

CITY COUNCIL REPORT



Meeting Date: August 22, 2022
General Plan Element: *Land Use*
General Plan Goal: *Create a sense of community through land uses*

ACTION

Megerdichian Residential Health Care Facility 25-ZN-2018 and 19-UP-2018

Request to consider the following:

1. Adopt Ordinance No. 4558 approving a zoning district map amendment from Single-family Residential (R1-35) to Townhouse Residential (R-4) zoning on a +/- 4.8-acre portion of a +/- 7.4-acre site located at 8849 E. Cholla Street, and
2. Adopt Resolution No. 12557 approving a Conditional Use Permit for a residential health care facility on a +/- 4.8-acre portion of a +/- 7.4-acre site with Single-family Residential (R1-35) zoning, located at 8849 E. Cholla Street.

Goal/Purpose of Request

The applicant seeks approval to rezone a portion of an existing place of worship site to R-4 to allow for a new residential healthcare facility. The existing place of worship portion of the site will remain zoned R1-35.

Key Items for Consideration

- Considerable dialogue between applicant team and neighbors dating back to 2018
- Conditional Use Permit (CUP) Criteria
- Public comment received (support and opposition)
- Planning Commission considered both cases at the 1/26/2022 hearing, voting 4-2 to recommend approval of the rezoning, and voting 3-3 to recommend denial of the CUP for a residential healthcare facility.

OWNER

Harout Markarian/ WDAC
(818) 558-7474



Action Taken _____

APPLICANT CONTACT

Ed Bull
Burch and Cracchiolo
602-234-9913

LOCATION

8849 E Cholla St

BACKGROUND

General Plan 2035

The City of Scottsdale General Plan 2035 Land Use Element designates the property as Suburban Neighborhoods, a category that includes medium- to small-lot single-family neighborhoods or subdivisions. Densities in Suburban Neighborhoods are usually more than one dwelling unit per acre, but less than eight dwelling units per acre. This category also includes some townhouses and small-lot single-family homes, such as patio homes. Suburban Neighborhoods may be used as transitions among less intense areas, Urban Neighborhoods, and non-residential uses.

Character Area Plan

Character Area Plans work to define, maintain, or enhance a desired character for an area. They link the broad policy direction of the City of Scottsdale General Plan 2035 with more detailed policies and implementation projects for specific geographic areas of the city – ensuring quality of development and consistency of character. There have been previous Character Area Planning efforts involving the subject property that address such for this area of the community:

- The Cactus Corridor Area Plan (1992) recommends that areas west of 96th Street maintain suburban character.
- The Shea Area Plan (1993) places focus on utilizing transitions to ensure new development is compatible with established neighborhoods (Goal 1, Policy 1). Furthermore, the plan states that open space areas may act as buffers between adjacent land uses and to visually enhance the character of the area (Goal 2, Policy 1).

As stated above, the property is within, and will maintain, the General Plan 2035 Suburban land use category. Further, the proposal to allow for a senior living facility includes self-imposed 50-foot setbacks from adjacent, existing single-family neighborhoods located south and east of the subject site. The applicant proposes to include open space buffering within this setback.

Zoning

The site was annexed into the City in 1963 (Ord. No. 168) and zoned R1-35. There has been no zoning activity on the site since annexation.

Context

The subject property is located in an area primarily occupied by single-family residential communities with varying densities, and heights from one to two stories. To the west of the site is the Loop 101 Freeway. Please refer to context graphics attached.

Adjacent Uses and Zoning

- North: Single-family Residential, zoned R1-7
- South: Single-family Residential, zoned R1-7, Planned Residential Development (PRD)
- East: Single-family Residential, zoned R-4
- West: Loop 101 Freeway

Other Related Policies, References:

- City of Scottsdale General Plan 2035
- Cactus Corridor Area Plan (1992)
- Shea Area Plan (1993)
- Zoning Ordinance

APPLICANT'S PROPOSAL

Development Information

The applicant seeks to rezone the southern 2/3 of the property to R-4 to allow for a residential healthcare facility. The facility would include a mix of minimal care, for residents who are able to function without assistance, and specialized care for residents who require 24-hour care and assistance. The church and the residential healthcare facility would be under the same ownership and there is no intent at this time to subdivide the parcel.

- Existing Use: Place of Worship
- Proposed Use: Place of Worship and Residential Healthcare Facility
- Parcel Size: +/- 7.4 acres (total)
+/- 2.6 acres (church, zoned R1-35)
+/- 4.8 acres (residential healthcare facility, proposed to be zoned R-4)
- Building Height Allowed: 36 feet (residential healthcare facility, exclusive of rooftop appurtenances)
- Building Height Proposed: 34 feet 11 inches (inclusive of rooftop appurtenances)
- Parking Required: 247 spaces (153 spaces for place of worship, 94 for residential healthcare facility)
- Parking Provided: 251 spaces
- Open Space Required: R1-35 (church) – 30,832 square feet
R-4 (residential healthcare facility) – 46,293 square feet
Total required – 77,125 square feet

- Open Space Provided: R1-35 – 47,034 square feet
R-4 – 73,736 square feet
Total provided – 120,770 square feet
- Density Allowed: Specialized – 115 beds (28 beds per acre)
Minimal – 57 units (14 du/ac)
- Density Proposed: Specialized – 48 Beds (10 beds per acre)
Minimal – 48 units (10 du/ac)

IMPACT ANALYSIS

Land Use

The proposed residential healthcare facility provides a high concentration of minimal care and specialized care living accommodations to an area that benefits from close proximity to the Loop 101 freeway, public transit and adjacent commercial uses to the south, such as restaurants, retail and personal services. Additionally, the site design includes common open space to provide a visual setting for the project and an amenity for the residents. After discussion with the neighbors, the applicant has agreed to a maximum of 48 beds and 48 minimal care units. By comparison, if a single-family product were constructed on the site, the allowed density under the Suburban Neighborhoods designation of the 2035 General Plan, and utilizing the R-4 district density of one unit for every 5,230 square feet, would be 38 dwelling units.

Conditional Use Permit

Conditional Use Permits, which may be revocable, conditional, or valid for a specified time period, may be granted only when expressly permitted after the Planning Commission has made a recommendation and City Council has found as follows:

- A. That the granting of such Conditional Use Permit will not be materially detrimental to the public health, safety or welfare. In reaching this conclusion, the Planning Commission and the City Council's consideration shall include, but not be limited to, the following factors:
 1. Damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination.
 - **The proposed use will not generate noise, smoke, odor, dust or vibration. Proposed pole-mounted lighting near the east property line will be stipulated to include house-side shields to direct light away from the adjacent residential. No damage or nuisance from noise, smoke, odor, dust, vibration or illumination is anticipated.**
 2. Impact on surrounding areas resulting from an unusual volume or character of traffic.
 - **The zoning application included a Traffic Impact and Mitigation Analysis (TIMA) that has been accepted by the City's Transportation Division. A good portion of the proposed facility will be dedicated to specialized care occupied by residents that will not need access to a vehicle, mitigating the potential for traffic and/or parking**

to affect the surrounding neighborhood. No impacts from unusual traffic volume or character of traffic are anticipated.

- B. The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.
- **The proposed facility is located 50 feet from the nearest residence to the east (measured to property line). The standard required setback abutting R-4 zoning (to the east) is 10 feet, per the R-4 district. The 50-foot setback includes a landscape area that will provide additional buffering between the proposed use and the residential neighborhood. Density for the proposed facility is slightly higher than the surrounding residential neighborhood, though well below the maximum allowed for this use. Overall, use intensity and density is reasonably compatible with the types of uses permitted in the surrounding areas.**
- C. The additional conditions specified in Section 1.403, as applicable, have been satisfied. The proposal meets the provisions for *Residential healthcare Facility*, as identified in Zoning Ordinance Section 1.403.P, including:
1. Specialized residential healthcare facilities, without Downtown District zoning.
 - a. The number of beds shall not exceed eighty (80) per acre of gross lot area.
 - **The proposed zoning district (R-4) restricts specialized residential healthcare facilities to 28 beds per acre. The applicant is proposing 10 beds per acre.**
 - b. Required open space.
 - i. Minimum open space: 0.24 multiplied by the net lot area distributed as follows:
 - 1) Frontage open space minimum: 0.50 multiplied by the total open space, except as follows:
 - A. Minimum: twenty (20) square feet per one (1) linear foot of street frontage
 - B. Not required to exceed fifty (50) square feet per one (1) linear foot of street frontage
 - 2) The remainder of the minimum open space, less frontage open space, shall be provided as common open space.
 - **Open space exceeds the minimum requirement.**
 - c. The site shall be designed, to the maximum extent feasible, so that on-site parking is oriented to the building(s) to provide convenient pedestrian access for resident, guests and visitors.
 - **Parking spaces are located in close proximity to the facility to the maximum extent feasible. Several standard and accessible spaces are located around the building and near the main entrance.**

2. Minimal residential healthcare facilities, without Downtown District zoning.
 - a. Minimum gross lot area: one (1) acre.
 - **Gross land area is +/- 4.8 acres**
 - b. The number of dwelling units shall not exceed forty (40) dwelling units per acre of gross lot area.
 - **The proposed R-4 zoning district restricts minimal residential healthcare facilities to 14 dwelling units per acre. The applicant is proposing 10 units per acre.**
 - c. Required open space.
 - i. Minimum open space: 0.24 multiplied by the net lot area distributed as follows:
 - 1) Frontage open space minimum: 0.50 multiplied by the total open space, except as follows:
 - C. Minimum: twenty (20) square feet per one (1) linear foot of street frontage
 - D. Not required to exceed fifty (50) square feet per one (1) linear foot of street frontage
 - 2) The remainder of the minimum open space, less frontage open space, shall be provided as common open space.
 - **Open space exceeds the minimum requirement.**
 - d. The site shall be designed, to the maximum extent feasible, so that on-site parking is oriented to the building(s) to provide convenient pedestrian access for residents, guests and visitors.
 - **Parking spaces are located in close proximity to the facility to the maximum extent feasible. Several standard and accessible spaces are located around the building and near the main entrance.**

Transportation

A Traffic Impact and Mitigation Analysis (TIMA) was provided with the zoning application and has been accepted by the Transportation Department. Per the TIMA, the proposed development is expected to generate 284 external daily trips per day, with 15 trips occurring during the AM peak hour and 22 trips occurring during the PM peak hour. These represent increases of 48 trips daily; two additional trips during the AM peak hour and 3 additional trips during the PM peak hour. All study intersections currently, and will continue to, operate at LOS D or better during the peak hours. No mitigation measures are recommended.

Water/Sewer

Preliminary Basis of Design Reports for water and sewer were included as part of the zoning application and have been accepted by the Water Resources Department. Aside from some minor upgrades, existing infrastructure is sufficient to serve the proposed use.

Open Space

Open space for the site (including the church portion) exceeds the minimum amount required by the CUP criteria. In response to concerns expressed by the residents to the east, an area of open space has been integrated into the design at the southeast corner of the site that, in addition to the landscape area enhances buffering. A sub-grade amenity area for residents of the facility is also included as part of the overall open space plan.

Fire/Police

The nearest fire station is located at 9598 E. Cactus Road (as the crow flies) and the site is serviced by Police District 3, Beat 13. As with any project that contributes to growth, the fire department and police department continually anticipate and evaluate resources needed for the city's budget process.

Housing Cost

Approval of the zoning district map amendment proposed by the applicant enables the construction of more housing. In conjunction with state law, staff has considered the scope of the zoning district map amendment and development plan, as well as aspects which would affect the cost of construction. Staff has not identified any factors that would substantially impact the cost to construct housing for sale or rent.

Community Involvement

Property owners within 750 feet of the site and the City's Interested Parties List have been notified by mail and email of the applicant's request. Additionally, throughout the review process both cases were available for review on the City's P&Z Link. Neighborhood outreach began back in 2018 when the cases were originally submitted and concluded in November of 2021. Both cases were put on hold for a time during the COVID pandemic, so additional outreach was conducted after the hiatus to collect feedback from residents and provide an update.

A total of 4 Open Houses were held for this project. Two in-person open houses were held at the site, one on 10/11/18 and one on 6/20/19. After the hiatus, a 3rd virtual open house was held on 8/6/20 and a 4th in-person open house was held on 11/3/20. All in-person Open Houses were held at 6:00 PM at the project site. There were 9 attendees at the first open house. Topics included traffic, types of residents, and compatibility to the surrounding neighborhood. The traffic engineer for the project was in attendance to answer traffic-related questions. The second open house focused primarily on traffic concerns, with a follow-up summary provided by the traffic engineer available for attendees to review (included in Traffic Impact Summary, Attachment #19). For the 3rd virtual open house, there were a total of 6 attendees. Topics discussed included compatibility with the surrounding neighborhood, location of refuse collection and traffic. The 4th Open House (12

attendees) was held to give neighbors a chance to view the latest project design and collect feedback.

Per the applicant's report, a neighborhood consultant has been on the project team since 2018 and has contacted adjacent neighbors by knocking on doors and following up with phone calls and/or meetings. 288 letters, emails and petition signatures in support of the project have been received and are included in this report. Additionally, a petition in opposition has also been received by staff and is included in this report. See Attachment #20 for a comprehensive summary of outreach efforts and public comment to date.

OTHER BOARDS AND COMMISSIONS

Planning Commission:

Planning Commission heard these cases on 1/26/2022. After a presentation by staff and the applicant, Commissioners asked questions of staff and the applicant and provided feedback. Additionally, there were several members of the public who filled out requests to speak, both at the hearing and virtually. During discussion and public comment several issues were raised. The primary concern raised by residents appeared to be traffic. Many residents expressed concerns about traffic on Cholla, being that Cholla is a narrow street and is used for vehicular parking on both sides of the street. Additionally, the addition of a care facility to the site would generate additional traffic by vendors, service vehicles and employees. This would be exacerbated by the fact that there is a single entry/exit point for the site at Cholla & 88th Place. The applicant indicated a willingness to explore traffic mitigation, i.e. "No Parking" signs and painting the curb red along the south side of Cholla, though it was not recommended by the traffic impact analysis. Transportation staff indicated that such steps would require a petition by property owners in the area and a study to determine need. Finally, there were concerns raised about the loss of privacy due to the height of the proposed building. Commissioners expressed similar concerns about traffic and also the contextual compatibility of a care facility in a single-family neighborhood.

The zoning and CUP cases were voted on separately. A motion was made to recommend approval of the zoning case, which passed by a vote of 4-2. Subsequently, a motion was made to recommend denial of the CUP case. This recommendation resulted in a 3-3 tie vote, which per the bylaws, constitutes a recommendation of denial.

Subsequent to the Planning Commission hearing, the applicant submitted several documents to staff in response to the neighbor's concerns, and recommendations from the Planning Commission. A summary of the proposed modifications is included in this report as Attachment 7 and updated plans are also attached.

Staff Recommendation to Planning Commission

1. Staff recommended the Planning Commission find that the proposed zoning district map amendment is consistent with and conforms to the adopted General Plan, and make a recommendation to City Council for approval of a zoning district map amendment from Single-

family Residential (R1-35) to Townhouse Residential (R-4) on a +/- 4.8-acre portion of a +/- 7.4-acre site located at 8849 E. Cholla Street, and

2. Staff recommended the Planning Commission find that the Conditional Use Permit criteria have been met and make a recommendation to City Council for approval of a Conditional Use Permit for a residential healthcare facility on a +/- 4.8-acre portion of a +/- 7.4-acre site located at 8849 E. Cholla Street

STAFF RECOMMENDATION

Recommended Approach:

1. Adopt Ordinance No. 4558 approving a zoning district map amendment from Single-family Residential (R1-35) to Townhouse Residential (R-4) zoning on a +/- 4.8-acre portion of a +/- 7.4-acre site located at 8849 E. Cholla Street, and
2. Adopt Resolution No. 12557 approving a Conditional Use Permit for a residential health care facility on a +/- 4.8-acre portion of a +/- 7.4-acre site with Single-family Residential (R1-35) zoning, located at 8849 E. Cholla Street.

RESPONSIBLE DEPARTMENT

Planning and Development Services

Current Planning Services

STAFF CONTACT

Greg Bloemberg
Project Coordination Liaison
480-312-4306
E-mail: gbloemberg@ScottsdaleAZ.gov

APPROVED BY



Greg Bloemberg, Report Author

7/18/2022

Date



Tim Curtis, AICP, Current Planning Director
480-312-4210, tcurtis@scottsdaleaz.gov

8/4/2022

Date



Erin Perreault, AICP, Executive Director
Planning and Development Services
480-312-7093, eperreault@scottsdaleaz.gov

07/22/2022

Date

ATTACHMENTS

1. Context Aerial
- 1A. Aerial Close-Up
2. Ordinance No. 4558
 - Exhibit 1: Zoning Map
 - Exhibit 2: Stipulations (25-ZN-2018)
 - Exhibit A to Exhibit 2: Site Plan
 - Exhibit B to Exhibit 2: Perimeter Tree Plan
 - Exhibit C to Exhibit 2: Building Perspectives
3. Resolution No. 12557
 - Exhibit 1: Aerial Close-Up
 - Exhibit 2: Stipulations (19-UP-2018)
 - Exhibit A to Exhibit 2: Site Plan
 - Exhibit B to Exhibit 2: Floor Plan
 - Exhibit 3: Additional Zoning Criteria
4. Additional Information
5. Applicant's Narrative (zoning and CUP)
6. Addendum to Narrative (post-PC hearing)
7. Summary of Changes (post-PC hearing)
8. 2035 General Plan Land Use Map
9. Current Zoning Map
10. Refuse Plan
11. Open Space Plan
12. Landscape Plan
13. Transition Plan
14. Original Conceptual Building Elevations
15. Original Perspectives
16. Updated Conceptual Building Elevations
17. Updated Perspectives
18. Vehicular and Pedestrian Circulation Plan
19. Traffic Impact Summary
20. Citizen Involvement (including petition of support and petition of opposition)
21. City Notification Map
22. Planning Commission Meeting Minutes from January 26, 2022



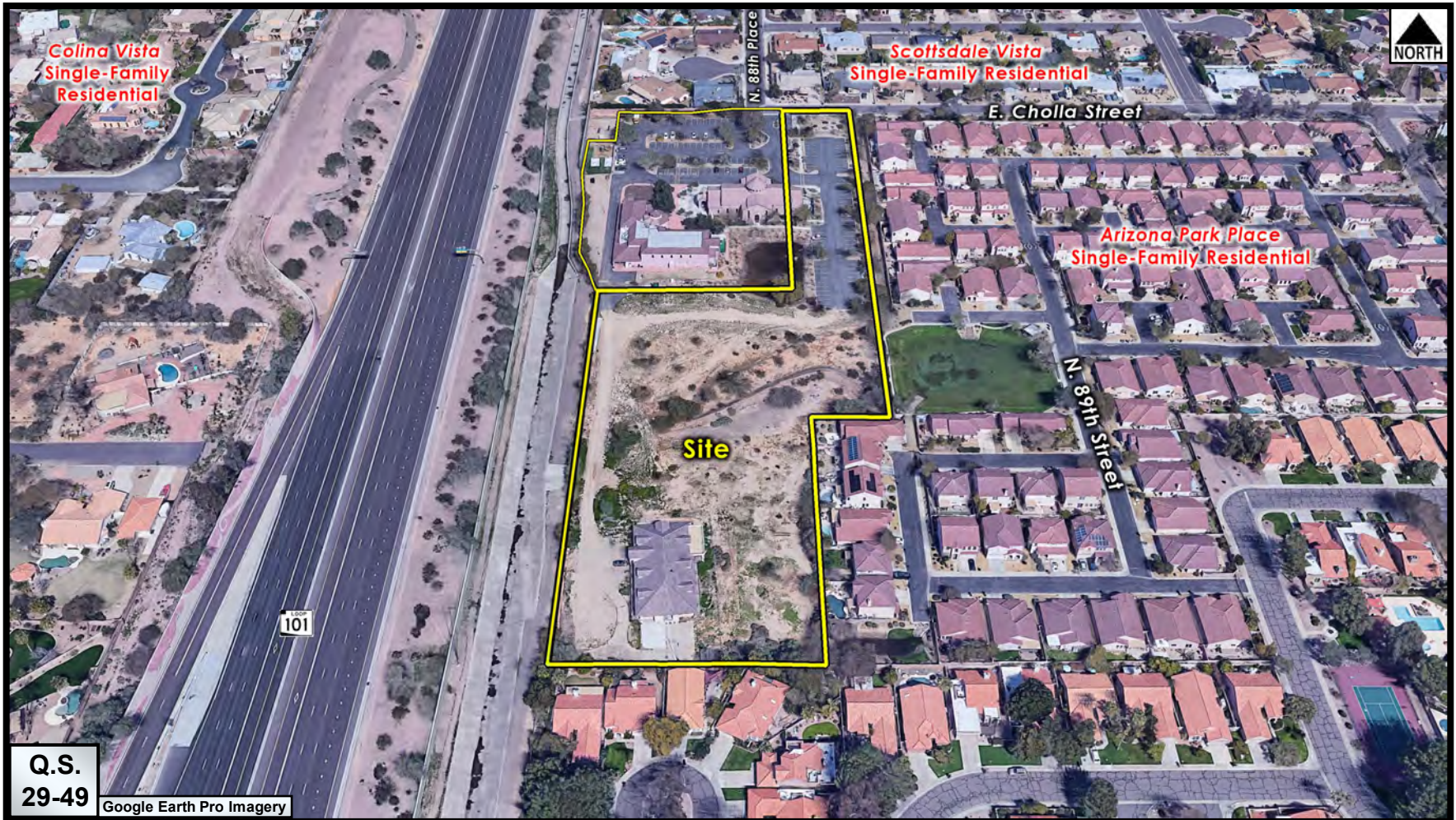
Q.S.
29-49

Google Earth Pro Imagery

Context Aerial

25-ZN-2018

ATTACHMENT #1



Close-up Aerial

25-ZN-2018

ATTACHMENT #1A

ORDINANCE NO. 4558

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. 25-ZN-2018 FROM SINGLE-FAMILY RESIDENTIAL DISTRICT (R1-35) TO TOWNHOUSE RESIDENTIAL DISTRICT (R-4) ZONING ON A +/-4.8-ACRE PORTION OF A +/- 7.4-ACRE SITE LOCATED AT 8849 E. CHOLLA STREET.

WHEREAS, the Planning Commission held a hearing on January 26, 2022; and

WHEREAS, the City Council has considered the probable impact of Zoning Ordinance (4558) on the cost to construct housing for sale or rent; 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. 25-ZN-2018

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 +/-4.8-acre portion of a +/- 7.4-acre site, located at 8849 E. Cholla Street. and marked as "Site" (the Property) on the map attached as **Exhibit 1**, incorporated herein by reference, from Single-family Residential District (R1-35) to Townhouse Residential District (R-4) zoning.

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

PASSED AND ADOPTED by the Council of the City of Scottsdale, Maricopa County, Arizona this _____ day of _____, 2022.

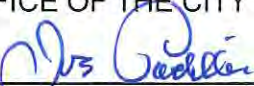
ATTEST:

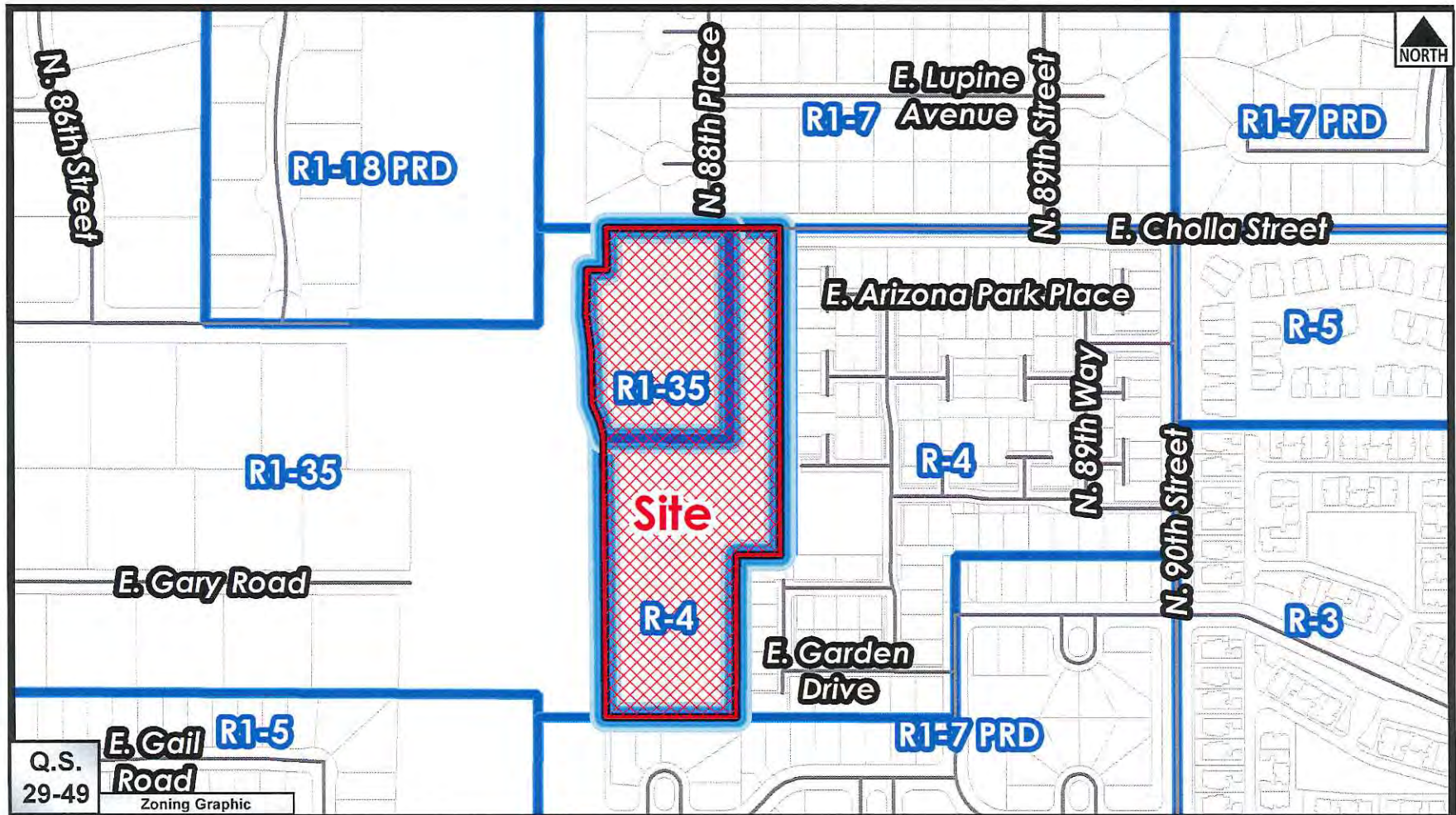
CITY OF SCOTTSDALE, an Arizona
municipal corporation

By: _____
Ben Lane
City Clerk

By: _____
David D. Ortega
Mayor

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

By:  _____
Sherry R. Scott, City Attorney
By: Joe Padilla, Deputy City Attorney



Q.S.
29-49

E. Gail Road
Zoning Graphic

Proposed Zoning

Ordinance No. 4558
Exhibit 1
Page 1 of 1

25-ZN-2018

**Stipulations for the Zoning Application:
Megerdichian Residential Health Care Facility
Case Number: 25-ZN-2018**

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

Stipulation in bold print added by staff after Planning Commission hearing.

SITE DESIGN

1. CONFORMANCE TO CONCEPTUAL SITE PLAN. Development shall conform with the conceptual site plan provided by AAKAI Architecture with the city staff date of 12/16/2021, attached as Exhibit A to Exhibit 2 of Ordinance No. 4558. Any proposed significant change to the conceptual site plan, as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council.
2. **PERIMETER TREES. A row of trees shall be provided along the east and south property lines, consistent with the Perimeter Tree Plan provided by the applicant and attached as Exhibit B to Exhibit 2 of Ordinance No. 4558. All perimeter trees shall be mature, as defined in Article III of the Zoning Ordinance.**
3. **BUILDING DESIGN. The building shall stepback a minimum of 12 feet above the 2nd story at the northeast and southeast corners of the east elevation, consistent with the perspectives provided by the applicant and attached as Exhibit C to Exhibit 2 of Ordinance No. 4558. Final design Shall be subject to Development Review Board approval.**
4. MAXIMUM DWELLING UNITS/DENSITY. Maximum density for a residential healthcare facility on the site shall be 48 specialized care beds and 48 minimal care units. Any increase in beds or units shall be subject to Planning Commission and City Council approval as an amendment to this zoning case.
5. MAXIMUM BUILDING HEIGHT. The proposed building shall not exceed 36 feet in height inclusive of rooftop appurtenances, measured as provided in the applicable section of the Zoning Ordinance.
6. LANDSCAPE BUFFER. A minimum 10-foot wide landscape buffer shall be maintained along the east property line abutting the adjacent residential lots. The buffer shall include trees consistent with the Perimeter Tree Plan.

INFRASTRUCTURE

7. 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.
8. 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.

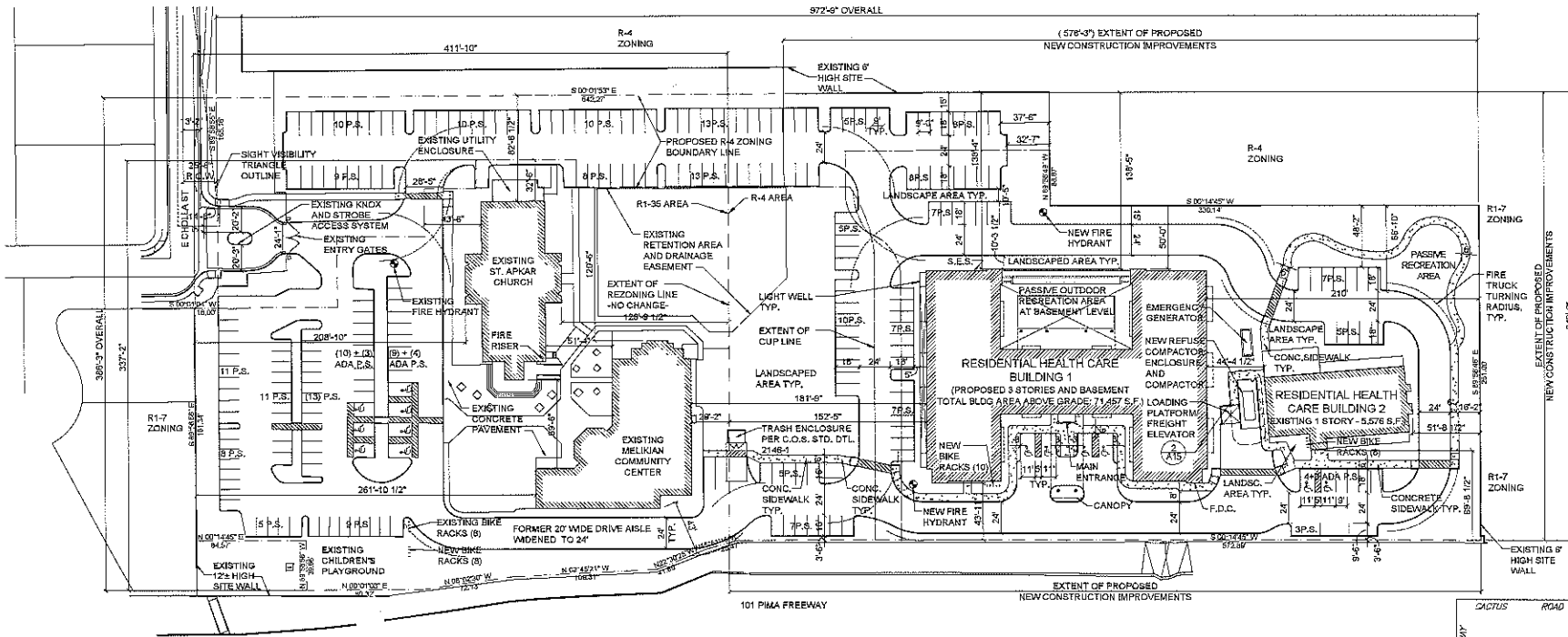
9. WATER AND WASTEWATER IMPROVEMENTS. The property owner shall provide all water and wastewater infrastructure improvements, including any new service lines, connection, fire-hydrants, and manholes, necessary to serve the development per the Basis of Design report by Kland Civil Engineers dated 12/8/2020 and accepted as noted by Water Resources.
10. FIRE HYDRANTS. The property owner shall 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

11. 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.
12. WATER/WASTEWATER. With the Development Review Board submittal, the property owner shall provide final Basis of Design (BOD) reports for water and wastewater, in accordance with the Design Standards & Policies Manual, addressing any conditions added to the preliminary BOD.

PROJECT DATA: COMBINED (R1-35 + R-4 + CUP)

PARCEL NUMBER (APN)	217-26-9-49
EXISTING ZONING	R1-35
PROPOSED ZONING (PER DRAWING DELINEATION)	R-4
GROSS LOT AREA (COMBINED)	355,463 SF 16.16 AC
NET LOT AREA (COMBINED)	322,490 SF 7.40 AC
PARKING AREA (COMBINED)	124,122 SF 2.85 AC
AUTOMOBILE + BICYCLE PARKING	
MINIMAL RESIDENTIAL HEALTHCARE (RESIDENTIAL HEALTH CARE BUILDING 1)	(48 DU x 1.25) = 60 SPACES
SPECIALIZED RESIDENTIAL HEALTH CARE (RESIDENTIAL HEALTH CARE BUILDING 2)	(30 BEDS x 0.7 = 26.6) = 27 SPACES
SPECIALIZED RESIDENTIAL HEALTH CARE (RESIDENTIAL HEALTH CARE BUILDING 2)	(10 BEDS x 0.7) = 7 SPACES
TOTAL PARKING REQUIRED (R-4 OR CONDITIONAL USE PERMIT)	94 SPACES
TOTAL PARKING PROVIDED (R1-35 PER 105-DR-2006 AND PLAN CHECK #3632-07-1.2)	153 SPACES
TOTAL COMBINED PARKING REQUIRED	247 SPACES
TOTAL COMBINED PARKING PROVIDED	251 SPACES
ACCESSIBLE PARKING REQUIRED (4% OF TOTAL COMBINED PARKING REQUIRED)	
ACCESSIBLE PARKING PROVIDED	(247 x 0.04 = 9.8) = 10 SPACES
BICYCLE PARKING REQUIRED (10% OF TOTAL COMBINED PARKING REQUIRED)	
BICYCLE PARKING PROVIDED	(247 x 0.10 = 24.7) = 25 SPACES
OPEN SPACE	
OPEN SPACE REQUIRED (R1-35 REQ. AREA + R4 REQ. AREA)	(30,832 + 46,283) = 77,115 SF 1.77 AC
OPEN SPACE PROVIDED	120,683 SF 2.77 AC
PARKING AREA LANDSCAPE	
PARKING AREA LANDSCAPE REQUIRED (15% OF COMBINED PARKING AREA)	(124,122 x 0.15) = 18,618 SF 0.43 AC
PARKING AREA LANDSCAPE PROVIDED	27,630 SF 0.63 AC



BASIS OF BEARING

S00°01'20"E ALONG THE MONUMENT LINE OF 62ND STREET AS MEASURED BETWEEN MONUMENTS NUMBERED #9 AND #10

NOTE: THIS INFORMATION IS TAKEN FROM DAVID EVANS AND ASSOCIATES INC. (CASE#0632-07-1, 105-DR-2006, PLAN CHECK#-20), JOB # AAKA0000-0001

BENCHMARK

BM #1 = C.O.S. GPS POINT 8194 82ND STR & CHOLLA STR EL=1365.480 (NAVD '88)

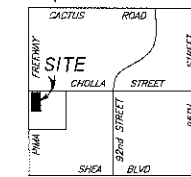
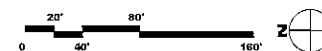
BM #2 = C.O.S. GPS POINT 8301 82ND STR & SHEA BLVD STR EL=1372.195 (NAVD '88)

BM #3 = C.O.S. GPS POINT 3251 84TH STR & SHEA BLVD EL=1364.861 (NAVD '88)

Ordinance No. 4558
Exhibit A to Exhibit 2
Page 1 of 5

1 SITE PLAN: COMBINED

scale: 1" = 40'



VICINITY MAP
N.T.S.

