharing your support of this project with Mayor Ortega and City Council. We will make certain your email is included in the official file as this project moves forward.

Best,  
Isol

Isol Morales  
Assistant to the Mayor  
Office of Mayor David D. Ortega  
3939 N. Drinkwater Blvd  
Scottsdale, AZ 85251  
Phone: 480.312.2466  
Email: imorales@scottsdaleaz.gov

-----Original Message-----

From: Mina Tepper <minaktepper@gmail.com>  
Sent: Wednesday, May 12, 2021 3:25 PM  
To: City Council <CityCouncil@scottsdaleaz.gov>  
Subject: Senior Housing on JCC Campus

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

To whom it may concern,  
I would like to communicate my support for constructing senior housing on the current JCC Campus here in Scottsdale.  
Sincerely,  
Mina and Jerry Tepper

Sent from my iPhone

**From:** [Tessier, Meredith](#)  
**To:** [Ibsen, Bronte](#)  
**Subject:** FW: For your consideration 11-ZN-2020 3-TA-2020  
**Date:** Wednesday, May 12, 2021 4:40:11 PM

---

For pc report and cds folder

Thank you,

Meredith Tessier, Senior Planner  
Planning & Development Services

**From:** Morales, Isol <IMorales@Scottsdaleaz.gov>  
**Sent:** Wednesday, May 12, 2021 3:45 PM  
**To:** Randi Jablin <randijablin@gmail.com>  
**Cc:** Tessier, Meredith <MTessier@ScottsdaleAz.Gov>  
**Subject:** RE: For your consideration

Good afternoon Randi,

Thank you for sharing your support of this project with Mayor Ortega and City Council. We will make certain your email is included in the official file as this project moves forward.

Best,  
Isol

**Isol Morales**

Assistant to the Mayor  
Office of Mayor David D. Ortega  
3939 N. Drinkwater Blvd  
Scottsdale, AZ 85251  
Phone: 480.312.2466  
Email: [imorales@scottsdaleaz.gov](mailto:imorales@scottsdaleaz.gov)



---

**From:** Randi Jablin <[randijablin@gmail.com](mailto:randijablin@gmail.com)>  
**Sent:** Wednesday, May 12, 2021 3:21 PM

**To:** City Council <[CityCouncil@scottsdaleaz.gov](mailto:CityCouncil@scottsdaleaz.gov)>

**Subject:** For your consideration

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

**Dear Mayor and City Council Members:**

**Please support the Ina Levine Jewish Community Campus request to amend their Master Plan to allow for a new Senior Living Center. This is a great, neighborhood-friendly use that will enhance the Campus ability to serve the community.**

**Sincerely,**

**Randi Jablin**



**From:** [Tessier, Meredith](#)  
**To:** [Ibsen, Bronte](#)  
**Subject:** FW: request 11-ZN-2020 3-TA-2020  
**Date:** Wednesday, May 12, 2021 4:37:46 PM

---

For PC report and cds folder

**From:** Morales, Isol <IMorales@Scottsdaleaz.gov>  
**Sent:** Wednesday, May 12, 2021 3:21 PM  
**To:** Linda Zell <linda@jtophoenix.org>  
**Cc:** Tessier, Meredith <MTessier@ScottsdaleAz.Gov>  
**Subject:** RE: request

Good afternoon Ms. Zell,

Thank you for sharing your support of this project with Mayor Ortega and City Council. We will make certain your email is included in the official file as this project moves forward.

Best,  
Isol

**Isol Morales**

Assistant to the Mayor  
Office of Mayor David D. Ortega  
3939 N. Drinkwater Blvd  
Scottsdale, AZ 85251  
Phone: 480.312.2466  
Email: [imorales@scottsdaleaz.gov](mailto:imorales@scottsdaleaz.gov)



**From:** Linda Zell <[linda@jtophoenix.org](mailto:linda@jtophoenix.org)>  
**Sent:** Wednesday, May 12, 2021 3:18 PM  
**To:** City Council <[CityCouncil@scottsdaleaz.gov](mailto:CityCouncil@scottsdaleaz.gov)>  
**Subject:** request

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

**Dear Mayor and City Council Members:**

**Please support the Ina Levine Jewish Community Campus request to amend their Master Plan to allow for a new Senior Living Center. This is a great, neighborhood-**

friendly use that will enhance the Campus ability to serve the community.

Sincerely,  
Linda Zell



Linda Zell  
Executive Director  
Jewish Tuition Organization  
12701 N. Scottsdale Road  
Suite 100M  
Scottsdale, AZ 85254  
Office: 480-634-4926  
**Cell: 480-203-6149 – BEST NUMBER**  
Fax: 480-629-5147  
[info@jtophoenix.org](mailto:info@jtophoenix.org)  
[www.jtophoenix.org](http://www.jtophoenix.org)  
Scottsdale Leadership Class XXXI

**From:** [Tessier, Meredith](#)  
**To:** [Ibsen, Bronte](#)  
**Subject:** FW: JCC ReZoning 11-ZN-2020 3-TA-2020  
**Date:** Wednesday, May 12, 2021 4:36:36 PM

---

For Pc report and cds folder

**From:** Morales, Isol <IMorales@Scottsdaleaz.gov>  
**Sent:** Wednesday, May 12, 2021 3:16 PM  
**To:** Nicole Perilstein <nicole.perilstein@gmail.com>  
**Cc:** Tessier, Meredith <MTessier@ScottsdaleAz.Gov>  
**Subject:** RE: JCC ReZoning

Good afternoon Ms. Perilstein,

Thank you for sharing your support of this project with Mayor Ortega and City Council. We will make certain your email is included in the official file as this project moves forward.

Best,  
Isol

**Isol Morales**

Assistant to the Mayor  
Office of Mayor David D. Ortega  
3939 N. Drinkwater Blvd  
Scottsdale, AZ 85251  
Phone: 480.312.2466  
Email: [imorales@scottsdaleaz.gov](mailto:imorales@scottsdaleaz.gov)



**From:** Nicole Perilstein <[nicole.perilstein@gmail.com](mailto:nicole.perilstein@gmail.com)>  
**Sent:** Wednesday, May 12, 2021 2:58 PM  
**To:** City Council <[CityCouncil@scottsdaleaz.gov](mailto:CityCouncil@scottsdaleaz.gov)>  
**Subject:** JCC ReZoning

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

**Dear Mayor and City Council Members:**

**Please support the Ina Levine Jewish Community Campus request to amend their Master Plan to allow for a new Senior Living Center. This is a great, neighborhood-**

**friendly use that will enhance the Campus ability to serve the community.**

**Sincerely,  
Nicole Perilstein**



**From:** [Tessier, Meredith](#)  
**To:** [Ibsen, Bronte](#)  
**Subject:** FW: Ina Levine Jewish Community Campus Master Plan 11-ZN-2020 3-TA-2020  
**Date:** Wednesday, May 12, 2021 4:35:46 PM

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For PC Report and CDS folder

**From:** Morales, Isol <IMorales@Scottsdaleaz.gov>  
**Sent:** Wednesday, May 12, 2021 3:15 PM  
**To:** [rblurie@gmail.com](mailto:rblurie@gmail.com)  
**Cc:** Tessier, Meredith <MTessier@ScottsdaleAz.Gov>  
**Subject:** RE: Ina Levine Jewish Community Campus Master Plan

Good afternoon Mr. Lurie,

Thank you for sharing your support of this project with Mayor Ortega and City Council. We will make certain your email is included in the official file as this project moves forward.

Best,  
Isol

**Isol Morales**

Assistant to the Mayor  
Office of Mayor David D. Ortega  
3939 N. Drinkwater Blvd  
Scottsdale, AZ 85251  
Phone: 480.312.2466  
Email: [imorales@scottsdaleaz.gov](mailto:imorales@scottsdaleaz.gov)



**From:** Roger Lurie <[rblurie@gmail.com](mailto:rblurie@gmail.com)>  
**Sent:** Wednesday, May 12, 2021 2:44 PM  
**To:** City Council <[CityCouncil@scottsdaleaz.gov](mailto:CityCouncil@scottsdaleaz.gov)>  
**Subject:** Ina Levine Jewish Community Campus Master Plan

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

Dear Honorable Mayor Ortega and City Council Members:

Please support the Ina Levine Jewish Community Campus request to amend their Master Plan to allow for a new Senior Living Center. This is a great, neighborhood-friendly use that

will enhance the Campus ability to serve the community.

Sincerely,  
Roger Lurie

**From:** [Tessier, Meredith](#)  
**To:** [Ibsen, Bronte](#)  
**Subject:** FW: Rezoning 11-ZN-2020 & 3-TA-2020  
**Date:** Wednesday, May 12, 2021 2:58:16 PM

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For PC report and CDS folder

Thank you,

Meredith Tessier, Senior Planner  
Planning & Development Services

**From:** Morales, Isol <IMorales@Scottsdaleaz.gov>  
**Sent:** Tuesday, May 11, 2021 11:43 AM  
**To:** NATALIE LEVY <mynatty@aol.com>  
**Cc:** Tessier, Meredith <MTessier@ScottsdaleAz.Gov>  
**Subject:** RE: Rezoning

Good afternoon Ms. Levy,

Thank you for sharing your support of this project with Mayor Ortega and City Council. We will make certain your email is included in the official file as this project moves forward.