**MEGERDICHIAN
SENIOR CENTER**
8849 E. CHOLLA ST.
SCOTTSDALE, AZ 85260

DATE	REVISION
11-15-2016	REVISION 1: CUP, 2nd Review
10-09-2020	REVISION 2: CUP, 2nd Review
11-29-2021	UPDATED
DATE	REVISION

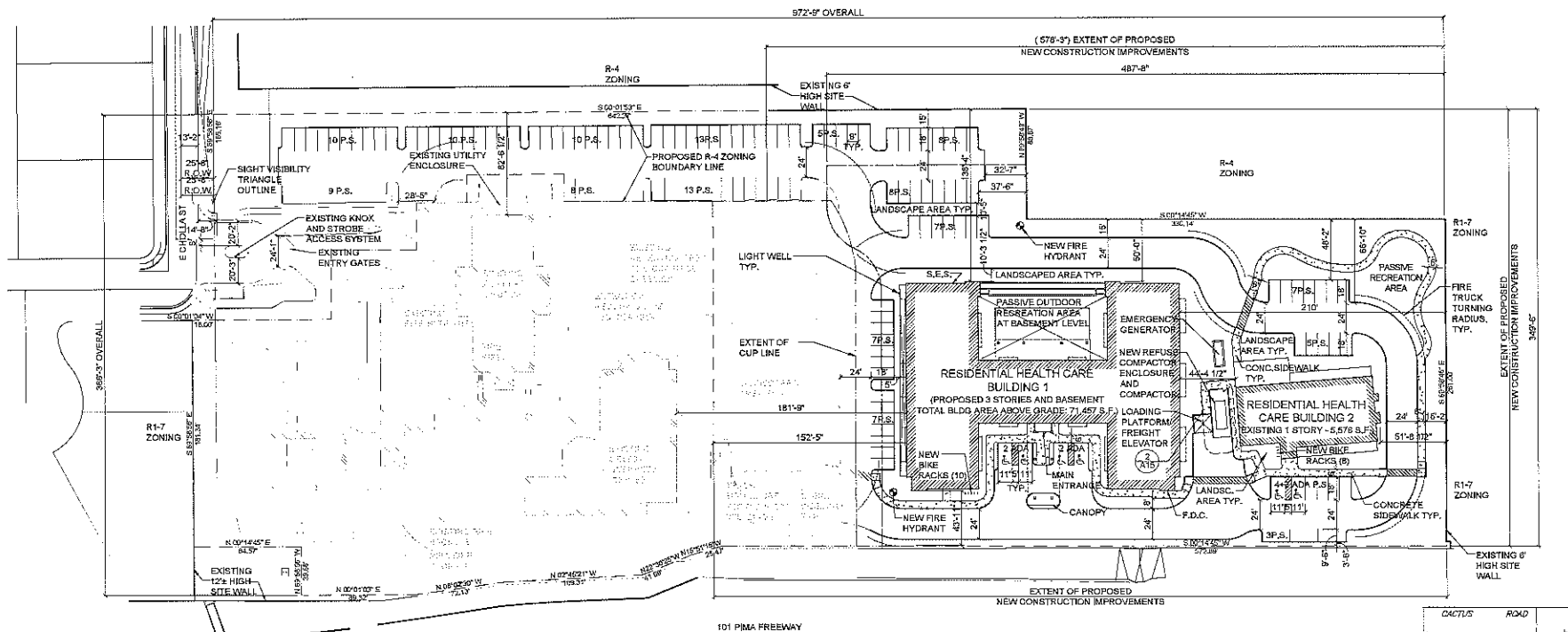


SHEET TITLE
SITE PLAN - COMBINED

SCALE: 11/01/2021
JOB NUMBER: 1757-03

A02d

PARCEL NUMBER (APN)	21729-949
EXISTING ZONING	R1-35
PROPOSED ZONING (PER DRAWING DELINEATION)	CONDITIONAL USE PERMIT (CUP)
GROSS LOT AREA	180,104 SF 4.13 AC
NET LOT AREA	180,104 SF 4.13 AC
PARKING AREA	75,860 SF 1.74 AC
AUTOMOBILE + BICYCLE PARKING	
MINIMAL RESIDENTIAL HEALTHCARE (RESIDENTIAL HEALTH CARE BUILDING 1)	(48 DU X 1.25) = 60 SPACES
SPECIALIZED RESIDENTIAL HEALTH CARE (RESIDENTIAL HEALTH CARE BUILDING 1)	(36 BEDS X 0.7 + 28.6) = 27 SPACES
SPECIALIZED RESIDENTIAL HEALTH CARE (RESIDENTIAL HEALTH CARE BUILDING 2)	(10 BEDS X 0.7) = 7 SPACES
TOTAL PARKING REQUIRED	94 SPACES
TOTAL PARKING PROVIDED	139 SPACES
ACCESSIBLE PARKING REQUIRED (4% OF TOTAL PARKING REQUIRED)	(4 X 0.04 = 0.16) = 4 SPACES
ACCESSIBLE PARKING PROVIDED	6 SPACES
BICYCLE PARKING REQUIRED (10% OF TOTAL PARKING REQUIRED)	(84 X 0.10 = 8.4) = 10 SPACES
BICYCLE PARKING PROVIDED	18 SPACES
OPEN SPACE	
OPEN SPACE REQUIRED (24% OF NET LOT AREA)	(180,104 X 0.24) = 43,225 SF 1.09 AC
OPEN SPACE PROVIDED	65,783 SF 1.28 AC
PARKING AREA LANDSCAPE	
PARKING AREA LANDSCAPE REQUIRED (15% OF PARKING AREA)	(75,860 X 0.15) = 11,379 SF 0.26 AC
PARKING AREA LANDSCAPE PROVIDED	16,620 SF 0.38 AC



S00°01'20"E ALONG THE MONUMENT
LINE OF 92ND STREET AS MEASURED
BETWEEN MONUMENTS NUMBERED
#9 AND #10

NOTE: THIS INFORMATION IS TAKEN
FROM DAVID EVANS AND ASSOCIATES
INC. (CASE#3832-07-1, 106-DR-2006,
PLAN CHECK-ZN). JOB # AAXAD000-0001

BM #1 = C.O.S. CPS POINT 8184
92ND STR & CHOLLA STR
EL=1385.480 (NAVD '88)

BM #2 = C.O.S. GPS POINT 8301
92ND STR & SHEA BLVD STR
EL=1372.195(NAVD '88)

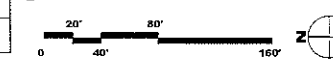
BM #3 = C.O.S. GPS POINT 3251
84TH STR & SHEA
EL = 1354.281 (NAVD '88)

DENSITY CALCULATIONS SHOWN ARE SUPERSEDED BY SECTION 5.904.D.3 IN LIEU OF SECTION 1.403.P OF CITY OF SCOTTSDALE ZONING ORDINANCE

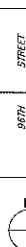
CLASSIFICATION OF CARE	MAXIMUM DENSITY PER ACRE	SITE AREA (IN ACRES)	MAXIMUM ALLOWABLE DENSITY PER ACRE	DENSITY PROVIDED RESIDENTIAL HEALTH CARE BUILDING 1	DENSITY PROVIDED RESIDENTIAL HEALTH CARE BUILDING 2	TOTAL DENS/ PROVIDED
SPECIALIZED RESIDENTIAL HEALTH CARE	28 BEDS PER ACRE	4.13 ACRES	115 BEDS	26 BEDS	10 BEDS	48 BEDS
MINIMAL RESIDENTIAL HEALTH CARE	14 DU PER ACRE	4.13 ACRES	57 DU	48 DU	N/A	48 DU

Ordinance No. 4558
Exhibit A to Exhibit 2
Page 2 of 5

scale: 1" = 40'



VICINITY MAP
N.T.S.



**MEGERDICHIAN
SENIOR CENTER**
8849 E. CHOLLA ST.
SCOTTSDALE, AZ 85260

PRE-CONSTRUCTION PHASE		
NO.	ISSUED FOR:	DATE
	REZONING & C.U.P.	12-15-2011
	REZONING & C.U.P. 2nd Review	02-08-2012
	REZONING & C.U.P. 3rd Review	02-09-2012
	UPDATED	11-29-2012

CONSTRUCTION PHASE	
REV.	DATE
1	11-29-2012
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SITE PLAN - CUP

SCALE
DATE: 11/01/2022
JOB NUMBER: 1727-0

A02c

Printed on: 29 November 2021 at 12:39 PM

AUTOMOBILE + BICYCLE PARKING (REQUIRED TOTALS PER ORIGINAL PERMITS: 108-DR-2006 AND PLAN CHECK #5632-07-1.2)

CHURCH

ASSEMBLY
(4 SEATS PER SPACE)
(FIXED SEATING)
ANCILLARY SPACE
(300 SF PER SPACE)

268 SEATS / 4 = 67 SPACES

869 SF / 300 = 3 SPACES

COMMUNITY CENTER

COMMUNITY / ASSEMBLY
(200 SF PER SPACE)
LIBRARY
(300 SF PER SPACE)
OFFICE
(300 SF PER SPACE)
SERVICE AREAS
(2500 SF PER SPACE)
PUBLIC ASSEMBLY
(4 SEATS PER SPACE)
(MOVABLE SEATING)
SUNDAY SCHOOL
(1 SPACE PER CLASSROOM)

961 SF / 200 = 5 SPACES

1,108 SF / 300 = 4 SPACES

409 SF / 300 = 2 SPACES

3,623 SF / 2,500 = 2 SPACES

371 SEATS / 4 = 93 SPACES
(PER OCCUPANCY PERMIT)

2 CLASSES / 1 = 2 SPACES

TOTAL **163 SPACES**

PROJECT DATA: R1-35

PARCEL NUMBER (APN)
EXISTING ZONING
GROSS LOT AREA
NET LOT AREA
PARKING AREA

217-25-949
R1-35
111,708 SF | 2.56 AC
111,708 SF | 2.56 AC
36,877 SF | 0.84 AC

AUTOMOBILE + BICYCLE PARKING (REQUIRED TOTALS PER 108-DR-2006 AND PLAN CHECK #5632-07-1.2)

TOTAL PARKING REQUIRED

153 SPACES

TOTAL PARKING PROVIDED

83 SPACES

ACCESSIBLE PARKING REQUIRED (4% OF TOTAL PARKING REQUIRED)

7 SPACES

ACCESSIBLE PARKING PROVIDED

7 SPACES

BICYCLE PARKING REQUIRED (10% OF TOTAL PARKING REQUIRED)

15 SPACES

BICYCLE PARKING PROVIDED

15 SPACES

OPEN SPACE

OPEN SPACE REQUIRED (24% OF NET LOT AREA + ADDITIONAL REQ.) (111,708 x 0.24 + 0.004 x 111,708 x 9) = 30,832 SF | 0.71 AC

OPEN SPACE PROVIDED

47,034 SF | 1.08 AC

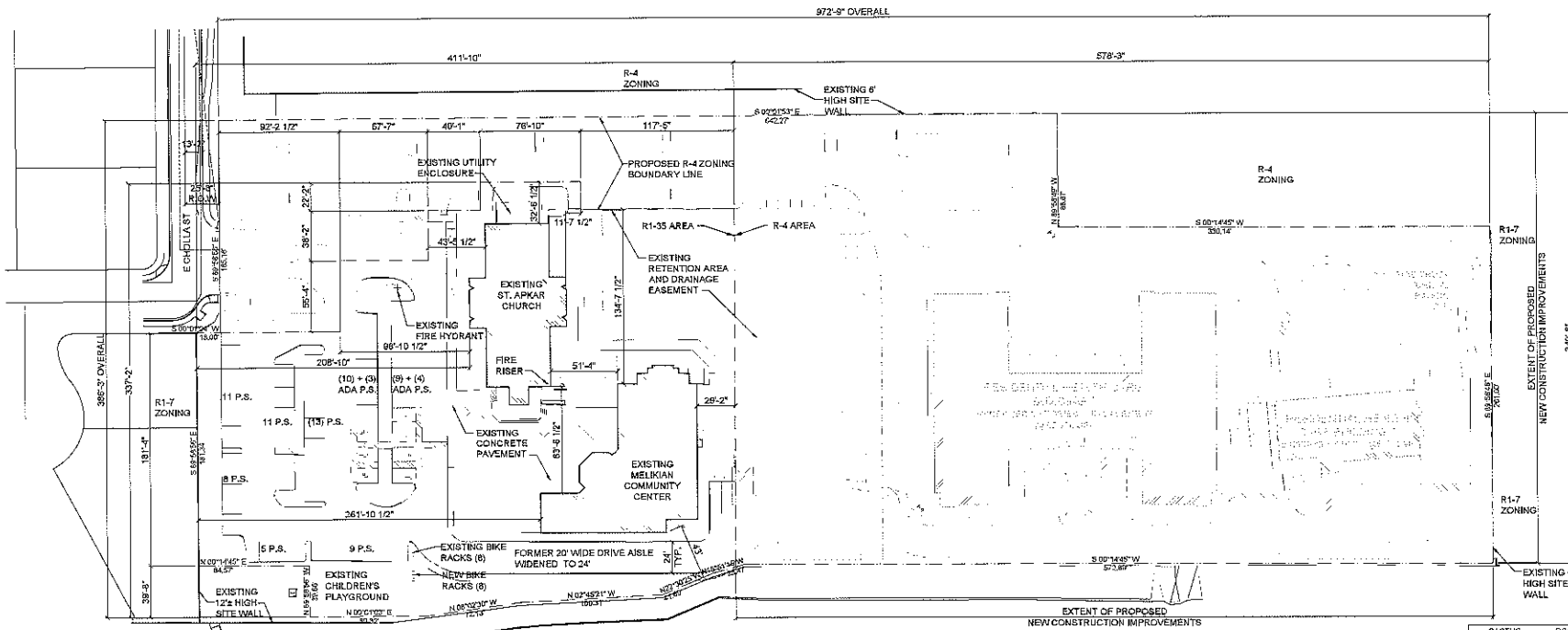
PARKING AREA LANDSCAPE

PARKING AREA LANDSCAPE REQUIRED (15% OF PARKING AREA) (36,877 x 0.15) = 5,532 SF | 0.12 AC

PARKING AREA LANDSCAPE PROVIDED

9,139 SF | 0.21 AC

* CHURCH BUILDING HEIGHT = 29'-0". FOR BUILDING HEIGHTS OVER 20' THE MINIMUM OPEN SPACE REQUIREMENT PLUS 0.004 MULTIPLIED BY THE NET LOT AREA FOR EACH FOOT OF BUILDING HEIGHT OVER 20'.



BASIS OF BEARING

500°01'20"E ALONG THE MONUMENT
LINE OF 12ND STREET AS MEASURED
BETWEEN MONUMENTS NUMBERED
#9 AND #10

BENCHMARK

BM #1 = C.O.S., C.P.S POINT 8194
62ND STR & CHOLLA STR
ELEV=1385.480 (NAVD '88)

BM #2 = C.O.S., GPS POINT 8301
92ND STR & SHEA BLVD STR
ELEV=1372.185 (NAVD '88)

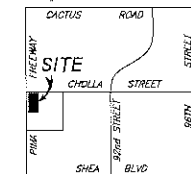
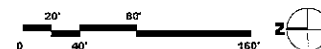
BM #3 = C.O.S., GPS POINT 3251
84TH STR & SHEA
ELEV=1364.681 (NAVD '88)

NOTE: THIS INFORMATION IS TAKEN
FROM DAVID EVANS AND ASSOCIATES
INC. (CASE#5632-07-1, 108-DR-2006,
PLAN CHECK-206, JOB # AAKA0000-0001

Ordinance No. 4558
Exhibit A to Exhibit 2
Page 3 of 5

1 SITE PLAN: R1-35

scale: 1"= 40'



VICINITY MAP
N.T.S.



**MEGERDICHIAN
SENIOR CENTER**
8849 E. CHOLLA ST.
SCOTTSDALE, AZ 85260

PRE-CONSTRUCTION PHASE	
REV.	DATE
1	10-13-2018
2	10-09-2020
3	12-08-2020
4	11-24-2021
CONSTRUCTION PHASE	
REV.	DATE

SHEET TITLE
SITE PLAN - R1-35

SCALE
DATE: 11/01/2021

JOB NUMBER: 1727-02

A02a

PARCEL NUMBER (APN)	217-26-948
EXISTING ZONING	R1-35
PROPOSED ZONING (PER DRAWING DELINEATION)	R-4
GROSS LOT AREA	213,755 SF / 4.91 AC
CROSS LOT AREA	210,782 SF / 4.84 AC
PARKING AREA	88,810 SF / 1.99 AC
AUTOMOBILE + BICYCLE PARKING	
MINIMAL RESIDENTIAL HEALTHCARE (RESIDENTIAL HEALTH CARE BUILDING 1)	(48 DU x 1.25) = 60 SPACES
SPECIALIZED RESIDENTIAL HEALTH CARE (RESIDENTIAL HEALTH CARE BUILDING 2)	(36 BEDS x 0.7 + 26.8) = 27 SPACES
SPECIALIZED RESIDENTIAL HEALTH CARE (RESIDENTIAL HEALTH CARE BUILDING 2)	(10 BEDS x 0.7 + 7) SPACES
TOTAL PARKING REQUIRED	94 SPACES
TOTAL PARKING PROVIDED	168 SPACES
ACCESSIBLE PARKING REQUIRED (4% OF TOTAL PARKING REQUIRED)	
ACCESSIBLE PARKING PROVIDED	(94 x 0.04 = 3.8) = 4 SPACES 6 SPACES
BICYCLE PARKING REQUIRED (10% OF TOTAL PARKING REQUIRED)	
BICYCLE PARKING PROVIDED	(94 x 0.10 = 9.4) = 10 SPACES 18 SPACES
OPEN SPACE	
OPEN SPACE REQUIRED (10% OF R-4 NO CUP + 24% OF CUP)	(180,104x0.24 + 39,678x0.10) = 46,263 SF / 1.06 AC
OPEN SPACE PROVIDED	73,736 SF / 1.69 AC
PARKING AREA LANDSCAPE	
PARKING AREA LANDSCAPE REQUIRED (15% OF PARKING AREA)	(86,810 x 0.15) = 13,022 SF / 0.29 AC
PARKING AREA LANDSCAPE PROVIDED	18,490 SF / 0.42 AC

aakai architecture + interiors

**MEGERDICHIAN
SENIOR CENTER**
8849 E. CHOLLA ST.
SCOTTSDALE, AZ 85260

R-CONSTRUCTION PHASE	
NO.	REQUIRED FOR:
1	REZONING & C.U.P.
2	REZONING & C.U.P. 2nd Review
3	REZONING & C.U.P. 3rd Review
4	UPDATED

I-INSPECTION PHASE	
NO.	BULLETIN #
1	
2	
3	
4	

SITE PLAN - R-4

SCALE:	1"=40'
DATE:	11/01/2022
DRAWING NUMBER:	1727-00

A02b

BASIS OF BEARING
S00°01'20"E ALONG THE MONUMENT
LINE OF 92ND STREET AS MEASURED
BETWEEN MONUMENTS NUMBERED
#9 AND #10

NOTE: THIS INFORMATION IS TAKEN
FROM DAVID EVANS AND ASSOCIATES
INC. (CASE#0832-07-1, 106-DR-2006,
PLAN CHECK-ZN). JOB # AAKAD000-0001

BENCHMARK

BM #1 = C.O.S. GPS POINT 8194
92ND STR & CHOLLA STR
EL.=1385.480(NAVD '88)

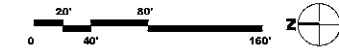
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92ND STR & SHEA BLVD STR
EL.=1372.195(NAVD '88)

BM #3 = C.O.S. GPS POINT 3251
84TH STR & SHEA
EL.= 1364.881(NAVD '88)

Ordinance No. 4558
Exhibit A to Exhibit 2
Page 4 of 5

1 SITE PLAN: R-4

scale: 1" = 40'

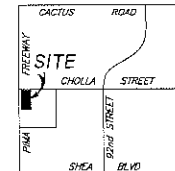
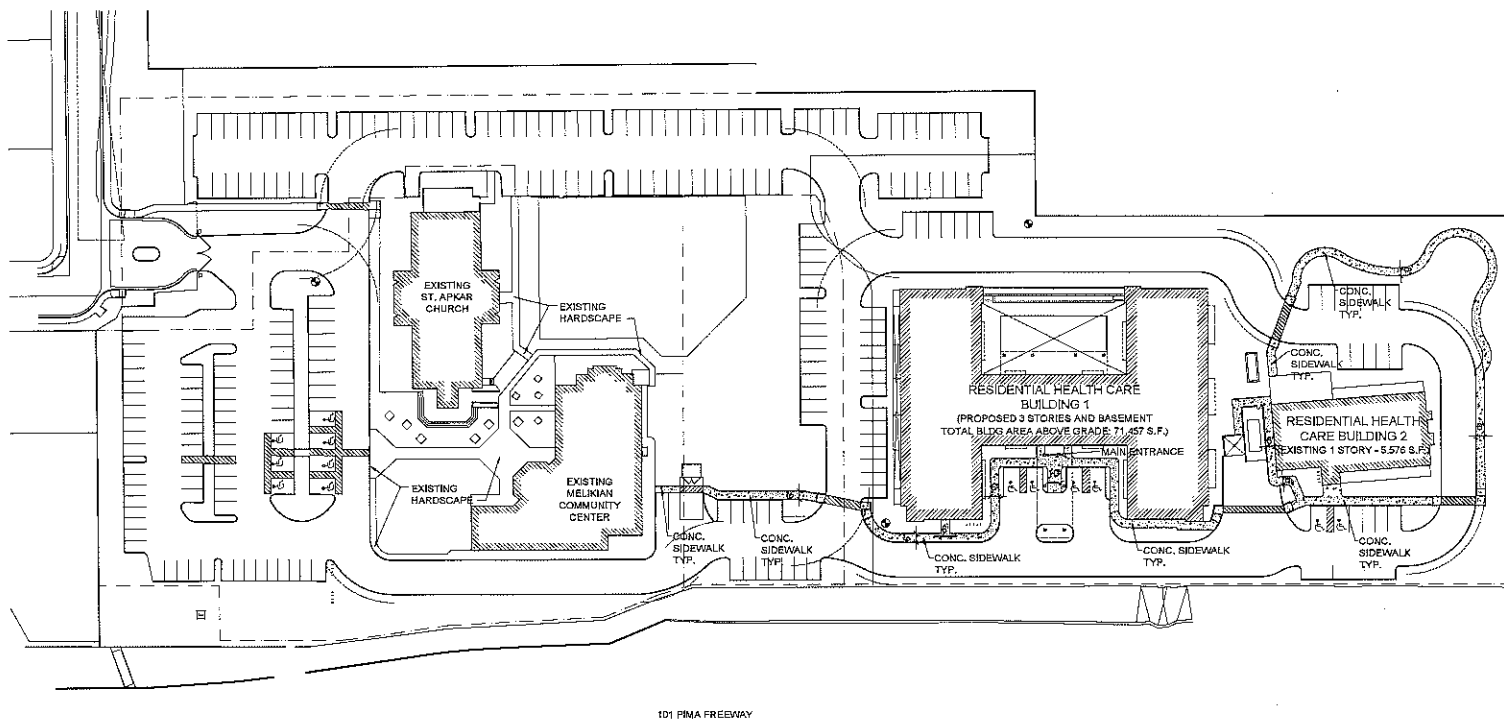


VICINITY MAP
N.T.S.

1727-00

A02b

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VICINITY MAP
N.T.S.



aakai architecture + interiors
1111 E. CHOLLA STREET, SUITE 100
SCOTTSDALE, AZ 85260
TEL: 480.344.1111
WWW.AAKAI.COM

**MEGERDICHIAN
SENIOR CENTER**
8849 E. CHOLLA ST.
SCOTTSDALE, AZ 85260

PRE-CONSTRUCTION PHASE		
NO.	DESCRIPTION	DATE
1	REVISIONS & C.U.P.	12-12-2018
2	REVISIONS & C.U.P.	03-03-2019
3	REVISIONS & C.U.P.	10-06-2019
4	REVISIONS & C.U.P.	11-26-2019
CONSTRUCTION PHASE		
NO.	DESCRIPTION	DATE
1	REVISIONS & C.U.P.	
2	REVISIONS & C.U.P.	
3	REVISIONS & C.U.P.	
4	REVISIONS & C.U.P.	



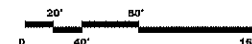
SHEET TITLE
HARDSCAPE PLAN

SCALE: 1" = 40'
DATE: 11/01/2023
JOB NUMBER: 1727-20

A03

Ordinance No. 4558
Exhibit A to Exhibit 2
Page 5 of 5

1 HARDSCAPE PLAN
scale: 1" = 40'





36" AND 48" BOXED TREES
PLANTED ALONG
EAST AND SOUTH PROPERTY LINE

Ordinance No. 4558
Exhibit B to Exhibit 2
Page 1 of 1

1/2" Med. Decomposed Granite in all Planting Areas
2" Depth, Color to match existing





PERSPECTIVE - RESIDENTIAL HEALTH CARE FACILITY BUILDING 1
SOUTH EAST CORNER - LOOKING NORTH

2
 NTS

Ordinance No. 4558
 Exhibit C to Exhibit 2
 Page 1 of 2

aakai architecture + interiors
 8849 E. CHOLLA ST. • SCOTTSDALE, AZ 85260
 TEL: 480.441.1111 • WWW.AAKAI.COM

**MEGERDICHIAN
 SENIOR CENTER**
 8849 E. CHOLLA ST.
 SCOTTSDALE, AZ 85260

PRE-CONSTRUCTION PHASE		
NO.	ISSUED FOR	DATE
1	ELEVATIONS REVISION	03-01-2022
CONSTRUCTION PHASE		
REV.	REVISION #	DATE

SHEET TITLE

SCALE:
 DATE: 03/02/2022
 JOB NUMBER: 1727-00



**PERSPECTIVE - RESIDENTIAL HEALTH CARE FACILITY BUILDING 1
NORTH EAST CORNER - LOOKING SOUTH**

1
NTS

Ordinance No. 4558
Exhibit C to Exhibit 2
Page 2 of 2

aakrai architecture + interiors
1000 N. GILBERT ST. SUITE 100, SCOTTSDALE, AZ 85260
PH: 480.444.1111

**MEGERDICHIAN
SENIOR CENTER**
8849 E. CHOLLA ST.
SCOTTSDALE, AZ 85260

PRE CONSTRUCTION PHASE	
NO. ISSUED FOR:	DATE
ELEVATIONS REVISION	03-01-2022
CONSTRUCTION PHASE	
REV. BULLETIN #	DATE

SHEET TITLE

SCALE:
DATE: 03-02-2022
JOB NUMBER: 1727-00

RESOLUTION NO. 12557

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, APPROVING A CONDITIONAL USE PERMIT FOR A RESIDENTIAL HEALTH CARE FACILITY ON A +/-4.8-ACRE PORTION OF A +/- 7.4-ACRE SITE, LOCATED AT 8849 E. CHOLLA STREET.

WHEREAS, the Planning Commission held a public hearing on January 26, 2022;

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

Section 1. That the City Council finds and approves:

- a) that the granting of this conditional use permit per stipulations set forth on **Exhibit 2** will not be materially detrimental to the public health, safety or welfare based on, but not limited to, the following factors: damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination and impact on surrounding areas resulting from an unusual volume or character of traffic;
- b) that the characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas; and
- c) that compliance with the additional conditions for a residential health care facility set forth on **Exhibit 3**, is required

Section 2. That a description of the conditional use permit is set forth in Case No. 19-UP-2018. The property that is subject to the conditional use permit is shown on **Exhibit 1** and the conditional use permit approval is conditioned upon compliance with all of the stipulations that are set forth in **Exhibits 2 and 3**. All exhibits are incorporated herein by reference.

Attachment 3

PASSED AND ADOPTED by the Council of the City of Scottsdale this _____ day
of _____, 2022.


ATTEST:

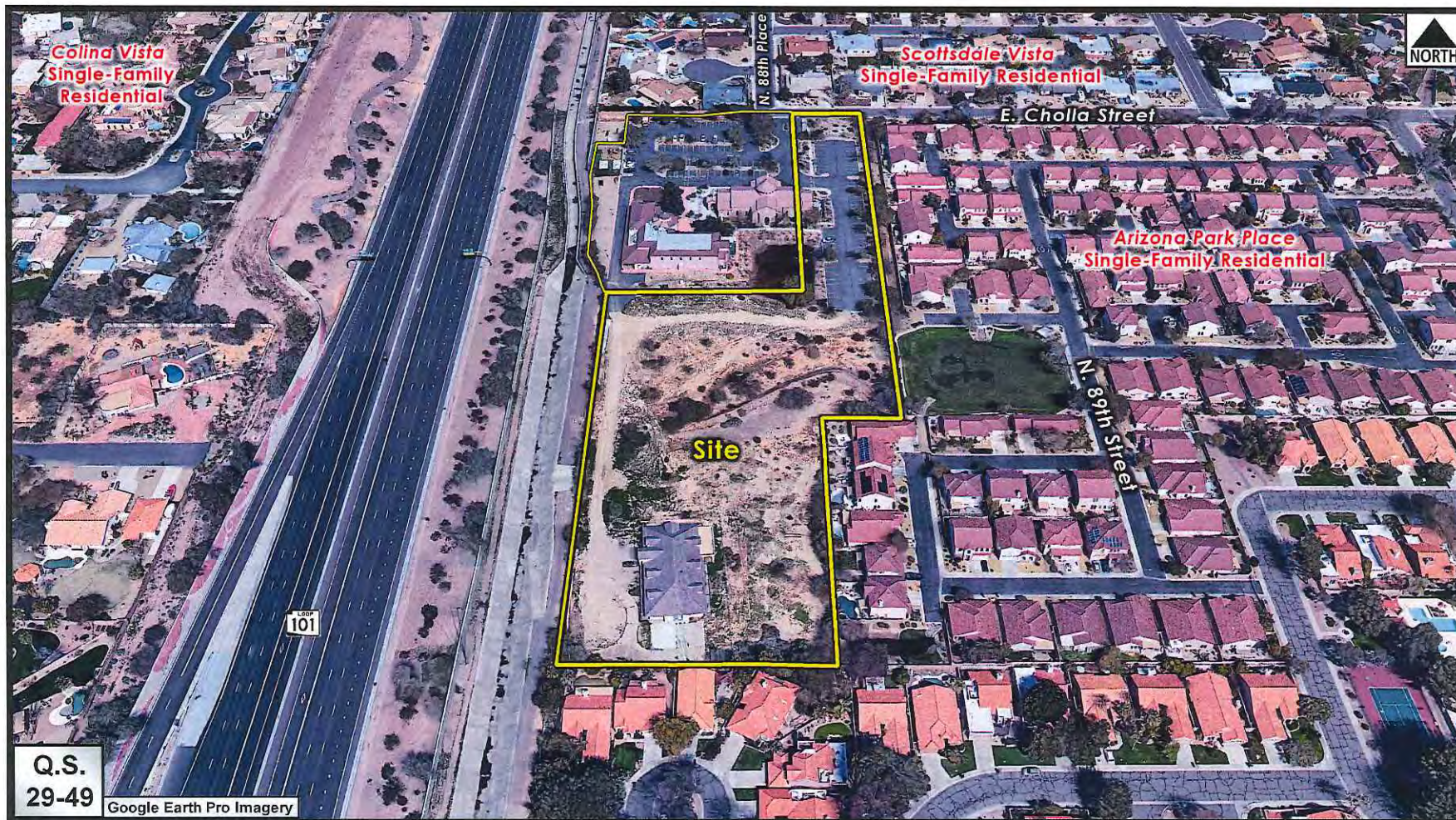
CITY OF SCOTTSDALE, an Arizona
municipal corporation

By: _____
Ben Lane, City Clerk

By: _____
David D. Ortega, Mayor

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

By:  _____
Sherry R. Scott, City Attorney
By: Joe Padilla, Deputy City Attorney



Close-up Aerial

19-UP-2018

Resolution No. 12557
Exhibit 1
Page 1 of 1

**Stipulations for the Conditional Use Permit
For a Residential Healthcare Facility
Megerdichian Residential Health Care Facility
Case Number: 19-UP-2018**

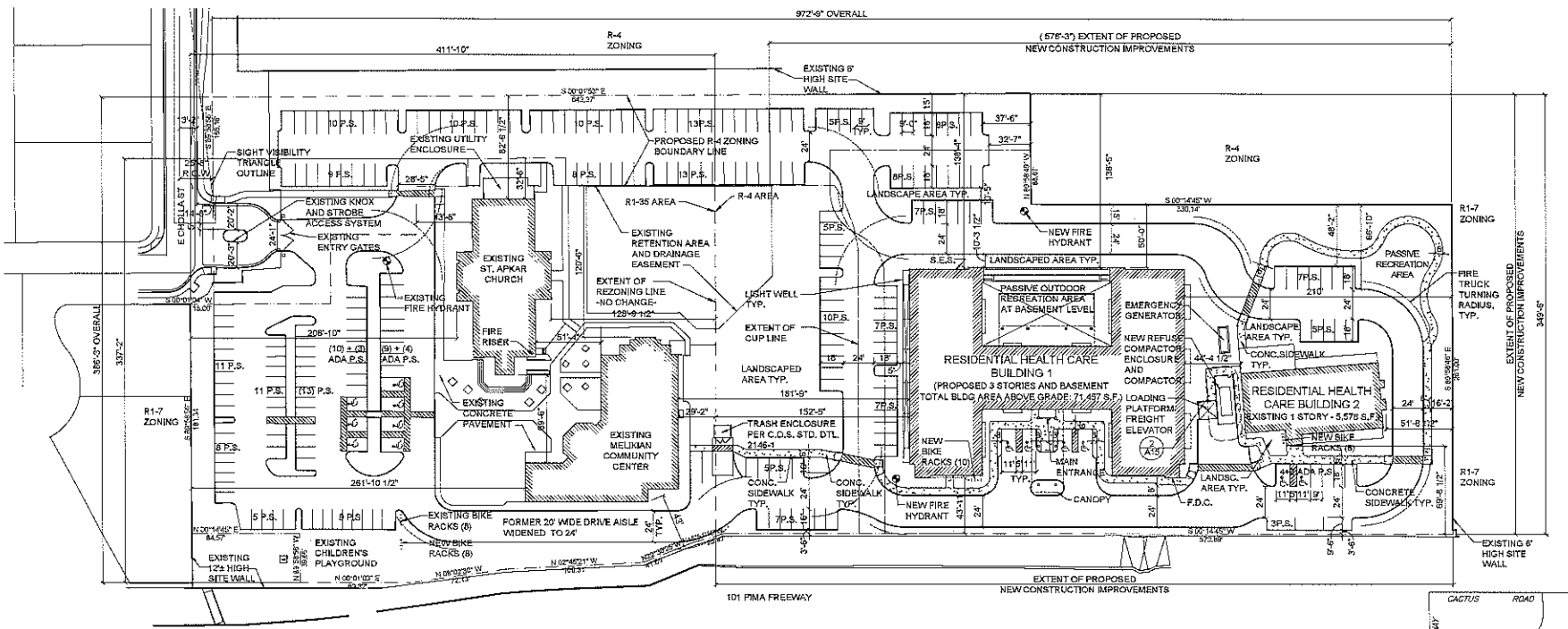
These stipulations are in order to protect the public health, safety, welfare, and the City of Scottsdale.

SITE DESIGN

1. CONFORMANCE TO CONCEPTUAL SITE PLAN. Development shall conform with the conceptual site plan provided by AAKAI Architecture, with the city staff date of 12/16/2021, and attached as Exhibit A to Exhibit 2 of Resolution No. 12557. Any proposed significant change to the conceptual site plan as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council.
2. CONFORMANCE TO FLOOR PLAN. The interior layout of the premises shall be in substantial conformance with the floor plan provided by AAKAI Architecture, with a city staff date of 12/16/2021, and attached as Exhibit B to Exhibit 2 of Resolution 12557. Any proposed significant changes to the floor plan, as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council.
3. MAXIMUM DWELLING UNITS/MAXIMUM DENSITY. There shall be a maximum of 48 specialized care beds and 48 minimal care units. Any increase in beds or units shall be subject to Planning Commission and City Council approval.
4. BUILDING HEIGHT LIMITATIONS. The proposed building shall not exceed 36 feet in height inclusive of rooftop appurtenances, measured as provided in the applicable section of the Zoning Ordinance.
5. POLE-MOUNTED LIGHTING. The proposed pole-mounted lighting along the east property line shall include house-side shields to direct light away from the property line and the adjacent residential.

PROJECT DATA: COMBINED (R1-35 + R-4 + CUP)

PARCEL NUMBER (APN)	217-25-549
EXISTING ZONING	R1-35
PROPOSED ZONING (PER DRAWING DELINEATION)	R-4
GROSS LOT AREA (COMBINED)	355,463 SF [8.16 AC
NET LOT AREA (COMBINED)	322,480 SF [7.40 AC
PARKING AREA (COMBINED)	124,122 SF [2.85 AC
AUTOMOBILE + BICYCLE PARKING	
MINIMAL RESIDENTIAL HEALTHCARE (RESIDENTIAL HEALTH CARE BUILDING 1)	(48 DU x 1.25) = 60 SPACES
SPECIALIZED RESIDENTIAL HEALTHCARE (RESIDENTIAL HEALTH CARE BUILDING 1)	(38 BEDS x 0.7 + 28.5) = 27 SPACES
SPECIALIZED RESIDENTIAL HEALTHCARE (RESIDENTIAL HEALTH CARE BUILDING 2)	(10 BEDS x 0.7) = 7 SPACES
TOTAL PARKING REQUIRED (R-4 OR CONDITIONAL USE PERMIT)	94 SPACES
TOTAL PARKING PROVIDED (R1-35 PER 109-DR-2006 AND PLAN CHECK #3632-07-1,2)	153 SPACES
TOTAL COMBINED PARKING REQUIRED	247 SPACES
TOTAL COMBINED PARKING PROVIDED	251 SPACES
ACCESSIBLE PARKING REQUIRED (4% OF TOTAL COMBINED PARKING REQUIRED)	
ACCESSIBLE PARKING PROVIDED	(247 x 0.04 = 9.8) ~ 10 SPACES
BICYCLE PARKING REQUIRED (10% OF TOTAL COMBINED PARKING REQUIRED)	
BICYCLE PARKING PROVIDED	(247 x 0.10 = 24.7) ~ 25 SPACES
OPEN SPACE	
OPEN SPACE REQUIRED (R1-35 REQ. AREA + R4 REQ. AREA)	(30,832 + 46,283) = 77,125 SF [1.87 AC
OPEN SPACE PROVIDED	120,663 SF [2.77 AC
PARKING AREA LANDSCAPE	
PARKING AREA LANDSCAPE REQUIRED (15% OF COMBINED PARKING AREA)	(124,122 x 0.15) = 18,618 SF [0.43 AC
PARKING AREA LANDSCAPE PROVIDED	27,630 SF [0.63 AC



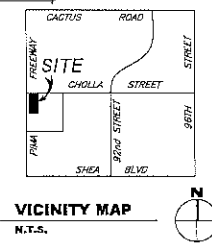
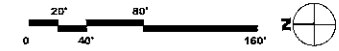
BASIS OF BEARING
S00°01'20"E ALONG THE MONUMENT LINE OF 92ND STREET AS MEASURED BETWEEN MONUMENTS NUMBERED #9 AND #10

NOTE: THIS INFORMATION IS TAKEN FROM DAVID EVANS AND ASSOCIATES, INC. (CASE#3632-07-1, 106-DR-2006, PLAN CHECK-ZN), JOB # AAKA0000-0001

BENCHMARK
BM #1 = C.O.S. GPS POINT 8194
92ND STR & CHOLLA STR
EL=1385.460(NAVD 83)
BM #2 = C.O.S. GPS POINT 8301
92ND STR & SHEA BLVD STR
EL=1372.195(NAVD 83)
BM #3 = C.O.S. GPS POINT 3251
84TH STR & SHEA
EL=1364.851(NAVD 83)

Resolution No. 12557
Exhibit A to Exhibit 2
Page 1 of 5

1 SITE PLAN: COMBINED
scale: 1" = 40'



REV.	DATE	DESCRIPTION
1	10-10-2019	REVISIONS & CLIP
2	04-09-2020	2nd Review
3	07-06-2020	REVISIONS & CLIP
4	11-26-2021	1st Review



SITE PLAN - COMBINED

SCALE: DATE: 11/01/2021
JOB NUMBER: 1707-00

A02d

MEGERDICHIAN SENIOR CENTER
8849 E. CHOLLA ST.
SCOTTSDALE, AZ 85260

aakai architecture + interiors

PARCEL NUMBER (APN)	217-28-049
EXISTING ZONING	R1-35
PROPOSED ZONING (PER DRAWING DELINEATION)	CONDITIONAL USE PERMIT (CUP)
GROSS LOT AREA	180,104 SF 4.13 AC
NET LOT AREA	180,104 SF 4.13 AC
PARKING AREA	75,860SF 1.74 AC
AUTOMOBILE + BICYCLE PARKING	
MINIMAL RESIDENTIAL HEALTHCARE (RESIDENTIAL HEALTH CARE BUILDING 1)	(48 DU x 1.25) = 60 SPACES
SPECIALIZED RESIDENTIAL HEALTH CARE (RESIDENTIAL HEALTH CARE BUILDING 1)	(36 BEDS x 0.7 + 26.8) = 27 SPACES
SPECIALIZED RESIDENTIAL HEALTH CARE (RESIDENTIAL HEALTH CARE BUILDING 2)	(10 BEDS x 0.7) = 7 SPACES
TOTAL PARKING REQUIRED	94 SPACES
TOTAL PARKING PROVIDED	139 SPACES
ACCESSIBLE PARKING REQUIRED (4% OF TOTAL PARKING REQUIRED)	(94 x 0.04 = 3.8) = 4 SPACES
ACCESSIBLE PARKING PROVIDED	6 SPACES
BICYCLE PARKING REQUIRED (10% OF TOTAL PARKING REQUIRED)	(94 x 0.10 = 9.4) = 10 SPACES
BICYCLE PARKING PROVIDED	16 SPACES
OPEN SPACE	
OPEN SPACE REQUIRED (24% OF NET LOT AREA)	(180,104 x 0.24) = 43,225 SF 0.99 AC
OPEN SPACE PROVIDED	55,783 SF 1.26 AC
PARKING AREA LANDSCAPE	
PARKING AREA LANDSCAPE PROVIDED (15% OF PARKING AREA)	(75,860 x 0.15) = 11,379 SF 0.26 AC
PARKING AREA LANDSCAPE PROVIDED	16,620 SF 0.36 AC

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**MEGERDICHIAN
SENIOR CENTER**
8849 E. CHOLLA ST.
SCOTTSDALE, AZ 85260