Best,  
Isol

**Isol Morales**

Assistant to the Mayor  
Office of Mayor David D. Ortega  
3939 N. Drinkwater Blvd  
Scottsdale, AZ 85251  
Phone: 480.312.2466  
Email: [imorales@scottsdaleaz.gov](mailto:imorales@scottsdaleaz.gov)



**From:** NATALIE LEVY <[mynatty@aol.com](mailto:mynatty@aol.com)>  
**Sent:** Tuesday, May 11, 2021 11:27 AM

**To:** City Council <[CityCouncil@scottsdaleaz.gov](mailto:CityCouncil@scottsdaleaz.gov)>

**Subject:** Rezoning

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

**Dear Mayor and City Council members:**

**Please support the Ina Levine Jewish Community Campus request to amend their Master Plan to allow for a new Senior Living opportunity. This is a great, neighborhood friendly use that will enhance the JCC's ability to serve the community.**

**Sincerely,**

Warmest regards,  
Natalie Levy  
(602)526-1899



**From:** [Tessier, Meredith](#)  
**To:** [Ibsen, Bronte](#)  
**Subject:** FW: New Senior Living Center 11-ZN-2020 & 3-TA-2020  
**Date:** Wednesday, May 12, 2021 2:56:25 PM

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For the PC report and CDS folder.

Thank you,

Meredith Tessier, Senior Planner  
Planning & Development Services

**From:** Morales, Isol <IMorales@Scottsdaleaz.gov>  
**Sent:** Wednesday, May 12, 2021 2:55 PM  
**To:** Nachum Erlich <nachumerlich@gmail.com>  
**Cc:** Tessier, Meredith <MTessier@ScottsdaleAz.Gov>  
**Subject:** RE: New Senior Living Center

Good afternoon Nachum,

Thank you for sharing your support of this project with Mayor Ortega and City Council. We will make certain your email is included in the official file as this project moves forward.

Best,  
Isol

**Isol Morales**

Assistant to the Mayor  
Office of Mayor David D. Ortega  
3939 N. Drinkwater Blvd  
Scottsdale, AZ 85251  
Phone: 480.312.2466  
Email: [imorales@scottsdaleaz.gov](mailto:imorales@scottsdaleaz.gov)



**From:** Nachum Erlich <[nachumerlich@gmail.com](mailto:nachumerlich@gmail.com)>  
**Sent:** Wednesday, May 12, 2021 2:42 PM

**To:** City Council <[CityCouncil@scottsdaleaz.gov](mailto:CityCouncil@scottsdaleaz.gov)>

**Subject:** New Senior Living Center

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

**Dear Mayor and City Council Members:**

**Please support the Ina Levine Jewish Community Campus request to amend their Master Plan to allow for a new Senior Living Center. This is a great, neighborhood-friendly use that will enhance the Campus ability to serve the community.**

**Sincerely,**

Nachum erlich

**From:** [Tessier, Meredith](#)  
**To:** [Ibsen, Bronte](#)  
**Subject:** FW: Sr Housing! 11-ZN-2020 & 3-TA-2020  
**Date:** Wednesday, May 12, 2021 2:53:23 PM

---

For the PC reports and CDS folder.

Thank you,

Meredith Tessier, Senior Planner  
Planning & Development Services

**From:** Morales, Isol <[IMorales@Scottsdaleaz.gov](mailto:IMorales@Scottsdaleaz.gov)>  
**Sent:** Tuesday, May 11, 2021 3:39 PM  
**To:** Rick Levy <[levyezpar@aol.com](mailto:levyezpar@aol.com)>  
**Cc:** Tessier, Meredith <[MTessier@ScottsdaleAz.Gov](mailto:MTessier@ScottsdaleAz.Gov)>  
**Subject:** RE: Sr Housing!

Dear Mr. Levy,

Thank you for sharing your support of this project with Mayor Ortega and City Council. We will make certain your email is included in the official file as this project moves forward.

Best,  
Isol

**Isol Morales**

Assistant to the Mayor  
Office of Mayor David D. Ortega  
3939 N. Drinkwater Blvd  
Scottsdale, AZ 85251  
Phone: 480.312.2466  
Email: [imorales@scottsdaleaz.gov](mailto:imorales@scottsdaleaz.gov)



**From:** Rick Levy <[levyezpar@aol.com](mailto:levyezpar@aol.com)>  
**Sent:** Tuesday, May 11, 2021 3:02 PM

**To:** City Council <[CityCouncil@scottsdaleaz.gov](mailto:CityCouncil@scottsdaleaz.gov)>

**Subject:** Sr Housing!

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

Dear Mayor and City Council members:

Please support the Ina Levine Jewish Community Campus request to amend their Master Plan to allow for a new Senior Living opportunity. This is a great, neighborhood friendly use that will enhance the JCC's ability to serve the community.

Sincerely,

Rick Levy  
VP Marketing | Worldwide Golf Shops  
C: (602) 525-0110



**From:** [Tessier, Meredith](#)  
**To:** [Ibsen, Bronte](#)  
**Subject:** FW: Ina Levine JCC master plan  
**Date:** Wednesday, May 12, 2021 2:48:04 PM

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For our records and PC report too. Thanks

Thank you,

Meredith Tessier, Senior Planner  
Planning & Development Services

**From:** Morales, Isol <IMorales@Scottsdaleaz.gov>  
**Sent:** Wednesday, May 12, 2021 2:41 PM  
**To:** Amy Lavine <amy@amylavine.com>  
**Cc:** Tessier, Meredith <MTessier@ScottsdaleAz.Gov>  
**Subject:** RE: Ina Levine JCC master plan

Good afternoon Ms. Lavine,

Thank you for sharing your support of this project with Mayor Ortega and City Council. We will make certain your email is included in the official file as this project moves forward.

Best,  
Isol

**Isol Morales**

Assistant to the Mayor  
Office of Mayor David D. Ortega  
3939 N. Drinkwater Blvd  
Scottsdale, AZ 85251  
Phone: 480.312.2466  
Email: [imorales@scottsdaleaz.gov](mailto:imorales@scottsdaleaz.gov)



**From:** Amy Lavine <[amy@amylavine.com](mailto:amy@amylavine.com)>  
**Sent:** Wednesday, May 12, 2021 2:32 PM

**To:** City Council <[CityCouncil@scottsdaleaz.gov](mailto:CityCouncil@scottsdaleaz.gov)>

**Subject:** Ina Levine JCC master plan

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

**Dear Mayor and City Council Members:**

**Please support the Ina Levine Jewish Community Campus request to amend their Master Plan to allow for a new Senior Living Center. This is a great, neighborhood-friendly use that will enhance the Campus ability to serve the community.**

**Sincerely,**

**Amy S Lavine**

**From:** [Tessier, Meredith](#)  
**To:** [Ibsen, Bronte](#)  
**Subject:** FW: Ina Levine Jewish Community Campus - Proposed Senior Living Center  
**Date:** Tuesday, May 18, 2021 10:43:27 AM

---

**From:** Morales, Isol <IMorales@Scottsdaleaz.gov>  
**Sent:** Tuesday, May 18, 2021 8:34 AM  
**To:** Georgeanne Levy <georlevy@verizon.net>  
**Cc:** Tessier, Meredith <MTessier@ScottsdaleAz.Gov>  
**Subject:** RE: Ina Levine Jewish Community Campus - Proposed Senior Living Center

Good morning Georgeanne & Myron,

Thank you for sharing your support of this project with Mayor Ortega and City Council. We will make certain your email is included in the official file as this project moves forward.

Best,  
Isol

**Isol Morales**

Assistant to the Mayor  
Office of Mayor David D. Ortega  
3939 N. Drinkwater Blvd  
Scottsdale, AZ 85251  
Phone: 480.312.2466  
Email: [imorales@scottsdaleaz.gov](mailto:imorales@scottsdaleaz.gov)



**From:** Georgeanne Levy <[georlevy@verizon.net](mailto:georlevy@verizon.net)>  
**Sent:** Saturday, May 15, 2021 10:31 PM  
**To:** City Council <[CityCouncil@scottsdaleaz.gov](mailto:CityCouncil@scottsdaleaz.gov)>  
**Subject:** Ina Levine Jewish Community Campus - Proposed Senior Living Center

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

Dear Mayor and City Council Members:

Please support the Ina Levine Jewish Community Campus request to amend their Master Plan to allow for a new Senior Living Center. This is a great, neighborhood-friendly use that will enhance the Campus' ability to serve the community.

Sincerely,  
Georgianne & Myron Levy

[Sent from the all new AOL app for iOS](#)



**From:** [Tessier, Meredith](#)  
**To:** [Ibsen, Bronte](#)  
**Subject:** FW: JCC  
**Date:** Tuesday, May 18, 2021 10:43:01 AM

---

**From:** Morales, Isol <IMorales@Scottsdaleaz.gov>  
**Sent:** Tuesday, May 18, 2021 8:32 AM  
**To:** Nelson Landman <nlandman@cox.net>  
**Cc:** Tessier, Meredith <MTessier@ScottsdaleAz.Gov>  
**Subject:** RE: JCC

Good morning Mr. Landman,

Thank you for sharing your support of this project with Mayor Ortega and City Council. We will make certain your email is included in the official file as this project moves forward.

Best,  
Isol

**Isol Morales**

Assistant to the Mayor  
Office of Mayor David D. Ortega  
3939 N. Drinkwater Blvd  
Scottsdale, AZ 85251  
Phone: 480.312.2466  
Email: [imorales@scottsdaleaz.gov](mailto:imorales@scottsdaleaz.gov)



**From:** Nelson Landman <[nlandman@cox.net](mailto:nlandman@cox.net)>  
**Sent:** Saturday, May 15, 2021 10:25 AM  
**To:** City Council <[CityCouncil@scottsdaleaz.gov](mailto:CityCouncil@scottsdaleaz.gov)>  
**Subject:** JCC

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

Dear Mr. Mayor and City Council Members:

Please support the Ina Levine Jewish Community Campus request to amend their Master Plans to allow for the new Senior Living Center. This is a great neighborhood-friendly use that will enhance

the Campus ability to serve the community.