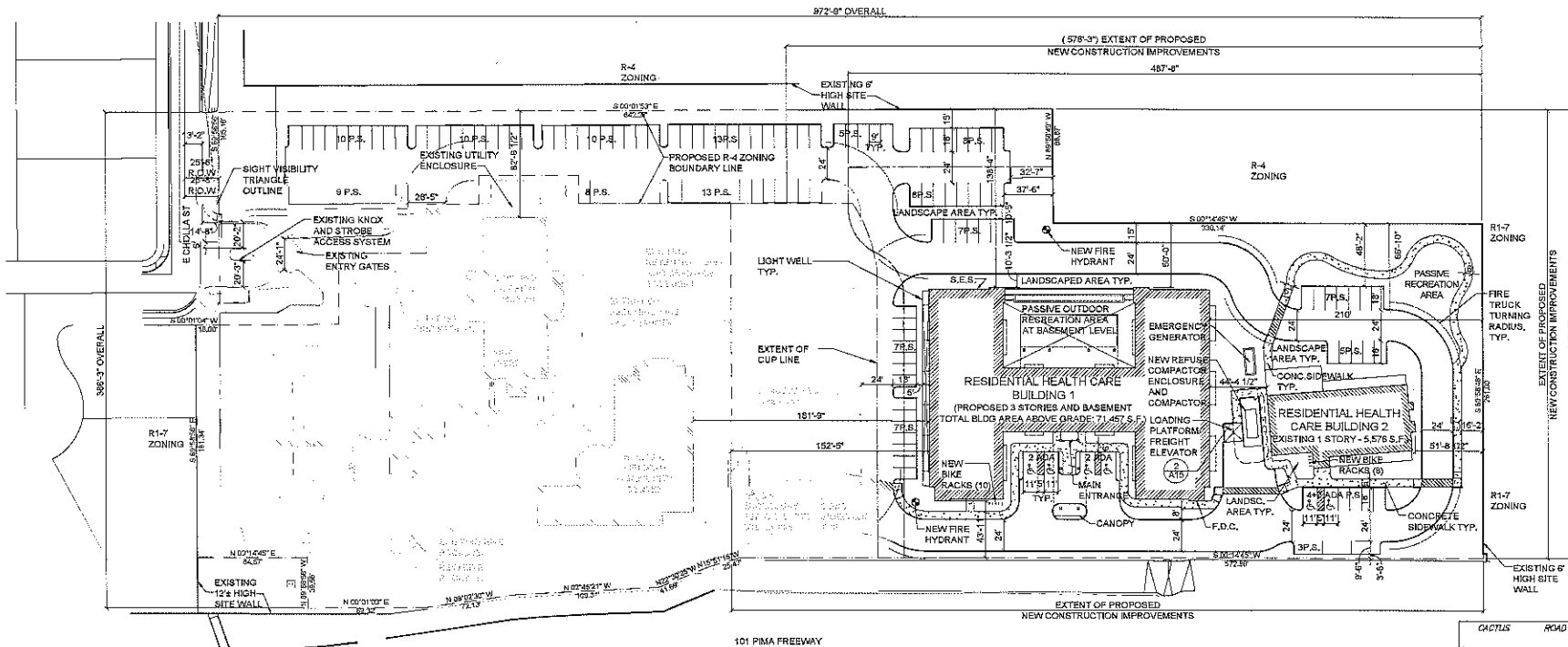
[illegible]

SHEET TITLE

SITE PLAN - CUP

SCALE: _____
DATE: 11/01/2021
JCL NUMBER: 1727-00

A02c



500°01'20"E ALONG THE MONUMENT
LINE OF 92ND STREET AS MEASURED
BETWEEN MONUMENTS NUMBERED
#9 AND #10

NOTE: THIS INFORMATION IS TAKEN FROM DAVID EVANS AND ASSOCIATES INC. (CASE#3632-07-1, 106-DR-2006, PLAN CHECK-ZN), JOB # AAKA0000-0001

BM #1 = C.O.S. GPS POINT 8194
92ND STR & CHOLLA STR
EL=1285.480(NAVD'88)

BM #2 = C.O.S. GPS POINT 8301
92ND STR & SHEA BLVD STR
EL=1372.195(NAVD'88)

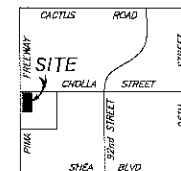
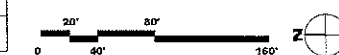
BM #3 = C.O.S. GPS POINT 3251
84TH STR & SHEA
E1 = 1364.881 (NAVD '86)

DENSITY CALCULATIONS SHOWN ARE SUPERSEDED BY SECTION 5.804.D.3 IN LIEU OF SECTION 1.403.P OF CITY OF SCOTTSDALE ZONING ORDINANCE

CLASSIFICATION OF CARE	MAXIMUM DENSITY PER ACRE	SITE AREA (IN ACRES)	MAXIMUM ALLOWABLE DENSITY PER ACRE	DENSITY PROVIDED RESIDENTIAL HEALTH CARE BUILDING 1	DENSITY PROVIDED RESIDENTIAL HEALTH CARE BUILDING 2	TOTAL DENSITY PROVIDED
SPECIALIZED RESIDENTIAL HEALTH CARE	28 BEDS PER ACRE	4.13 ACRES	115 BEDS	38 BEDS	10 BEDS	48 BEDS
MINIMAL RESIDENTIAL HEALTH CARE	14 DU PER ACRE	4.13 ACRES	57 DU	48 DU	N/A	48 DU

Resolution No. 12557
Exhibit A to Exhibit 2
Page 2 of 5

scale: 1" = 40'



VICINITY MAP

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AUTOMOBILE + BICYCLE PARKING
(REQUIRED TOTALS PER ORIGINAL PERMITS: 106-DR-2006 AND PLAN CHECK #3632-07-1.2)

CHURCH

ASSEMBLY
(4 SEATS PER SPACE)
FIXED SEATING)
ANCILLARY SPACE
(300 SF PER SPACE)
258 SEATS / 4 = 67 SPACES
669 SF / 300 = 3 SPACES

COMMUNITY CENTER

COMMUNITY / ASSEMBLY
(200 SF PER SPACE)
LIBRARY
(300 SF PER SPACE)
OFFICE
(300 SF PER SPACE)
SERVICE AREAS
(2500 SF PER SPACE)
PUBLIC ASSEMBLY
(4 SEATS PER SPACE)
(MOVABLE SEATING)
SUNDAY SCHOOL
(1 SPACE PER CLASSROOM)
961 SF / 200 = 5 SPACES
1,108 SF / 300 = 4 SPACES
409 SF / 300 = 2 SPACES
3,623 SF / 2,500 = 2 SPACES
271 SEATS / 4 = 68 SPACES
(PER OCCUPANCY PERMIT)
2 CLASSES / 1 = 2 SPACES

TOTAL 153 SPACES

PROJECT DATA: R1-35

PARCEL NUMBER (APN) 217-28-049
EXISTING ZONING R1-35
GROSS LOT AREA 111,708 SF | 2.56 AC
NET LOT AREA 111,708 SF | 2.56 AC
PARKING AREA 36,677 SF | 0.84 AC

AUTOMOBILE + BICYCLE PARKING (REQUIRED TOTALS PER 106-DR-2006 AND PLAN CHECK #3632-07-1.2)
TOTAL PARKING REQUIRED 153 SPACES
TOTAL PARKING PROVIDED 83 SPACES

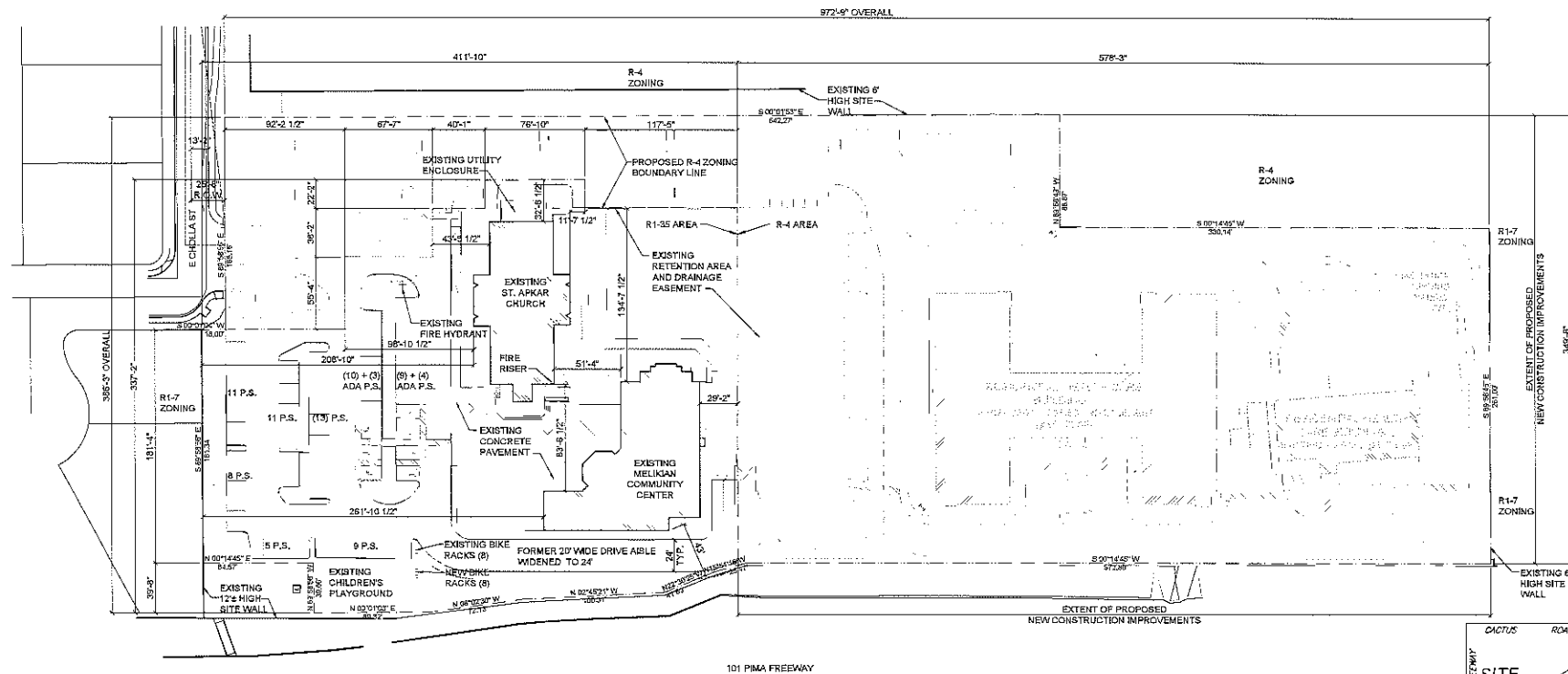
ACCESSIBLE PARKING REQUIRED (4% OF TOTAL PARKING REQUIRED)
ACCESSIBLE PARKING PROVIDED 7 SPACES
7 SPACES

BICYCLE PARKING REQUIRED (10% OF TOTAL PARKING REQUIRED)
BICYCLE PARKING PROVIDED 15 SPACES
16 SPACES

OPEN SPACE
OPEN SPACE REQUIRED (24% OF NET LOT AREA + ADDITIONAL REQ.) (111,708 x 0.24 + 0.004 x 111,708 x 9) = 30,832 SF | 0.71 AC
OPEN SPACE PROVIDED 47,034 SF | 1.08 AC

PARKING AREA LANDSCAPE
PARKING AREA LANDSCAPE REQUIRED (15% OF PARKING AREA)
PARKING AREA LANDSCAPE PROVIDED (36,677 x 0.15) = 5,502 SF | 0.12 AC
9,138 SF | 0.21 AC

* CHURCH BUILDING HEIGHT = 28'-0". FOR BUILDING HEIGHTS OVER 20': THE MINIMUM OPEN SPACE REQUIREMENT PLUS 0.004 MULTIPLIED BY THE NET LOT AREA FOR EACH FOOT OF BUILDING HEIGHT OVER 20'.



BASIS OF BEARING

S00°01'20"E ALONG THE MONUMENT
LINE OF 92ND STREET AS MEASURED
BETWEEN MONUMENTS NUMBERED
89 AND #10

NOTE: THIS INFORMATION IS TAKEN
FROM DAVID EVANS AND ASSOCIATES
INC. (CASE#3632-07-1, 106-DR-2006,
PLAN CHECK-ZN). JOB # AAKA0000-0001

BENCHMARK

BM #1 = C.O.S. CPS POINT 8194
92ND STR & CHOLLA STR
EL=1385.480 (NAVD '88)

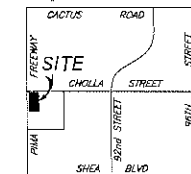
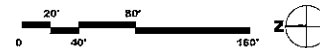
BM #2 = C.O.S. GPS POINT 8301
92ND STR & SHEA BLVD STR
EL=1372.195 (NAVD '88)

BM #3 = C.O.S. CPS POINT 3251
94TH STR & SHEA
EL=1364.581 (NAVD '88)

Resolution No. 12557
Exhibit A to Exhibit 2
Page 3 of 5

1 SITE PLAN: R1-35

scale: 1" = 40'



VICINITY MAP
N.T.S.

**MEGERDICHIAN
SENIOR CENTER**
8849 E. CHOLLA ST.
SCOTTSDALE, AZ 85260

PRE-CONSTRUCTION PHASE	DATE
NO. 1. ISSUED ACP	
REZONING & C.U.P.	05-25-2018
REZONING & C.U.P.	06-05-2018
REZONING & C.U.P.	12-09-2018
REZONING & C.U.P.	11-30-2021
CONSTRUCTION PHASE	DATE
REV. 1. BULLETIN #	

11-09-2021

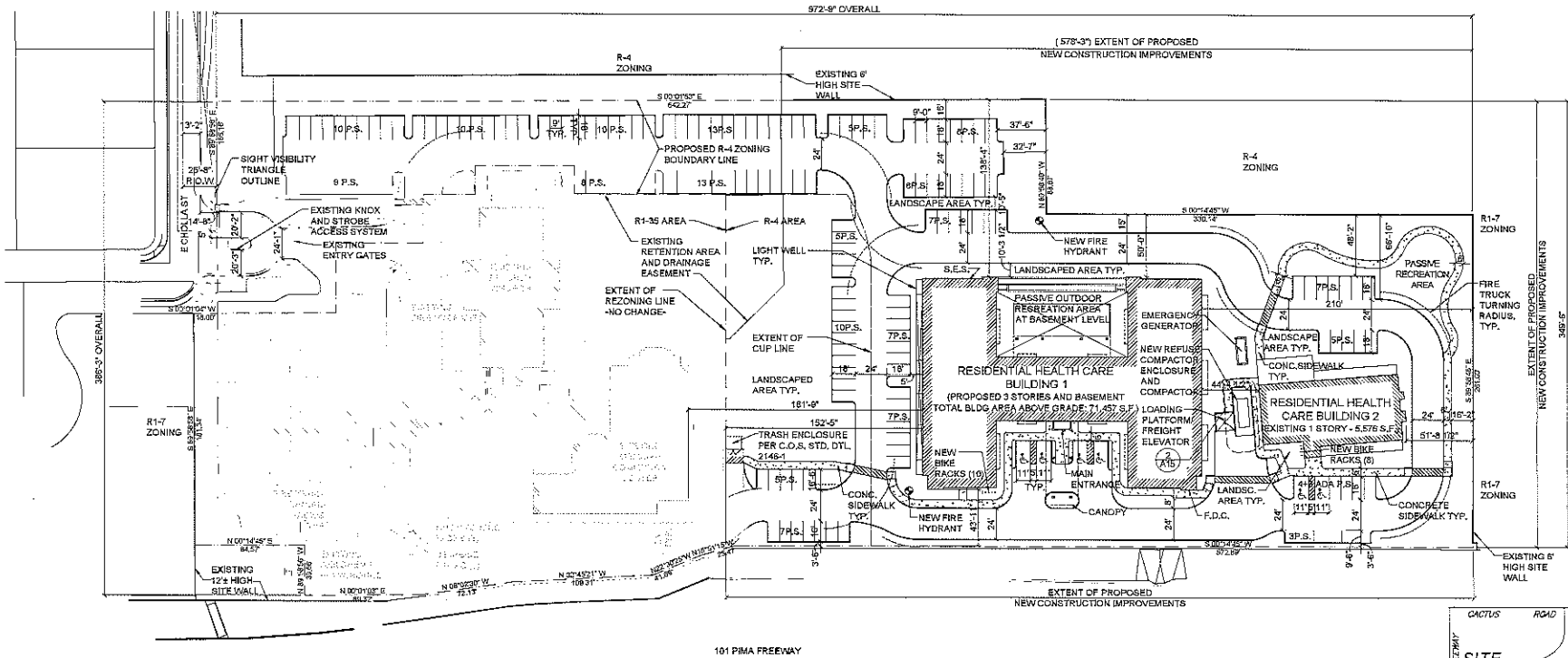
SITE PLAN - R1-35

SCALE:
DATE: 11/01/2021
JOB NUMBER: 1102-20

A02a

PROJECT DATA: R-4 REFER TO CUP SITE PLAN (SHEET A02C) FOR DENSITY SUMMARY TABLE

PARCEL NUMBER (APN)	217-26-049
EXISTING ZONING	R1-3S
PROPOSED ZONING (PER DRAWING DELINEATION)	R-4
GROSS LOT AREA	213,755 SF 4.91 AC
NET LOT AREA	210,782 SF 4.84 AC
PARKING AREA	86,810 SF 1.99 AC
AUTOMOBILE + BICYCLE PARKING	
MINIMAL RESIDENTIAL HEALTHCARE (RESIDENTIAL HEALTH CARE BUILDING 1)	(48 DU x 1.25) = 60 SPACES
SPECIALIZED RESIDENTIAL HEALTH CARE (RESIDENTIAL HEALTH CARE BUILDING 1)	(38 BEDS x 0.7 = 26.6) = 27 SPACES
SPECIALIZED RESIDENTIAL HEALTH CARE (RESIDENTIAL HEALTH CARE BUILDING 2)	(10 BEDS x 0.7) = 7 SPACES
TOTAL PARKING REQUIRED	94 SPACES
TOTAL PARKING PROVIDED	168 SPACES
ACCESSIBLE PARKING REQUIRED (4% OF TOTAL PARKING REQUIRED)	(94 x 0.04 = 3.8) = 4 SPACES
ACCESSIBLE PARKING PROVIDED	6 SPACES
BICYCLE PARKING REQUIRED (10% OF TOTAL PARKING REQUIRED)	(94 x 0.10 = 9.4) = 10 SPACES
BICYCLE PARKING PROVIDED	16 SPACES
OPEN SPACE	
OPEN SPACE REQUIRED (10% OF R-4 NO CUP + 24% OF CUP)	(180,104 x 0.24 + 30,678 x 0.10) = 48,283 SF 1.06 AC
OPEN SPACE PROVIDED	73,736 SF 1.69 AC
PARKING AREA LANDSCAPE	
PARKING AREA LANDSCAPE REQUIRED (15% OF PARKING AREA)	(86,810 x 0.15) = 13,022 SF 0.29 AC
PARKING AREA LANDSCAPE PROVIDED	18,490 SF 0.42 AC



BASIS OF BEARING

S00°01'20"E ALONG THE MONUMENT LINE OF 82ND STREET AS MEASURED BETWEEN MONUMENTS NUMBERED #9 AND #10

NOTE: THIS INFORMATION IS TAKEN FROM DAVID EVANS AND ASSOCIATES INC. (CASE#3832-07-1, 106-DR-2006, PLAN CHECK#ZN). JOB # AAK-0000-0001

BENCHMARK

BM #1 = C.O.S., GPS POINT 8194
92ND STR & CHOLLA STR
EL=1385.480(NAVD 98)

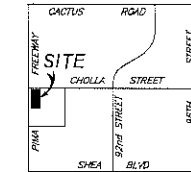
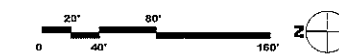
BM #2 = C.O.S., GPS POINT 8301
92ND STR & SHEA BLVD STR
EL=1372.195(NAVD 98)

BM #3 = C.O.S., GPS POINT 3251
84TH STR & SHEA
EL= 1364.881(NAVD 98)

Resolution No. 12557
Exhibit A to Exhibit 2
Page 4 of 5

1 SITE PLAN: R-4

scale: 1"= 40'



VICINITY MAP
N.T.S.

MEGERDICHIAN
SENIOR CENTER
8849 E. CHOLLA ST.
SCOTTSDALE, AZ 85260

DATE	REVISION
12-13-2016	REVISION # 1 CUP
10-05-2016	REVISION # 2 CUP
10-05-2016	REVISION # 3 CUP
11-29-2017	REVISION # 4 CUP
11-29-2017	REVISION # 5 CUP

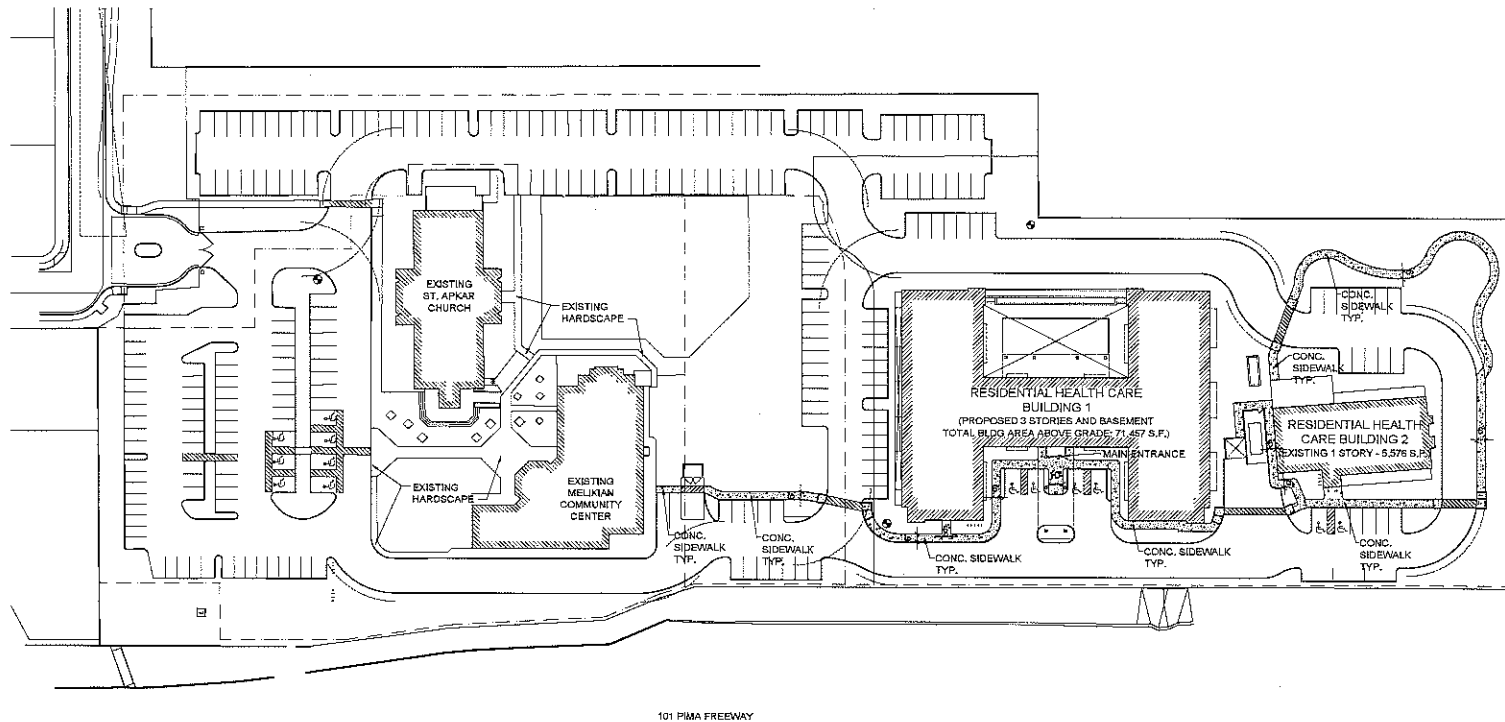


SHEET TITLE:
SITE PLAN - R-4

SCALE: 1"= 40'
DATE: 11/01/2024
JOB NUMBER: 1721-00

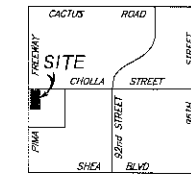
A02b

PLOT DATE/REVISION: November 25, 2021 4:12 PM



Resolution No. 12557
Exhibit A to Exhibit 2
Page 5 of 5

1 HARDSCAPE PLAN
scale: 1" = 40'



VICINITY MAP
N.T.S.



aakai architecture + interiors
107 W. GILBERT STREET, SUITE 107
SCOTTSDALE, AZ 85260
480.441.1111

MEGERDICHIAN
SENIOR CENTER
8849 E. CHOLLA ST.
SCOTTSDALE, AZ 85260

PRE-CONSTRUCTION PHASE	DATE
NO. 1. SECURED FOR	
REWORKING & CLIP	03-13-2019
2nd Review	04-09-2020
REWORKING & CLIP	05-09-2020
3rd Review	
APPROVED	07-28-2021

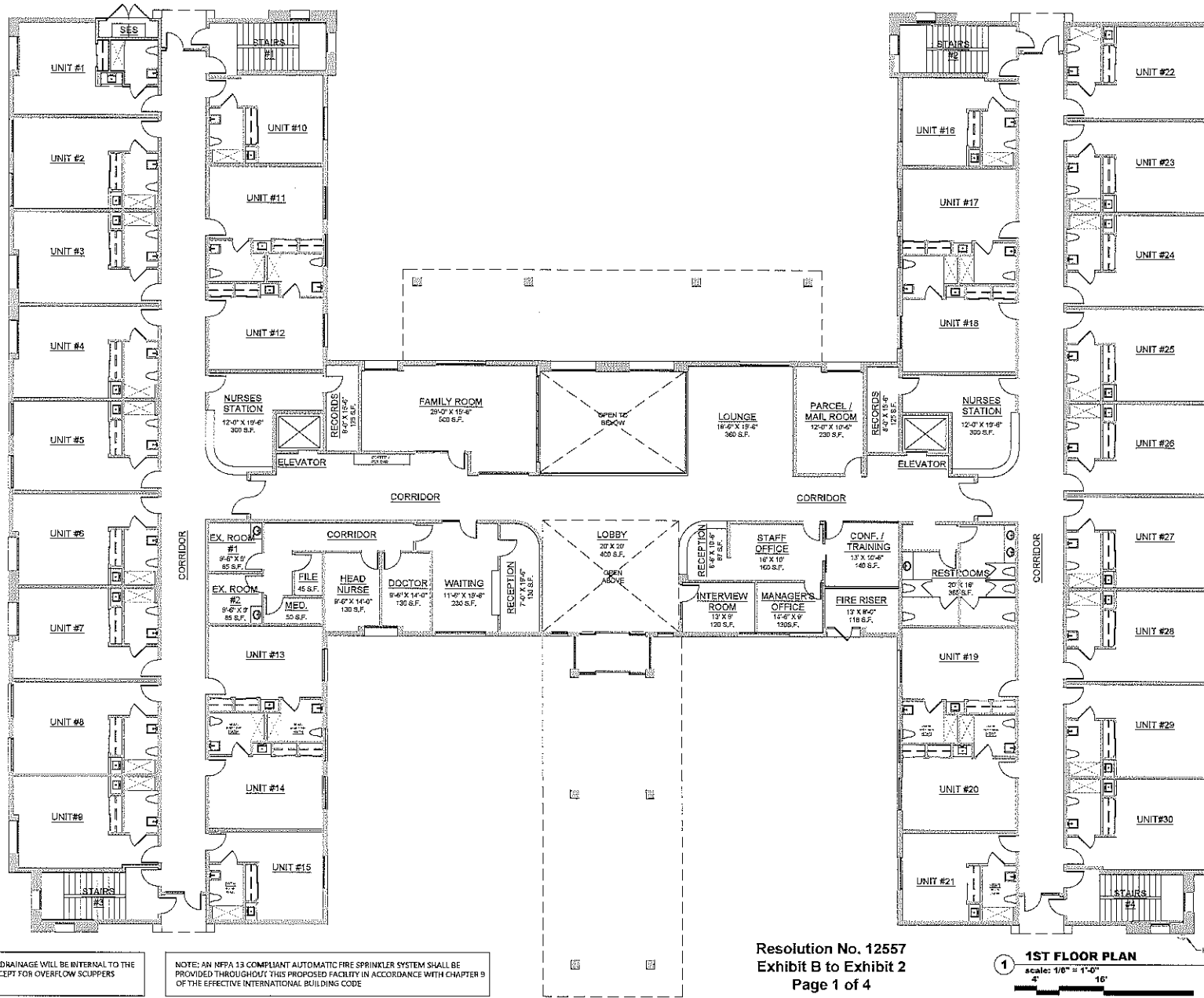
CONSTRUCTION PHASE	DATE
REV. 1. BULLETIN #	



SHEET TITLE
HARDSCAPE PLAN

SCALE: 1" = 40'
DATE: 11/25/2021
JOB NUMBER: 1727-20

A03



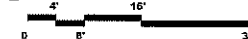
NOTE: ROOF DRAINAGE WILL BE INTERNAL TO THE BUILDING EXCEPT FOR OVERFLOW SCUPPERS

NOTE: AN NFPA 13 COMPLIANT AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE PROVIDED THROUGHOUT THIS PROPOSED FACILITY IN ACCORDANCE WITH CHAPTER 9 OF THE EFFECTIVE INTERNATIONAL BUILDING CODE

Resolution No. 12557
Exhibit B to Exhibit 2
Page 1 of 4

1ST FLOOR PLAN

scale: 1/8" = 1'-0"



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**MEGERDICHIAN
SENIOR CENTER**
8849 E. CHOLLA ST.
SCOTTSDALE, AZ 85260

PRE-CONSTRUCTION PHASE		
NO.	ISSUED FOR:	DATE
	RECONING & C.U.P.	12-13-2
	REZONING & C.U.P. Site Review	10-06-2
	RECONING & C.U.P. Sub Review	12-09-2

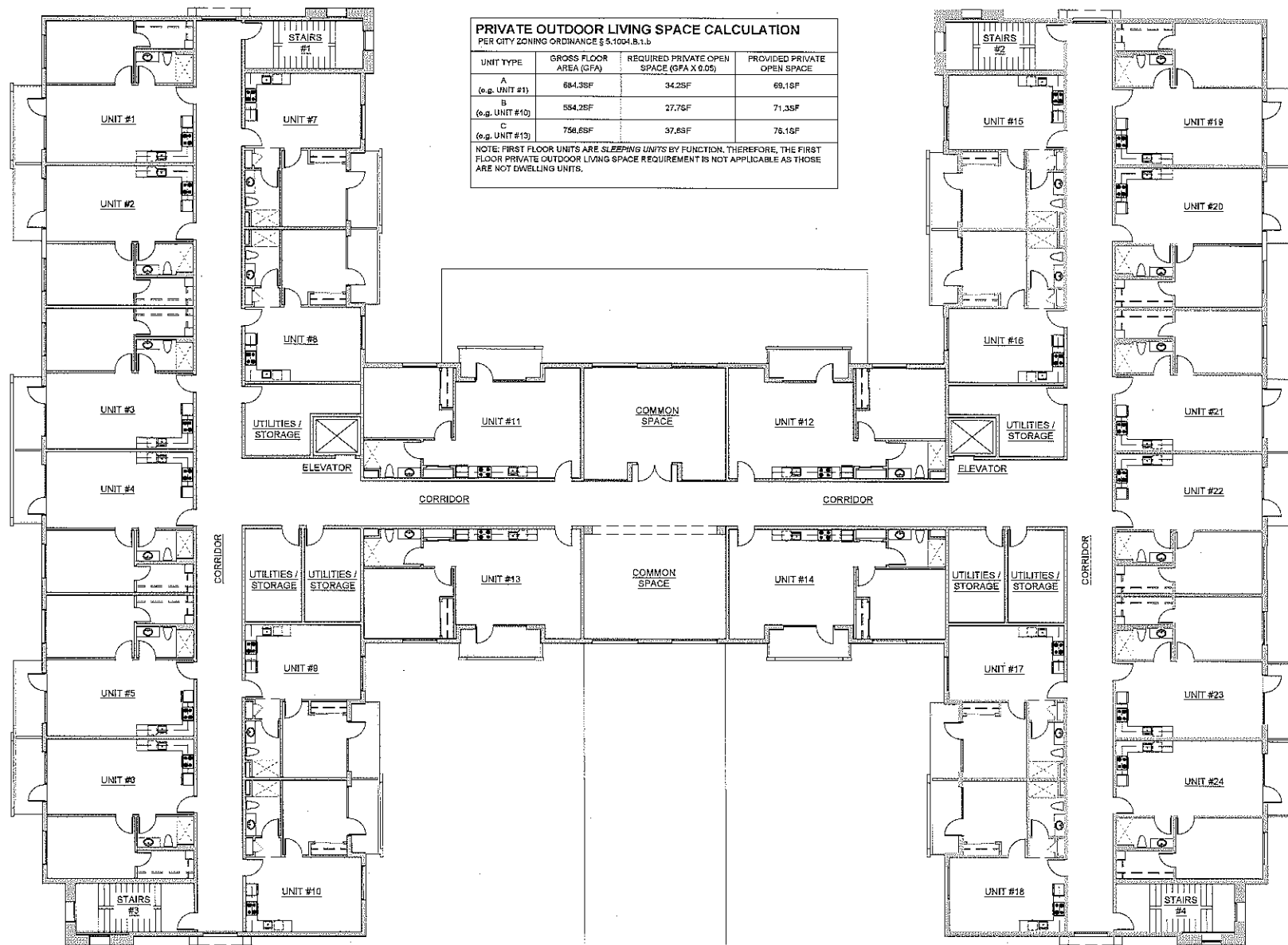
CONSTRUCTION PHASE	
REV. / DESCRIPTION	DATE



RESIDENTIAL HEALTH
CARE FACILITY
1ST FLOOR FLOOR PLAN

SCALE: 1/8" = 1'
DATE: 12/08/20
JOB NUMBER: 1727

A09



PRIVATE OUTDOOR LIVING SPACE CALCULATION PER CITY ZONING ORDINANCE § 5.1004.B.1.b			
UNIT TYPE	GROSS FLOOR AREA (GFA)	REQUIRED PRIVATE OPEN SPACE (GFA X 0.05)	PROVIDED PRIVATE OPEN SPACE
A (e.g. UNIT #1)	684.38F	34.22F	68.16F
B (e.g. UNIT #10)	554.26F	27.76F	71.35F
C (e.g. UNIT #15)	756.68F	37.83F	76.16F

NOTE: FIRST FLOOR UNITS ARE SLEEPING UNITS BY FUNCTION. THEREFORE, THE FIRST FLOOR PRIVATE OUTDOOR LIVING SPACE REQUIREMENT IS NOT APPLICABLE AS THOSE ARE NOT DWELLING UNITS.

NOTE: ROOF DRAINAGE WILL BE INTERNAL TO THE BUILDING EXCEPT FOR OVERFLOW SCUPPERS

NOTE: AN NFPA 13 COMPLIANT AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE PROVIDED THROUGHOUT THIS PROPOSED FACILITY IN ACCORDANCE WITH CHAPTER 9 OF THE EFFECTIVE INTERNATIONAL BUILDING CODE

Resolution No. 12557
Exhibit B to Exhibit 2
Page 3 of 4

1 3RD FLOOR PLAN
scale: 1/8" = 1'-0"
0 4' 8' 16' 32'



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MEGERDICHIAN
SENIOR CENTER
8849 E. CHOLLA ST.
SCOTTSDALE, AZ 85260

PRE-CONSTRUCTION PHASE		DATE
NO.	REQUIRED POP.	
1	RECORDING & C.I.P.	01-13-2018
2	RECORDING & C.I.P.	03-08-2018
3	RECORDING & C.I.P.	03-08-2018

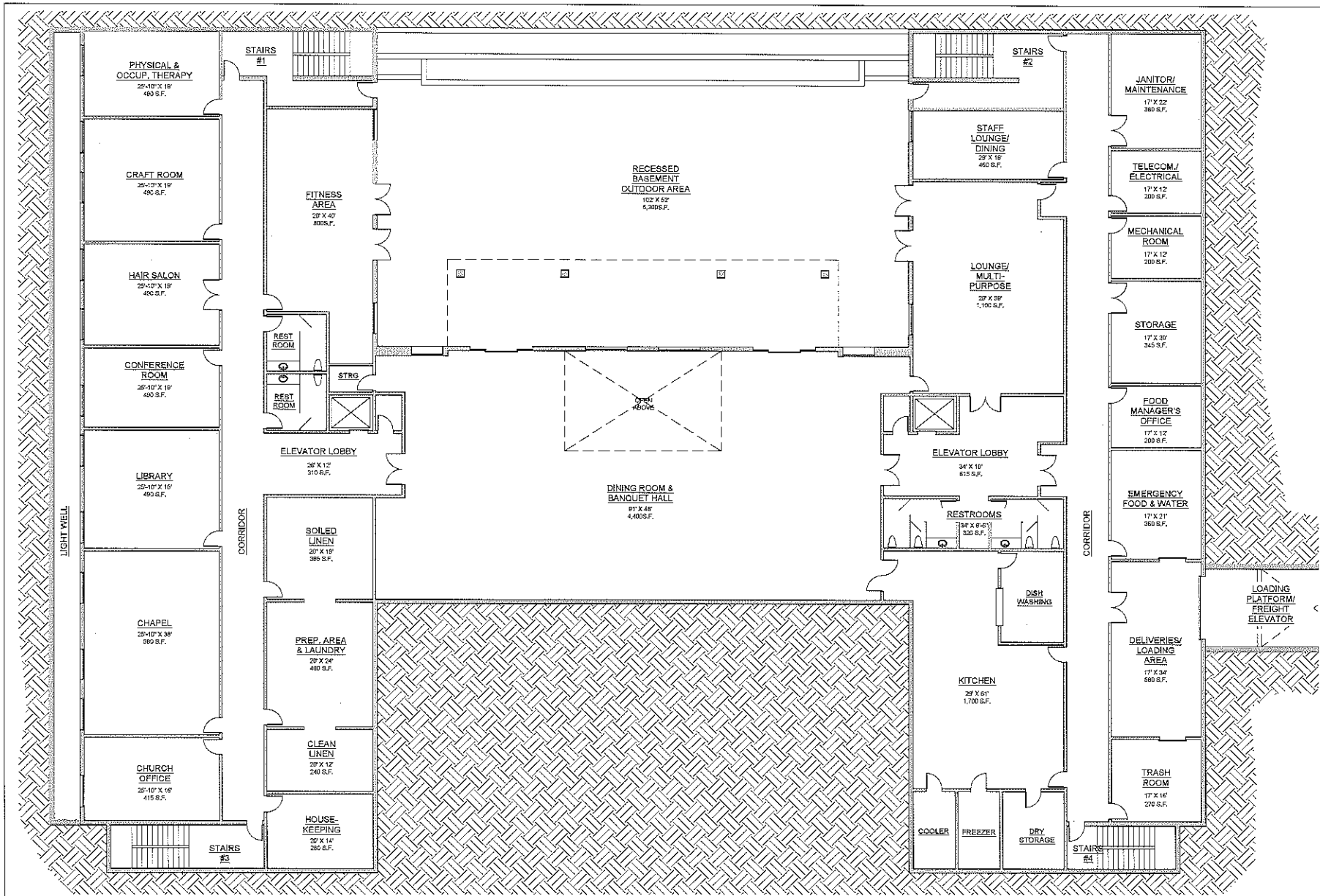
CONSTRUCTION PHASE		DATE
NO.	REVISION #	
1	1	
2	2	
3	3	



SHEET TITLE
RESIDENTIAL HEALTH
CARE FACILITY
3RD FLOOR FLOOR PLAN

SCALE: 1/8" = 1'-0"
DATE: 12/03/2020
JOB NUMBER: 1727-02

A11



NOTE: ROOF DRAINAGE WILL BE INTERNAL TO THE BUILDING EXCEPT FOR OVERFLOW SCUPPERS

NOTE: AN NFPA 13 COMPLIANT AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE PROVIDED THROUGHOUT THIS PROPOSED FACILITY IN ACCORDANCE WITH CHAPTER 9 OF THE EFFECTIVE INTERNATIONAL BUILDING CODE

Resolution No. 12557
Exhibit B to Exhibit 2
Page 4 of 4

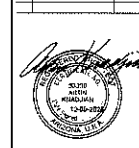
1 BASEMENT
scale: 1/8" = 1'-0"
0 8' 16' 32'



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**MEGERDICHIAN
SENIOR CENTER**
8849 E. CHOLLA ST.
SCOTTSDALE, AZ 85260

PRE-CONSTRUCTION PHASE	DATE
NOI, SCHED. LOG	12-13-2019
RECORDING & C.U.P.	10-09-2020
2nd Review	
RECORDING & C.U.P.	12-09-2020
3rd Review	



PROJECT TITLE
**RESIDENTIAL HEALTH
CARE FACILITY
BASEMENT FLOOR PLAN**

SCALE:
DATE: 12/08/2020
JOB NUMBER: 1727-02

A12

Additional Zoning Criteria

1. Specialized residential healthcare facilities, without Downtown District zoning.
 - a. The number of beds shall not exceed eighty (80) per acre of gross lot area.
 - b. Required open space.
 - i. Minimum open space: 0.24 multiplied by the net lot area distributed as follows:
 - 1) Frontage open space minimum: 0.50 multiplied by the total open space, except as follows:
 - A. Minimum: twenty (20) square feet per one (1) linear foot of street frontage
 - B. Not required to exceed fifty (50) square feet per one (1) linear foot of street frontage
 - 2) The remainder of the minimum open space, less frontage open space, shall be provided as common open space.
 - c. The site shall be designed, to the maximum extent feasible, so that on-site parking is oriented to the building(s) to provide convenient pedestrian access for resident, guests and visitors.
2. Minimal residential healthcare facilities, without Downtown District zoning.
 - a. Minimum gross lot area: one (1) acre.
 - b. The number of dwelling units shall not exceed forty (40) dwelling units per acre of gross lot area.
 - c. Required open space.
 - i. Minimum open space: 0.24 multiplied by the net lot area distributed as follows:
 - 1) Frontage open space minimum: 0.50 multiplied by the total open space, except as follows:
 - C. Minimum: twenty (20) square feet per one (1) linear foot of street frontage
 - D. Not required to exceed fifty (50) square feet per one (1) linear foot of street frontage
 - 2) The remainder of the minimum open space, less frontage open space, shall be provided as common open space.
 - d. The site shall be designed, to the maximum extent feasible, so that on-site parking is oriented to the building(s) to provide convenient pedestrian access for residents, guests and visitors.