Sincerely,

Nelson Landman

**From:** [Tessier, Meredith](#)  
**To:** [Ibsen, Bronte](#)  
**Subject:** FW: JCC  
**Date:** Tuesday, May 18, 2021 10:41:54 AM

---

**From:** Smetana, Rachel <RSmetana@scottsdaleaz.gov>  
**Sent:** Monday, May 17, 2021 2:28 PM  
**To:** Nelson Landman <nlandman@cox.net>  
**Cc:** Tessier, Meredith <MTessier@ScottsdaleAz.Gov>  
**Subject:** RE: JCC

Dear Mr. Landman,

Thank you for sharing your support of this project with Mayor Ortega and City Council. We will make certain your email is included in the official file as this project moves forward.

Best regards,

**Rachel Smetana**  
Mayor's Chief of Staff  
City of Scottsdale  
480-312-7806  
[rsmetana@scottsdaleaz.gov](mailto:rsmetana@scottsdaleaz.gov)

**From:** Nelson Landman <[nlandman@cox.net](mailto:nlandman@cox.net)>  
**Sent:** Saturday, May 15, 2021 10:25 AM  
**To:** City Council <[CityCouncil@scottsdaleaz.gov](mailto:CityCouncil@scottsdaleaz.gov)>  
**Subject:** JCC

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

Dear Mr. Mayor and City Council Members:

Please support the Ina Levine Jewish Community Campus request to amend their Master Plans to allow for the new Senior Living Center. This is a great neighborhood-friendly use that will enhance the Campus ability to serve the community.

Sincerely,

Nelson Landman

**From:** [Tessier, Meredith](#)  
**To:** [Ibsen, Bronte](#)  
**Subject:** FW: Ina Levine Jewish Community Campus - Proposed Senior Living Center  
**Date:** Tuesday, May 18, 2021 10:41:27 AM

---

**From:** Smetana, Rachel <RSmetana@scottsdaleaz.gov>  
**Sent:** Monday, May 17, 2021 2:28 PM  
**To:** Georgeanne Levy <georlevy@verizon.net>  
**Cc:** Tessier, Meredith <MTessier@ScottsdaleAz.Gov>  
**Subject:** RE: Ina Levine Jewish Community Campus - Proposed Senior Living Center

Dear Mr. and Mrs. Levy,

Thank you for sharing your support of this project with Mayor Ortega and City Council. We will make certain your email is included in the official file as this project moves forward.

Best regards,

**Rachel Smetana**  
Mayor's Chief of Staff  
City of Scottsdale  
480-312-7806  
[rsmetana@scottsdaleaz.gov](mailto:rsmetana@scottsdaleaz.gov)

**From:** Georgeanne Levy <[georlevy@verizon.net](mailto:georlevy@verizon.net)>  
**Sent:** Saturday, May 15, 2021 10:31 PM  
**To:** City Council <[CityCouncil@scottsdaleaz.gov](mailto:CityCouncil@scottsdaleaz.gov)>  
**Subject:** Ina Levine Jewish Community Campus - Proposed Senior Living Center

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

Dear Mayor and City Council Members:

Please support the Ina Levine Jewish Community Campus request to amend their Master Plan to allow for a new Senior Living Center. This is a great, neighborhood-friendly use that will enhance the Campus' ability to serve the community.

Sincerely,  
Georgeanne & Myron Levy

[Sent from the all new AOL app for iOS](#)



**From:** [Tessier, Meredith](#)  
**To:** [Ibsen, Bronte](#)  
**Subject:** FW: JCC Senior Living Center  
**Date:** Tuesday, May 18, 2021 10:40:56 AM

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For the case reports and CDS folders.

**From:** Smetana, Rachel <RSmetana@scottsdaleaz.gov>  
**Sent:** Monday, May 17, 2021 2:27 PM  
**To:** Gayle Levin <gayle.levin@gmail.com>  
**Cc:** Tessier, Meredith <MTessier@ScottsdaleAz.Gov>  
**Subject:** RE: JCC Senior Living Center

Dear Ms. Levin,


Thank you for sharing your support of this project with Mayor Ortega and City Council. We will make certain your email is included in the official file as this project moves forward.

Best regards,

**Rachel Smetana**

Mayor's Chief of Staff  
City of Scottsdale  
480-312-7806  
[rsmetana@scottsdaleaz.gov](mailto:rsmetana@scottsdaleaz.gov)

**From:** Gayle Levin <[gayle.levin@gmail.com](mailto:gayle.levin@gmail.com)>  
**Sent:** Sunday, May 16, 2021 3:15 PM  
**To:** City Council <[CityCouncil@scottsdaleaz.gov](mailto:CityCouncil@scottsdaleaz.gov)>  
**Subject:** JCC Senior Living Center

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

**Dear Mayor and City Council Members:**

**Please support the Ina Levine Jewish Community Campus request to amend their Master Plan to allow for a new Senior Living Center. This is a great, neighborhood-friendly use that will enhance the Campus ability to serve the community.**

**Sincerely,**

**Gayle Levin**  
**913-269-6149**

Sent from my iPad

**From:** [Tessier, Meredith](#)  
**To:** [Ibsen, Bronte](#)  
**Subject:** FW: Jewish Community Campus Senior Center  
**Date:** Tuesday, May 18, 2021 10:40:00 AM

---

Thank you,

Meredith Tessier, Senior Planner  
Planning & Development Services

**From:** Smetana, Rachel <RSmetana@scottsdaleaz.gov>  
**Sent:** Monday, May 17, 2021 2:27 PM  
**To:** Howard Valinsky <hvalinsky@gmail.com>  
**Cc:** Tessier, Meredith <MTessier@ScottsdaleAz.Gov>  
**Subject:** RE: Jewish Community Campus Senior Center

Dear Mr. Valinsky,

Thank you for sharing your support of this project with Mayor Ortega and City Council. We will make certain your email is included in the official file as this project moves forward.

Best regards,

**Rachel Smetana**  
Mayor's Chief of Staff  
City of Scottsdale  
480-312-7806  
[rsmetana@scottsdaleaz.gov](mailto:rsmetana@scottsdaleaz.gov)

**From:** Howard Valinsky <[hvalinsky@gmail.com](mailto:hvalinsky@gmail.com)>  
**Sent:** Sunday, May 16, 2021 9:59 AM  
**To:** City Council <[CityCouncil@scottsdaleaz.gov](mailto:CityCouncil@scottsdaleaz.gov)>  
**Subject:** Jewish Community Campus Senior Center

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

Please support the Ina Levine Jewish Community Campus request to amend their Master Plan to allow for a new Senior living Center. This is a great, neighborhood-friendly use that will enhance the Campus ability to serve the community.

Valinsky

Sincerely, Howard

**From:** [Tessier, Meredith](#)  
**To:** [Ibsen, Bronte](#)  
**Subject:** FW: JCC senior housing  
**Date:** Wednesday, May 19, 2021 12:36:05 PM

---

**From:** Morales, Isol <IMorales@Scottsdaleaz.gov>  
**Sent:** Friday, May 14, 2021 9:10 AM  
**To:** LAURA BURTON <legburton@gmail.com>  
**Cc:** Tessier, Meredith <MTessier@ScottsdaleAz.Gov>  
**Subject:** RE: JCC senior housing

Good morning Ms. Burton,

Thank you for sharing your support of this project with Mayor Ortega and City Council. We will make certain your email is included in the official file as this project moves forward.

Best,  
Isol

**Isol Morales**

Assistant to the Mayor  
Office of Mayor David D. Ortega  
3939 N. Drinkwater Blvd  
Scottsdale, AZ 85251  
Phone: 480.312.2466  
Email: [imorales@scottsdaleaz.gov](mailto:imorales@scottsdaleaz.gov)



**From:** LAURA BURTON <[legburton@gmail.com](mailto:legburton@gmail.com)>  
**Sent:** Friday, May 14, 2021 8:51 AM  
**To:** City Council <[CityCouncil@scottsdaleaz.gov](mailto:CityCouncil@scottsdaleaz.gov)>  
**Subject:** JCC senior housing

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



**Dear Mayor and City Council Members:**

Please support the Ina Levine Jewish Community Campus request to amend their Master Plan to allow for a new Senior Living Center. This is a great, neighborhood-friendly use that will enhance the Campus ability to serve the community.

As a non-Jewish member of this community center, I have seen first hand the number of people it serves and the diversity in age and members. Seeing the greater need of elderly services I think this would truly enhance the city of Scottsdale.

Sincerely, Laura Burton

**From:** [Tessier, Meredith](#)  
**To:** [Ibsen, Bronte](#)  
**Subject:** FW: City of Scottsdale Zoning for Ina Levine Jewish Community Campus  
**Date:** Wednesday, May 26, 2021 11:32:54 AM

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For CDS folder and Commissioners

Thank you,

Meredith Tessier, Senior Planner  
Planning & Development Services

**From:** Morales, Isol <IMorales@Scottsdaleaz.gov>  
**Sent:** Monday, May 24, 2021 9:35 AM  
**To:** Steve Lee <stevenelee@cox.net>  
**Cc:** Tessier, Meredith <MTessier@ScottsdaleAz.Gov>  
**Subject:** RE: City of Scottsdale Zoning for Ina Levine Jewish Community Campus

Good morning Mr. Lee,

Thank you for emailing Mayor Ortega and City Council with your support of this project. They appreciate your contact.