Additional Information for:
Megerdichian Residential Health Care Facility
Case: 25-ZN-2018

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. Landscaping along the east property line,
 - b. wall design,
 - c. the type, height, design, and intensity of proposed lighting on the site, to ensure that it is compatible with the adjacent use, and
 - d. 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. **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.
4. **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.
5. **EASEMENTS MAP OF DEDICATION.** The owner shall dedicate to the City on a Map of Dedication, all easements necessary to serve the site, in conformance with the Scottsdale Revised Code and 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.

Megerdichian Senior Center
At
Saint Apkar Armenian Apostolic Church
Rezoning and Use Permit Narratives

By Donald Hadder, Sr.

December, 2018

Revised October, 2020

Revised December 16, 2021

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General Plan Goals and Policies	page 19
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1993 Shea Area Plan	page 30
Use Permit Narrative	page 33
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Site Plan	page 33
Use Permit Criteria – General Criteria	page 35
Specific Use Criteria	page 37
Scottsdale Sensitive Design Principles	page 39

Rezoning Narrative

Project Description

Proposal

The proposal is to rezone from R1-35 (Single Family Residential) to R-4 (Townhouse Residential) for 4.908 acres. The intent of these change is to provide an opportunity to establish a senior living facility on a church-owned vacant infill site. The site for the application is at the southeast corner of the Pima Road section line (Loop 101 Freeway) and the Cholla Road half-section alignment.

Current Conditions

The rezoning site is part of what is currently occupied by the Saint Apkar Armenian Apostolic Church. This church has operated in this location for over 25 years, with the sanctuary building being opened about 10 years ago. The church property currently includes 7.40 acres of land (net) and has 25,062 square feet of building, of which 5,286 is contained within a senior living facility that is an extension of the church activities. The property is located on the south side of the Cholla Road half-section alignment and is immediately adjacent to the Loop 101 Freeway.

The main church complex includes 2 existing buildings. These are placed at least 80 feet from the east property line, 190 feet from the north property line and 43 feet from the west property line. The smaller senior living facility that exists on the site is well south of the main church facilities and is placed about 52 feet from the south property line and 125 feet from the east property line.

Under the current R1-35 zoning and based on the specific standards for churches and places of worship, the site could be built out under the current use as listed in the following table. This table demonstrates the full extent of what the church could become within the current zoning regulations.:

Standard Category	Standard	Allowed Church Expansion in R1-35 District
<i>Floor Area Ratio (FAR / as measured per net lot area)</i>	.20	322,490 x .2 = 64,498 square feet of building allowed
<i>Building Height</i>	30 feet	30 feet
	Up to 10% of roof area can exceed 30 feet up to 45 feet	If full build out was achieved, maximum area of roof that could exceed 30 feet would be 6,450 square feet if all buildings were one-story in

		height or 3,225 square feet if all buildings were two-story in height
<i>Open Space</i>	.24 for buildings up to 20 feet in height	.24 x 322,490 = 77,398 square feet
	.24 + (.004 x 10) = .28 for buildings up to 30 feet in height	.28 x 322,490 = 90,297 square feet
	.24 + (.004 x 25) = .34 for buildings 45 feet in height	.34 x 322,490 = 109,646 square feet
<i>Building Setback</i>	Front yard: 40 feet	40 feet from north property line
	Rear Yard: 35 feet	35 feet from south property line
	Side Yard: 15 feet	15 feet from east and west property lines
<i>Parking Setback</i>	10 feet	20 feet from north property line and 10 feet from east, south and west property lines

This review indicates that the full build-out of a church on this property would be about 2 ½ times what is currently built. In addition, the current buildings greatly exceed the minimum setbacks.

The site has a total elevation range of about 8 feet, with the lowest elevations at the southwest corner and the highest at the northeast corner.

Site Plan

The proposed rezoning area would include a relatively narrow (approximately 70 feet wide) extension along the eastern property line from Cholla Road south to the main rezoning area that would encompass slightly more than half of the property in the southern portion. The main church facilities and much of the parking area for the church would remain under the current R1-35 zoning district. The proposed senior living facilities would occupy a portion of the rezoning area (roughly 62%) and the remaining portion would remain part of the functioning area of the church. The entire property would remain in the ownership of the church. The existing senior living facility is included in the proposed R-4 rezoning request as an extension of the proposed facility. The purpose of the extension R-4 zoning on the east side of the property to the north is to assure that the rezoning area has viable frontage on a public road.

Zoning Analysis

With the rezoning, there will be different development standards that would apply to the property. The following table identifies the current standards, the standards that would apply under the R1-35, R-4 district and the use permit, and the proposed site plan configuration:

Table 1. Standards that apply to the proposed R-4 portion of the site:

Development Standard	Requirements of the Development Standard	Proposed Development Plan	Difference from Standard
Gross Parcel Area		213,812 sq ft (4.908 ac)	NA
Net Parcel Area	35,000 sq ft	210,785 sq ft (4.838 ac)	Exceeds minimum by 170,678 sq ft
Minimum Property Size (Section 5.804.A)	Minimum parcel size = 8,000 sq ft	205,678 sq ft	Exceeds minimum by 197,678 sq ft (4.538 ac)
Minimum Open Space (Section 5.804.B.1)			
	Overall requirement is .10 x gross lot area = 21,381 sq ft	73,988 sq ft	Exceeds minimum by 52,607 sq ft
Parking Area Open Space (Section 10.501.H.2)	Minimum parking area open space = 15% / 13,025 sq ft required	18,214 sq ft	Exceeds minimum by 5,189 sq ft
Building Height (Section 5.804.C.1)			
	Maximum building height = 30 feet (except as included in Article VII)	30'	Complies with maximum
Building Setback (Section 5.804.E)			
	Adjacent to an R1 district – 15 feet for one story plus 10 feet for each additional story:		

	Distance to property line to the south:	52 ft	Exceeds minimum by 37 ft (Closest building is one story in height)
	Distance to property line to the north	546 ft	NA
	Adjacent to an R-4 district – 10 feet:		
	Distance to property to the east:	50 ft	Exceeds minimum by 40 ft
	Adjacent to a street – 15 feet:		
	Distance to property line to the west	44 ft	Exceeds minimum by 29 ft
Distance Between Buildings (Section 5.804.F)	Minimum distance between buildings = 10 feet	44 ft	Exceeds minimum by 34 ft

Table 2. Standards that apply to the Use Permit Portion of the Site:

Development Standard	Requirements of the Development Standard	Proposed Development Plan	Difference from Standard
Net Parcel Area	NA	180,104 sq ft (4.135 ac)	
Gross Parcel Area	NA	183,077 sq ft (4.202 ac)	
Minimum Gross Lot Area (Section 1.403.P.3.a)	Minimum Gross Lot Area = 1 acre (43,560 sq ft)	183,077 sq ft (4.202 ac)	Exceeds minimum by 139,517 sq ft
Maximum Densities (Section 5.804.D)			
	Specialized Residential Health Care (5.804.D.2) = 28 beds per gross acre x 4.135 = 115	38 beds new + 10 beds existing = 48 beds	118 beds under maximum allowed
	Minimal Residential Health Care (5.804.D.3)	48 units	59 units under the maximum allowed

	= 14 dwelling units per gross acre x 4.135 = 57		
Open Space (Sections 1.403.P.1.b & 1.403.P.3.c)			
	Minimum open space required = .24 x net lot area = 43,225 sq ft	55,464 sq ft	Exceeds minimum by 12,239 sq ft
	Frontage open space = .50 of provided open space = 27,891 sq ft Minimum frontage open space = 20 feet x frontage = 3,303 sq ft Maximum frontage open space = 50 feet x frontage = 8,258 sq ft	9,093 sq ft	Exceeds requirement by 835 sq ft
Parking Area Open Space (Section 10.501.H.2)	Minimum parking area open space = 15% = 11,509 sq ft	16,211 sq ft	Exceeds minimum by 4,702 sq ft
Building Setbacks			
	Distance to property to the east:	50 ft	
	Distance to property line to the south	52 ft	
	Distance to property line to the west	44 ft	
	Distance to property line to the north	546 ft	

Table 3. Standards that apply to the remaining R1-35 (with a church use) portion of the site:

Development Standard	Requirements of the Development Standard	Proposed Development Plan	Difference from Standard
Net Parcel Area		111,708 sq ft (2.564 ac)	
Gross Parcel Area		111,708 sq ft (2.564 ac)	

Minimum Lot Area (Section 5.102.A.14.a)	Minimum lot area = 35,000 sq ft	111,708 sq ft (2.564 ac)	Exceeds minimum by 76,708 sq ft
Floor Area Ratio (Section 5.102.A.14.b)	Maximum floor area ration = .20 x net lot area = 22,342 sq ft	19,320 sq ft	3,021 sq ft under maximum allowed
Building Height (Section 5.102.A.14.c)	Maximum building height = 30 ft + 10% of roof area up to 45 feet	29 ft for main roof + 7% at 45 ft	Meets the standard on both criteria
Open Space (Section 5.102.A.14.d)			
	Minimum open space = .24 x 116,812 = 26,810 sq ft		
	Where building height is over 20 feet, the minimum open space adds .004 x net lot area for each 1 foot of building height above 20 feet = 4,022 sq ft		
Total Open Space	26,810 sq ft + 4,022 sq ft = 30,832 sq ft	47,034 sq ft	Exceeds minimum by 16,202 sq ft
Parking Area Open Space (Section 10.501.H.2)	Minimum parking area open space = 15% = 5,502 sq ft	9,138 sq ft	Exceeds minimum by 3,636 sq ft
Parking Setback (Section 5.102.A.14.e)	Minimum parking setback from an R district = 10 feet	10 ft	Meets the standard
Lighting Height (Section 5.102.A.14.f)	Maximum height of light poles = 16 feet	12 ft & 16 ft light poles	Meets the standard
Building Setbacks (Section 5.104.E)			
	Side Yard = 20 feet [Distance to property to the east:]	82 ft	Exceeds minimum by 62 ft
	Rear Yard = 35 feet [Distance to property line to the south]	607 ft	NA

	Side Yard = 20 feet [Distance to property line to the west]	43 ft	Exceeds minimum by 23 ft
	Front Yard = 40 feet [Distance to property line to the north]	190 ft	Exceeds minimum by 150 ft

Table 4. Site data compilation for all portions of the church and residential health care facilities:

Category	Data
Net Lot Area	322,490 sq ft (7.403 ac)
Gross Lot Area	355,463 sq ft (8.160 ac)
Total Floor Area	93,838 sq ft
Total Floor Area Ratio	0.29
Total Open Space	120,891 sq ft (2.769 ac) (68,809 sq ft above minimum required)
Total Open Space as a Percentage of Net Lot Area	37.4%
Parking Area Open Space	27,354 sq ft (8,735 sq ft above minimum required)
Building Setbacks	
Distance to property to the east:	50 ft (new building)
Distance to property line to the south:	52 ft (existing building)
Distance to property line to the west:	43 ft (existing building)
Distance to property line to the north:	190 ft (existing building)

Table 5. Site data for the church portion of the site (R1-35 + R-4):

Category	Data
Net Lot Area	142,386 sq ft (3.268 ac)
Gross Lot Area	142,386 sq ft (4.286 ac)
Total Floor Area	19,320 sq ft

Total Floor Area Ratio	0.14
Total Open Space	64,855 sq ft (1.488 ac) (30.955 sq ft above minimum required)
Total Open Space as a Percentage of Net Lot Area	45.5%
Parking Area Open Space	10,906 sq ft (3,771 sq ft above minimum required)
Building Setbacks	
Distance to property to the east:	82 ft
Distance to property line to the south:	607 ft
Distance to property line to the west:	43 ft
Distance to property line to the north:	190 ft

The site plan provides perimeter setbacks of at least 50 feet on any side proximate to adjacent residential uses. The site plan also includes substantial landscaped open spaces and significant separations between buildings.

Local Context

The subject property abuts single family and townhouse neighborhoods on the north, south and east sides. To the west is the Loop 101 Freeway which has a major sound wall along the common property line and substantial width. The following describes the existing conditions on the residential properties adjacent to the site:

Side of Property	Category	Condition
North		
	Name of Subdivision	Scottsdale Vista
	Zoning	R1-7
	Date of Subdivision Recordation	August 15, 1977
	Number of Lots in Subdivision	127
	Area of Subdivision	35.75 acres
	Number of Lots Abutting Church Property	2
	Setbacks of Residences from Common Property Line	15 – 20 feet (average = 17.5 feet)
	Closest Distance from Residence(s) to Existing Buildings	233 – 277 feet (average = 253.8 feet)
	Closest Distance from Residence(s) to Proposed Building	610 feet (Not visible due to existing church buildings)
East		
	Name of Subdivision	Arizona Park Place
	Zoning	R-4
	Date of Subdivision Recording	January 9, 1997
	Number of Lots in Subdivision	118
	Area of Subdivision	15.08 acres
	Number of Lots Abutting Church Property	
	North Group	10
	South Group	6
	Total	16
	Setbacks of Residences from Common Property Line	
	North Group	28 – 35 feet (average = 32.1 feet)

	South Group	16 – 32 feet (average = 27.0 feet)
	Total	16 – 35 feet (average = 30.2 feet)
	Closest Distance from Residence(s) to Existing Buildings	
	North Group (to Main Church Buildings)	107 – 195 feet (average = 143.8 feet)
	South Group (to Existing Senior Building)	134 – 204 feet (average = 161 feet)
	Closest Distance to Proposed Senior Living Building	
	North Group	NA
	South Group	83 – 173 feet (average = 108.8 feet)
South		
	Name of Subdivision	Marlboro Court
	Zoning	R1-7 PRD
	Date of Subdivision Recording	May 18, 1984
	Number of Lots in Subdivision	59
	Area of Subdivision	12.26 acres
	Number of Lots Abutting Church Property	4
	Setbacks of Residences from Common Property Line	10 – 35 feet (average = 21.3 feet)
	Closest Distance from Residences to Existing Building	60 – 88 feet (average = 77.5 feet)
	Closest Distance to Proposed Senior Living Building	220 – 260 feet (average = 237.0 feet)

Of the 6 homes in the southern group of lots in the Arizona Park Place subdivision on the east side of the site, 3 are two-story and 3 are single story. Of the northern group of 10 homes within Arizona Park Place, 4 are two-story and the other 6 are single story. The homes to the north and south of the church property are all single story. Given the height of the perimeter walls of the adjacent subdivision and the shallow depth of most of the back yards for these homes, there is very little visibility of the church site from the single-story homes and the two-story homes to the east have visibility via bedroom windows.

The existing and proposed buildings on the site have substantial setbacks and will be significant distances from the existing homes on adjacent properties. The homes with the greatest

awareness of the proposed new building will be the southern group of 6 homes in the Arizona Park Place subdivision. The other 16 homes (in the Arizona Park Place, Scottsdale Vista and Marlboro Court subdivisions) adjacent to the church property will have limited if any visibility of the proposed building.

The site fronts on to one road, which is Cholla Road. Being a half-section line road, the original right-of-way for most developments along its alignment was based on a collector type of roadway. With the exception of the Arizona Park Place subdivision, the half-street right-of-way dedicated on both sides is 30 feet. The road improvements for this street east of 89th Street (to 92nd Street signal is 1,584 feet) are 40 feet back-of-curb to back-of-curb. East of 90th Street there are no homes directly fronting onto this collector. From 90th Street to the entrance to the site (640 feet), the right-of-way narrows down to 48 feet of right-of-way with an improvement width of 26 feet back-of-curb to back-of-curb. This is narrower than a standard residential street (28 feet improvement cross-section) and is too narrow to safely allow for on-street parking. There are deep gutters crossing Cholla at the 89th Street and 90th Street intersections that serve as effective speed control devices in that segment of the roadway.

An alternate route of travel from Cholla Road would be to use 89th Street northward from Cholla to a signalized intersection with Cactus Road. This has the same 60 feet of right-of-way and 40 feet of improvement cross-section as the main part of Cholla (which is a collector street profile). There are no homes that front directly on to this half mile of roadway. In addition, there are other routes via 88th Place and connected by Lupine, Kalil, Cortez, Altadena and Jenan eastward to 89th Street. These are all local residential streets.

General Plan Analysis

Special Note: Since the original narrative was written, the 2035 General Plan has been adopted and ratified. In reviewing the new version of the General Plan, there were no substantive changes regarding the site of the proposed rezoning and use permit within the Land Use and Connectivity Elements in comparison with the 2001 version of the General Plan. In the Character and Culture Element, the applicable Character Type did not change but the Character Area designation did change. The new numbered and future Character Area is #3, instead of the former #5. This new future character area study orients the site in an area that generally spans from Shea to Sweetwater (south to north) and from 56th Street to 112th Street (west to east) that is predominantly, but not exclusively, residential in use and character.

General Plan Land Use Plan Context

The site is designated on the General Plan Land Use Plan map as “Suburban Neighborhoods”. The neighborhoods to the north, east and south of the site have been developed within the density range of the “Suburban Neighborhood” category of 1 to 8 units per acre. The subdivision to the north has a density of 3.55 units per acre, the subdivision to the south a density of 4.81 units per acre and the one to the east a density of 7.82 units per acre. These subdivisions tend to be at the high end of the density allowed in the zoning categories that apply to them.

The proposed residential healthcare facility would not be the first such facility located within the “Suburban Neighborhoods” land use designation. The Avalon Care center at 11150 N 92nd Street, Westminster Village center at 12000 N 90th Street and the Pueblo Norte center at 7090 E Mescal Street already exist within this designation. In addition, these and several nearby sites use similar zoning techniques in order to accommodate such a use. The proposed zoning district for this application matches the zoning east of the property and is within the density of the current General Plan Land Use designation for the site. The following table reviews comparative data on these facilities with the proposed facility:

Facility (Zoning)	Gross Land Area	Net Land Area	Total building Area	Units	Density
Westminster Village (R-5 (C))	902,050 sf (20.71 ac)	705,050 sf (16.19 ac)	353,700 sf (.39 FAR)	248	11.98 units per acre
Tuscany at McCormick Ranch (R-5 PCD)	152,050 sf (3.49 ac)	140,600 sf (3.23 ac)		71	20.34 units per acre

Scottsdale Life Center (R-5)	171,800 sf (3.94 ac)	169,400 sf (3.89 ac)	65,180 sf (.38 FAR)	132 beds	33.50 beds per acre
The Manors of Scottsdale (R-5)	115,950 sf (2.66 ac)	107,450 sf (2.47 ac)	100,600 sf (.94 FAR)	101	37.97 units per acre
(Desert Cove & 92 nd Street) (R-5)	176,100 sf (4.04 ac)	149,550 sf (3.43 ac)	73,950 sf (.49 FAR)		
Sierra Pointe (C-3 PCD)	397,700 sf (9.13 ac)	343,500 sf (7.89 ac)	266,900 sf (.78 FAR)	216	23.66 units per acre
Scottsdale Pueblo Norte (R-5 (C-2))	871,200 sf (20.00 ac)	862,900 sf (19.80 ac)	212,550 sf (.25 FAR)	198 units + 92 beds	9.9 units per acre + 4.6 beds per acre
Average	398,210 sf (9.14 ac)	354,065 sf (8.13 ac)	178,815 sf	167 units in 5 locations / 112 beds in 2 locations	14.9 units per acre in 5 locations / 4.7 beds per acre in 2 locations
Range	115,590 – 902,050 sf (2.66 – 20.71 ac)	107,450 – 862,900 sf (2.47 - 19.80 ac)	65,180 – 353,700 sf	71 – 248 units in 5 locations / 92 – 132 beds in 2 locations	9.9 – 23.66 unit per acre in 5 locations / .46 – 33.50 beds per acre in 2 locations
This Proposal	128,568 sf (2.951 ac) (well under the average)	128,568 sf (2.951 ac) (well under the average)	74,808 sf above ground / 98,012 on all levels (less than half of the average)	48 units / 48 beds (1/3-1/4 of the average)	11.6 units per acre / 11.6 beds per acre (less than average for units / higher in beds, but in lower

					end of the range – there were two sites reviewed above with beds, which skews the average)
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Regarding the General Plan Land Use designations adjacent to the site, as shown on the 2001 General Plan Land Use (see below), the land use designation of the properties adjacent to the site to the north, east and south is “Suburban Neighborhoods”. This designation is described as: “Medium to small-lot single-family neighborhoods or subdivisions. Densities in Suburban Neighborhoods are usually more than one house per acre, but less than eight houses per acre. This category also includes some townhouses and can also be used for small lot single-family homes, such as patio homes. It can be incorporated into neighborhoods near the Downtown area and in or adjacent to other non-residential activity centers. These uses may be used as a transition between less intense residential areas and non-residential area, such as offices or retail centers. The terrain should be relatively flat, or gently sloping, to accommodate this density.”

To the south and to the east, these Suburban Neighborhoods are nominal in depth. South of the site, the Suburban Neighborhood is 335 feet deep and then it abuts an area that is designated as “Employment” land use. This designation is described as one that; “Permits a range of employment uses from light manufacturing to light industrial and office uses. Employment areas should have access to adequate mobility systems and provide opportunities for business enterprises. Locations have been identified for employment areas where impacts on residential neighborhoods are limited and access is available to labor pools and transportation facilities.” In addition, most of this Employment area is also within the Shea Corridor designation. One of the policies relating to this designation is to: “Allow employers offering uses such as medically related services, corporate headquarters or hotel accommodations.”

The Suburban Neighborhood to the east is 790 feet deep. To its east is an area with the “Urban Neighborhoods” land use designation. This land use designation: “Includes areas of multi-family dwellings/apartments. Densities in Urban Neighborhoods are usually more than eight dwellings per acre. These high-density uses area generally located near retail centers, offices, or other compatible non-residential uses. Care must be taken to minimize impacts on other residential areas and to provide adequate circulation to accommodate the traffic volumes.”

To the west of the site is the Loop 101 Pima Freeway. This corridor is between 385 and 490 feet wide in this area. Given the large sound walls and dimensions of the corridor, land uses west of the freeway have no relationship to this site.



Figure 1. 2001 General Plan Land Use map with site located on map.

Within the square mile bounded by the Loop 101 on the west, 96th Street on the east, Cactus Road on the north and Shea Blvd. on the south, there are 643 acres of land. This section of land includes a very wide range of land uses and densities, from rural low-density neighborhoods to multi-family and commercial uses. In large part, this section of land serves as a transition zone between the major core area surrounding the hospital/medical campus at Shea and 92nd Street to the south and predominantly single-family neighborhoods to the north (particularly north of Cactus). There are 81 acres (13%) of rural neighborhoods existing mostly on the east side of the section within this square mile. Suburban density neighborhoods occupy much of the central

and northern portions of the section and occupy 281 acres (44%). About 1,500 feet to the east-northeast and about a half mile to the east northeast are two large (roughly 50 acres) areas with R-4 zoning. Scattered from the south central to the northwest corner of the section are urban neighborhoods (R-3 and R-5 zoning) that occupy 130 acres (20%). Non-residential uses occupy another 116 acres (18%), mostly in the southern portion. The Loop 101 Freeway covers another 28 acres (4%). The subject site occupies about 7.4 acres (1%) of the section. Within this section, the site is one of only a couple sites that have vacant or notably under-utilized land. Virtually the entire square mile has been developed.

In another way of looking at this transition area, the site is in the vicinity of a designated “Activity Area” at the McCormick Ranch Center. This activity area is centered on the Honor Health Shea Campus. The site is within a half-mile of this campus and just over 300 feet from the nearest non-residential uses to the south. Within a mile radius from this campus there are substantial areas with urban neighborhoods zoning and a number of residential healthcare and senior living facilities. In this area there are almost 302 acres of multiple family zoning (R-3 and R-5), including portions of McCormick Ranch, Scottsdale Ranch and the square mile the site is located within. Within these areas are roughly 37 acres occupied by 5 senior living and residential healthcare facilities, most of which are within the same square mile as the site. It is common for such facilities to cluster near hospital campuses.

General Plan Goals and Policies

The following is a review by element of the applicable plans and goals from the 2001 General Plan regarding the application site and use:

Character and Design		
	Subject / Goal	Response
Character Type		
	The site is within the “Suburban” character type. It is also near the edge and transition area that leads from this type to a nearby “Employment Core” character type area to the south. (See Figure 3)	<i>The proposal would not change the character type. All of the nearby urban neighborhood land uses are also included within the “Suburban” character type for this area.</i>
Character Area		
	The site is located within proposed Character Area #5. This area includes the McCormick Ranch Center, Scottsdale Ranch, Diversified Properties and Stonegate master planned developments along with nearby neighborhoods. (See Figure 2)	<i>This character area inclusion indicates that the site has been perceived of as being within the mix of land uses that include significant employment and business centers and associated transition residential neighborhoods that range from urban to suburban.</i>
Goals		
	1. Determine the appropriateness of all development in terms of community goals, surrounding area character, and the specific context of the surrounding neighborhood.	<i>The application site is a buried and largely hidden property with limited views and accessibility from the surrounding neighborhood. The proposed development is for a two-story building and many of the nearby homes are two-story as well. The site plan includes substantial setbacks and significant landscaping that will further reduce visibility of the new development. The proposed development is also less building area that what potentially could be built on the</i>

		<i>site as an expansion of the church facility.</i>
	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 the city.	<i>The proposed site plan includes substantial perimeter landscaping as well as landscaping around the buildings. The plant materials will be similar to those dominant in the surrounding neighborhoods, particularly to the east and south. This plan will in effect be a park-like setting and help to buffer the new development on the site.</i>
	7. Encourage sensitive outdoor lighting that reflects the needs and character of different parts of the city.	<i>Parking areas will use the same cut-off light standards currently installed in the church parking area. Most of the outdoor lighting on the new building will be soffit-mounted lighting directed at balconies and entrances. The overall amount of lighting will be restrained.</i>
Land Use		
Land Use Designation		
	The current designation for the site is “Suburban Neighborhoods”.	<i>As discussed above, this site is in a general area of transition from a major activity/economic core to medium density areas to the north.</i>
Goals		
	3. Encourage the transition of land uses from more intense regional and citywide activity areas to less intense activity areas within local neighborhoods.	<i>The site is 330 feet north of the edge of non-residential uses that are a part of a designated activity area. It is also within a neighborhood context that includes substantial multi-family uses and townhouse uses that are near the maximum density allowed. The proposed use is also adjacent to</i>

		<i>a major freeway and associated drainage channel and in many respects is a buried site with little visibility.</i>
	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.	<i>The proposed use will add senior housing in an area where such housing would typically be expected. It expands a housing use that exists on the site and provides housing to accommodate an aging population.</i>
	7. Sensitively integrate land uses into the surrounding physical and natural environments, the neighborhood setting, and the neighborhood itself.	<i>The proposed site plan includes significant landscaped transitions and generally places the new development on a portion of the site that has the fewest direct neighbors. It also occupies a location next to the Pima Freeway that would not be a desired location for many other forms of residential use, thereby providing a modicum of buffering from this major transportation corridor for neighbors to the east in the Arizona Park Place subdivision.</i>
Community Involvement		
Goals		
	1. Seek early and ongoing involvement in project/policymaking discussion.	<i>Public input was sought before submittal to the city. This included door-to-door, mailings and open house formats. A report on this activity is being included in the submittal.</i>
Housing		
Goals		
	2. Seek a variety of housing options that blend with the	<i>The proposed use will provide additional specialized</i>

	character of the surrounding community.	<i>residential housing that serves the growing senior demographic in the community. This allows seniors to remain in the general area where they may have lived previously and maintain their medical, cultural and activity patterns.</i>
	3. Seek a variety of housing options that meet the socioeconomic needs of people who live and work here.	<i>The proposal will provide viable housing for seniors in a location that is near services and amenities typically desired for this population.</i>
	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.	<i>The proposed development will provide housing oriented to the needs of seniors in a safe location that is proximate to the services they frequent and would allow them to interact with the greater multi-generational community.</i>
Neighborhoods		
Goals		
	1. Enhance and protect diverse neighborhoods so they are safe and well maintained.	<i>The proposed development will provide additional 'eyes' on what is currently a buried and partially vacant site. This will eliminate a potential source of dust and extend the landscaping character that is dominant in the area, particularly to the south and east.</i>
	4. Preserve and enhance the unique sense of neighborhood found in diverse area of Scottsdale through neighborhood conservation.	<i>The proposed development is clearly on an infill site. It will provide significant setbacks, place the most active areas away from existing neighbors and blend in with the landscaping character of the existing church as well as the</i>

		<i>surrounding neighborhood. For the most part, very few neighbors will have direct visibility of the proposed development.</i>
	5. Promote and encourage context-appropriate new development in established areas of the community.	<i>The proposed development places the building on the site where it will have the least interaction with neighbors. The building would have no more floors than what exists on neighboring properties. The entrance and service functions will be directed away from the neighborhood and on the side facing the freeway and drainage channel. This is the last undeveloped site for a substantial distance.</i>
Preservation and Environmental Planning		
Goals		
	9. Protect and conserve native plants as a significant natural and visual resource.	<i>To the extent feasible, those native trees along the perimeter of the site that can help function as buffers will be retained and or relocated to maintain a quality landscaped setting.</i>
	10. Encourage environmentally sound “green building” alternatives that support sustainable desert living.	<i>The new construction will meet the city’s progressive building standards regarding energy and water conservation. Some of the functions will be placed underground, thereby further reducing energy usage as well as the physical impact on the site.</i>
Community Mobility		
Mobility Systems Map		

	The site is located about 640 feet from two minor collector streets: 89th Street and east Cholla Road.	<i>The site is near two minor collector streets that exit the local area at signalized intersections on Cactus Road and 92nd Street.</i>
Goals		
	6. Optimize the mobility of people, goods, and information for the expected build out of the city.	<i>The proposed development will have minimal impact on the local street network. The use will be located in proximity to the services that are most often used for such a facility, so long distance trips will be reduced. The occupants will not be employed, thereby reducing any peak hour traffic generation.</i>

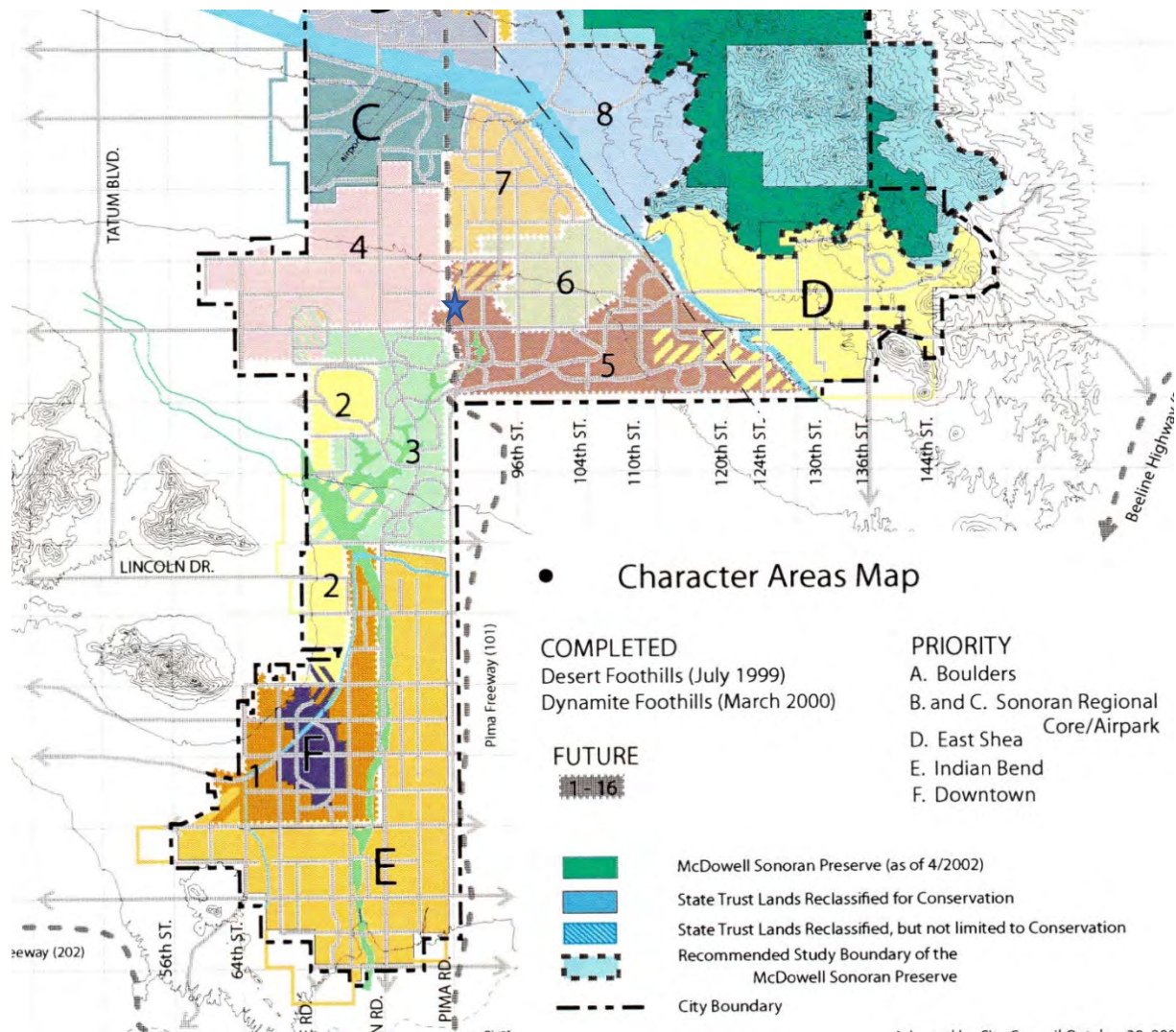


Figure 2. Character Areas Map – Site located at northwest corner of Character Area 5

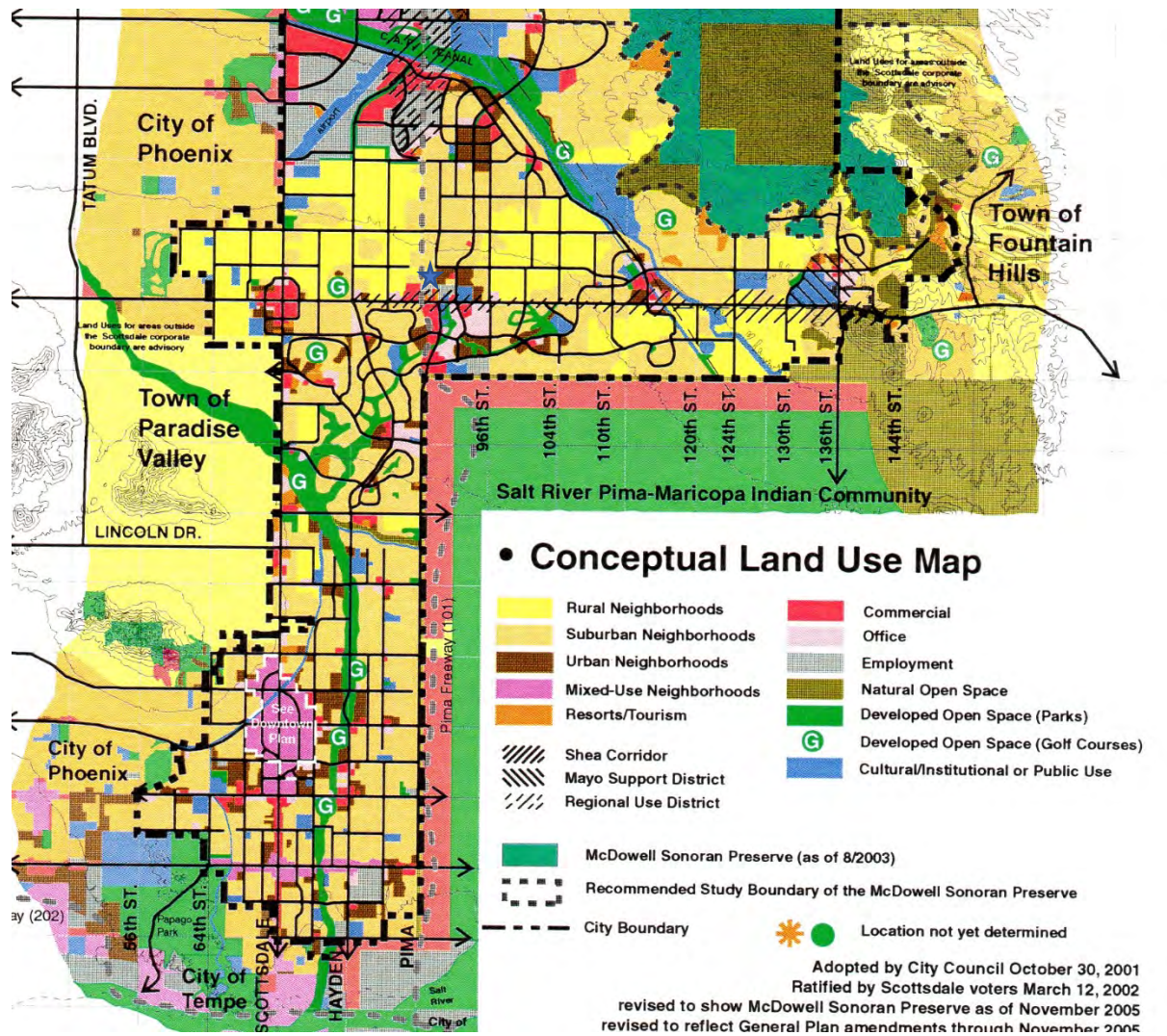


Figure 4. Conceptual Land Use Map – Site is located within Suburban Neighborhoods and proximate to Urban Neighborhoods and Employment land use types.