Best,  
Isol

**Isol Morales**

Assistant to the Mayor  
Office of Mayor David D. Ortega  
3939 N. Drinkwater Blvd  
Scottsdale, AZ 85251  
Phone: 480.312.2466  
Email: [imorales@scottsdaleaz.gov](mailto:imorales@scottsdaleaz.gov)



**From:** Steve Lee <[stevenelee@cox.net](mailto:stevenelee@cox.net)>

**Sent:** Saturday, May 22, 2021 3:47 PM

**To:** City Council <[CityCouncil@scottsdaleaz.gov](mailto:CityCouncil@scottsdaleaz.gov)>

**Subject:** City of Scottsdale Zoning for Ina Levine Jewish Community Campus

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

Dear Mayor and City Council members:

Please support the Ina Levine Jewish Community Campus' request to amend their Master Plan to allow for a new Senior Living opportunity, along with other upgrades to the campus. This is a great, neighborhood friendly use that will enhance the JCC's ability to serve the entire community.

Sincerely,

Steve Lee  
480-734-5612

**From:** [Tessier, Meredith](#)  
**To:** [Ibsen, Bronte](#)  
**Subject:** FW: Zoning request  
**Date:** Wednesday, May 26, 2021 11:33:27 AM

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For CDS folder and Commissioners

Thank you,

Meredith Tessier, Senior Planner  
Planning & Development Services

**From:** Morales, Isol <IMorales@Scottsdaleaz.gov>  
**Sent:** Monday, May 24, 2021 9:43 AM  
**To:** Dina Mandelbaum <dinamandelbaum1@gmail.com>  
**Cc:** Tessier, Meredith <MTessier@ScottsdaleAz.Gov>  
**Subject:** RE: Zoning request

Good morning Dina and Chad,

Thank you for sharing your support of this project with Mayor Ortega and City Council. We will make certain your email is included in the official file as this project moves forward.

Best,  
Isol

**Isol Morales**

Assistant to the Mayor  
Office of Mayor David D. Ortega  
3939 N. Drinkwater Blvd  
Scottsdale, AZ 85251  
Phone: 480.312.2466  
Email: [imorales@scottsdaleaz.gov](mailto:imorales@scottsdaleaz.gov)



**From:** Dina Mandelbaum <[dinamandelbaum1@gmail.com](mailto:dinamandelbaum1@gmail.com)>



**Sent:** Sunday, May 23, 2021 4:55 PM

**To:** City Council <[CityCouncil@scottsdaleaz.gov](mailto:CityCouncil@scottsdaleaz.gov)>

**Subject:** Zoning request

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

**Dear Mayor and City Council members:**

**Please support the Ina Levine Jewish Community Campus' request to amend their Master Plan to allow for a new Senior Living opportunity, along with other upgrades to the campus. This is a great, neighborhood friendly use that will enhance the JCC's ability to serve the entire community.**

**Sincerely,**

**Dina & Chad Mandelbaum**

Sent from my iPhone

**From:** [Tessier, Meredith](#)  
**To:** [Ibsen, Bronte](#)  
**Subject:** FW: Independent living housing on the Jewish Community campus  
**Date:** Wednesday, May 26, 2021 11:29:51 AM

---

For CDS folder and e-mail to Commissioners. Thank you.

**From:** Morales, Isol <IMorales@Scottsdaleaz.gov>  
**Sent:** Friday, May 14, 2021 10:59 AM  
**To:** Cookie Shifris <cookiebbb@gmail.com>  
**Cc:** Tessier, Meredith <MTessier@ScottsdaleAz.Gov>  
**Subject:** RE: Independent living housing on the Jewish Community campus

Good morning Cookie,

Thank you for sharing your support of this project with Mayor Ortega and City Council. We will make certain your email is included in the official file as this project moves forward.

Best,  
Isol

**Isol Morales**

Assistant to the Mayor  
Office of Mayor David D. Ortega  
3939 N. Drinkwater Blvd  
Scottsdale, AZ 85251  
Phone: 480.312.2466  
Email: [imorales@scottsdaleaz.gov](mailto:imorales@scottsdaleaz.gov)



**From:** Cookie Shifris <[cookiebbb@gmail.com](mailto:cookiebbb@gmail.com)>  
**Sent:** Friday, May 14, 2021 10:33 AM  
**To:** City Council <[CityCouncil@scottsdaleaz.gov](mailto:CityCouncil@scottsdaleaz.gov)>  
**Subject:** Independent living housing on the Jewish Community campus

**⚠ External Email: Please use caution if opening links or attachments!**  
Dear Mayor and City Council Members

Please support the Ina Levine Jewish Community Campus request to amend their master plan to allow for a new senior living center. This is a great neighborhood friendly use that will enhance the campus ability to serve the community.

Sincerely

Cookie Shifris

**From:** [Tessier, Meredith](#)  
**To:** [Ibsen, Bronte](#)  
**Subject:** FW: City of Scottsdale Zoning for ILJCC Campus  
**Date:** Wednesday, May 26, 2021 11:32:29 AM

---

For CDS folder and Commissioners

Thank you,

Meredith Tessier, Senior Planner  
Planning & Development Services

**From:** Smetana, Rachel <RSmetana@scottsdaleaz.gov>  
**Sent:** Friday, May 21, 2021 2:38 PM  
**To:** David Spierer <spiererd@gmail.com>; City Council <CityCouncil@scottsdaleaz.gov>  
**Cc:** Tessier, Meredith <MTessier@ScottsdaleAz.Gov>  
**Subject:** RE: City of Scottsdale Zoning for ILJCC Campus

Dear Dr. Spierer,

Thank you for emailing your support of this project to Mayor Ortega and City Council. They appreciate the contact.

Best regards,

**Rachel Smetana**  
Mayor's Chief of Staff  
City of Scottsdale  
480-312-7806  
[rsmetana@scottsdaleaz.gov](mailto:rsmetana@scottsdaleaz.gov)

**From:** David Spierer <[spiererd@gmail.com](mailto:spiererd@gmail.com)>  
**Sent:** Friday, May 21, 2021 1:46 PM  
**To:** City Council <[CityCouncil@scottsdaleaz.gov](mailto:CityCouncil@scottsdaleaz.gov)>  
**Subject:** City of Scottsdale Zoning for ILJCC Campus

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

Dear Mayor and City Council members:

Please support the Ina Levine Jewish Community Campus' request to amend their Master



Plan to allow for a new Senior Living opportunity, along with other upgrades to the campus. This is a great, neighborhood-friendly use that will enhance the JCC's ability to serve the entire community.

Best,

Dr. David K. Spierer  
President, KEEN Phoenix  
Co-Founder, Wellness Roundtable, LLC  
[dspierer@keenphoenix.org](mailto:dspierer@keenphoenix.org)  
[www.wellnessroundtable.com](http://www.wellnessroundtable.com)

**From:** [Tessier, Meredith](#)  
**To:** [Ibsen, Bronte](#)  
**Subject:** FW: Ina Levine Jewish Community Campus - Senior living canter  
**Date:** Wednesday, May 26, 2021 11:31:20 AM

---

For CDS folder and Commissioners

Thank you,

Meredith Tessier, Senior Planner  
Planning & Development Services

**From:** Morales, Isol <IMorales@Scottsdaleaz.gov>  
**Sent:** Tuesday, May 18, 2021 4:43 PM  
**To:** Kristina Brown <kbrown4110@gmail.com>  
**Cc:** Tessier, Meredith <MTessier@ScottsdaleAz.Gov>  
**Subject:** RE: Ina Levine Jewish Community Campus - Senior living canter

Good evening Ms. Brown,

Thank you for sharing your support of this project with Mayor Ortega and City Council. We will make certain your email is included in the official file as this project moves forward.

Best,  
Isol

**Isol Morales**

Assistant to the Mayor  
Office of Mayor David D. Ortega  
3939 N. Drinkwater Blvd  
Scottsdale, AZ 85251  
Phone: 480.312.2466  
Email: [imorales@scottsdaleaz.gov](mailto:imorales@scottsdaleaz.gov)



**From:** Kristina Brown <[kbrown4110@gmail.com](mailto:kbrown4110@gmail.com)>

**Sent:** Tuesday, May 18, 2021 4:37 PM

**To:** City Council <[CityCouncil@scottsdaleaz.gov](mailto:CityCouncil@scottsdaleaz.gov)>

**Subject:** Ina Levine Jewish Community Campus - Senior living center

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

Dear Mayor and City Council Members:

Please support the Ina Levine Jewish Community Campus request to amend their Master Plan to allow for a new Senior Living Center. This is a great, neighborhood-friendly use that will enhance the Campus ability to serve the community.

Sincerely,  
Kristina Brown

**From:** [Tessier, Meredith](#)  
**To:** [Ibsen, Bronte](#)  
**Subject:** FW: support for new Senior Living Center at JCC campus  
**Date:** Wednesday, May 26, 2021 11:32:40 AM

---

For CDS folder and Commissioners

Thank you,

Meredith Tessier, Senior Planner  
Planning & Development Services

**From:** Smetana, Rachel <RSmetana@scottsdaleaz.gov>  
**Sent:** Friday, May 21, 2021 2:39 PM  
**To:** Gail Baer <baergail@gmail.com>; City Council <CityCouncil@scottsdaleaz.gov>  
**Cc:** Tessier, Meredith <MTessier@ScottsdaleAz.Gov>  
**Subject:** RE: support for new Senior Living Center at JCC campus

Dear Ms. Baer,

Thank you for emailing Mayor Ortega and City Council with your support of this project. They appreciate your contact.

Best regards,

**Rachel Smetana**  
Mayor's Chief of Staff  
City of Scottsdale  
480-312-7806  
[rsmetana@scottsdaleaz.gov](mailto:rsmetana@scottsdaleaz.gov)

**From:** Gail Baer <[baergail@gmail.com](mailto:baergail@gmail.com)>  
**Sent:** Friday, May 21, 2021 1:40 AM  
**To:** City Council <[CityCouncil@scottsdaleaz.gov](mailto:CityCouncil@scottsdaleaz.gov)>  
**Subject:** support for new Senior Living Center at JCC campus

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

Dear Mayor and City Council Members:

Please support the Ina Levine Jewish Community Campus request to amend their Master Plan to



allow for a new Senior Living Center. This is a great, neighborhood-friendly use that will enhance the Campus ability to serve the community.

Sincerely,  
Gail Baer  
11175 E Gold Dust Ave  
Scottsdale, AZ 85259  
[baergail@gmail.com](mailto:baergail@gmail.com)

**From:** [Tessier, Meredith](#)  
**To:** [Ibsen, Bronte](#)  
**Subject:** FW:  
**Date:** Wednesday, May 26, 2021 11:33:04 AM

---

For CDS folder and Commissioners

Thank you,

Meredith Tessier, Senior Planner  
Planning & Development Services

**From:** Morales, Isol <IMorales@Scottsdaleaz.gov>  
**Sent:** Monday, May 24, 2021 9:38 AM  
**To:** Suzy Berkowitz <suzyberkowitz6@gmail.com>  
**Cc:** Tessier, Meredith <MTessier@ScottsdaleAz.Gov>  
**Subject:** RE:

Good morning Ms. Berkowitz,

Thank you for emailing Mayor Ortega and City Council with your support of this project. They appreciate your contact.

Best,  
Isol

**Isol Morales**

Assistant to the Mayor  
Office of Mayor David D. Ortega  
3939 N. Drinkwater Blvd  
Scottsdale, AZ 85251  
Phone: 480.312.2466  
Email: [imorales@scottsdaleaz.gov](mailto:imorales@scottsdaleaz.gov)



**From:** Suzy Berkowitz <[suzyberkowitz6@gmail.com](mailto:suzyberkowitz6@gmail.com)>

**Sent:** Saturday, May 22, 2021 6:33 PM

**To:** City Council <[CityCouncil@scottsdaleaz.gov](mailto:CityCouncil@scottsdaleaz.gov)>

**Subject:**

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

**Dear Mayor and City Council members:**

**Please support the Ina Levine Jewish Community Campus' request to amend their Master Plan to allow for a new Senior Living opportunity, along with other upgrades to the campus. This is a great, neighborhood friendly use that will enhance the JCC's ability to serve the entire community.**

**Sincerely,  
Suzy Berkowitz**

**From:** [Tessier, Meredith](#)  
**To:** [Ibsen, Bronte](#)  
**Subject:** FW: Your support  
**Date:** Wednesday, May 26, 2021 11:33:17 AM

---

For CDS folder and Commissioners

Thank you,

Meredith Tessier, Senior Planner  
Planning & Development Services

**From:** Morales, Isol <IMorales@Scottsdaleaz.gov>  
**Sent:** Monday, May 24, 2021 9:42 AM  
**To:** Brad Emily Craigo <thecraigos@gmail.com>  
**Cc:** Tessier, Meredith <MTessier@ScottsdaleAz.Gov>  
**Subject:** RE: Your support

Good morning Ms. Craigo,

Thank you for emailing Mayor Ortega and City Council with your support of this project. They appreciate your contact.

Best,  
Isol

**Isol Morales**

Assistant to the Mayor  
Office of Mayor David D. Ortega  
3939 N. Drinkwater Blvd  
Scottsdale, AZ 85251  
Phone: 480.312.2466  
Email: [imorales@scottsdaleaz.gov](mailto:imorales@scottsdaleaz.gov)



**From:** Brad Emily Craigo <[thecraigos@gmail.com](mailto:thecraigos@gmail.com)>



**Sent:** Sunday, May 23, 2021 8:50 AM

**To:** City Council <[CityCouncil@scottsdaleaz.gov](mailto:CityCouncil@scottsdaleaz.gov)>

**Subject:** Your support

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

**Dear Mayor and City Council Members:**

**Please support the Ina Levine Jewish Community Campus request to amend their Master Plan to allow for a new Senior Living Center. This is a great, neighborhood-friendly use that will enhance the Campus ability to serve the community.**

**Sincerely,**

**Emily Craigo**

**From:** [Tessier, Meredith](#)  
**To:** [Ibsen, Bronte](#)  
**Subject:** FW: Ina Levine Jewish Community Campus Master Plan Request  
**Date:** Wednesday, May 26, 2021 11:30:23 AM

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For CDS folder and Commissioners.

**From:** Morales, Isol <IMorales@Scottsdaleaz.gov>  
**Sent:** Friday, May 14, 2021 11:18 AM  
**To:** mkudler@aol.com  
**Cc:** Tessier, Meredith <MTessier@ScottsdaleAz.Gov>  
**Subject:** RE: Ina Levine Jewish Community Campus Master Plan Request

Good morning Marty,

Thank you for sharing your support of this project with Mayor Ortega and City Council. We will make certain your email is included in the official file as this project moves forward.

Best,  
Isol

**Isol Morales**

Assistant to the Mayor  
Office of Mayor David D. Ortega  
3939 N. Drinkwater Blvd  
Scottsdale, AZ 85251  
Phone: 480.312.2466  
Email: [imorales@scottsdaleaz.gov](mailto:imorales@scottsdaleaz.gov)



**From:** [mkudler@aol.com](mailto:mkudler@aol.com) <[mkudler@aol.com](mailto:mkudler@aol.com)>  
**Sent:** Friday, May 14, 2021 11:07 AM  
**To:** City Council <[CityCouncil@scottsdaleaz.gov](mailto:CityCouncil@scottsdaleaz.gov)>  
**Subject:** Ina Levine Jewish Community Campus Master Plan Request

**⚠ External Email: Please use caution if opening links or attachments!**  
Dear Mayor and City Council Members:

Please support the Ina Levine Jewish Community Campus request to amend their Master Plan to allow for a new Senior Living Center. This is a great, neighborhood-friendly use that will enhance the Campus ability to serve the community.

Sincerely,

Marty Kudler

From: Charlie Gluck <[cgluck@5delobalinc.com](mailto:cgluck@5delobalinc.com)>  
Sent: Monday, May 31, 2021 10:23 AM  
To: City Council <[CityCouncil@scottsdaleaz.gov](mailto:CityCouncil@scottsdaleaz.gov)>  
Subject: JCC Campus Request

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

Dear Mayor and City Council members:

Please support the Martin Peer Valley Of The Sun Jewish Community Campus's request to amend their Master Plan to allow for a new Senior Living opportunity, along with other upgrades to the campus. This is a great, neighborhood-friendly use that will enhance the JCC's ability to serve the entire community.

Sincerely,

Charlie Gluck



Charlie Gluck / CEO & Founder  
[cgluck@5delobalinc.com](mailto:cgluck@5delobalinc.com) | 917.707.0911

40 Global  
800 504 8800  
1340 E. Greenway Parkway  
Scottsdale, AZ 85264  
[www.5delobalinc.com](http://www.5delobalinc.com)





# PETITION IN SUPPORT OF THE JCC CAMPUS PLAN

To the Mayor, City Council and City Clerk:

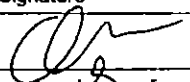

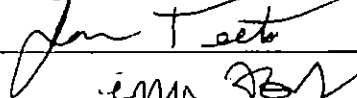
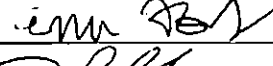

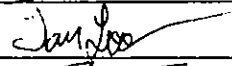
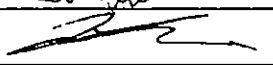

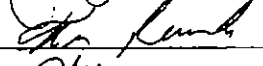
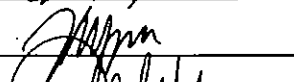
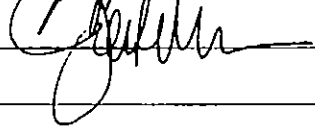
We, the undersigned, support the proposed request for the Jewish Community Center Campus located at Scottsdale Road and Sweetwater Avenue. This Zoning Map Amendment and Rezoning effort will improve The Campus and allow for Independent/Assisted Living residences instead of the currently approved High School use that will certainly be more compatible with the surrounding neighborhood. With these positive changes, the JCC will continue to serve Scottsdale and be a great asset to this community and Scottsdale as a whole.