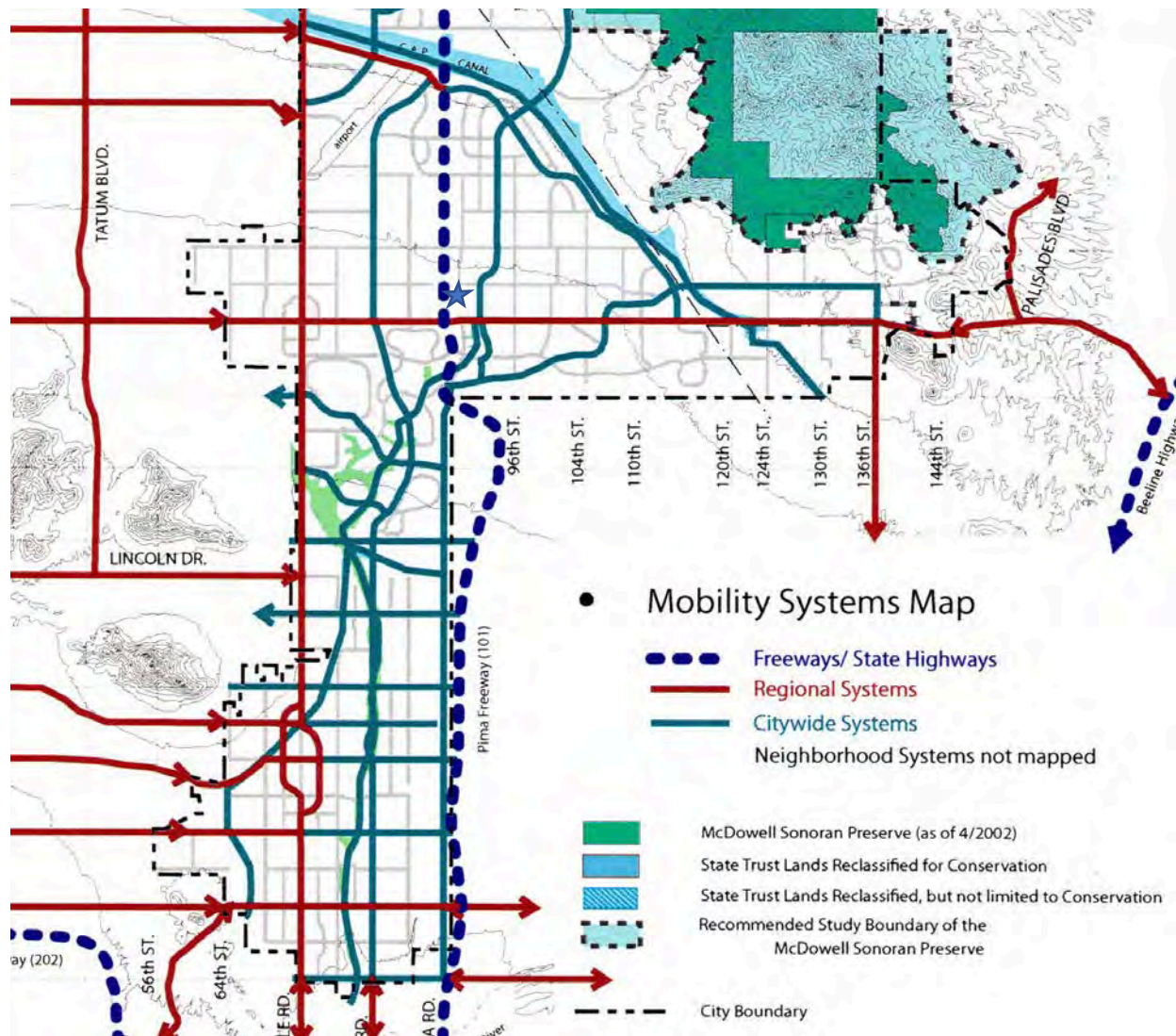


Figure 5. Mobility Systems Map – Site is located adjacent to Loop 101 Freeway and near minor collectors (east Cholla Road and north 89th/90th Street).

1992 Cactus Corridor Area Plan

The Cactus Corridor Area Plan was approved in May of 1992 but was not adopted formally as an amendment to the General Plan at the time. The subject property was within the general study area of this plan, being on the western edge of the plan.

Character: On the Character Plan graphic, the subject property was depicted as “suburban” in character. Of note is that Pima Road was shown as a major road (not as a freeway corridor as was depicted in the Circulation Plan) and Cholla Road was shown intersecting with Pima Road.

Land Use: The subject property was shown as Land Use Category 14 (2-4 dwelling units per acre). Of note is that the Westminster senior living facility north of the subject property was shown as Category 15 (4-8 dwelling units per acre) although it is zoned R-5 (8-22 units per acre). Also, of note is that ¼ mile east of the subject property the land was designated as Category 17 (12-22 dwelling units per acre).

Circulation: On this plan Pima is shown as a freeway and Cholla terminates into the residential area that contains the subject property.

At the time this plan was prepared the residential neighborhoods to the north and south had been built, but the residential neighborhood to the east was vacant land. The Pima Freeway would not be constructed in this area for almost another ten years.

There are no goals or policies in this plan that directly address the subject property.

This plan was adopted by reference in the 2001 General Plan.

1993 Shea Area Plan

This area plan was adopted on June 15, 1993. This is the most recent effective area plan that applies to the subject property. This plan pre-dated the concept of Character Plans by about 4 years.

Land Use Plan: Regarding land use designations, there was no change from what was shown on the earlier Cactus Corridor Area Study in the vicinity of the subject property. The subject property is a short distance north of the “Shea Corridor” and therefore those goals and policies do not apply to the site. Of note is that this plan clearly depicts the collector street linkage of Cholla and 90th Street as a ‘loop’.

The following is an analysis of the Umbrella Goals, Policies and Guidelines in the 1993 Shea Area Plan that apply to the subject property:

Goal – Enhance and protect existing Neighborhoods				
	Intent: New development should blend into the existing land use patterns without creating negative off-site impacts.			
		Policy 1: New development should be compatible to existing development through appropriate transitions.		
		1) Building heights at the edges of the parcel should reflect those already established in the neighborhood.	<i>The building will be placed generally in the center of the property and a significant distance from neighboring properties. The building will be two stories in height, which is common in the neighborhood east of the site, which is the one with the greatest visibility of the site.</i>	
		2) Setbacks at the edges of the parcel should equal those of adjoining parcels.	<i>The setback of the proposed building is more than double the setbacks found on adjacent neighborhoods.</i>	
		3) Where a multi-family project bounds a single-family development, overall building mass at the edges of the parcel should be comparable to existing homes.	<i>The proposed building will be at least 50 feet from the common property line. About 1/3 of the building will be directly west of a large open space tract in the adjacent neighborhood. The building also includes a significant recess that places</i>	

				<i>much of the building mass even further away.</i>
			4) Buffering techniques such as landscaping, open space, parks and trails should be used whenever possible.	<i>Substantial landscaping with trees will be placed along the perimeter, continuing a buffering technique already established on the church portion of the site.</i>
			5) NA	
			6) Project walls that are not adjacent to Shea Boulevard should be limited to six (6) feet in height and should provide variations in height and alignment.	<i>The perimeter walls already exist (they were installed by the adjacent residential neighborhoods.)</i>
			7) Proposals for new development should be reviewed with the neighborhood directly adjacent to the development and established neighborhood associations. This review should be accomplished by the applicant or their representative prior to the public hearing process.	<i>The applicant has conducted neighborhood outreach prior to submittal of the proposal to the city.</i>
		Policy 2: Parcels should develop without encouraging neighborhood assemblages. It is desirable to unite undeveloped, individually owned parcels into a common development.		
			1) NA	
			2) New development which creates a de-stabilizing effect on a neighborhood should be discouraged. De-stabilization is defined by one or more of the following if the development: a. alters normal flows of traffic near a neighborhood or creates an increase in traffic through a	<i>a. The estimated amount of additional traffic that will be generated by the proposed use will be roughly 280 trips per day. For the one block of Cholla Road leading from the site to the nearest minor collector streets, this is well under the 3,000 trips a day that local streets can generally manage. The proposed use typically will</i>

			<p>neighborhood, b. creates pressure for a change in land use nearby if the change is not desired, c. isolates small clusters of homes or existing neighborhoods, or d. does not include transition and buffering near the existing neighborhood.</p>	<p><i>generate very little traffic at the same times that the adjacent church would generate traffic. With additional traffic at roughly one car every 3-4 minutes during peak hours and one car every 10 minutes throughout the rest of the day, there will be little change in traffic on this portion of roadway. The peak hour traffic projected for this project would be less than what would be generated on the same site as an R-17 single family neighborhood or a school (other possible uses of the site).</i></p> <p><i>b. This is the last remaining vacant or under-utilized property in a significant distance, and therefore it will not create demand or expectations for other land use changes in the vicinity.</i></p> <p><i>c. This is the isolated site, being surrounded by existing neighborhoods.</i></p> <p><i>d. The site plan incorporates buffering in the form of significant setbacks, landscaped buffers and orientation of active use areas away from the neighbors.</i></p>
<p>Goal – Encourage site planning which is sensitive to environmental features. <i>(Since this site is not in the Environmentally Sensitive Lands overlay, along a major wash nor fronting along Shea Blvd., this goal is not applicable)</i></p>				
<p>Goal – Provide for an efficient road network and promote alternative modes of travel. <i>(Since this site is not along the Shea Blvd. frontage, at a freeway interchange, along a planned trail nor along a planned transit route, this goal does not apply.)</i></p>				

Use Permit Narrative

Proposed Use

Land Use

The proposal is to develop a “Residential Health Care Facility” on a portion of the Saint Apkar Armenian Apostolic Church campus located on the south side of Cholla Road and east of the Loop 101 Freeway. The proposal includes both “Specialized Residential Health Care” units and “Minimal Residential Health Care” units. The new development will incorporate into its overall management and service the existing senior living facility that is a part of the Church function. The entire property will remain under the ownership of the Church.

Site Plan

The residential health care facility will occupy 180,104 square feet (4.135 acres) (55.85%) of the 322,490 square feet (7.403 acre) Church site. The site of the use permit will occupy the southern roughly third of the overall Church property and will cover most of the undeveloped portion of the property. Access to the proposed facility will originate from Cholla Road and come to the facility via a looped driveway system that encircles the existing Church facilities on the east and west sides.

The proposed building will have an “H” shaped floor plan. The overall building dimensions are 216 feet long north/south and 164 feet wide east/west. The central “stem” of the building will be recessed from the wings about 50 feet, giving substantial depth in the building façade. The southeast leg of the building will be the closest to any property line at 50 feet. Therefore, the center “stem” portion will be over 100 feet from the property line. The north corner of the building will be over 130 west of the property line and west of an open space tract in the adjacent subdivision. The west side of the building will be 50 or more feet east of the property line, which is shared with the freeway and faces a large concrete lined channel and a tall wall.

The proposed new building will be over 150 feet north of the southern property line and half the building will be shielded by the existing senior living group home building. The building will also be well over 500 feet south of the north property line and shielded from that direction entirely by the existing church buildings. There is about a 7-foot drop in elevation from the Cholla Road curb line, which furthers reduces any visibility of the facility from Cholla.

The new building will have four levels: a basement level completely below-grade and three residential levels above grade. The basement level will house the main common functions including dining and recreation areas, a library and chapel, storage, the kitchen and utility spaces serving the function of the building. The main (ground) level will contain the

administrative functions, the specialized care units. The second level would contain the minimal care units and the third level would contain the independent living units. The building form is 35 feet tall as measured from the finish floor elevation but is about 30 feet above the average curb elevation (along Cholla Road).

Most of the residential balconies and patios (40 out of 48) on the new building are oriented on the north and south sides of the building, where the setbacks are greatest. Four of these balconies would face toward the residential neighborhood to the east, will be setback at least 100 feet from the property line and will have limited visibility since they are in a deep recess.

The entrance to the facility will be placed on the west side of the building, which is not visible or proximate to any nearby residential area. The service/delivery area will be located at the southwest corner of the building, accessed from the west, and shielded by the existing building. Given that the service functions will be placed below grade and the main access functions are to be placed on the west side of the building, the common and service functions will be effectively screened from any impact on neighbors.

The existing senior group home (housing 10 beds) south of the proposed new building will be integrated into and become an integral part and extension of the proposed residential health care facility and will be licensed in such a manner.

The new parking spaces to serve the facility will be placed on all sides of the building, with the bulk being either north or south of the main facility. New walkways will connect to the existing buildings on the site, provide for walking loops and ultimately connect to Cholla Road. Substantial landscaping will be provided around the building, through the parking areas and along the perimeter of the site.

A total of 43,225 square feet of open space is required for the use permit portion of the site and 55,783 square feet will be provided. An additional 16,620 square feet of parking area open space will be provided.

Other than the proposed senior living facility as proposed, there are few other land uses that would be viable on this site. Among other uses that could function here would be expansion of the existing church, another church or an educational facility.

Use Permit Criteria - General Criteria

As specified in Section 1.401 – Issuance of the Zoning Ordinance, the following is an analysis of the general use permit criteria applicable to all use permit requests:

Use Permit Criterion	Response
<p>A. That the granting of such conditional use permit will not be materially detrimental to the public health, safety or welfare. In reaching this conclusion, the Planning Commission and the City Council's consideration shall include, but not be limited to, the following factors:</p> <ol style="list-style-type: none"> 1. Damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination. 2. Impact on surrounding areas resulting from an unusual volume or character of traffic. 	<p><i>The proposed use is a quiet use, with all common activities occurring within the building, primary access being placed away from any nearby residences and there being relatively limited coming and going. To some extent, the building mass should provide some sound deadening from the freeway located to the west for the residences to the east.</i></p> <p><i>The kitchen area will be vented and provide the required equipment that should reduce any aromas emanating from the facility.</i></p> <p><i>The parking area shall use the same lighting system currently used by the church facility, which uses cut-off fixtures. Outdoor lighting on the building will predominantly be of recessed lights in the balcony and patio areas.</i></p> <p><i>Otherwise, there should be no other smoke, dust, vibration or illumination impact resulting from the facility. The development of the site should actually reduce the dust that could be generated off the currently vacant ground.</i></p> <p><i>The traffic that would be expected by the proposed facility would have nominal impact on adjacent streets. The trips associated with such a facility area are often reduced in peak hours due to the shifts for the employees. Deliveries can be arranged to occur during typical work hours when most nearby residents would not be home. Other than the first block or so on Cholla Road, the access routes to the facility do not have direct</i></p>

	<i>residential frontage. The traffic from the facility would on average result vehicles every 3 to 6 minutes, which is well below the typical capacity for the streets that serve as access routes.</i>
B. The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.	<i>The proposed use is one that could be developed in the zoning that the neighborhood to the east has (R-4). The site plan, by virtue of the R-5 district standards, places substantial setbacks for the facility. The proposed building height is virtually the same building height allowed on adjacent properties (30 feet versus 30 feet). The number of stories being proposed is one more than what occurs on several of the nearby homes and is allowed on the nearby districts. The orientation of exterior functions of the proposed building will minimize any impact of external activity associated with the facility. The proposed landscaping will further reduce the limited visibility of the proposed building and will blend with the character of landscaping common in the adjacent neighborhoods.</i>
C. The additional conditions specified in Section 1.403, as applicable, have been satisfied.	<i>(see below)</i>

Specific Use Criteria

The following is an analysis of the specific criteria for a residential health care facility as included in Section 1.403.P of the Zoning Ordinance:

P.1. Specialized residential health care facilities, without Downtown zoning		Responses
	<p>P.1.a. The number of beds shall not exceed eighty (80) per acre of gross lot area. <u>(Note: This is superseded by the regulations contained in Section 5.804.D.2 and is noted in the tables at the beginning of the narrative.)</u></p>	<p><i>(The allowed number would be $80 \times 4.135 = 330$. The number of beds being proposed is 48, which is 282 below the maximum allowed.) (Not applicable for this request as noted.)</i></p>
	P.1.b. Required open space.	
	<p>P.1.b.i. Minimum open space: 0.24 multiplied by the net lot area distributed as follows:</p>	<p><i>The required open space is $.24 \times 180,104$ (square feet) = 43,225 square feet. 55,464 square feet is provided.</i></p>
	<p>(1) Frontage open space minimum: 0.50. multiplied by the total open space, except as follows: (A) Minimum: twenty (20) square feet per one (1) linear foot of public street frontage, and (B) Not required to exceed fifty (50) square feet per one (1) linear foot of public street frontage.</p>	<p><i>Base Requirement: $.50 \times 55,783 = 27,891$ square feet Minimum Requirement: $20 \text{ feet} \times 165.16 \text{ feet} = 3,303$ square feet Maximum Requirement: $50 \text{ feet} \times 165.16 \text{ feet} = 8,258$ square feet Frontage Open Space Provided = 9,093 square feet</i></p>
	<p>(2) The remainder of the minimum open space, less the frontage open space, shall be provided as common open space.</p>	<p><i>All open space is provided as common open space except for the private balconies and patios.</i></p>
	<p>P.1.c. The site shall be designed, to the maximum extent feasible, so that on-site parking is oriented to the building(s) to provide convenient pedestrian access for residents, guests and visitors.</p>	<p><i>Parking will be located on all sides of the buildings. Accessible parking will be located at the building entrances and an extensive pathway system will link all parking areas to the building access points. [1]</i></p>
P.2. (NA)		

P.3. Minimal residential health care facilities, without Downtown zoning.		
	P.3.a. Minimum gross lot area: one (1) acre.	<i>The proposed use permit site area is 4.135 acres.</i>
	P.3.b. The number of units shall not exceed forty (40) dwelling units (per) acre of gross lot area. <u>(Note: This is superseded by the regulations contained in Section 5.804.D.3 and is noted in the tables at the beginning of the narrative.)</u>	<i>(The maximum allowed number of minimal residential health care units is $40 \times 4.135 = 165$. The proposed number of such units is 48, which is 117 units below the maximum.) (Not applicable for this request as noted.)</i>
	P.3.c. Required open space.	
	P.3.c.i. Minimum open space: 0.24 multiplied by the net lot area distributed as follows:	<i>(see above)</i>
	(1) Frontage open space minimum: 0.50 multiplied by the total open space, except as follows: (A) Minimum: twenty (20) square feet per one (1) linear foot of public street frontage, and (B) not required to exceed fifty (50) square feet per one (1) linear foot of public street frontage.	<i>(see above)</i>
	(2) The remainder of the minimum open space, less the frontage open space, shall be provided as common open space.	<i>(see above)</i>
	P.3.d. The site shall be designed, to the maximum extent possible, so that on-site parking is oriented to the building(s) to provide convenient pedestrian access for residents, guests and visitors.	<i>(see above)</i>
P.4. (NA)		

[1] 89 parking spaces are required for the proposed use and within the use permit site area 98 spaces will be provided.

Scottsdale Sensitive Design Principles

The following is a review of the Scottsdale Sensitive Design Principles and how the proposed development addresses them:

DESIGN PRINCIPLE	RESPONSE
1. The design character of any area should be enhanced and strengthened by new development.	<i>The proposed development would complete improvement one of the last vacant parcels in the area, thereby filling in a gap in the pattern of development across the neighborhood. The landscaping that will be installed will blend into the predominant character of the neighborhood.</i>
2. Development, through appropriate siting and orientation of buildings, should recognize and preserve established major vistas, as well as protect natural features.	<i>There are no major vistas across this site. The site is surrounded by relatively tall walls and the site is screened by neighborhood walls as well as the freeway sound wall.</i>
3. Development should be sensitive to existing topography and landscaping.	<i>The site has no topographic features as such. The landscaping will blend with the landscaping that exists on the church site as well as the neighborhood.</i>
4. Development should protect the character of the Sonoran Desert by preserving and restoring natural habitats and ecological processes.	<i>There are no natural habitats of note on the site. The surrounding area has been fully developed.</i>
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.	<i>The site is well hidden from any community visibility. Within the site there will be landscaped open spaces as well as an extensive pathway system.</i>
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.	<i>The site plan provides for ample pedestrian access. It is anticipated that much of the transportation used by the residents will be in vehicles operated by the management of the facility.</i>

7. Development should show consideration for the pedestrian by providing landscaping and shading elements as well as inviting access connections to adjacent developments.	<i>The extensive pathway system is within and adjacent to landscaped areas that will have a substantial number of trees.</i>
8. Buildings should be designed with a logical hierarchy of masses.	<i>The building form and design creates substantial depth and shadowing. The design maximizes resident access to the outdoors while minimizing direct visibility toward nearby residential areas.</i>
9. The design of the built environment should respond to the desert environment.	<i>The building design incorporates a number of shading features. The landscape design incorporates arid and semi-arid materials that are common to the local area.</i>
10. Developments should strive to incorporate sustainable and healthy building practices and products.	<i>The building will meet all applicable building codes as they relate to energy and water conservation and will provide a healthy environment for the residents.</i>
11. Landscape design should respond to the desert environment by utilizing a variety of mature landscape materials indigenous to the arid region.	<i>Wherever possible the existing mature native trees will be incorporated into the landscaping. The overall palette will use appropriate materials that will accommodate water conservation while providing a park-like setting.</i>
12. Site design should incorporate techniques for efficient water use by providing desert adapted landscaping and preserving native plants.	<i>("" "")</i>
13. The extent and quality of lighting should be integrally designed as part of the built environment.	<i>Parking area lighting will continue to use the cut-off "box" lighting already used in the church parking area. The lighting associated with the building will mostly be in the form of recessed lighting in patio, entrance and balcony canopies.</i>
14. Signage should consider the distinctive qualities and character of the surrounding context in terms of size, color, location and illumination.	<i>Any building signage will be placed on the west side of the building and will only be visible on-site.</i>

Addendum to Narrative
For
Megerdichian Senior Living Facility
At the
St. Apkarian Armenian Church

6/21/2022

In response to comments made by Planning Commissioners at their hearing on this request, the applicant has made some modifications to their proposal. One set of changes focuses on the architecture and building mass and the other set is the landscape plan.

- Architecture and Building Mass: In order to provide additional visual interest and greater compatibility with nearby structures, additional detailing has been added to the building design, giving it more variety of materials and colors as well as greater visual depth. In addition, the third-floor units at both the southeast and northeast ends of the building (nearest to residential neighborhoods) have been removed. This creates a step-back feature that helps to reduce the apparent height of the building and places the windows further from the nearby patio home neighborhood. These enhance the compatibility of the proposed building's character and form within its setting.
- The southern and eastern perimeter of the site will be lined with a continuous row of natural desert trees that will effectively screen the adjacent neighborhood's view of the proposed building. The length of this tree-row screen will be roughly 900 feet, beginning at the southwest corner of the site and continuing to the east and north from there.

These modifications have been added to the original modifications of the trash enclosure location, parking and driveway circulation, and other items that had been included in response to previous public comments. To reiterate, all key access, service and common outdoor function spaces are either placed on the west/southwest side of the building or placed below ground level.

MEGERDICHIAN SENIOR CENTER

CASE NOS. 25-ZN-2018 & 19-UP-2018

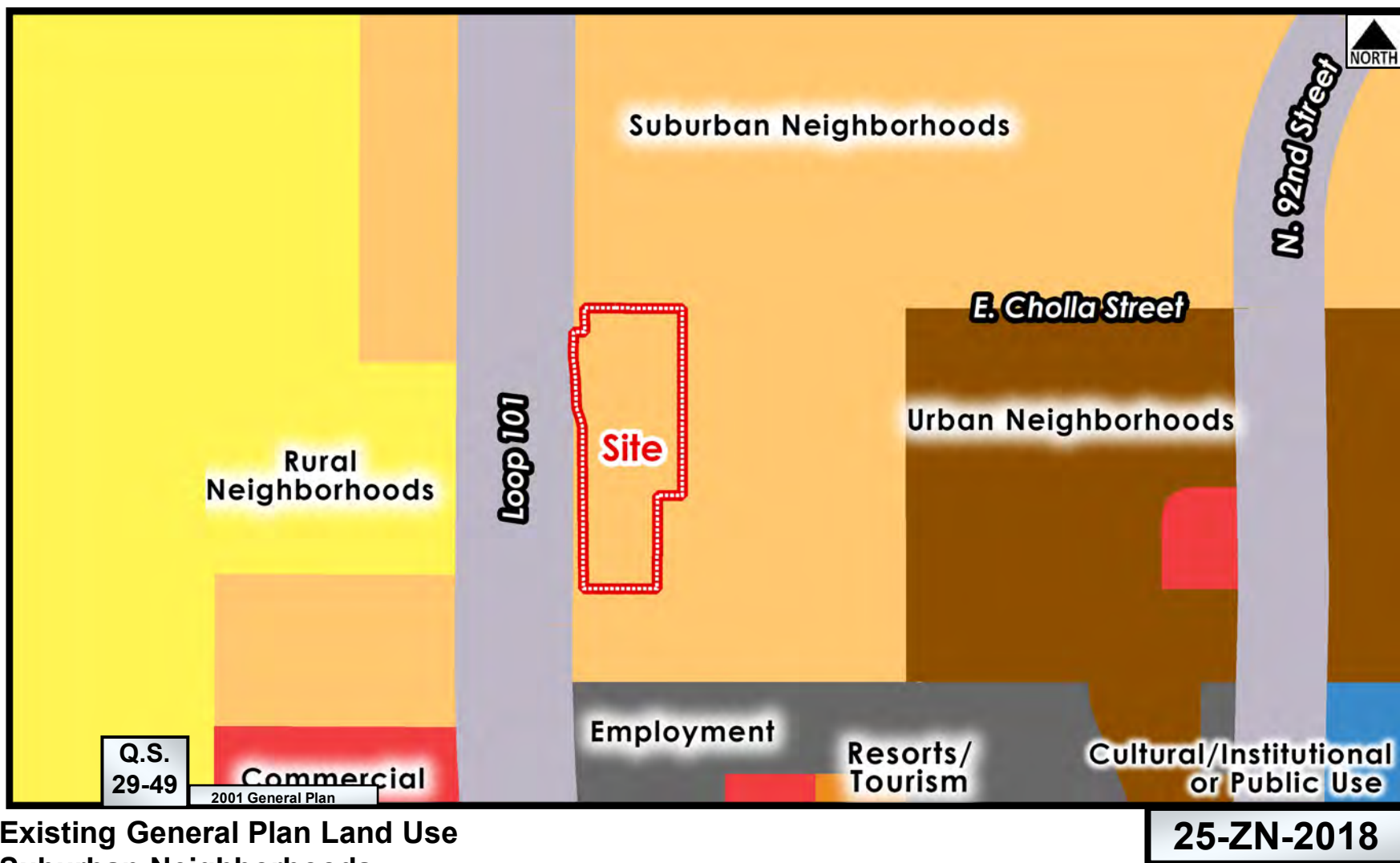
MODIFICATIONS SINCE 1/26/2022 PLANNING COMMISSION HEARING

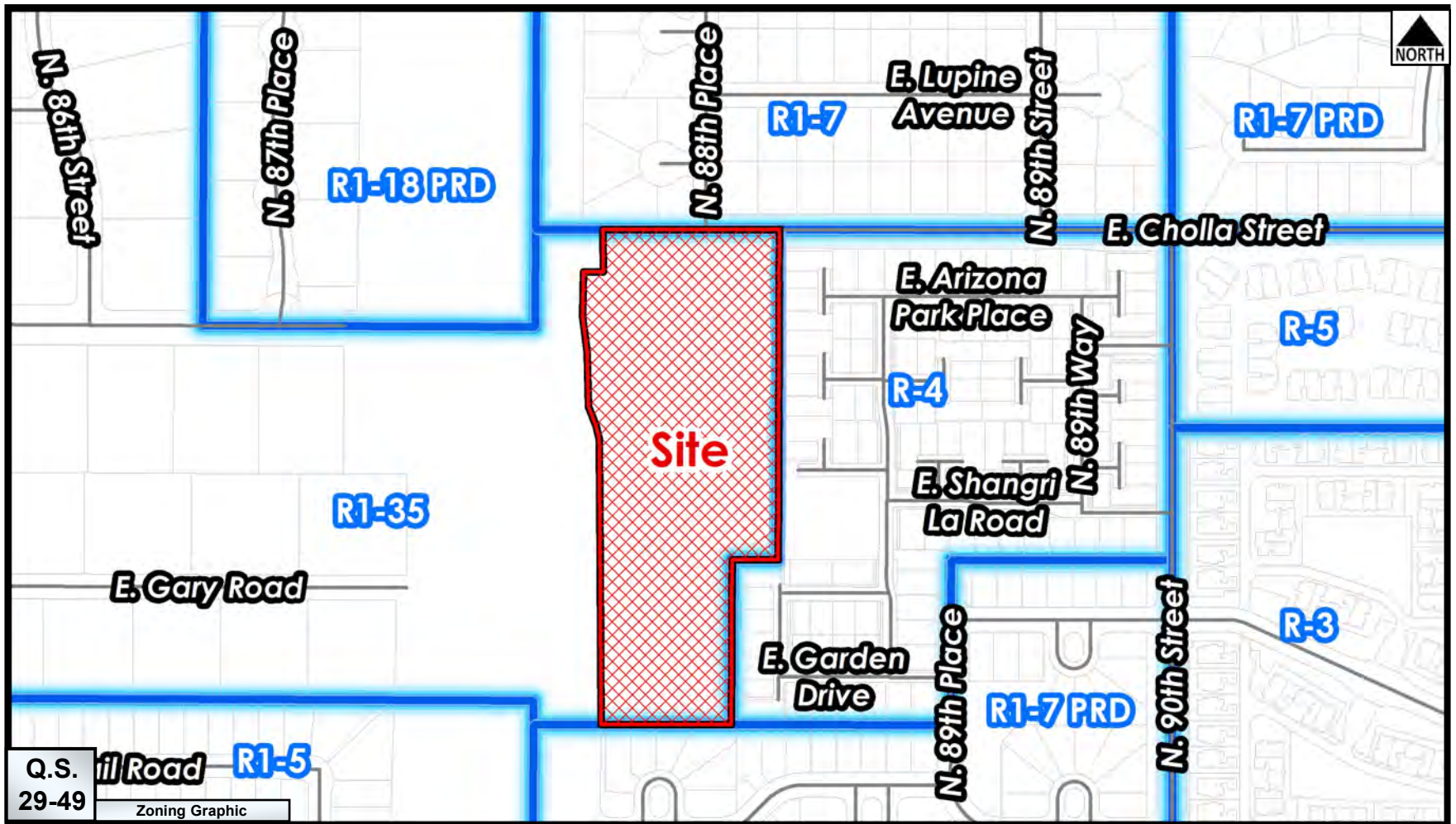
The design modifications following the 1/26/2022 Planning Commission Hearing include the following:

- A) From the previous submittal to the staff –
 - 1) We have added a significant number of trees along the east and south property lines to effectively “hide the building” from the neighbors. The trees have been added to areas which were not mentioned at the Planning Commission, namely along the entire west perimeter of the Arizona Park Place’s open space.
 - 2) We have done the step-backs (12’-0”) at each of the two east side wings at the third floor. This way, the building’s mass closest to the east side is at two stories in lieu of three stories.
 - 3) A portion of the parapet will be set back from the main building by about 18 inches to achieve a lower looking mass.
- B) The modifications per the meeting with the City staff on February 2 and per the recommendations of the Planning Commission to achieve a more “residential” style to the building design include –
 - 1) The body of the building will be painted the same color as the existing Community Center for campus continuity.
 - 2) There are new portions of the building which will be finished in the Concrete Masonry Units that match the existing Church’s base. This is being done for campus design continuity and to achieve a warmer more residential tone for the new building.
 - 3) The parapets of the building will have varying heights to achieve a more interesting look to the top of the building and not have one big mass. See Item A.3 above – we will keep the modification with the setbacks to certain parts of the parapet.
 - 4) To achieve a less commercial look to the building, all the glass balcony railings are being replaced with the more typical vertical steel or aluminum post railings.
 - 5) The steel awnings/ canopies are all being replaced with a wood composite material and a pergola design that gives a more residential appearance in lieu of the commercial looking ones from the original design. The tops of the balconies on the third level will also have the pergola style shading devices.
 - 6) The windows of the building have been modified to achieve a more residential scale and look:
 - (i) The windows facing the east side at the ends of the wings have been turned into clere-story type windows to allow natural light into the building’s circulation areas while respecting the neighbors’ privacy with no direct view to their respective properties.
 - (ii) The commercial looking scale of the windows in the semi-public areas of the building have been reduced in width (and in most cases broken down into

three separate windows) to achieve a more residential scale and feel to the building.

- (iii) All the windows have been modified with the addition of divisions and/ or muntins to achieve a smaller more residential look.
- 7) There will be additional landscaping at the roof edge of the step-backs at both wings on the east side to further soften the look at the top of the building.

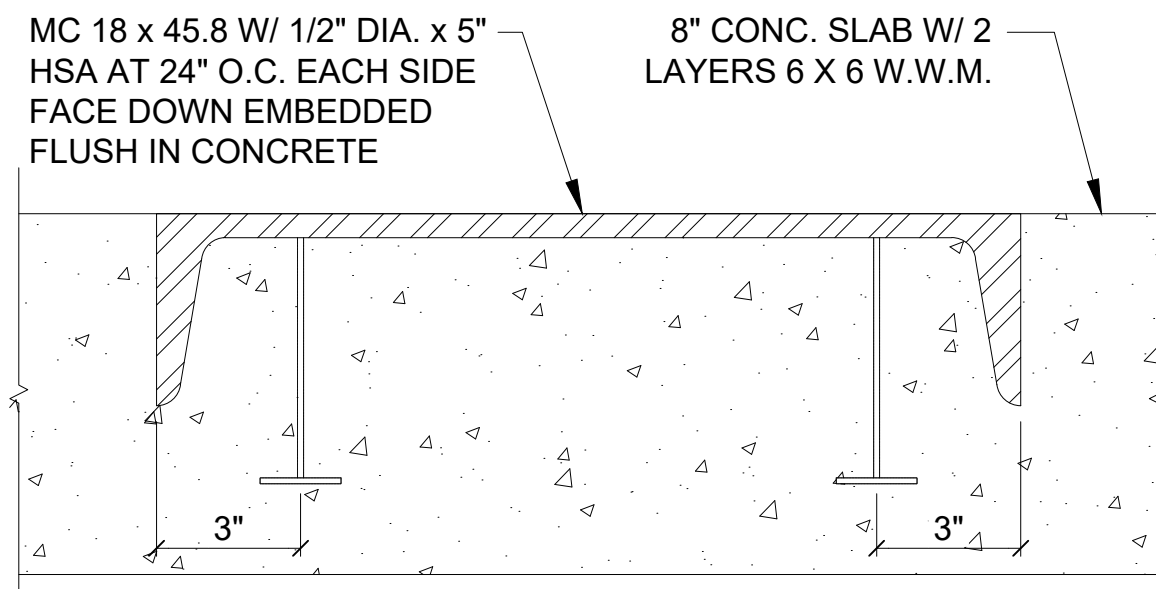
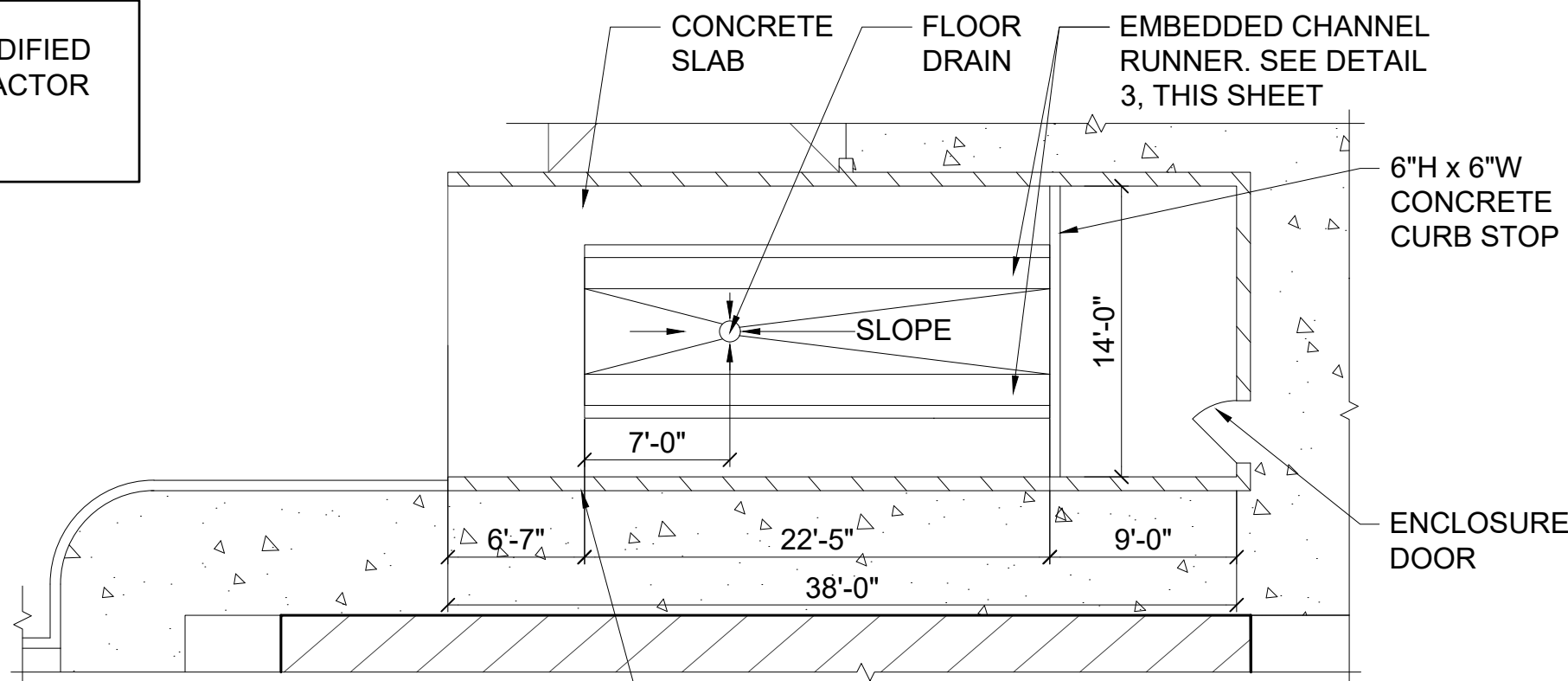




Existing Zoning

25-ZN-2018

NOTE: PLAN ORIENTATION MODIFIED TO BEST SHOW TRASH COMPACTOR ON SHEET



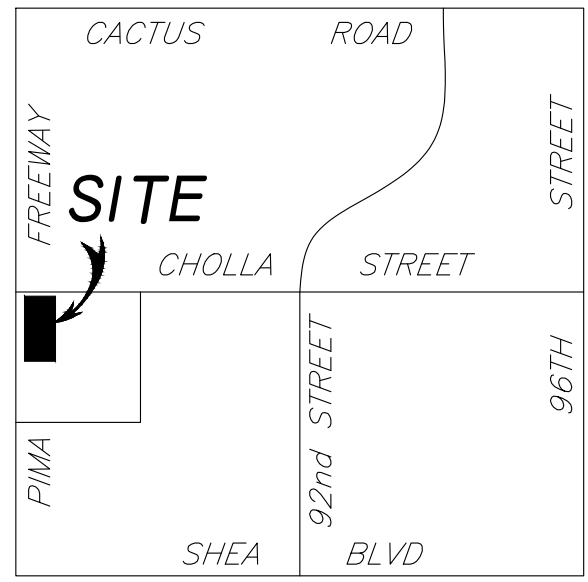
	UNITS (SPECIALIZED & MINIMAL CARE)	NON-RESIDENTIAL AREAS
BUILDING 1	78	30,105
BUILDING 2	10	2,017
TOTAL	88	32,122

	UNITS (SPECIALIZED & MINIMAL CARE)	NON-RESIDENTIAL AREAS	REQUIRED NUMBER OF REFUSE ENCLOSURES*
1 ENCLOSURE FOR FIRST 10,000 S.F. OF NON-RESIDENTIAL AREA AND FIRST 10 UNITS*	10	10,000	1
1 ENCLOSURE FOR EACH ADDITIONAL 20 UNITS*	78		4 (78 / 20 = 3.9)
1 ENCLOSURE FOR EACH 20,000 S.F. OF NON-RESIDENTIAL AREA*		22,122	2 (22,122 / 20,000 = 1.1)
TOTAL	88	32,122	7

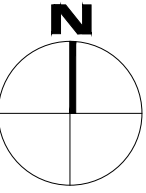
* PER TABLE 2-1.311.B.