Signature	Printed Name	Address	Date of Signing
1. <i>Richard Bednarski</i>	RICHARD BEDNARSKI	13266 N. 76 <sup>TH</sup> ST, SCOTTSDALE, AZ 85260	6-11-20
2. <i>Jennifer Crane</i>	Jennifer Crane	13160 N 76 <sup>th</sup> St Scottsdale, AZ 85260	6-11-20
3. <i>Richard Smith</i>	Richard Smith	7490 E. Dreyfus Ave. Scottsdale AZ 85260	6-11-20
4. <i>Robert Begman</i>	Robert Begman	7472 E Dreyfus Ave Scottsdale, AZ 85260	6-11-20
5. <i>Shen Bohn</i>	Shen Bohn	7241 E. Dreyfus, Scottsdale 85260	6-11-20
6. <i>Myra Giese</i>	Myra Giese	7261 E Dreyfus Scott 85260	6-11-20
7. <i>Caroline Fritz</i>	Caroline Fritz	7320 E Dreyfus Ave, Scottsdale 85260	6-11-20
8. <i>Randall J. Salo</i>	Randall Salo	13210 N. 72 <sup>nd</sup> Pl Scottsdale 85260	6-11-20
9. <i>Katherine Clevenger-Burdick</i>	Katherine Clevenger-Burdick	7221 E. Dreyfus Ave., Scottsdale 85260	6-11-20
10. <i>Alyson Smith</i>	Alyson Smith	7321 E. Camino Santo Scottsdale 85254	6-11-2020
11. <i>Teri Clark</i>	TERI CLARK	7405 E CAMINO SANTO SCOTTSDALE 85260	6-11-20
12. <i>Teri Amenson</i>	Teri Amenson	7447 E. Camino Santo Scottsdale, AZ 85260	6/11/2020
13. <i>Shauna Kisicki</i>	Shauna Kisicki	7561 East Sweetwater Scottsdale 85260	6/13/2020
14. <i>Jashir Villa</i>	Jashir Villa	7585 E. Sweetwater Scottsdale 85260	6/13/2020
15. <i>Teresa Neumann</i>	Teresa Neumann	7551 E. Sweetwater 85260	6/13/2020

# PETITION IN SUPPORT OF THE JCC CAMPUS PLAN

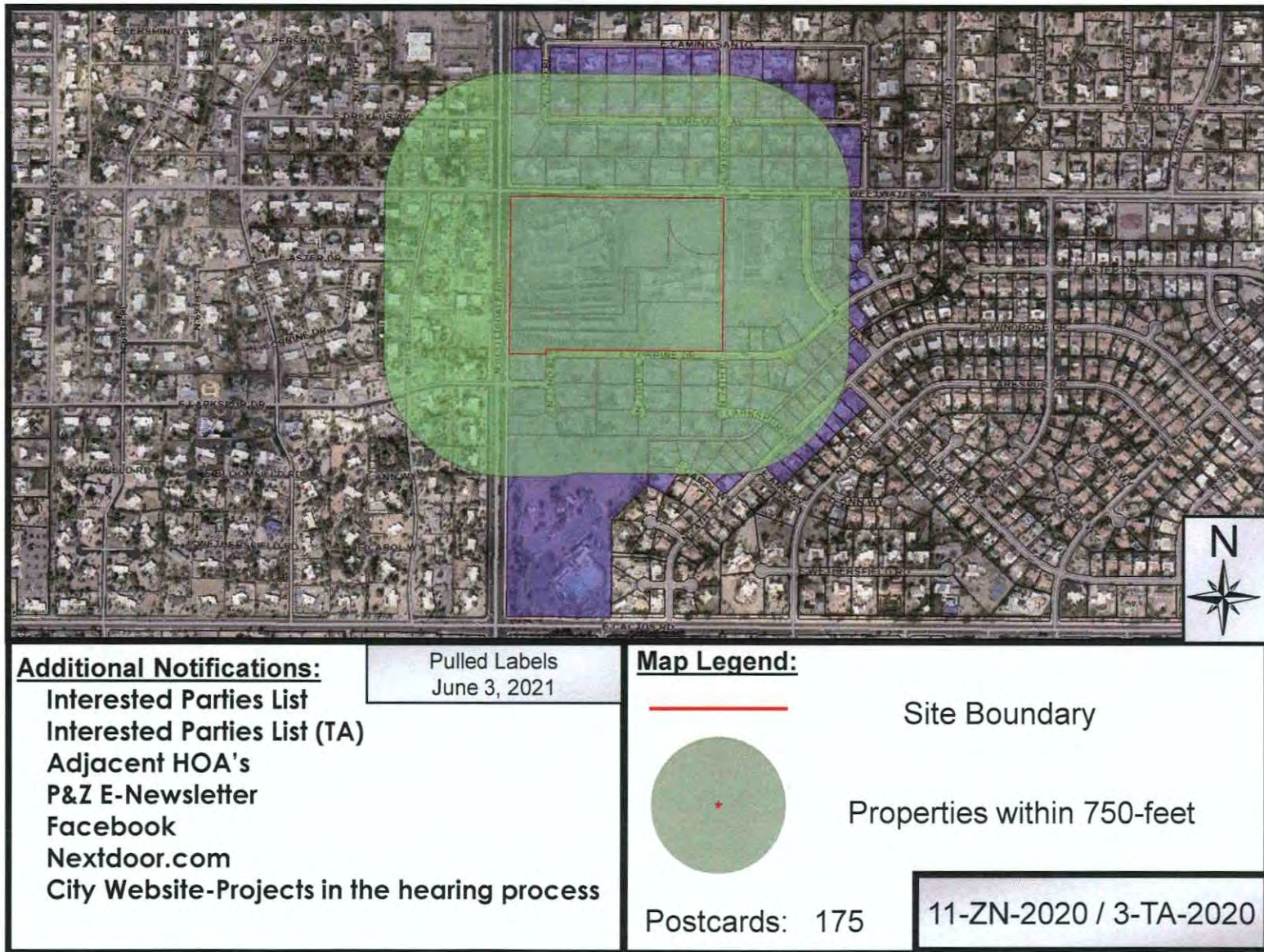
To the Mayor, City Council and City Clerk:

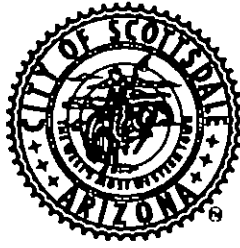
We, the undersigned, support the proposed request for the Jewish Community Center Campus located at Scottsdale Road and Sweetwater Avenue. This Zoning Map Amendment and Rezoning effort will improve The Campus and allow for Independent/Assisted Living residences instead of the currently approved High School use that will certainly be more compatible with the surrounding neighborhood. With these positive changes, the JCC will continue to serve Scottsdale and be a great asset to this community and Scottsdale as a whole.

Signature	Printed Name	Address	Date of Signing
1. 	Andron Boteilho	7527 E Sweetwater Ave	6/13/20
2. 	Vicki Giese	7442 E Sweetwater Ave	6/13/20
3. 	Jon Toots	7556 E Sweetwater Ave	6/13/20
4. 	Emma Forney	7360 E Sweetwater Ave	6/13/20
5. 	David Pullon	7360 E Sweetwater Ave	6/13/20
6. 	Tom Loomis	7240 E SWEETWATER AVE	6-13-2020
7. 	George Colanin	12590 W 72nd PL.	6.13.20
8. 	CATHERINE French	7429 E. CURTIS ST. Scottsdale, AZ 85260	6/13-2020
9. 	Tim Reinhardt	12596 W 72nd Pl Scottsdale 85260	6/13/20
10. 	Ryan Murray	12599 N 73rd Ave Scottsdale AZ 85260	6/13/20
11. 	Jennifer Murray	12599 N 73rd Pl Scottsdale AZ 85260	6/13/20
12.			
13.			
14.			
15.			



# City Notifications – Mailing List Selection Map Ina Levine Jewish Community Campus





**SCOTTSDALE AIRPORT ADVISORY COMMISSION  
PUBLIC MEETING  
Scottsdale Airport Aviation Business Center  
Stearman/Thunderbird Meeting Room  
Second floor 15000 N. Airport Drive  
Scottsdale, Arizona  
MEETING HELD ELECTRONICALLY  
Wednesday, May 19, 2021**

**DRAFT MINUTES**

**PRESENT:** John Berry, Chair  
Charles McDermott, Vice Chair  
Larry Bernosky  
Ken Casey  
Cory Little  
Peter Mier (arrived at 5:04 p.m.)

**ABSENT:** Rick Milburn

**STAFF:** Gary Mascaro, Aviation Director  
Sarah Ferrara, Aviation Planning & Outreach Coordinator  
Carmen Williams, Aviation Finance & Administration Manager  
Chris Read, Assistant Aviation Director-Operations  
Tiffany Domingo, Staff Coordinator  
Meredith Tessier, Planning Department

**GUESTS:** Brian Mackin, Mackin Aviation, LLC  
Richard Layson, Truman Arnold Companies dba TAC Private Hangars  
Aaron Fish, Keystone Aviation, LLC  
John B. Berry

**CALL TO ORDER**

Chair John Berry called the meeting to order at 5:00 p.m.



## **ROLL CALL**

A formal roll call confirmed the presence of Commissioners as noted above.

## **AVIATION DIRECTOR'S REPORT**

Gary Mascaro, Aviation Director announced that the Runway Rehab Project is a full go. Beginning July 6, 2021, the Airport will be shut down for approximately 45 days.

### **1. Special Meeting: April 7, 2021**

COMMISSIONER BERNOSKY MADE A MOTION TO APPROVE THE SPECIAL MEETING MINUTES OF APRIL 7, 2021 AS PRESENTED. COMMISSIONER CASEY SECONDED THE MOTION, WHICH CARRIED 5/0 WITH CHAIR BERRY, VICE CHAIR MCDERMOTT, COMMISSIONERS BERNOSKY, CASEY AND LITTLE VOTING IN THE AFFIRMATIVE WITH NO DISSENTING VOTES. COMMISSIONER MIER HAD NOT YET ARRIVED.

## **REGULAR AGENDA            ITEMS 1-12**

### **1. Discussion and Possible Action Regarding Application for Airport Aeronautical Business Permit for Mackin Aviation, LLC to conduct Aircraft Sales at the Scottsdale Airport.**

Ms. Williams stated that Mackin Aviation leases both office and Hangar space at Ross Aviation. Company owner Brian Mackin was associated with the former Pacific Air Center that cancelled their ABP earlier in March. Mackin Aviation has met the requirements of the Aeronautical Business Permit and submitted all the required documentation. She noted that Mr. Mackin was present to answer any questions. In response to a Commissioner question, Mr. Mackin confirmed that they will only be doing sales, not management.

COMMISSIONER LITTLE MADE A MOTION TO APPROVE THE APPLICATION FOR AN AIRPORT AERONAUTICAL BUSINESS PERMIT FOR MAKIN AVIATION, LLC, TO CONDUCT AIRCRAFT SALES AT THE SCOTTSDALE AIRPORT. VICE CHAIR MCDERMOTT SECONDED THE MOTION, WHICH CARRIED 5/0 WITH CHAIR BERRY, VICE CHAIR MCDERMOTT, COMMISSIONERS BERNOSKY, CASEY AND LITTLE VOTING IN THE AFFIRMATIVE WITH NO DISSENTING VOTES. COMMISSIONER MIER ABSTAINED, DUE TO HIS LATE ARRIVAL.

### **2. Discussion and Possible Action Regarding Application for Airport Aeronautical Business Permit for Truman Arnold Companies, dba TAC Private Hangars to conduct Aircraft Hangar/Shade Leasing Services at the Scottsdale Airport**

Ms. Williams stated that TAC Private Hangars is a division of Truman Arnold Companies, based out of Dallas, Texas. On May 1st, they assumed the Gemini Air Group Lease for two hangars and took over existing based aircraft agreements. They have met all the requirements of the Aeronautical Business Permit and submitted all the required documentation. She introduced Richard Layson, Director of Operations. In response to Commissioner question, Ms. Williams

clarified that this is just a lease assignment, with Truman Arnold Companies dba TAC Private Hangars assuming the lease and related financials. There were no other changes to the lease terms.

VICE CHAIR MCDERMOTT MADE A MOTION TO APPROVE THE APPLICATION FOR AN AIRPORT AERONAUTICAL BUSINESS PERMIT FOR TRUMAN ARNOLD COMPANIES, DBA TAC PRIVATE HANGARS TO CONDUCT AIRCRAFT HANGAR/SHADE LEASING SERVICES AT THE SCOTTSDALE AIRPORT. COMMISSIONER LITTLE SECONDED THE MOTION, WHICH CARRIED 6/0 WITH CHAIR BERRY, VICE CHAIR MCDERMOTT, COMMISSIONERS BERNOSKY, CASEY, LITTLE AND MIER VOTING IN THE AFFIRMATIVE WITH NO DISSENTING VOTES.

3. Discussion and Possible Action regarding application for Airport Aeronautical Business Permit for Keystone Aviation, LLC to conduct aircraft charter/management and aircraft maintenance and repair services at the Scottsdale Airport

Ms. Williams stated that Keystone is also owned by Truman Arnold Companies, however they operate as a separate company from TAC Private Hangars and are based out of Salt Lake City. They have subleased office and hangar space from TAC Private Hangars to conduct their aircraft maintenance services. Keystone Aviation has met the requirements of the Aeronautical Business Permit and submitted all the required documentation required. She introduced Chief Operating Officer, Aaron Fish. In response to a question from Chair Berry, Mr. Fish stated that Keystone provides charter, aircraft management and maintenance, having been in business for 26 years. They were acquired by Truman Arnold Companies approximately nine years ago. They currently manage approximately 24 aircraft. Level of maintenance is the same as was performed by Gemini Maintenance.

COMMISSIONER MIER MADE A MOTION TO APPROVE THE APPLICATION FOR AN AERONAUTICAL BUSINESS PERMIT FOR KEYSTONE AVIATION, LLC TO CONDUCT AIRCRAFT CHARTER/MANAGEMENT AND AIRCRAFT MAINTENANCE AT THE SCOTTSDALE AIRPORT. COMMISSIONER LITTLE SECONDED THE MOTION, WHICH CARRIED 6/0 WITH CHAIR BERRY, VICE CHAIR MCDERMOTT, COMMISSIONERS BERNOSKY, CASEY, LITTLE AND MIER VOTING IN THE AFFIRMATIVE WITH NO DISSENTING VOTES.

4. Discussion and Possible Action for a Recommendation to the Planning Commission and City Council regarding case 11-ZN-2020 (Zoning District Map Amendment) to rezone from Single-family Residential (R1-35) District to Special Campus, Planned Shared District (SC PSD), including a Development Plan with amended (Transition) performance standards for building setbacks, building step-backs and landscape buffers, on a +/- 28.5-acre site located at 12701 N. Scottsdale Road.

Meredith Tessier, Planning Department, stated that the applicant is requesting the rezoning to accommodate existing land uses in the new residential health care facility, Ina Levine Campus. The site is located at the intersection of Scottsdale Road and Sweetwater Avenue. An aerial view and description of surrounding uses was provided. The Applicant's proposal is consistent with the 2001 General Plan Conceptual Land Use Map, as it designates the site as cultural, institutional or public use, which includes public and private facilities. The Special Campus Planned Shared Development District will be used to implement the Cultural Institutional General Plan Land Use Category for the property and provide a variety of uses on the Ina Levine Campus. The Campus

is located within the AC-1 area of the Airport Influence Zone, which allows residential health care facilities, subject to FAA height analysis, fair disclosure notice and aviation easement. The site is located outside of any designated noise contours. The conceptual development plan was reviewed. There will be a new 38-foot-tall residential health care facility comprised of approximately 185 units or beds. Mr. John B. Berry (no relation to Chair Berry) was present to provide additional details. There are existing single family residences adjacent to the site on all four sides. Scottsdale Road is to the immediate west. West of Scottsdale Road is the City of Phoenix. The developer will require disclosure to residents of the facility regarding the proximity to the Airport. They are also voluntarily using noise attenuation in buildings, even though they are not required.

In response to a question from Chair Berry, Mr. John B. Berry described the anticipated timeline for the project as "as soon as possible," adding that there is great demand in this area of Scottsdale for senior living facilities. The facility will provide opportunities for independent living as well as memory care and assisted living. They are building to the maximum allowable 38 feet.

VICE CHAIR MCDERMOTT MADE A MOTION FOR A RECOMMENDATION TO THE PLANNING COMMISSION AND CITY COUNCIL REGARDING CASE 11-ZN-2020. COMMISSIONER BERNOSKY SECONDED THE MOTION, WHICH CARRIED 6/0 WITH CHAIR BERRY, VICE CHAIR MCDERMOTT, COMMISSIONERS BERNOSKY, CASEY, LITTLE AND MIER VOTING IN THE AFFIRMATIVE WITH NO DISSENTING VOTES.

#### 5. Discussion and Input Regarding Quarterly Noise Complaint Summary Report

Sarah Ferrara, Aviation Planning & Outreach Coordinator, stated that staff response to complaints include 26 callbacks, and 2 emails. There were 37 repeat complainants and 24 new complainants. For the first quarter of 2021, there have been a total of 12,364 total complaints, compared with 426 last year. One single complainant submitted over 12,000 complaints via the online portal.

Commissioner Meir asked about the nature of the complaints received from the complainant. Ms. Williams stated that the complaints are fairly standardized and just address noise over the residence. This is an existent versus new complainant, who began to submit numerous complaints beginning in the fall of 2020.

#### 6. Discussion and Input Regarding Airport and Airpark Aeronautical Business Permit Additions, Revocations and Cancellations

Ms. Williams referenced the update spreadsheet, citing the inclusion of the new ABPs approved this evening. Gemini Air Group permits were cancelled effective April 30th. Vernon Aviation cancelled its ABP in April. Delta Private Jets on the Airpark cancelled its permit for aircraft management services in March.

#### 7. Discussion and Input Regarding the Monthly Construction Report

Chris Read, Assistant Aviation Director-Operations, provided an update on the second phase of the Box Hangar Project, which is approximately 25 percent complete according to the financials.

Completed work includes underground utilities, concrete floors and masonry. Photographs were reviewed. The Runway Rehabilitation Project is set to begin on July 6, 2021 pending the grant award with an estimated completion date of August, 2021.

#### 8. Discussion and Input Regarding the Monthly Operations Report

Mr. Read reported a 195 percent increase in IFRs compared to last year, explaining that that is the month that IFR jet traffic was significantly hit by COVID. There were a couple of rough running engine alerts. There were several small fuel spills, for which Mr. Read met with the general manager of one of the FBOs in terms of spill prevention. There were three enforcement actions. Revenue from U.S. Customs was \$99,300, total uses of 179 and U.S. visits of 37. Total revenue fiscal year to date is \$689,650 compared to \$503,650 last year. Total uses for April, 2021 were 179 compared with 20 last year. Total uses fiscal year to date were 1,237 compared with 912 last year. There were 23 PPRs for the calendar year.

In response to a question from Commissioner Bernosky, Mr. Read stated that under incidents, the suspected mentally unstable person at Ross was not an employee.

Commissioner Meir requested clarification on PPRs. Mr. Read stated that aircraft with a certificated maximum takeoff weight of 99,000 pounds do not have to get a PPR, if their actual takeoff weight is under 75,000 pounds.