REQUIRED	7 ENCLOSURES	4 CU YDS PER ENCLOSURE	28 CU YDS OVERALL CAPACITY REQUIRED
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PROPOSED	COMPACTOR: ONE (1) TOTAL CAPACITY: 34 CU YDS MODEL: RJ-250SC BY RAMJET OR APPROVED EQUIVALENT		
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VICINITY MAP
N.T.S.



aakai architecture + interiors

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aakai.com
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MEGERDICHIAN
SENIOR CENTER
8849 E. CHOLLA ST.
SCOTTSDALE, AZ 85260

PRE-CONSTRUCTION PHASE	
NO. ISSUED FOR:	DATE
REZONING & C.U.P.	12-13-2018
REZONING & C.U.P. 2nd Review	10-06-2020
REZONING & C.U.P. 3rd Review	12-09-2020

CONSTRUCTION PHASE	
REV. / BULLETIN #	DATE



SHEET TITLE
REFUSE PLAN

SCALE: 1" = 40'
DATE: 12/09/2020
JOB NUMBER: 1727-00

A15

2 TRASH COMPACTOR PLAN

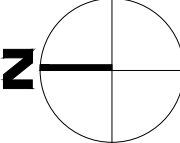
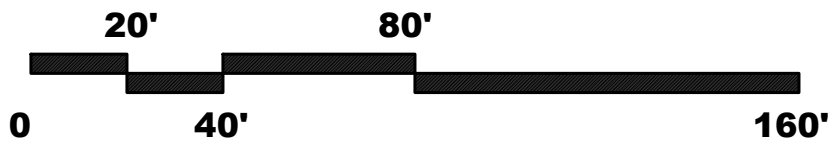
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3 CHANNEL RUNNER INSERT

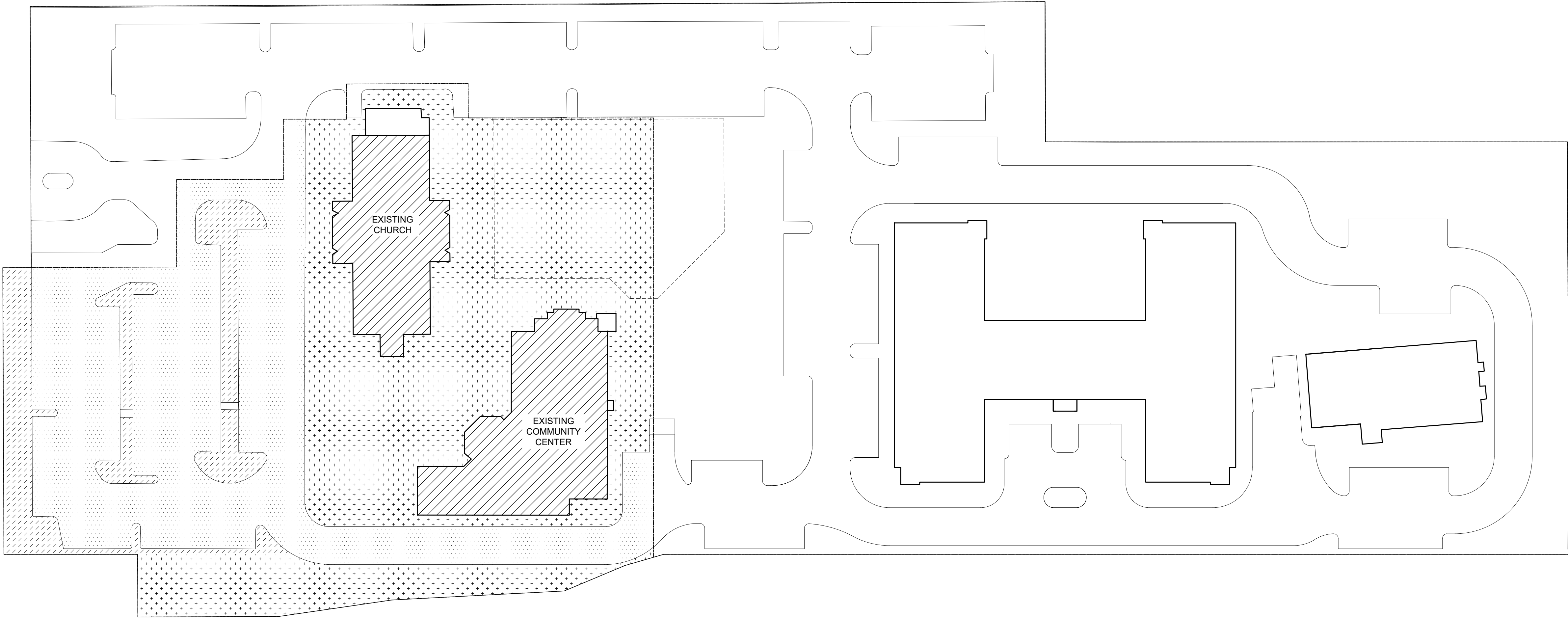
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1 REFUSE PLAN

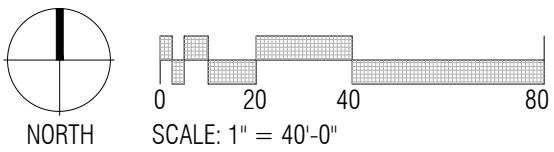
scale: 1"= 40'



ATTACHMENT #10



OPEN SPACE DIAGRAM - R1-35



LEGEND:

- OPEN SPACE
- FRONTAGE
- PARKING LANDSCAPE
- DRIVEWAYS / PARKING
- BUILDINGS

ZONING	R1-35	
NARRATIVE TABLE	TABLE 3	
NET LOT AREA	111,708 S.F.	
DRIVEWAYS/ PARKING	36,678 S.F.	
PARKING LANDSCAPE	5,502 S.F. (required)	9,138 S.F. (provided)
OPEN SPACE:	30,832 S.F. (required)	47,034 S.F. (provided)
FRONTAGE: (PART OF TOTAL OPEN SPACE)	N/A	

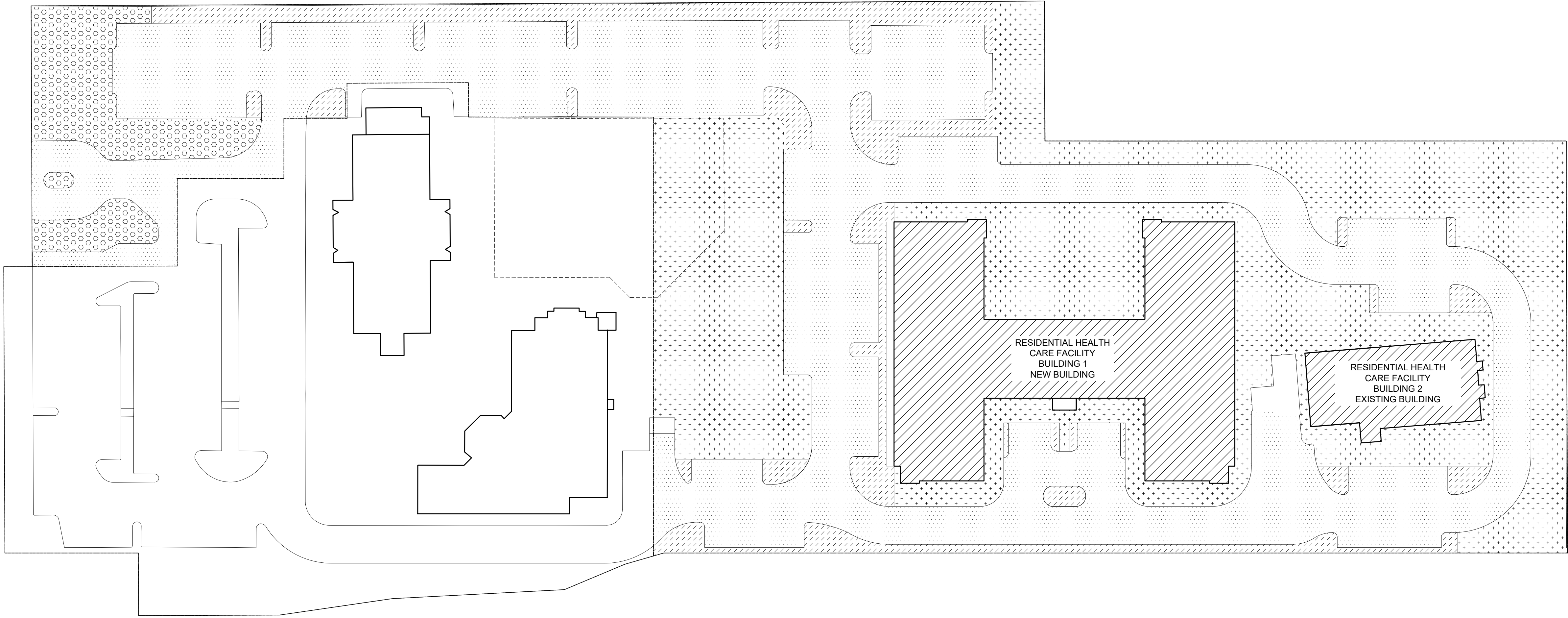
*OPEN SPACE REQUIRED:
111,708 X 0.24 = 26,810
111,708 X 0.004 X 9 = 4,022 (HEIGHT INCREASE)
TOTAL: 30,832

PRE-CONSTRUCTION PHASE		
NO.	ISSUED FOR:	DATE
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	REZONING & C.U.P. 2nd Review	09-15-2020
CONSTRUCTION PHASE		
REV.	BULLETIN #	DATE



PLOT DATE: Monday, November 30, 2020 5:13:31 PM

OPEN SPACE DIAGRAM - R-4



LEGEND:

- OPEN SPACE
- FRONTAGE
- PARKING LANDSCAPE
- DRIVEWAYS / PARKING
- BUILDINGS

ZONING	R-4	
NARRATIVE TABLE	TABLE 1	
NET LOT AREA	210,782	
DRIVEWAYS/ PARKING	86,833S.F.	
PARKING LANDSCAPE	13,025 S.F. (required)	18,214 S.F. (provided)
OPEN SPACE: *	46,293S.F. (required)	73,988 S.F. (provided)
FRONTAGE: (PART OF TOTAL OPEN SPACE)	9,093 S.F.	

*OPEN SPACE REQUIRED:
R-4 NO CUP (30,678 X 0.1): 3,068
R-4 CUP (180,104 X 0.24): 43,225
TOTAL: 46,293



aakai architecture + interiors
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480.588.6622
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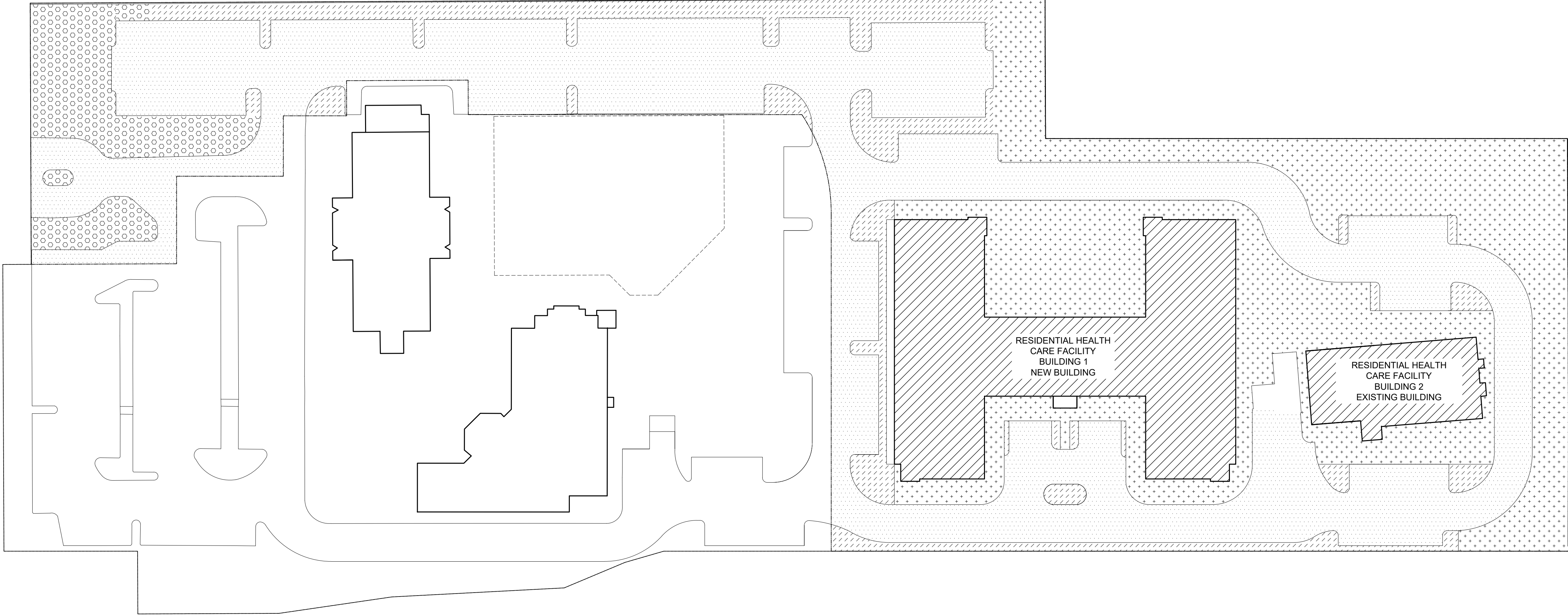
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PRE-CONSTRUCTION PHASE	
NO. ISSUED FOR:	DATE
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CONSTRUCTION PHASE	
REV. BULLETIN #	DATE

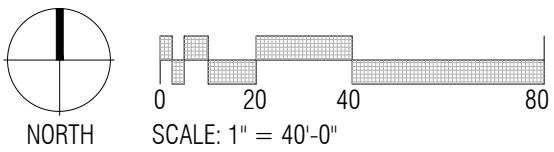


SHEET TITLE
OPEN SPACE - R-4
SCALE: AS NOTED
DATE: 09/15/2020
JOB NUMBER: 1727-00

OSP-2



OPEN SPACE DIAGRAM - CUP R-4



LEGEND:

- OPEN SPACE
- FRONTAGE
- PARKING LANDSCAPE
- DRIVEWAYS / PARKING
- BUILDINGS

ZONING	CUP (R-4)	
NARRATIVE TABLE	TABLE 2	
NET LOT AREA	180,104 S.F.	
DRIVEWAYS/ PARKING	76,728 S.F.	
PARKING LANDSCAPE	11,509 S.F. (required)	16,211 S.F. (provided)
OPEN SPACE:	43,225 S.F. (required)	55,464 S.F. (provided)
FRONTAGE: (PART OF TOTAL OPEN SPACE)	9,093 S.F.	

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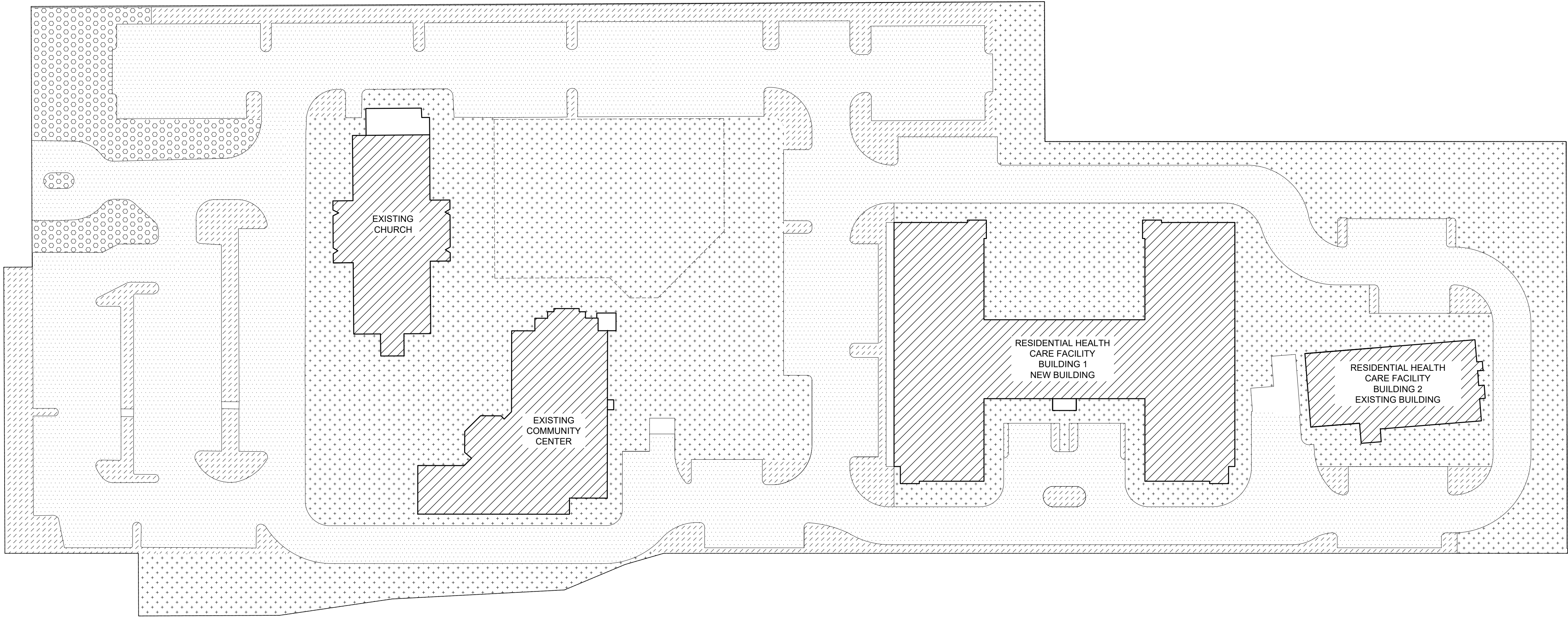
PRE-CONSTRUCTION PHASE		
NO.	ISSUED FOR:	DATE
	REZONING & C.U.P.	08-20-2018
	REZONING & C.U.P. 2nd Review	09-15-2020
CONSTRUCTION PHASE		
REV.	BULLETIN #	DATE



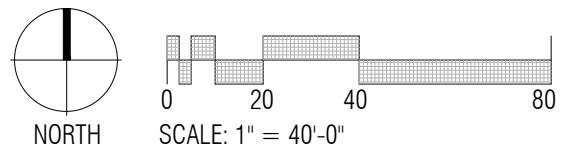
SHEET TITLE
OPEN SPACE - CUP

SCALE: AS NOTED
DATE: 09/15/2020
JOB NUMBER: 1727-00

OSP-3



OPEN SPACE DIAGRAM - R1-35 & R-4



LEGEND:

- OPEN SPACE
- FRONTAGE
- PARKING LANDSCAPE
- DRIVEWAYS / PARKING
- BUILDINGS

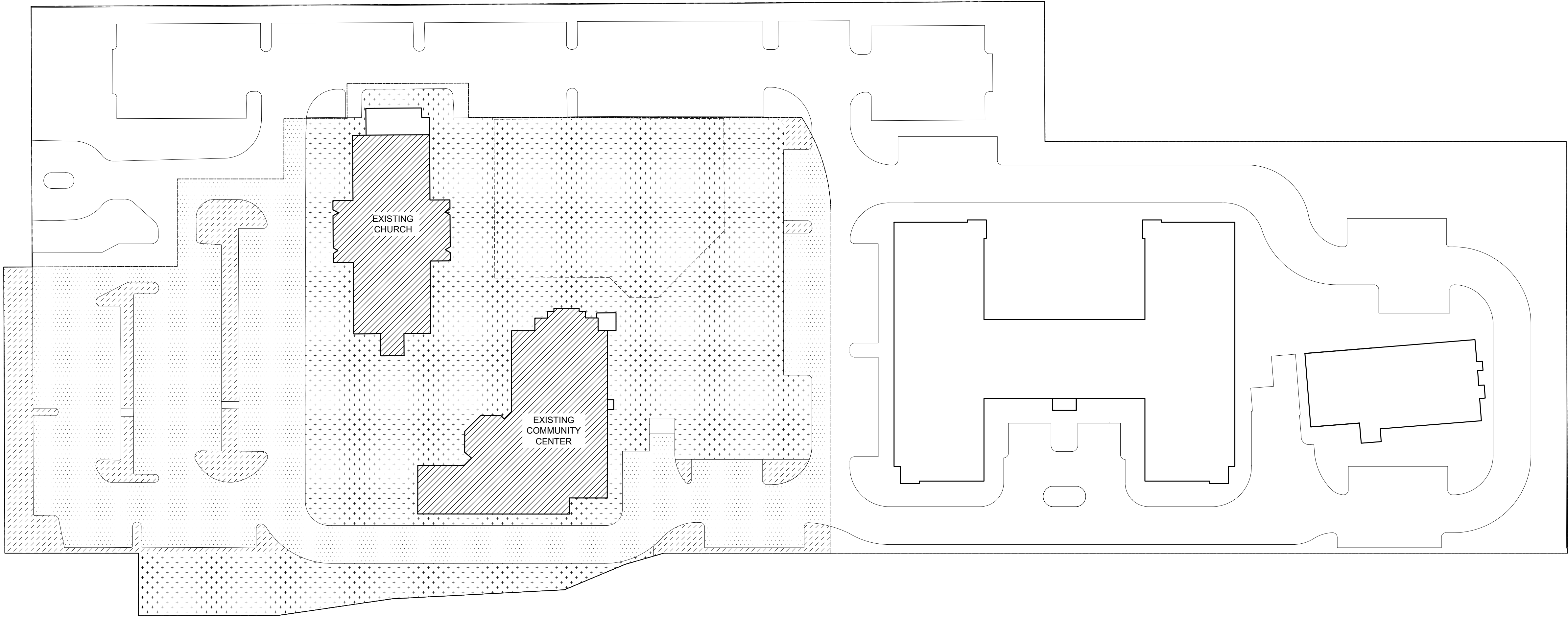
ZONING	R1-35 & R-4 (TOTAL SITE)	
NARRATIVE TABLE	TABLE 4	
NET LOT AREA	322,490 S.F.	
DRIVEWAYS/ PARKING	124,126 S.F.	
PARKING LANDSCAPE	18,619 S.F. (required)	27,354 S.F. (provided)
OPEN SPACE:	77,125 S.F. (required)	120,891 S.F. (provided)
FRONTAGE: (PART OF TOTAL OPEN SPACE)	9,093 S.F.	

*OPEN SPACE REQUIRED:
30,832 + 3,068 + 43,225

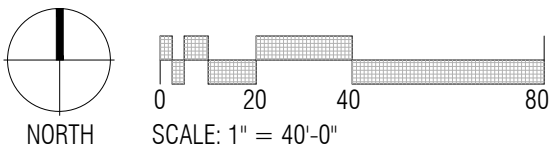
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OPEN SPACE DIAGRAM - R1-35 + R-4 - CUP



LEGEND:

- OPEN SPACE
- FRONTAGE
- PARKING LANDSCAPE
- DRIVEWAYS / PARKING
- BUILDINGS

ZONING	(R1-35) + (R-4) - CUP	
NARRATIVE TABLE	TABLE 5	
NET LOT AREA	142,386 S.F.	
DRIVEWAYS/ PARKING	46,733 S.F.	
PARKING LANDSCAPE	7,010 S.F. (required)	11,141 S.F. (provided)
OPEN SPACE:*	33,900 S.F. (required)	65,426 S.F. (provided)
FRONTAGE: (PART OF TOTAL OPEN SPACE)	9,093 S.F.	

*OPEN SPACE REQUIRED:
R-4 NO CUP (30,678 X 0.1): 3,068
R 1-35 (30,832): 30,832
TOTAL: 33,900

PRE-CONSTRUCTION PHASE		
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CONSTRUCTION PHASE		
REV.	BULLETIN #	DATE

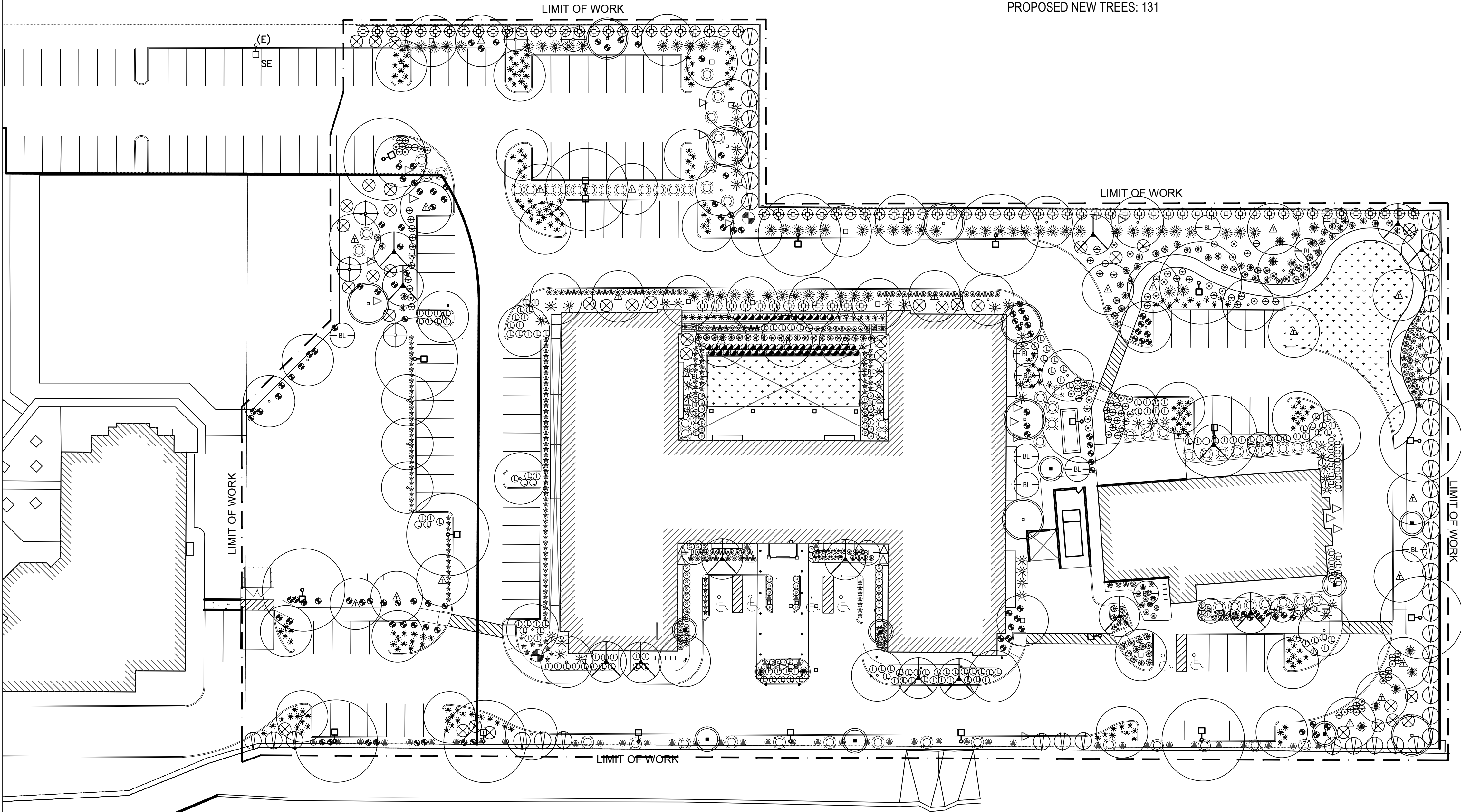


SHEET TITLE
OPEN SPACE - R1-35 + R-4 - CUP

SCALE: AS NOTED
DATE: 09/15/2020
JOB NUMBER: 1727-00

OSP-5

PLOT DATE: Monday, November 30, 2020 5:13:17 PM



LANDSCAPE NOTES:

THORNY TREES, SHRUBS AND CACTI SHALL BE PLANTED SO THE MATURE SIZE/CANOPY IS AT LEAST FOUR FEET FROM ANY WALKWAYS OR PARKING AREA CURBING

LANDSCAPE AREAS

ON-SITE LANDSCAPE AREA: 59,643 S.F.
RIGHT OF WAY LANDSCAPE AREA: 0 S.F.
PARKING LOT LANDSCAPE AREA: 11,059 S.F.
PROPOSED NEW TREES: 131

PLANT LEGEND:

Symbol	Botanical Name Common Name	QTY	Container- Box Size	Remarks - Height x Width - Caliper size
TREES				
BL	Bauhinia lunarioides Anacacho Orchid	22	24" Box	4.0'-5.0' 3.0'-4.0' .75"-1.0"
	Cercidium 'Desert Museum' Desert Museum Palo Verde	44	24" Box	multi-trunk 3.0'-5.0' 3.0'-4.0' .75"-1.25"
	Cercidium praecox Palo Brea	13	24" Box	multi-trunk 3.0'-5.0' 3.0'-4.0' .75"-1.25"
	Olea europaea 'Swan Hill' Fruitless Olive	15	36" Box	10.0'-12.0' 5.0'-7.0' 2.0" min.
	Olneya tesota Ironwood	9	48" Box	10.0'-12.0' 8.0'-10.0' 2.0" min.
	Prosopis hybrid 'Phoenix' Phoenix Mesquite	26	48" Box	multi-trunk/ low break 8.0'-10.0' 7.0'-9.0' 2.0" min.
	Sophora secundiflora Texas Mountain Laurel	9	36" Box	multi-trunk 8.0'-10.0' 7.0'-8.0' 2.0" min.

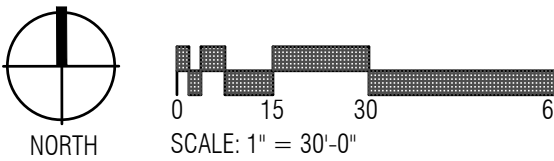
Symbol	Botanical Name Common Name	QTY	Container- Box Size
ACCENTS			
*	Agave sp.	23	5 Gallon
	Aloe barbadensis 'Yellow' Yellow Blooming Aloe	167	5 Gallon
	Dasyliroa wheeleri Desert Spoon	60	5 Gallon
*	Euphorbia antisiphilitica Candelilla	148	5 Gallon
*	Hesperaloe parviflora Red Yucca	203	5 Gallon
*	Hesperaloe funifera Giant Hesperaloe	50	5 Gallon
*	Muhlenbergia sp.	72	5 Gallon
	Opuntia ficus-indica Indian Fig	23	5 Gallon
	Pedilanthus macrocarpus Slipper Plant	20	5 Gallon
*	Yucca sp.	14	15 Gallon

Symbol	Botanical Name Common Name	QTY	Container- Box Size
GROUNDCOVERS/VINES			
	Ficus pumila Creeping Fig	0	5 Gallon
	Ipomoea batatas Sweet Potato Vine	0	1 Gallon
	Parthenocissus quinquefolia Virginia Creeper	45	5 gallon
	Setcreasea pallida Purple Heart	46	1 Gallon
	Wedelia trilobata Yellow Dot	0	1 Gallon

Symbol	Botanical Name Common Name	QTY	Container- Box Size
SHRUBS			
	Calliandra eriophylla Native Fairy Duster	89	5 Gallon
	Cordia boissieri Texas Olive	6	5 Gallon
	Dodonaea viscosa Hopbush	50	5 Gallon
	Encelia farinosa Brittlebush	112	1 Gallon
	Ericameria laricifolia Turpentine Bush	0	1 Gallon
	Justicia californica Chuparosa	0	5 Gallon
	Lantana montevidensis Lantana	173	1 Gallon
	Leucophyllum sp.	67	5 Gallon
	Larrea tridentata Creosote Bush	37	5 Gallon
	Ruellia brittoniana Ruellia	0	5 Gallon
	Russelia equisetiformis Coral Fountain	0	5 Gallon
	Tecoma stans Yellow Bells	86	5 Gallon

TURF- TIFFWAY

1/2" Minus Decomposed Granite in all Planting Areas
2" Depth, Color to match existing



PRE-CONSTRUCTION PHASE	
NO. ISSUED FOR:	DATE
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REZONING & C.U.P.	09-15-2020
2nd Review	

CONSTRUCTION PHASE	
REV. BULLETIN #	DATE



expires: 6/30/21

SHEET TITLE

PLANTING PLAN

SCALE: AS NOTED
DATE: 09/15/2020
JOB NUMBER: 1727-00



PROSOPIS HYBRID PHOENIX®

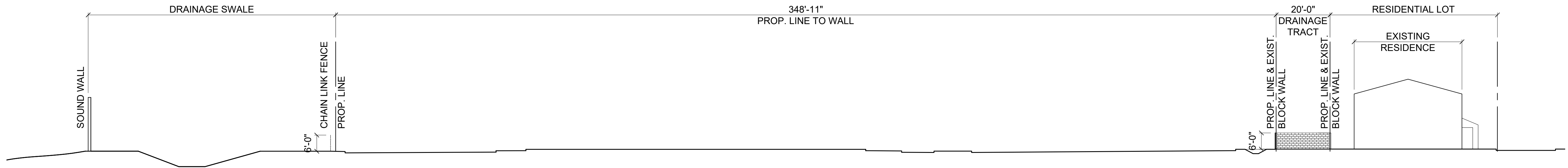
This grafted clone of South American Hybrid Mesquite combines the lush, thornless, uniform characteristics of *Prosopis alba* Colorado™ with a reliable root system that anchors the tree even in strong winds. In addition, the *Prosopis juliflora* rootstock has slowed down the top growth considerably, and resulted in healthier branching structure. To see examples of established specimens, you are welcome to visit the nursery. We can also direct you to other specimens in the area. *Prosopis* hybrid Phoenix® will reach a mature size of 30 feet tall and wide. In low deserts it is semi-evergreen, with lush green compound leaves. It is reliably cold hardy to 15° F. These trees are either multi-trunked or low-breaking, but a good percentage have the narrow vase shape required for parking lots and other narrow planting spaces. USDA Zone 8.