#### 9. Discussion and Input Regarding Financial Report for March 2021

Ms. Williams stated that the approved revenue budget was \$4 million, with actuals at \$5.1 million. For expenses, the budget was \$1.86 million with actuals at \$1.98 million. The variance will likely increase, primarily due to new Customs labor rates, which came into effect after budget approval. For the March comparison, there was \$758,000 in revenues in 2021 compared to \$557,000 last year. Expenses are higher this year at \$302,000 compared to \$154,000, due to the quarterly Customs labor payout. The Aviation Fund cash balance is slightly under \$6.3 million as of March 31st. March fuel revenues continue to be ahead of last year. Jet gallons sold by the FBOs are up 15 percent. AVGAS is up 29.6 percent and the Airpark is up 2.4 percent over last March. Overall for March, gallons are up 12.3 percent. For fiscal year-to-date, jet fuels are up 23 percent. AVGAS is up 11.7 percent. Airpark fuel is down slight by 1.5 percent. Actual gallons pumped year-to-date total 9.3 million, representing a 15 percent increase over last year.

Chair Berry asked whether the Airport receives any percentage on top of the base rent for the restaurant. Ms. Williams confirmed that the Airport receives 7 percent of revenues above rent.

#### 10. Discussion and Input Regarding Public Outreach Programs and Planning Projects

Ms. Ferrara reported that the City of Scottsdale filed an opening brief in the U.S. Court of Appeals for the District of Columbia Circuit in regards to the NextGen/Phoenix Metroplex. Eight voluntary curfew letters were issued in March and three in April. For planning and zoning, there were four projects in March and three in April in the Airport Influence Area. In response to a question from Chair Berry, Ms. Ferrara stated that only one of the letters was related to the complainant with the large number of submitted complaints.



Staff continues to promote the Runway Rehab Project through a variety of methods. Banners have been installed at all vehicle and aircraft gates. An interview was given for the General Aviation Box Hangar project for Airport Business Project of the Year, which should be published in June.

In response to a question from Commissioner Meir, Mr. Mascaro stated that in light of COVID, there are no plans for a reopening celebration upon runway reopening.

In response to a question from Commissioner Bemsky, Mr. Mascaro stated that the height concern issues with the Nationwide Insurance building have been resolved, as the FAA approved the height.

11. Administrative report from the Aviation Director or Designee Regarding the Status of Aviation-Related Items

Mr. Mascaro stated that the Airport Code Amendment was approved by the City Council on consent on March 16th. The construction award was approved on April 20th.

12. Discussion and Possible Action to Modify the Airport Advisory Commission Meeting Schedule and Commission Item Calendar

Mr. Mascaro stated that the Commission has typically mirrored the City Council calendar with cancellation of July and August meetings.

CHAIR BERRY MADE A MOTION TO CANCEL THE JULY AND AUGUST AIRPORT ADVISORY COMMISSION MEETINGS. COMMISSIONER LITTLE SECONDED THE MOTION, WHICH CARRIED 6/0 WITH CHAIR BERRY, VICE CHAIR MCDERMOTT, COMMISSIONERS BERNOSKY, CASEY, LITTLE AND MIER VOTING IN THE AFFIRMATIVE WITH NO DISSENTING VOTES.

**FUTURE AGENDA ITEMS**

There were no items added.

**ADJOURNMENT**

With no further business to discuss, being duly moved and seconded, the meeting adjourned at 5:54 p.m.

AYES: Chair Berry, Vice Chair McDermott, Commissioners Bernosky, Casey, Little and Mier  
NAYS: None

SUBMITTED BY:

eScribers, LLC



**SCOTTSDALE PLANNING COMMISSION  
KIVA-CITY HALL  
3939 DRINKWATER BOULEVARD  
SCOTTSDALE, ARIZONA**

**WEDNESDAY, MAY 26<sup>TH</sup> 2021**

**\*DRAFT SUMMARIZED MEETING MINUTES \***

**PRESENT:** Joe Young, Vice Chair  
Renee Higgs, Commissioner  
William Scarbrough, Commissioner  
Barry Graham, Commissioner  
Christian Serena, Commissioner  
George Ertel, Commissioner

**ABSENT:**

**STAFF:** Tim Curtis  
Margaret Wilson  
Meredith Tessier  
Doris McClay  
Bronte Ibsen  
Karen Hemby  
Nicole Garcia

**CALL TO ORDER**

Vice Chair Young called the regular session of the Scottsdale Planning Commission to order at 5:00 p.m.

**ROLL CALL**

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

**ADMINISTRATIVE ITEMS**

\* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission page on [ScottsdaleAZ.gov](http://ScottsdaleAZ.gov), search "Planning Commission"

1. Updated 2021 [Planning Commission Calendar](#)

## **MINUTES REVIEW AND APPROVAL**

2. Approval of June 14, 2019 Regular Meeting Minutes.

**Commissioner Scarbrough moved to approve the May 12, 2021 regular meeting minutes. Seconded by Commissioner Ertel, the motion carried unanimously with a vote of seven (7) to zero (0).**

## **CONSENT AGENDA**

3. [3-TA-2020 \(Ina Levine Jewish Community Campus\)](#)  
Request by applicant for a text amendment to the Zoning Ordinance (Ord. No. 455), specifically the Use Regulations identified in Section 6.803 of the Special Campus (SC) District, to allow for community buildings and recreational facilities not publicly owned, educational services and residential healthcare facilities. Staff contact person is Meredith Tessier, 480-312-4211. **Applicant contact person is John Berry, 480-385-2719.**
4. [11-ZN-2020 \(Ina Levine Jewish Community Campus\)](#)  
Request by applicant for a zoning district map amendment from Single-family Residential (R1-35) District to Special Campus, Planned Shared Development District (SC PSD) District, including a Development Plan with amended (Transition) performance standards for building setbacks, building stepbacks and landscape buffers, on a +/- 28.5-acre site located at 12701, 12752, and 12707 N. Scottsdale Road. Staff contact person is Meredith Tessier, 480-312-4211. **Applicant contact person is John Berry, 480-385-2719.**

**Items No. 3&4; Recommended City Council approve cases 3-TA-2020 and 11-ZN-2020 by a vote of 7-0, after determining that the proposed Text Amendment, Zoning District Map Amendment, and Development Plan are consistent and conform with the adopted General Plan. Motion by Commissioner Serena, 2<sup>nd</sup> by Commissioner Scarbrough.**

The motion carried unanimously with a vote of seven (7) to zero (0); by Vice Chair Young, Commissioner Higgs, Commissioner Scarbrough, Commissioner Graham, Commissioner Ertel, Commissioner Serena, and Commissioner Gonzales.

## **REGULAR AGENDA**

5. [6-GP-2019 \(District at 9400 Shea\)](#)  
Request by owner for a non-major General Plan amendment to the City of Scottsdale General Plan 2001 to change the land use designation from Commercial to Mixed-Use Neighborhoods on a +/- 11-acre site located at 9375 E. Shea Blvd. Staff contact person is

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Doris McClay, 480-312-4214. **Applicant contact person is Felipe Zubia, (480) 429-3065.**

6. 16-ZN-2019 (District at 9400 Shea)

Request to rezone from Commercial Office Planned Community District (C-O PCD) and Highway Commercial Planned Community District (C-3 PCD) to Planned Unit Development Planned Community District (PUD PCD) on a +/- 11-acre site located on the south side of E. Shea Blvd east of N. 92nd Street to allow for approximately 219 new residential units. Staff contact person is Doris McClay, 480-312-4214. **Applicant contact person is Felipe Zubia, (480) 429-3065.**

**Items No. 5&6; Recommend City Council approve cases 6-GP-2019 and 16-ZN-2019 per the staff recommended stipulations, after determining that the PCD and PUD findings have been met, and that the proposed Zoning District Map Amendment and Development Plan are consistent and conform with the adopted General Plan. Motion by Commissioner Scarbrough, failed due to lack of second.**

**Items No. 5&6; Recommended City Council deny cases 6-GP-2019 and 16-ZN-2019 by a vote of 4-3. Motion by Commissioner Ertel, 2<sup>nd</sup> by Commissioner Gonzales.**

The motion carried with a vote of four (4) to three (3); with Commissioner Graham, Commissioner Ertel, Commissioner Serena, and Commissioner Gonzales voting in favor, and Vice Chair Young, Commissioner Higgs, and Commissioner Scarbrough dissenting.

7. Planning Commission Election of Officers

**Nomination for Chair:**

**Commissioner Ertel nominated Commissioner Higgs for Chair. The nomination passed by a vote of 4-3.**

The motion carries with a vote of four (4) to three (3); with Commissioner Ertel, Commissioner Scarbrough, Commissioner Higgs, and Vice Chair Young voting in favor, and Commissioner Graham, Commissioner Serena, and Commissioner Gonzales dissenting.

**Commissioner Graham nominated Commissioner Gonzales for Chair. The nomination had no vote.**

**ADJOURNMENT**

With no further business to discuss, the regular session of the Planning Commission adjourned at 7:00 p.m.

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# City of Scottsdale

## Planning Commission Spoken Public Comment

[View full entry at CognitoForms.com.](#)

### Entry Details

#### Agenda Item

WHICH AGENDA ITEM WOULD YOU  
LIKE TO SPEAK ON?

4. 3-TA-2020 (Ina Levine Jewish Community  
Campus)

#### Name

FULL NAME

Kristina Brown

NAME OF GROUP OR ORGANIZATION The J

IP ADDRESS

107.77.230.102

#### Contact Information

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