AT A GLANCE SUMMARY	
SIZE (H X W)	30 feet x 30 feet
FLOWER COLOR	Pale Yellow
FLOWER SEASON	Spring
EXPOSURE	Full sun
WATER	Low
GROWTH RATE	Fast
HARDINESS	15° F, USDA Zone 8
PRUNING	Prune to shape

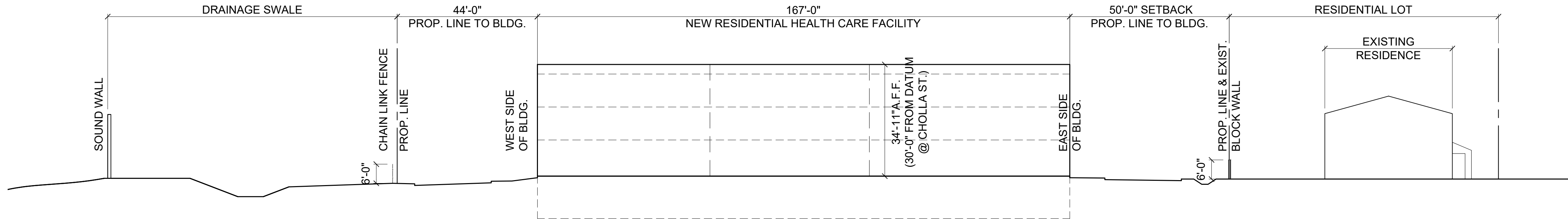


PROPOSED TREE - AT LANDSCAPED AREA ALONG EAST AND SOUTH PROPERTY LINE

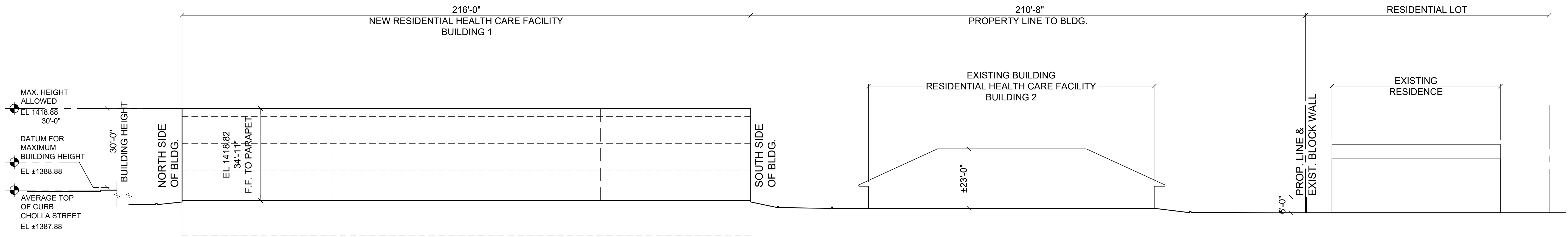
PLOT DATE Tuesday, October 6, 2020 4:42:27 PM



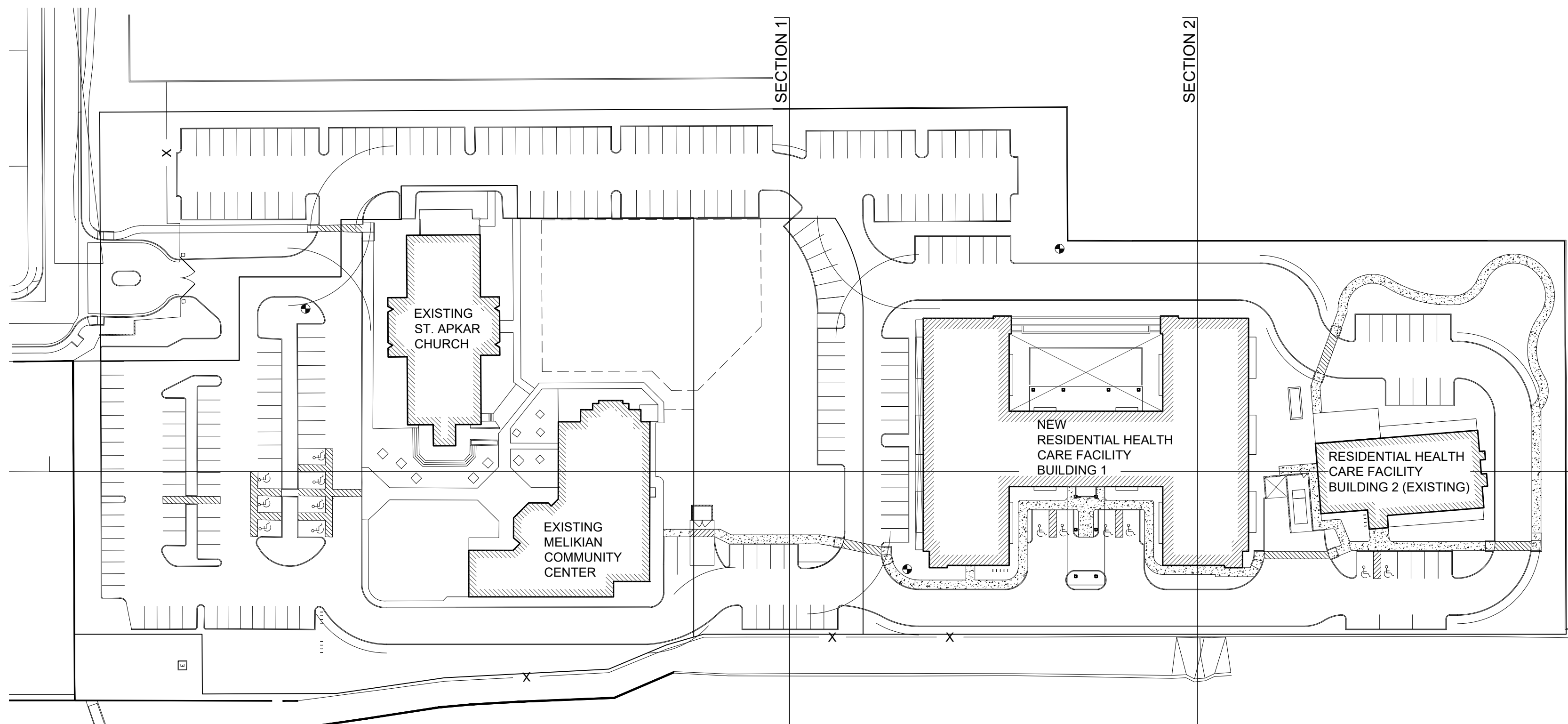
1 SITE SECTION
scale: 1"= 20'
10' 40'



2 SITE SECTION
scale: 1"= 20'
10' 40'



3 SITE SECTION
scale: 1"= 20'
10' 40'



4 SITE KEYPLAN
scale: 1"= 60'



ATTACHMENT #13

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	2nd Review	
CONSTRUCTION PHASE		
REV.	BULLETIN #	DATE

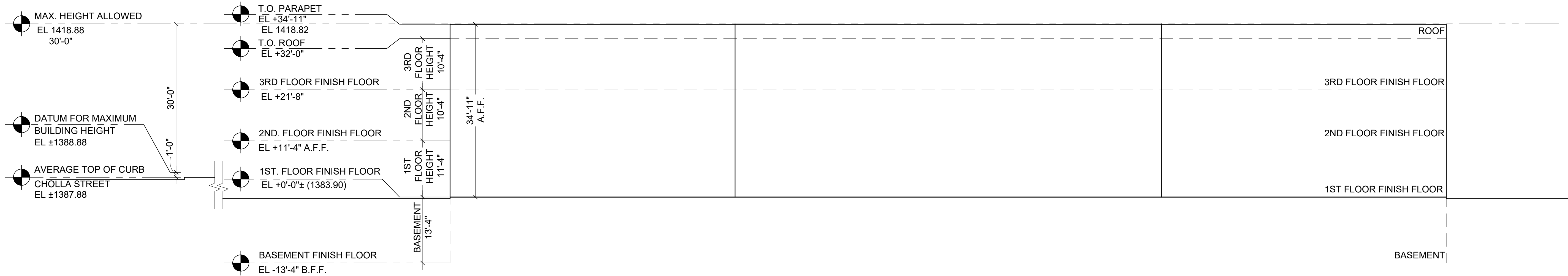


SHEET TITLE
TRANSITIONS PLAN

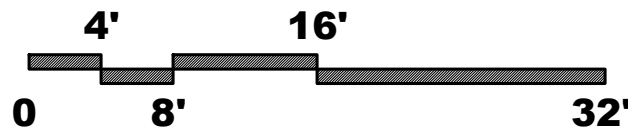
SCALE: AS NOTED
DATE: 10/06/2020
JOB NUMBER: 1727-00

A04a

PLOT DATE Tuesday, October 6, 2020 4:42:33 PM



1 BUILDING HEIGHT DIAGRAM
scale: 3/32" = 1'-0"



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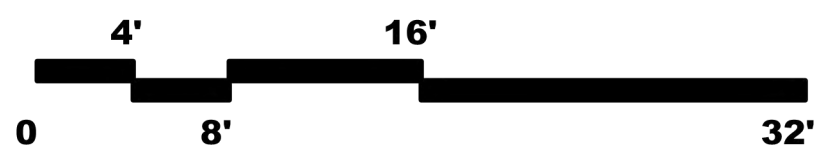
SHEET TITLE
**BUILDING
HEIGHT DIAGRAM**

SCALE: AS NOTED
DATE: 10/06/2020
JOB NUMBER: 1727-00

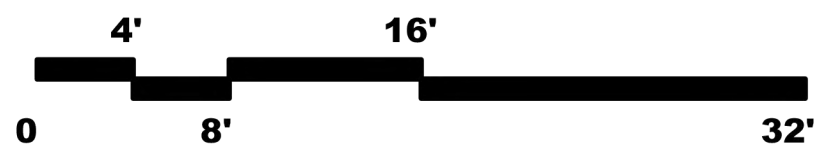
A04b



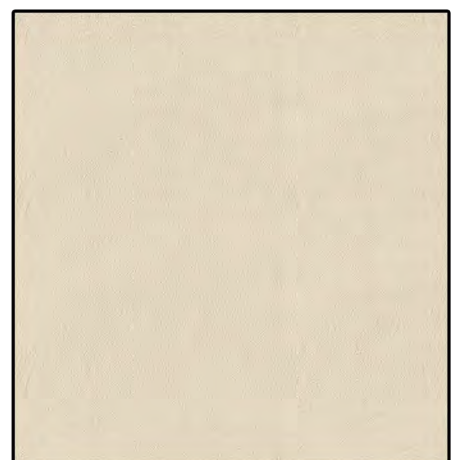
1 NORTH ELEVATION
scale: 1/8" = 1'-0"



2 WEST ELEVATION
scale: 1/8" = 1'-0"



STUCCO PAINTED
COLOR: SHERWIN WILLIAMS MUSLIN SW 6133
(BUILDING BODY COLOR)



WALL PANELS
TRESPA METEON PANELS
COLOR: GREYED CEDAR



WALL PANELS
TRESPA METEON PANELS
COLOR: BROOKLYN BRONZE



- NOTES:
1. ALL ROOF MOUNTED MECHANICAL EQUIPMENT WILL BE SCREENED FROM OFF-SITE VIEW BY A PARAPET WALL OR OTHER SUITABLE SCREENING DEVICE
 2. ROOF DRAINAGE WILL BE INTERNAL TO THE BUILDING EXCEPT FOR OVERFLOW SCUPPERS
 3. ALL WINDOWS WILL BE RECESSED A MINIMUM OF 50% OF THE EXTERNAL WALL THICKNESS
 4. ALL DOORS WILL BE RECESSED A MINIMUM OF 30% OF THE EXTERNAL WALL THICKNESS

BUILDING HEIGHT INFORMATION:

AVERAGE TOP OF CURB AT CHOLLA STREET:
EL ±1387.88

DATUM FOR MAXIMUM BUILDING HEIGHT
(CHOLLA STREET)
EL ±1388.88

MAX. HEIGHT ALLOWED:
EL 1418.88
30'-0"

MAX. BUILDING HEIGHT:
(TOP OF PARAPET)
EL 1418.82
(30'-0" AT CHOLLA STREET
34'-11" ABOVE FINISH FLOOR)

COLORS & MATERIALS:

A. STUCCO PAINTED
COLOR: SHERWIN WILLIAMS MUSLIN SW 6133
(BUILDING BODY COLOR)

B. METAL PAINTED
COLOR: DARK BRONZE

C. WALL PANELS
TRESPA METEON PANELS
COLOR: GREYED CEDAR

D. WALL PANELS
TRESPA METEON PANELS
COLOR: BROOKLYN BRONZE

E. RAILING:
LIGHT BROWN TINTED GLASS
WITH DARK BRONZE METAL FRAME

WINDOW & DOOR FRAMES
COLOR: DARK BRONZE

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2nd Review	
REZONING & C.U.P.	12-09-2020
3rd Review	
CONSTRUCTION PHASE	
REV. BULLETIN #	DATE



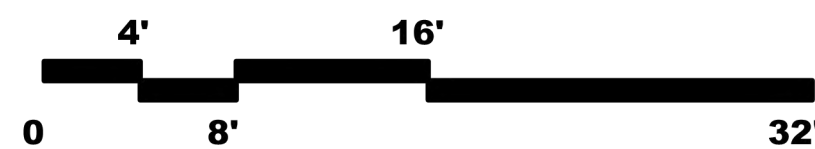
SHEET TITLE
**RESIDENTIAL HEALTH
CARE FACILITY
EXTERIOR ELEVATIONS**

SCALE: 1/8" = 1'-0"
DATE: 09/30/2020
JOB NUMBER: 1727-00

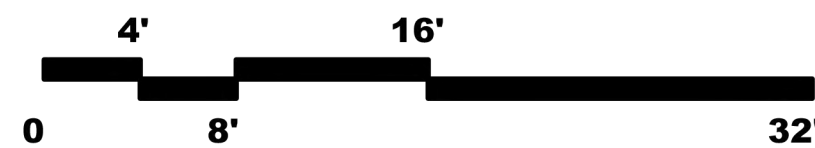
A06
COLORED

PLOT DATE: Wednesday, December 9, 2020 5:06:15 AM

3 SOUTH ELEVATION
scale: 1/8" = 1'-0"



4 EAST ELEVATION
scale: 1/8" = 1'-0"



- NOTES:**
1. ALL ROOF MOUNTED MECHANICAL EQUIPMENT WILL BE SCREENED FROM OFF-SITE VIEW BY A PARAPET WALL OR OTHER SUITABLE SCREENING DEVICE
 2. ROOF DRAINAGE WILL BE INTERNAL TO THE BUILDING EXCEPT FOR OVERFLOW SCUPPERS
 3. ALL WINDOWS WILL BE RECESSED A MINIMUM OF 50% OF THE EXTERNAL WALL THICKNESS
 4. ALL DOORS WILL BE RECESSED A MINIMUM OF 30% OF THE EXTERNAL WALL THICKNESS
- BUILDING HEIGHT INFORMATION:**
- AVERAGE TOP OF CURB AT CHOLLA STREET:
EL ±1387.88
- DATUM FOR MAXIMUM BUILDING HEIGHT (CHOLLA STREET)
EL ±1388.88
- MAX. HEIGHT ALLOWED:
EL 1418.88
30'-0"
- MAX. BUILDING HEIGHT:
(TOP OF PARAPET)
EL 1418.82
(30'-0" AT CHOLLA STREET
34'-11" ABOVE FINISH FLOOR)
- COLORS & MATERIALS:**
- A. STUCCO PAINTED
COLOR: SHERWIN WILLIAMS MUSLIN SW 6133
(BUILDING BODY COLOR)
- B. METAL PAINTED
COLOR: DARK BRONZE
- C. WALL PANELS
TRESPA METEON PANELS
COLOR: GREYED CEDAR
- D. WALL PANELS
TRESPA METEON PANELS
COLOR: BROOKLYN BRONZE
- E. RAILING:
LIGHT BROWN TINTED GLASS
WITH DARK BRONZE METAL FRAME
- WINDOW & DOOR FRAMES
COLOR: DARK BRONZE

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2	REZONING & C.U.P. 2nd Review	09-30-2020
3	REZONING & C.U.P. 3rd Review	12-09-2020

CONSTRUCTION PHASE		
REV.	BULLETIN #	DATE



SHEET TITLE
**RESIDENTIAL HEALTH
CARE FACILITY
EXTERIOR ELEVATIONS**

SCALE: 1/8" = 1'-0"
DATE: 09/30/2020
JOB NUMBER: 1727-00

A07
COLORED



1 PERSPECTIVE - RESIDENTIAL HEALTH CARE FACILITY BUILDING 1
NTS

ATTACHMENT #15

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SCOTTSDALE, AZ 85260**

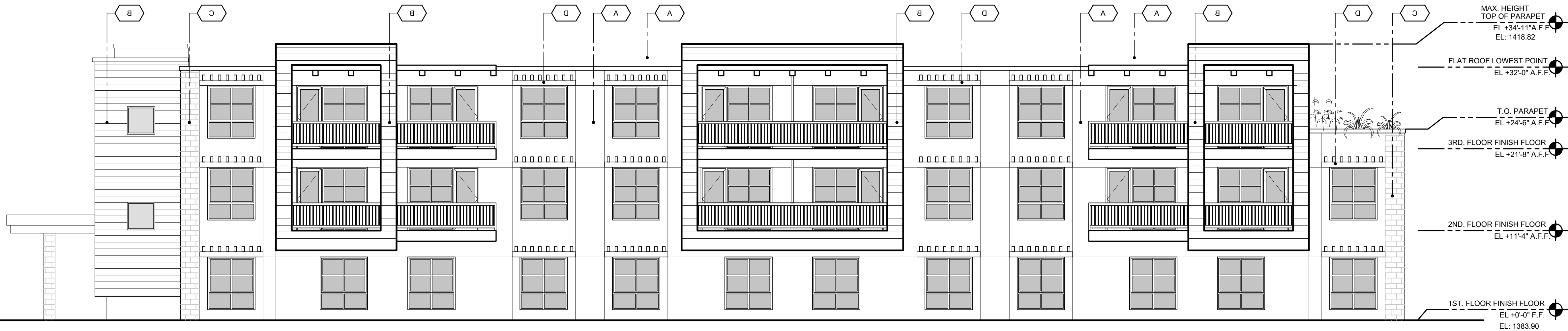
PRE-CONSTRUCTION PHASE		
NO.	ISSUED FOR:	DATE
	REZONING & C.U.P.	12-13-2018
	REZONING & C.U.P. 2nd Review	10-06-2020
	REZONING & C.U.P. 3rd Review	12-09-2020

CONSTRUCTION PHASE		
REV.	BULLETIN #	DATE

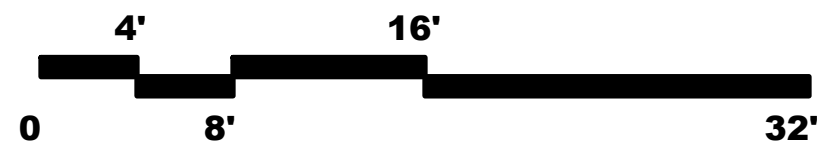


SHEET TITLE

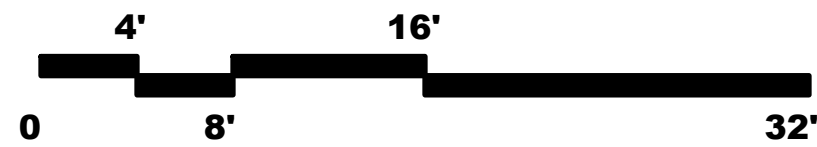
SCALE:
DATE: 12/09/2020
JOB NUMBER: 1727-00



3 SOUTH ELEVATION
scale: 1/8" = 1'-0"



4 EAST ELEVATION
scale: 1/8" = 1'-0"



COLORS & MATERIALS:

- A. STUCCO
COLOR: SHERWIN WILLIAMS
MUSLIN SW 6133
(BUILDING BODY COLOR)
- B. WALL PANELS
TRESPA METEON PANELS
COLOR: GREYED CEDAR
- C. CMU VENEER
TRENDSSTONE TEXTURED MASONRY UNITS
TRENWYTH INDUSTRIES INC.
COLOR: PLUM
- D. CANOPIES :
GEOLAM WOOD TEXTURE, COLOR: TEAK
- E. BALCONY BASE
WALL PANELS TRESPA METEON
COLOR: BROOKLYN BRONZE
- F. RAILING:
DARK BRONZE METAL RAILING
WINDOW & DOOR FRAMES
COLOR: DARK BRONZE

NOTES:

1. ALL ROOF MOUNTED MECHANICAL EQUIPMENT WILL BE SCREENED FROM OFF-SITE VIEW BY A PARAPET WALL OR OTHER SUITABLE SCREENING DEVICE
2. ROOF DRAINAGE WILL BE INTERNAL TO THE BUILDING EXCEPT FOR OVERFLOW SCUPPERS
3. ALL WINDOWS WILL BE RECESSED A MINIMUM OF 50% OF THE EXTERNAL WALL THICKNESS
4. ALL DOORS WILL BE RECESSED A MINIMUM OF 30% OF THE EXTERNAL WALL THICKNESS

BUILDING HEIGHT INFORMATION:

AVERAGE TOP OF CURB AT CHOLLA STREET:
EL ±1387.88

DATUM FOR MAXIMUM BUILDING HEIGHT
(CHOLLA STREET)
EL ±1388.88

MAX. HEIGHT ALLOWED:
EL 1418.88
30'-0"

MAX. BUILDING HEIGHT:
(TOP OF PARAPET)
EL 1418.82
(30'-0" AT CHOLLA STREET
34'-11" ABOVE FINISH FLOOR)

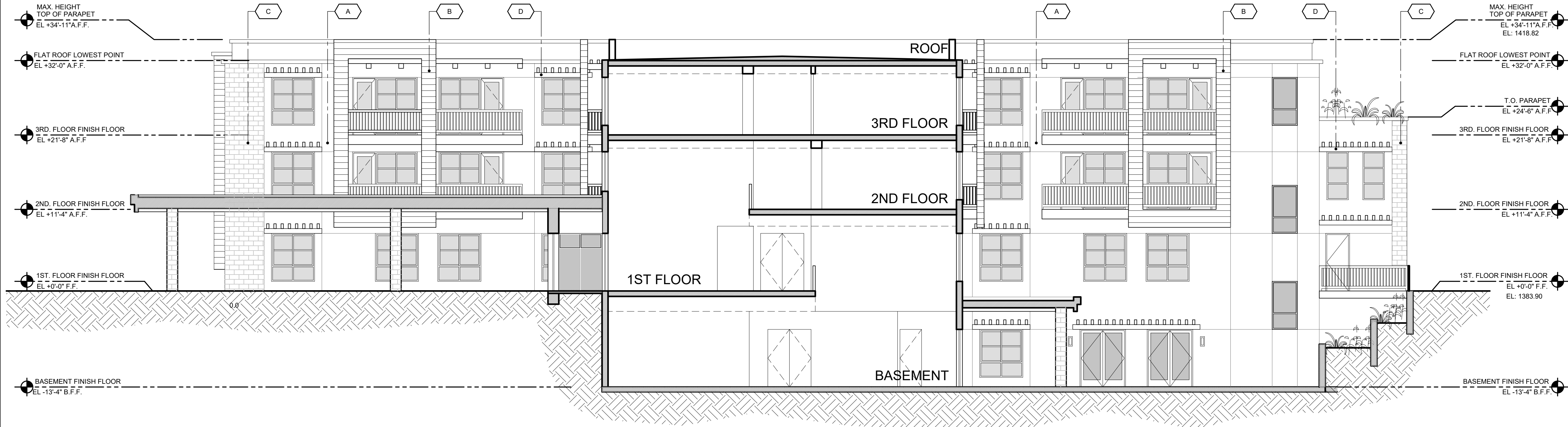
**MEGERDICHIAN
SENIOR CENTER**
8849 E. CHOLLA ST.
SCOTTSDALE, AZ 85260

PRE-CONSTRUCTION PHASE	
NO. ISSUED FOR:	DATE
ELEVATIONS REVISION	03-01-2022
CONSTRUCTION PHASE	
REV. BULLETIN #	DATE

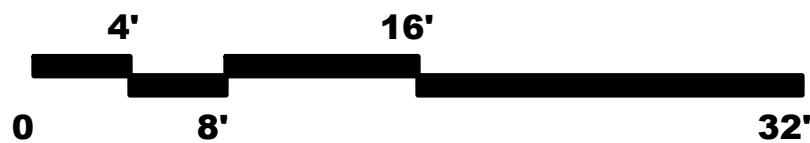
SHEET TITLE
**RESIDENTIAL HEALTH
CARE FACILITY
EXTERIOR ELEVATIONS**

SCALE: 1/8" = 1'-0"
DATE: 03/02/2022
JOB NUMBER: 1727-00

A07



1 SECTION DIAGRAM - COURTYARD ELEVATIONS
scale: 1/8" = 1'-0"



COLORS & MATERIALS:

- A. STUCCO
COLOR: SHERWIN WILLIAMS
MUSLIN SW 6133
(BUILDING BODY COLOR)
- B. WALL PANELS
TRESPA METEON PANELS
COLOR: GREYED CEDAR
- C. CMU VENEER
TRENDSONE TEXTURED MASONRY UNITS
TRENWYTH INDUSTRIES INC.
COLOR: PLUM
- D. CANOPIES :
GEOLAM WOOD TEXTURE, COLOR: TEAK
- E. BALCONY BASE
WALL PANELS TRESPA METEON
COLOR: BROOKLYN BRONZE
- F. RAILING:
DARK BRONZE METAL RAILING
WINDOW & DOOR FRAMES
COLOR: DARK BRONZE

NOTES:

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BUILDING HEIGHT INFORMATION:

AVERAGE TOP OF CURB AT CHOLLA STREET:
EL ±1387.88

DATUM FOR MAXIMUM BUILDING HEIGHT
(CHOLLA STREET)
EL ±1388.88

MAX. HEIGHT ALLOWED:
EL 1418.88
30'-0"

MAX. BUILDING HEIGHT:
(TOP OF PARAPET)
EL 1418.82
(30'-0" AT CHOLLA STREET
34'-11" ABOVE FINISH FLOOR)

**MEGERDICHIAN
SENIOR CENTER**
8849 E. CHOLLA ST.
SCOTTSDALE, AZ 85260

PRE-CONSTRUCTION PHASE		
NO.	ISSUED FOR:	DATE
	ELEVATIONS REVISION	03-01-2022

CONSTRUCTION PHASE		
REV.	BULLETIN #	DATE

SHEET TITLE
**RESIDENTIAL HEALTH
CARE FACILITY
EXTERIOR ELEVATIONS**

SCALE: 1/8" = 1'-0"
DATE: 03/02/2022
JOB NUMBER: 1727-00

A08

aakai architecture + interiors

7355 E. Redfield Rd #108 Scottsdale, Arizona 85260

480.588.5552

© 2020

aakai.com



**PERSPECTIVE - RESIDENTIAL HEALTH CARE FACILITY BUILDING 1
EAST SIDE - LOOKING SOUTH**

NTS

aakaii architecture + interiors

7535 e northlake rd #105 southlake arizona 85350 480 588 5852 oakleaf.com © 2020

**MEGERDICHIAN
SENIOR CENTER**
8849 E. CHOLLA ST.
SCOTTSDALE, AZ 85260

PRE-CONSTRUCTION PHASE		
NO.	ISSUED FOR:	DATE
	ELEVATIONS REVISION	03-01-2022

CONSTRUCTION PHASE		
REV.	BULLETIN #	DATE

SHEET TITLE

SCALE:
DATE: 03/02/2022
JOB NUMBER: 1727-00



**PERSPECTIVE - RESIDENTIAL HEALTH CARE FACILITY BUILDING 1
NORTH EAST CORNER - LOOKING SOUTH**

NTS

aakaii architecture + interiors

7585 e redfield rd #106 scottsdale arizona 85260
480.598.5852

**MEGERDICHIAN
SENIOR CENTER
8849 E. CHOLLA ST.
SCOTTSDALE, AZ 85260**

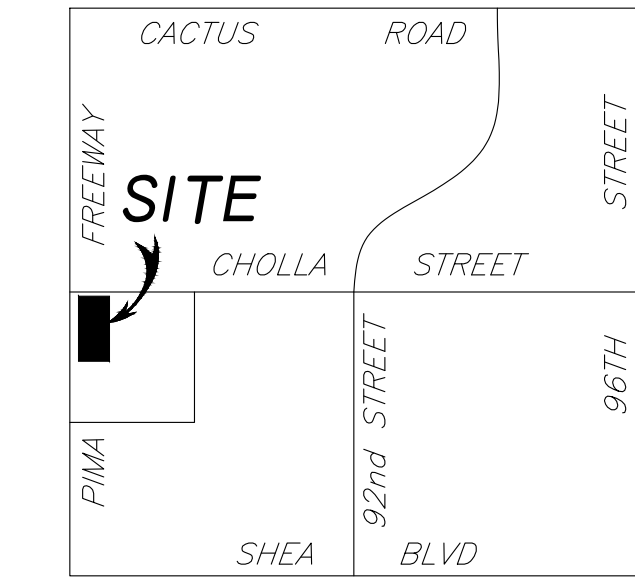
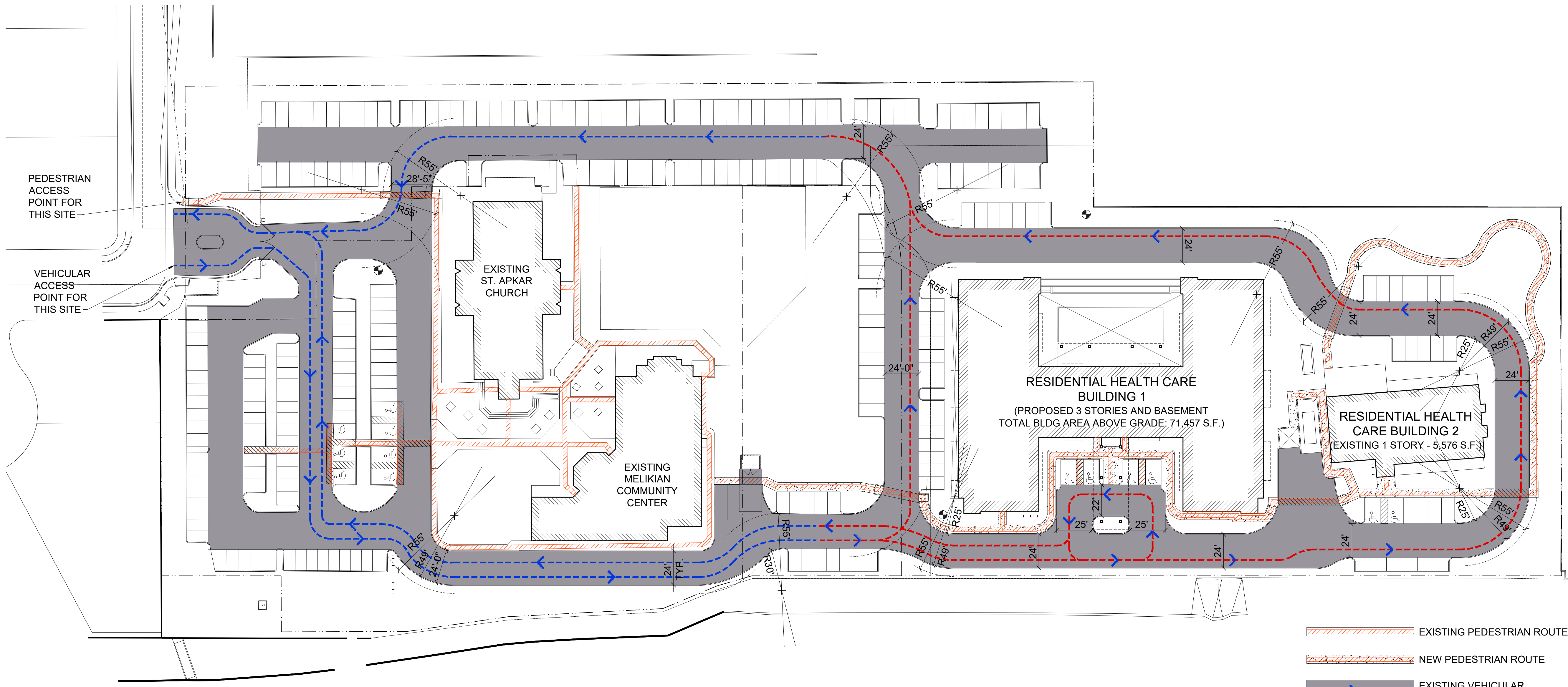
PRE-CONSTRUCTION PHASE		
NO.	ISSUED FOR:	DATE
	ELEVATIONS REVISION	03-01-2022

CONSTRUCTION PHASE		
REV.	BULLETIN #	DATE

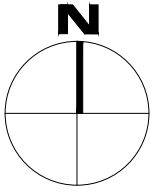
SHEET TITLE

SCALE: _____
DATE: 03/02/2022
JOB NUMBER: 1727-00

PLOT DATE Monday, November 29, 2021 2:42:46 PM

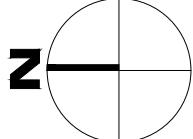
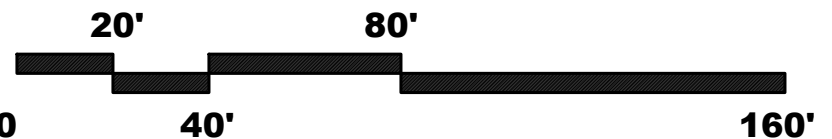


VICINITY MAP
N.T.S.



- EXISTING PEDESTRIAN ROUTE
- NEW PEDESTRIAN ROUTE
- EXISTING VEHICULAR ROUTE AND FIRE LANE
- NEW VEHICULAR ROUTE AND FIRE LANE

PEDESTRIAN AND VEHICULAR CIRCULATION PLAN
scale: 1" = 40'



ATTACHMENT #18

**MEGERDICHIAN
SENIOR CENTER**
8849 E. CHOLLA ST.
SCOTTSDALE, AZ 85260

PRE-CONSTRUCTION PHASE	
NO. ISSUED FOR:	DATE
REZONING & C.U.P.	12-13-2018
REZONING & C.U.P. 2nd Review	10-06-2020
REZONING & C.U.P. 3rd Review	12-09-2020
UPDATED	11-29-2021
CONSTRUCTION PHASE	
REV. BULLETIN #	DATE



SHEET TITLE
PEDESTRIAN AND VEHICULAR CIRCULATION PLAN

SCALE: 1" = 40'
DATE: 11/01/2021
JOB NUMBER: 1727-00

**MEGERDICHIAN SENIOR CENTER
TRAFFIC IMPACT AND MITIGATION ANALYSIS
2ND SUBMITTAL**

**East of the Loop 101 south of Cholla Street in
Scottsdale, Arizona**

Prepared for:

AAK Architecture & Interiors, Inc.
7585 E Redfield Rd, Suite 106
Scottsdale, Arizona 85260

For Submittal to:
City of Scottsdale

Prepared By:



CivTech, Inc.
10605 North Hayden Road
Suite 140
Scottsdale, Arizona 85260
(480) 659-4250



September 2020

CivTech Project No. 18-0100

ATTACHMENT #19

25-ZN-2018
25_ZN_2018_V3
10/8/2020
12/15/2020

EXECUTIVE SUMMARY

The proposed Megerdichian Senior Center development includes a 48-dwelling unit minimal residential health care facility, and a 30-room, 38-bed specialized residential health care facility. The site is located east of the Loop 101 south of Cholla Street in Scottsdale, Arizona. There is one (1) existing access located on the north side of the site. A request is being made by the property owner to for a Conditional Use Permit and a rezoning from R1-35 (a large-lot residential zoning) to R-4, a residential zoning that would allow the construction of a residential senior center.

The following conclusions and recommendations have been documented in this study:

- ◆ The proposed development by the opening/buildout year 2020, is expected to generate 284 external daily trips with 15 total trips (7 in/8 out) occurring during the AM peak hour and 22 trips (11 in/11 out) occurring during the PM peak hour.
- ◆ These trips represent increases of 48 trips daily and 2 and 3 trips during the AM and PM peak hours, respectively, over those reported in the original submittal of this report, which was finalized on May 23, 2018 and on which the City made minor comments.
- ◆ From the review of crash data at the intersections of 90th Street and Cactus Road and 92nd Street and Cholla Street, it can be concluded that there are no obvious crash patterns that stand out and could be treated with any type of low-cost mitigation measures that could be implemented by the City.
- ◆ All study intersections currently operate at overall LOS D or better during the peak hours.
- ◆ No new left-turn or right-turn deceleration lanes are required by City of Scottsdale's *Design Standards and Policies Manual* Section 5-3.206 on 88th Place and Cholla Street approaching the site driveways.
- ◆ The results of the opening year 2020 HCM 6th Edition analyses indicate that all study intersections should operate with acceptable levels of service of LOS D or better. Based on these levels of service, no mitigation measures are recommended.
- ◆ Sight distance should be provided at the proposed access based on the standards provided in the *City of Scottsdale Design Standards and Policies Manual, 2018 Update*.

INTRODUCTION

The proposed Megerdichian Senior Center development includes a 48-dwelling unit minimal residential health care facility, and a 30-room, 38-bed specialized residential health care facility. The site is located east of the Loop 101 south of Cholla Street in Scottsdale, Arizona. There is one (1) existing access located on the north side of the site. The vicinity is shown in **Figure 1**.

CivTech Inc. was retained by AAK Architecture & Interiors, Inc. to perform a Traffic Impact and Mitigation Analysis (TIMA) as required by the City of Scottsdale for the proposed development. A request is being made by the property owner to for a Conditional Use Permit and a rezoning from R1-35 (a large-lot residential zoning) to R-4, a residential zoning that would allow the construction of a residential senior center.

Purpose of Report and Study Objectives

The purpose of this study is to address the traffic and transportation impacts of the proposed development on the surrounding streets and intersections. This TIMA was prepared for submittal to the City of Scottsdale in conformance to City guidelines. The specific objectives of the TIMA are:

1. To evaluate lane requirements on all existing roadways and at all existing intersections within the study area.
2. To determine future level of service for all proposed major intersections within the study area and recommend any capacity related improvements.
3. To determine necessary lane configurations at all major intersections within the proposed development to provide acceptable future levels of service.
4. To evaluate the need for future traffic control changes within the proposed development and at the major entry points.
5. To evaluate the need for auxiliary lanes at stop and signal controlled intersections.

This version of the TIMA represents a 2nd Submittal of CivTech's version finalized on May 23, 2018. Two staff review comments were received via email, a copy of which has been included in **Appendix A**. It has been revised to correct the switching of two appendices (F and G) and to include as new **Appendix I** CivTech's November 30, 2018 letter to the owner addressing concerns expressed by neighbors at an October 11, 2018 on-site open house. In addition, the floor plan and numbers and types of units have recently changed, impacting very slightly the number of trips generated by the project, changes documented herein.

Study Requirements

With the concurrence of City of Scottsdale staff, the study area for this TIMA will include the following intersections:

- Existing Drive and 88th Place/Cholla Street
- 89th Street and Cholla Street
- 92nd Street and Cholla Street
- 90th Street and Cactus Road

Weekday AM and PM peak hour levels of service for these study intersections will be analyzed under current conditions and under two opening year scenarios: without and with the proposed development. It is anticipated that the development will open in 2020. For purposes of this analysis, the development will be considered to be built-out upon opening.

EXISTING CONDITIONS

LAND USE

The existing land is vacant where the proposed site is located.

SURROUNDING LAND USE

There are three (3) existing buildings immediately surrounding the proposed site, including St. Apkar Armenian Apostolic Church, Melikian Community Center, and Megerdichian Senior Group Home. These surrounding buildings share the same single access as the proposed site. Directly west of the site, the Loop 101 runs parallel bordering the site. Bordering the site to the north, east, and west are single and multifamily developments. Further south and south east of the site are medical facilities, hotel, public storage, business/office park, retail, and gas stations.

ROADWAY NETWORK

The existing roadway network within the study area includes 88th Place, 89th Street, 90th Street, 92nd Street, Cholla Street, Jenan Drive, and Cactus Road.

88th Place is a north-south roadway that is discontinuous through developments. Within the vicinity of the site, the roadway consists of one lane in each travel direction. Within the vicinity of the proposed site, 88th Place has a 25 miles per hour (mph) speed limit with speed tables posted with 20 mph warning signs.

89th Street is the north-south curvilinear roadway that transitions into 90th street within the vicinity of the site. The roadway is discontinuous through developments consisting of one lane in each travel direction. Within the vicinity of the proposed site, 89th Place has a 25 miles per hour (mph) speed limit with speed tables posted with 20 mph warning signs.

90th Street is the north-south curvilinear roadway that transitions from 89th street within the vicinity of the site. The roadway is discontinuous through developments consisting of one lane in each travel direction. Within the vicinity of the proposed site, 90th Place has a 25 miles per hour (mph) speed limit with speed tables posted with 20 mph warning signs.

92nd Street is the north-south curvilinear roadway within the vicinity of the site. The roadway is discontinuous through developments, within the vicinity of the site it consists of two lanes in each travel direction with a center median. 92nd Street has a posted speed limit of 40 mph within the vicinity of the site.

Cholla Street is the east-west curvilinear roadway that, east of Loop 101, is discontinuous through developments. The roadway consisting of one lane in each travel direction within the vicinity of the site. Cholla Street has a posted speed limit of 25 mph and dips that are posted with 15 mph warning signs within the vicinity of the site.

Jenan Drive is the east-west curvilinear roadway that is discontinuous through developments. The roadway consisting of one lane in each travel direction within the vicinity of the site. Within the vicinity of the proposed site, Jenan Drive has a 25 miles per hour (mph) speed limit with speed tables posted with 20 mph warning signs.

Cactus Road is an east-west major collector roadway that transitions from Thunderbird Road into Cactus Road at Cave Creek Road and terminates east at Frank Lloyd Wright Boulevard. Within the vicinity of the site the roadway consists of two through lanes in each travel direction and a center median. Cactus Road has a posted speed limit of 40 mph.

INTERSECTION CONFIGURATIONS

The intersection of **90th Street and Cactus Road** is a signalized four-legged intersection with permitted left-turns northbound/southbound and permitted/protected left-turns eastbound/westbound. The northbound approach consists of an exclusive left-turn lane, a shared through/right-turn lane, and a bike lane. The southbound approach consists of an exclusive left-turn lane

The intersection of the **Existing Driveway and Cholla Street** is a three-legged, stop controlled intersection with free movements in the east and westbound directions. The northbound approach has one dedicated left turn lane and one dedicated right turn lane. The westbound approach has one shared left turn and through lane. The eastbound approach has one shared through and right turn lane.

The intersection of **89th Street and Cholla Street** is a three-legged, stop controlled intersection with free movements in the east and westbound directions. The southbound approach has one shared left and right turn lane. The westbound approach has one shared through and right turn lane. The eastbound approach has one shared left turn and through lane.

The intersection of **92nd Street and Cholla Street** is a signalized four-legged intersection with permitted left turns at all approaches. The northbound and southbound approaches consist of one dedicated left turn lane, one through lane and one shared through and right turn lane. The eastbound and westbound approaches consist of one dedicated left turn lane and one shared through and right turn lane.

Figure 2 depicts existing lane configurations and traffic controls of the study intersections.

TRAFFIC VOLUMES

Field Data Services (FDS) conducted intersection turning movement counts at the study intersections on Thursday, April 26, 2018. The existing hourly traffic counts used for the time periods in this study are shown on **Figure 3**. The intersection turning movement counts for the recorded volumes are provided in **Appendix B**.

LEVEL OF SERVICE ANALYSIS

The concept of level of service (LOS) uses qualitative measures that characterize operational conditions within the traffic stream. The individual levels of service are described by factors that include speed, travel time, freedom to maneuver, traffic interruptions, and comfort and convenience. Six levels of service are defined for each type of facility for which analysis procedures are available. They are given letter designations A through F, with LOS A representing the best operating conditions and LOS F the worst. Each level of service represents a range of operating conditions. Levels of service for intersections are defined in terms of delay ranges. **Table 1** lists the level of service criteria for signalized and unsignalized intersections.

Peak hour capacity analyses were conducted for the study intersections based on existing intersection configurations and traffic volumes. All intersections have been analyzed using the methodologies presented in the *Highway Capacity Manual* (HCM), using Traffix software. The overall and approach levels of service are reported for signalized intersections. The resulting levels of service for the existing conditions are summarized in **Table 2**. The existing conditions analyses have been included in **Appendix C**.

Table 1 – Intersection LOS Criteria

Level of Service	Control Delay (seconds/vehicle)	
	Signalized	Unsignalized
A	≤ 10	≤ 10
B	> 10-20	> 10-15
C	> 20-35	> 15-25
D	> 35-55	> 25-35
E	> 55-80	> 35-50
F	> 80	> 50

Source: Exhibit 18-4 and Exhibit 19-1, Highway Capacity Manual 2010

*In addition, any movement that operates with a volume-to-capacity ratio greater than 1 (V/C.1), is considered to be operating at LOS F, no matter the control delay.

Table 2 – Existing (2018) Level-of-Service Summary

ID	Intersection	Stop Control	Approach	AM(PM) LOS Existing
1	90 th Street and Cactus Road	Signal	NB	C(C)
			SB	C(C)
			EB	C(C)
			WB	C(C)
			Overall	C(C)
2	Existing Drive and Cholla Street	1-Way Stop (NB)	NB Left	A(A)
			NB Right	A(A)
			WB Left	A(A)
3	Cholla Street and 89 th Street	1-Way Stop (SB)	SB Left	A(A)
			SB Right	A(A)
			EB Left	A(A)
4	Cholla Street and 92 nd Street	Signal	NB	A(A)
			SB	A(A)
			EB	D(D)
			WB	D(D)
			Overall	B(A)

A review of the results of the Level of Service analysis of existing conditions summarized in **Table 2** reveals that all study intersections currently operate at overall LOS D or better during both peak hours.

CRASH ANALYSIS

CivTech excerpted from its statewide crash databases crash listings for the existing signalized study intersections for the three-year period 2014 through 2016. The listing shows that a total of 11 incidents were reported. None of the incidents resulted in fatal injuries. Eight (8) of the incidents were reported at the intersection of 90th Street and Cactus Road while three (3) of the incidents were reported at the intersection of 92nd Street and Cholla Street. The report listed the cross road as Cholla Drive, but a check of the included coordinates indicate that the cross road was actually Cholla St. The crash listings can be found in **Appendix D**. A summary of the crash data for each intersection is provided in **Table 3**.

Table 3 – 2014-16 Crash Summary

90 th Street and Cactus Road	2014	2015	2016	Total
<i>Type of Crash/Incident</i>				
Single-Vehicle	0	0	1	1
Angle	0	1	1	2
Left Turn	0	0	1	1
Rear-End	2	0	0	2
Head On	1	0	0	1
Sideswipe, Same Direction	0	0	0	0
Sideswipe, Opposite Direction	0	0	0	0
Rear to Side	0	0	0	0
Rear to Rear	0	0	0	0
Other/Unknown	0	1	0	1
<i>Crash/Incident Severity*</i>				
Property Damage Only (PDO)	2	1	1	4
Injury	1	1	2	4
Fatality	0	0	0	0
Total by Year	3	2	3	8
92 nd Street and Cholla Street	2014	2015	2016	Total
<i>Type of Crash/Incident</i>				
Single-Vehicle	0	1	0	1
Angle	0	0	0	0
Left Turn	0	0	1	1
Rear-End	0	0	1	1
Head On	0	0	0	0
Sideswipe, Same Direction	0	0	0	0
Sideswipe, Opposite Direction	0	0	0	0
Rear to Side	0	0	0	0
Rear to Rear	0	0	0	0
Other/Unknown	0	0	0	0
<i>Crash/Incident Severity*</i>				
Property Damage Only (PDO)	0	1	2	3
Injury	0	0	0	0
Fatality	0	0	0	0
Total by Year	0	1	2	3

*Numbers represent crashes, not the numbers of vehicles involved or persons injured.

A review of the data presented in **Table 3** reveals that at the intersection of 90th Street and Cactus Road, rear end and angle collisions were the most common. At the intersection of 92nd Street and Cholla Street, the collisions were divided evenly between single-vehicle, left-turn, and rear end.

Half of the incidents (4 of 8) at the intersection of 90th Street and Cactus Road resulted in no reported injuries and property damage only. The other half of the incidents reported injuries and the rate is constant over time. None of the incidents at the intersection of 92nd Street and Cholla Street reported injuries, all reported property damage only. The trend is constant over time.

From the above review of crash data at these intersections, it can be concluded that there are no obvious crash patterns that stand out and could be treated with any type of low-cost mitigation measures that could be implemented by the City.

PROPOSED DEVELOPMENT

SITE DESCRIPTION

The proposed Megerdichian Senior Center development includes a 48-dwelling unit minimal residential health care facility, and a 30-room, 38-bed specialized residential health care facility. The site is located east of the Loop 101 south of Cholla Street in Scottsdale, Arizona. The layout of the proposed development is illustrated in **Figure 4**. It is expected to be opened and built out by the year 2020. Please note that 51 dwellings and 18 beds were studied by CivTech in May 2018.

SITE ACCESS

As shown in **Figure 4**, there is one existing site access approaching from the south where 88th Place and Cholla Street intersect. For the purpose of this analysis, 88th Place and Cholla Street were analyzed as a continuous east-west roadway and the existing driveway was analyzed as a north-south roadway at this intersection; therefore, it is analyzed as a one-way stop controlled "T" intersection with stop control northbound. The eastbound approach is a shared through/right-turn and the westbound approach is a shared left/through lane.

TRIP GENERATION ESTIMATION AND COMPARISON

The potential trip generation for the proposed development was estimated utilizing the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 10th Edition* and *Trip Generation Handbook, 3rd Edition*. The ITE *Trip Generation Manual* contains data collected by various transportation professionals for a wide range of different land uses. The data are summarized in the report and average rates and equations have been established that correlate the relationship between an independent variable that describes the development size and generated trips for each categorized land use. The report provides information for daily and peak hour trips.

Table 4 – Proposed Development Trip Generation

Land Use	ITE LUC	Setting/ Location	ITE Land Use Name	Quantity Units*	AM Distribution		PM Distribution				
					In	Out	In	Out			
Assisted Senior Center	252	General	Senior Adult Housing-- Attached	48 Dwelling Units	35%	65%	55%	45%			
Specialized Residential Health Care Facility	620	General	Nursing Home	38 Beds	72%	28%	33%	67%			
Land Use		ADT		AM Peak Hour			PM Peak Hour				
		Avg Rate	Total	Avg Rate	In	Out	Total	Avg Rate	In	Out	Total
Minimal Residential Health Care Facility		*3.49	168	*0.20	3	6	9	*0.29	8	6	14
Specialized Residential Health Care Facility		3.06	116	0.17	4	2	6	0.22	3	5	8
Totals			284		7	8	15		11	11	22

DUs=Dwelling Units

*Note: Average rates were calculated by generating trips using equations for and dividing by total number of dwelling units. (See below.)

CALCULATIONS (Equations shown only where available)			
Land Use	Daily	AM Peak Hour	PM Peak Hour
Minimal Residential Health Care Facility	$T = 4.02(48) - 25.37 = 168$	$T = 0.20(48) - 0.18 = 9$	$T = 0.24(48) + 2.26 = 14$
Specialized Residential Health Care Facility	Weighted Average	Weighted Average	Weighted Average

The proposed development by the opening/buildout year 2020, is expected to generate 284 external daily trips with 15 total trips (7 in/8 out) occurring during the AM peak hour and 22 trips (11 in/11 out) occurring during the PM peak hour.

Under the prior mix of 51 dwelling units and 18 beds studied in May 2018, the project was expected to generate 236 external daily trips with 13 total trips (6 in/7 out) generated during the AM peak hour and 19 trips (9 in/10 out) generated during the PM peak hour when calculated using the same applicable formulae or average rates. Therefore, these trips represent increases of 48 trips daily and 2 and 3 trips during the AM and PM peak hours, respectively, over those reported in the original submittal of this report.

TRIP DISTRIBUTION AND ASSIGNMENT

A single trip distribution pattern was assumed for the proposed development. It is expected that the residential development will generate trips based on future population within a 7-mile radius of the site. Future total population within a 7-mile radius of the site, as predicted by the 2020 socio-economic data compiled by the Maricopa Association of Governments (MAG), was used as a basis to estimate trip distribution for the residential development. The resulting trip distribution percentages for the study area are shown in **Table 4**. The trip distribution calculations are included in **Appendix E**.

Figure 5 illustrates the trip distribution percentages shown in **Table 5** on the roadway network within the study area expected in 2020. The percentages presented in **Table 5** were applied to the site trips generated to determine the AM and PM peak hour site traffic at the intersections within the study area for 2020. The resulting site generated trip assignments for the proposed development in 2020 are presented in **Figure 6**.

Table 5 – Trip Distribution

Roadway	Trip Distribution
North on 90 th Street (north of Cactus Road)	3%
North on 92 nd Street (north of Cholla Street)	5%
South on 92 nd Street (south of Cholla Street)	36%
East on Cactus Road (east of 90 th Street)	5%
East on Cholla Street (east of 92 nd Street)	5%
West on Cactus (west of 90 th Street)	46%
Total	100%

FUTURE BACKGROUND TRAFFIC

Historical daily traffic volumes were taken from the City of Scottsdale traffic count website to estimate an average annual growth rate. Average daily traffic volumes on 92nd Street between Cholla Street and Cactus Road, were considered. This location experienced an average annual increase of daily traffic of 2.0 percent from 2014 to 2016. Therefore, a 2.0 percent annual growth rate was applied to the volumes at the study intersections to obtain the future background traffic volumes. Growth rate calculations can be found in **Appendix F**. The opening/buildout year background traffic volumes are illustrated in **Figure 7**.

TOTAL TRAFFIC

Total traffic was determined by adding the site generated traffic to the projected background traffic for opening/buildout year 2020. Total AM and PM peak hour traffic for horizon year 2020 is shown in **Figure 8**.

TRAFFIC IMPROVEMENT AND MITIGATION ANALYSIS

As documented above, the new mix of 48 dwelling units and 38 beds is expected to generate not more than 3 additional trips during either peak hour. CivTech reviewed the difference in trips and the level of service analysis below, with all of the intersections operating at overall levels of service of C or better and no movements operating at less than LOS D and did not judge these few (1 inbound/1 outbound AM; 2 inbound/1 outbound PM) additional trips enough to change the impacts on the surrounding roadway network or the recommendations within the TIA. Since the site is in an established neighborhood, the only two study intersections at which it is likely that there would have been noticeable increase in traffic since 2018—increased through volumes due to growth in regional traffic and not due to any significant site traffic—would be the intersections on 90th Street at Cactus Road and on 92nd Street at Cholla Street. Therefore, CivTech did not consider it necessary at this time to burden the church with the cost of redoing the several analyses with slightly revised numbers that would not likely change the previous reported results.

LEVEL OF SERVICE ANALYSIS

Peak hour capacity analyses were conducted for all the intersections within the study area. All intersections were analyzed using Synchro 10.0 analysis software and the methodologies previously presented. The overall intersection and approach levels of service are summarized in **Table 6** for the analysis year 2020. Detailed analysis worksheets can be found in **Appendix G** for 2020. No changes are required in lane configurations or stop control at any of the study intersections.

Table 6 – 2020 Opening Year Peak Hour Levels of Service

ID	Intersection	Stop Control/ Mitigated	Approach/ Movement	2020 LOS	
				No Build AM (PM)	Build AM (PM)
1	90 th Street and Cactus Road	Signal	NB	C(C)	C(C)
			SB	C(C)	C(C)
			EB	C(C)	C(C)
			WB	C(C)	C(C)
			Overall	C(C)	C(C)
2	Existing Drive and Cholla Street	1-Way Stop (NB)	NB Left	A(A)	A(A)
			NB Right	A(A)	A(A)
			WB Left	A(A)	A(A)
3	Cholla Street and 89 th Street	1-Way Stop (SB)	SB Left	A(A)	A(A)
			SB Right	A(A)	A(A)
			EB Left	A(A)	A(A)
4	Cholla Street and 92 nd Street	Signal	NB	A(A)	A(A)
			SB	A(A)	A(A)
			EB	D(D)	D(D)
			WB	D(D)	D(D)
			Overall	B(A)	B(A)

The results of the opening year 2020 HCM 6th Edition analyses summarized in **Table 6** indicate that all study intersections should operate with acceptable levels of service of LOS D or better. Based on these levels of service, no mitigation measures are recommended.

LEFT TURN DECELERATION LANES

Currently, there is no left turn deceleration lane from Cholla Street to the existing driveway. Upon completion of the development, approximately 28 vehicles will be making left turns into the site in the AM peak hour and 18 in the PM peak hour, these volumes are shown in **Figure 8**. The opposing street volume is predicted to be very minor, approximately 1 vehicle in the AM peak hour and 3 in the PM peak hour, meaning that there should be very little conflict between vehicles turning left into the site and opposing street traffic. A left turn deceleration lane is not warranted at this intersection.

RIGHT TURN DECELERATION LANES

Cholla Street is currently classified as a minor collector road by the City of Scottsdale. In order to determine the need for a deceleration lane, the following criteria must be met

- At least 5,000 vehicles per day are expected to use the street.
- The 85th percentile traffic speed on the street is at least 35 mph.
- At least 30 vehicles will be making right turns into the driveway during a 1-hour period.

Based on the total traffic volumes, shown in **Figure 8**, there will be fewer than 5,000 vehicles per day using Cholla Street. The posted speed limit for Cholla Street is 25 mph and there will be approximately 20 right turns into the site in the AM peak hour and 5 right turns in the peak hour. Since none of the three criteria has been met, a right turn deceleration lane will not be required at the driveway.

QUEUE STORAGE ANALYSIS

Since no new deceleration lanes are being proposed for the site, a queue storage analysis is not required.

SIGHT DISTANCE ANALYSIS

Adequate sight distance must be provided at the intersections to allow safe turning movements into and out of the development. A sight triangle is the area encompassed by the line of sight from a stopped vehicle on the minor roadway to the approaching vehicle on the major roadway; there must be sufficient unobstructed sight distance along both approaches of a street or driveway intersection and across their included corners to allow operators of vehicles to see each other in time to prevent a collision. There must also be sufficient sight distance along the major street to allow a driver intending to turn left into the site to see an oncoming vehicle in the opposing direction.

Sight distance should be provided at the proposed access based on the standards provided in the *City of Scottsdale Design Standards and Policies Manual, 2018 Update*.

Adjacent to the site, 88th Place/Cholla Street was constructed with horizontal curvature at a relatively flat grade; therefore, the only impediments to the site distance would be existing structures and landscaping. The developer should ensure that adequate sight distance is provided at the intersections to allow safe left and right turning movements from the development and left turns into the development from Cholla Street.

Landscaping should be maintained at a maximum of three feet in height. To maintain sight distance, tree branches should be trimmed lower than seven feet and maintained to meet current acceptable landscape requirements.

Figures depicting the method and sight distance requirements are provided in the City of Scottsdale's *Design Standards and Policies Manual, 2018 Update*. Copies of the applicable standards are provided in **Appendix H** for reference.

NEIGHBOR CONCERNS

The Owner of Saint Apkar hosted a neighborhood meeting on October 11, 2018. The neighbors raised some concerns. In response, CivTech collected additional traffic data and responded to the owner in a letter dated November 30, 2018. A copy of this letter has been included as **Appendix I**.

CONCLUSIONS AND RECOMMENDATIONS

The following conclusions and recommendations have been documented in this study:

- ◆ The proposed development by the opening/buildout year 2020, is expected to generate 284 external daily trips with 15 total trips (7 in/8 out) occurring during the AM peak hour and 22 trips (11 in/11 out) occurring during the PM peak hour.
- ◆ These trips represent increases of 48 trips daily and 2 and 3 trips during the AM and PM peak hours, respectively, over those reported in the original submittal of this report, which was finalized on May 23, 2018 and on which the City made minor comments.
- ◆ From the review of crash data at the intersections of 90th Street and Cactus Road and 92nd Street and Cholla Street, it can be concluded that there are no obvious crash patterns that stand out and could be treated with any type of low-cost mitigation measures that could be implemented by the City.
- ◆ All study intersections currently operate at overall LOS D or better during the peak hours.
- ◆ No new left-turn or right-turn deceleration lanes are required by City of Scottsdale's *Design Standards and Policies Manual* Section 5-3.206 on 88th Place and Cholla Street approaching the site driveways.
- ◆ The results of the opening year 2020 HCM 6th Edition analyses indicate that all study intersections should operate with acceptable levels of service of LOS D or better. Based on these levels of service, no mitigation measures are recommended.
- ◆ Sight distance should be provided at the proposed access based on the standards provided in the *City of Scottsdale Design Standards and Policies Manual, 2018 Update*.

CITIZEN REVIEW REPORT
for
MEGERDICHIAN SENIOR CENTER
at
8849 E. CHOLLA STREET

December 16, 2021

ATTACHMENT #20

Citizen Review Report

Megerdichian Senior Center – 8849 E. Cholla Street

December 16, 2021

Exhibit A – 1st Neighborhood (Open House) Meeting Notice (2018)

Neighborhood letters dated September 20, 2018 were mailed to owners and homeowners' associations within 750' of the site and to interested parties. The letter informed the owners, HOAs, and interested parties that a rezoning application and a Conditional Use Permit application are going to be processed to allow a senior living facility on the church property.

The letter with the attachments and the lists of the 750' owners, 750' HOAs, and interested parties are attached.

Exhibit B – Sign Posting (2018)

An Early Notification of Project Under Consideration sign was posted on September 6, 2018 and included the Open House meeting date, time, and place.

The Affidavit of Posting and a time and date stamped photo of the sign are attached.

Exhibit C - Open House Neighborhood Meeting (2018)

The Open House meeting was held on October 11, 2018.

The sign-in sheets and meeting summary are attached.

Exhibit D – 2nd Neighborhood Meeting Notice to Open House Meeting Attendees (2019)

On June 6, 2019, a neighborhood meeting notice was mailed out to the neighbors who attended the Open House meeting. The purpose of this meeting was to follow-up on comments and questions received at the Open House meeting on October 11, 2018.

No one attended the meeting.

Exhibit E – 3rd Neighborhood Meeting Notice (2020)

Neighborhood letters dated July 22, 2020 were mailed to owners and homeowners' associations within 750' of the site and to interested parties.

Exhibit F – 3rd Neighborhood Meeting (2020)

The neighborhood meeting was held on August 6, 2020. There were five participating families. The meeting summary is attached.

Exhibit G – 4th Neighborhood (Open House) Meeting Notice (2021)

Neighborhood letters dated October 22, 2021 were mailed to owners and homeowners' associations within 750' of the site and to interested parties.

Exhibit H – 4th Neighborhood (Open House) Meeting (2021)

The neighborhood meeting was held on November 3, 2021. The sign-in sheets and meeting summary are attached.

Exhibit I - Neighborhood Outreach in Support

A neighborhood consultant has been on board since 2018 and contacted the adjacent neighbors by knocking on doors with follow-up telephone calls and/or meetings.

To date, we have received approximately 288 letters, petitions, and emails in support of the development.

We will continue to provide an open dialogue with neighbors either by telephone, emails, or one-on-one meetings, if necessary.

EXHIBIT A

BURCH & CRACCHIOLO, P.A.

702 East Osborn, Suite 200

Phoenix, Arizona 85014

(602) 234-9913

ebull@bcattorneys.com

September 26, 2018

OPEN HOUSE NEIGHBORHOOD MEETING

Case No.: 41-PA-2018

Megerdichian Senior Center

Dear Property Owner, HOA Contact, or Interested Party:

On behalf of the Western Diocese of the Armenian Church of North American ("Western Diocese"), we invite you to an introductory community meeting to discuss a proposed rezoning for approximately 4.79 gross/4.72 net acres and a Conditional Use Permit ("CUP") for approximately 2.85 gross/net acres of the property located east of the southeast corner of Cholla Road and the Loop 101 Freeway ("Site"). Western Diocese is proposing to develop a portion of the Site as a senior living residential health care facility. An Aerial of the Site is attached.

Western Diocese will be requesting a rezoning from R1-35 to R-5 to allow the senior living facility on the southern portion of the church Site. The main church facilities on the northern portion of the Site and much of the parking area for the church will remain under the current R1-35 zoning district. The entire property will remain in the ownership of the Western Diocese.

Western Diocese plans to provide a distinctive, high-quality minimal and specialized residential health care senior living community that will include independent living, assisted living, and skilled nursing components. As compared to an expansion of the church or typical residential development, this senior housing community will generate less traffic, require less parking and create almost no late night activity. A copy of the Site Plan and Preliminary Illustrative Landscape Site Plan are attached.

The meeting will be held:

Thursday, October 11, 2018 at 6:00 p.m.

Armenian Church - Cultural Center

8849 E. Cholla Street

Scottsdale, AZ 85260

There will be future public hearings by the Scottsdale Planning Commission and City Council. You will be notified of those hearings.

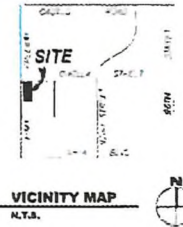
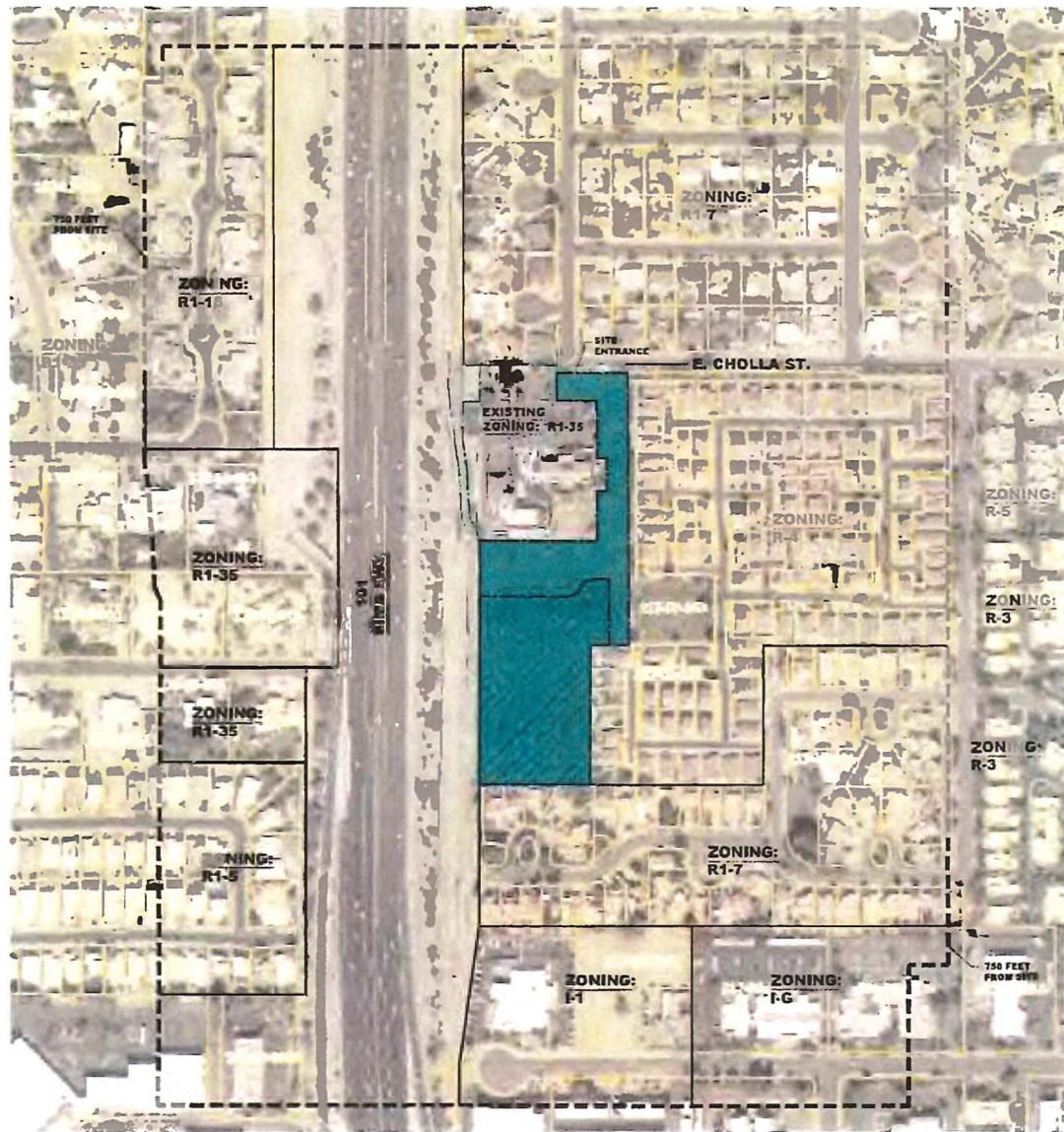
If you have any questions regarding this proposal or are unable to attend the neighborhood meeting, please contact Art Knadjian at AAK Architecture (480-588-5852 / art@aaakaii.com), Tom Bilsten, neighborhood consultant (602-561-3932 / tom.bilsten@gmail.com) or me (602-234-9913 / ebull@bcattorneys.com). You may also contact Greg Bloemberg, Senior Planner with the City of Scottsdale (480-312-4306 / gbloemberg@scottsdaleaz.gov).

Thank you,



Ed Bull

ECB/rh
Attachments



KEY

PROPOSED R-5 ZONING AREA

PROPOSED CONDITIONAL USE PERMIT AREA

aakail .rdr.scdm + incos

**MEGERDICHIAN
SENIOR CENTER**
8849 E. CHOLLA ST.
SCOTTSDALE, AZ 85260

NO.	DATE	DESCRIPTION	BY
1	11/11/14	PRELIMINARY PLAN	BAJ
2			
3			
4			
5			

AERIAL PLAN

SCALE: 1" = 120'

A01

1 AERIAL PLAN
scale: 1" = 120'

0 50' 100' 200' 400'

N

PARKING CALCULATIONS

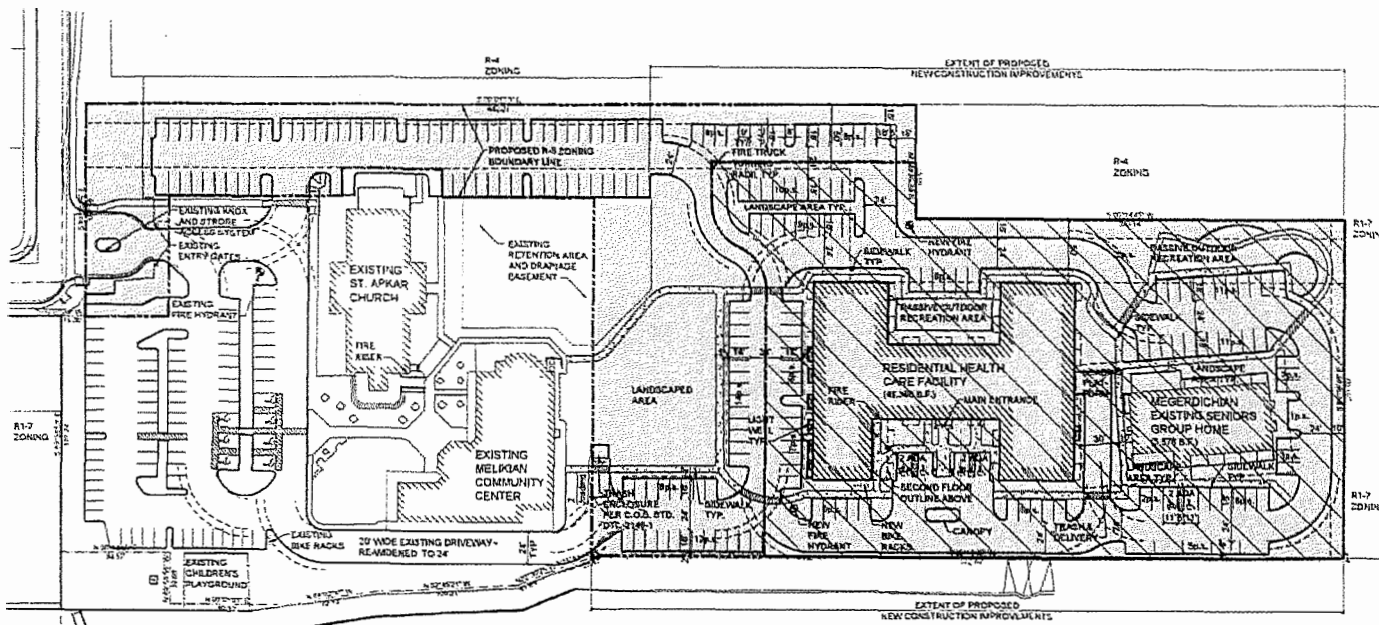
RESIDENTIAL HEALTH CARE FACILITY	
IND. LIVING - 1 BR	12.50
10 D.U. x 1.25 =	
IND. LIVING - STUDIO	2.50
2 D.U. x 1.25 =	
ASSISTED LIVING - 1 BR	17.50
16 D.U. x 1.25 =	
ASSISTED LIVING - STUDIO	31.25
20 D.U. x 1.25 =	
SKILLED NURSING - SINGLE	2.80
8 BEDS x 0.7 =	
SKILLED NURSING - DOUBLE	9.80
16 BEDS x 0.7 =	
EXISTING SENIORS GROUP HOME	
OVERLAPPING UNITS	12.50
10 D.U. x 1.25 =	
PARKING REQUIRED -	88.85

KEY

	PROPOSED R-3 ZONING AREA
	PROPOSED CONDITIONAL USE PERMIT AREA

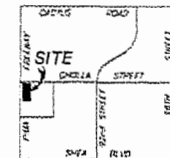
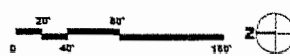
PROJECT DATA

A.P.N.	217-26-045
GROSS LOT AREA	325,460 S.F.
NET LOT AREA	322,480 S.F.
EXISTING ZONING	R1-7C
PROPOSED ZONING (PER DRAINAGE DELINEATION)	R-3
PROPOSED REZONING	
NET LOT AREA	265,878 S.F.
GROSS FLOOR AREA	
RESIDENTIAL HEALTH CARE FACILITY	46,366 S.F.
EXISTING PARKING (CASE 194-09-2000)	
TOTAL REQUIRED	153 SPACES
SUB-TOTAL PROVIDED	154 SPACES
NOTE: 1 SPACE REMOVED IN THIS PROPOSED SITE PLAN	
TOTAL EXISTING PROVIDED	153 SPACES
PARKING REQUIRED (TWO SUBSTANTIAL) RESIDENTIAL HEALTH CARE FACILITY	
IND. LIVING - 1 BR	12.50
IND. LIVING - STUDIO	2.50
ASSISTED LIVING - 1 BR	17.50
ASSISTED LIVING - STUDIO	31.25
SKILLED NURSING - SINGLE	2.80
SKILLED NURSING - DOUBLE	9.80
EXISTING SENIORS GROUP HOME	
OVERLAPPING UNITS	12.50
SUB-TOTAL PARKING REQUIRED	88.85 (89)
PARKING PROVIDED	148 SPACES
SUB-TOTAL EXISTING	153 SPACES
SUB-TOTAL PROPOSED	148 SPACES
TOTAL SITE REQUIRED	243 SPACES
TOTAL SITE PROVIDED	301 SPACES
ACCESSIBLE PKG. REQ'D	
4% OF 148 = 5.92	6 SPACES
ACCESSIBLE PKG. PROV.	6 SPACES
WALK PARKING REQUIRED	
10% OF 89 = 8.9	9 SPACES
WALK PARKING PROVIDED	10 SPACES



1 SITE PLAN

Scale: 1" = 40'



VICINITY MAP

N.T.S.

MEGERDICHIAN SENIOR CENTER
8849 E. CHOLLA ST.
SCOTTSDALE, AZ 85260

SITE PLAN

A02

EXHIBIT B



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:

41-PA-2018

Project Name:

Location:

8849 E Cholla St

Site Posting Date:

September 25, 2018

Applicant Name:

Ed Bull/ Burch & Cracchiolo

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.

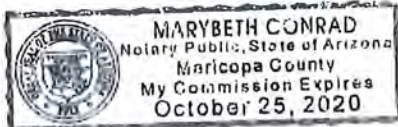
Applicant Signature

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

25th day of September 2018



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

Early Notification of Project Under Consideration

Neighborhood Open House Meeting:

Date: Thursday, October 11, 2018
Time: 6:00 P.M.
Location: Armenian Church, Cultural Center,
8849 E. Cholla Street, Scottsdale, AZ 85260

Site Address: 8849 E. Cholla Street Scottsdale, AZ 85260

Project Overview:

- Description of Request: Zoning District Map Amendment from R1-35 to R-5 and CUP for a Residential Health Care Facility
- Description of Project: Senior Living Facility
- Site Acreage: 4.79 acres (R-5); 2.85 acres (CUP)
- Site Zoning: R1-35

Applicant Contact:

Ed Bull/Bull/Burch & Cracchiolo
602-234-9913
ebull@bcattorneys.com

City Contact:

Greg Bloemberg 480-312-4306
gbloemberg@scottsdaleAZ.gov

Pre-Application #: 41-PA-2018 Available at City of Scottsdale: 480-312-7000

Project Information may be researched at: Posting Date: 9/25/18
<https://eservices.scottsdaleaz.gov/bldgresources/Preapp/Search>

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

9/25/18 13:28:22

EXHIBIT C

10/11/18 NEIGHBORHOOD MEETING SUMMARY

WESTERN DIOCESE

Attendees

His Eminence Archbishop Hovnan Derderian, Primate of the Western Diocese of the Armenian Church of North America (WDAC)

Mr. Harout Markarian, Director of WDAC

Rev. Fr. Zacharia Saribekyan, Parish Priest

Mr. Bedros Touresian, Parish Council Chairman

Mr. Grigor Papazyan, Parish Council Treasurer

Mrs. Mary Sayadian, Parish Council Secretary

Mrs. Hoory Dikranian, Parish Council Member

Dr. Steve Ovanessoff

Mr. Berj Dikranian

Art Knadjian, AAK Architecture

Nick Kanaras, AAK Architecture

Konstantinos Akrivos, AAK Architecture

Tim Phebus, AAK Architecture

Chris Reigel, Bayley Construction

Joe Spadafino, CivTech

Tom Bilsten, Neighborhood Consultant

Ed Bull, Burch & Cracchiolo

Ricki Horowitz, Burch & Cracchiolo

6 Neighbors (See sign-in sheets)

Introductions and Overview

- Requesting a rezoning and a CUP on a portion of the site
- Part of the Diocese's mission is to provide opportunities for members of the church and community members
- Proposing a senior housing facility
- Existing building at south end will also be used for senior living
- 2-story "H"-shaped building
- Well separated from east and south residential neighbors
- 50' setback from neighbors to east
- 97 trees proposed on the campus
- Architecture is clean and timeless
- Circulation – one way in and out
- Good neighbor – will generate fraction of traffic if church was to expand, quiet neighbor, needed use
- Process — had preliminary meeting with Staff, holding neighborhood meeting, file CUP and Rezoning applications, Staff to review, resubmit responses to Staff comments, PC & CC

Questions, Answers, and Comments

1. **Westminster facility at Cactus & 90th Street has issues with traffic and parking. Will this site?**
A. 242 parking spaces required; providing 301 parking spaces, plenty more than required.
2. **Concerned with the speeding and traffic volumes on Cholla.**
A. Street is posted at 25 MPH. Explained traffic study, where traffic is coming from and going to, trip distributions and trip counts. Joe Spadafino, traffic engineer, is to check with the City to determine what techniques are available to mitigate speeding on Cholla (i.e., speed humps, stop signs, etc.)
3. **Was the traffic from the school part of the Traffic Study?**
A. No.
4. **One neighbor said her kids almost got struck by a car. Cars speed by all the time. She's been through these same issues many times with the church. She believes there will be more traffic than what is shown in the traffic report.**
A. We heard what she said. Her concerns are also our concerns. The church has posted 5 MPH signs on site. CivTech will contact the City to determine what mitigation options may be available to slow down traffic.
5. **This development does not fit into this residential area. People who live in homes will be more responsible. People who visit will not care about the neighborhood.**
A. The development will have a population of 93 people at the maximum in the rooms or beds. The development will be architecturally compatible with the surrounding neighborhoods. The residents will be elderly, responsible adults who choose to live in a senior housing facility that is part of a church campus.
6. **Will there be Alzheimers' patients?**
A. No. There will be independent living, assistant living, and skilled level of care on site. Age in place is how most facilities operate.
7. **Concerned with elderly drivers. Their motor skills are not all there.**
A. The facility will have a van to take residents to doctors, drug store, etc. We will do more traffic comparisons on elderly drivers.
8. **A few neighbors think can build about 25 homes on the site and have less traffic than a senior housing facility.**
A. 25 homes would mean 250 trips/day, more than what is proposed at the senior housing facility.
9. **There are already 5 nursing homes within 5 miles of the site. Wants to know if there would be enough room for fire trucks, ambulances, etc.**
A. Reviewed the circulation route for emergency vehicles.
10. **What type of garbage pickup will there be?**
A. It will be through a private, commercial operator. The trash will be in the basement and will not be visible.

End of Meeting

**Case No. 41-PA-2018 Western Diocese Megerdichian Senior Center
(SEC Loop 101 & Cholla Drive)**

[illegible]

10/11/2018 NEIGHBORHOOD MEETING
Case No. 41-PA-2018 Western Diocese Megerdichian Senior Center
(SEC Loop 101 & Cholla Drive)
SIGN-IN SHEET (PLEASE PRINT)

NAME (PLEASE PRINT)	ADDRESS (Include City & Zip)	PHONE NO.
Kenneth Wolfe	8907 E GARDEN DR Scottsdale 85260	
Erin Connel	8826 E. Cholla St Scottsdale 85260	_____
Georg Dikranian	908 W. Wagoner Rd. phoenix 85023	
Bely Dikranian	908 W. Wagoner Rd phoenix 85023	
HAL GURMAN	8856 E. CHOLLA ST 85260	
Theresa Dikranian		

EXHIBIT D

BURCH & CRACCHIOLO, P.A.

702 East Osborn, Suite 200
Phoenix, Arizona 85014
(602) 234-9913
ebull@bcattorneys.com

June 6, 2019

Mr. Ken Wolfe
8907 E. Garden Dr.
Scottsdale, AZ 85260

**Re: Case Nos.: 25-ZN-2018 and 19-UP-2018
Megerdichian Senior Center
Follow-Up Neighborhood Meeting 6/20/19**

Dear Mr. Wolfe:

The purpose of this letter is to invite you to a second neighborhood meeting for the Western Diocese of the Armenian Church of North American ("Western Diocese") to discuss the two applications that were filed with the City of Scottsdale on the property located east of the southeast corner of Cholla Road and the Loop 101 Freeway ("Site"). An Aerial of the Site is attached.

An application was filed to rezone approximately 4.79 gross/4.72 net acres to allow the senior living facility on the southern portion of the church Site and the other application filed was for a Conditional Use Permit ("CUP") on approximately 2.85 gross/net acres for a Residential Health Care Facility.

The primary purpose of this second meeting is to follow-up on comments and questions (including traffic) received at the first neighborhood meeting that was held on October 11, 2018 and also to provide an overview of the Rezoning and Conditional Use Permit requests. **The neighborhood meeting will be held on Thursday, June 20, 2019 at 6:00 p.m. at the Armenian Church - Cultural Center, 8849 E. Cholla Street in Scottsdale, AZ 85260**

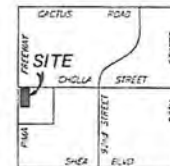
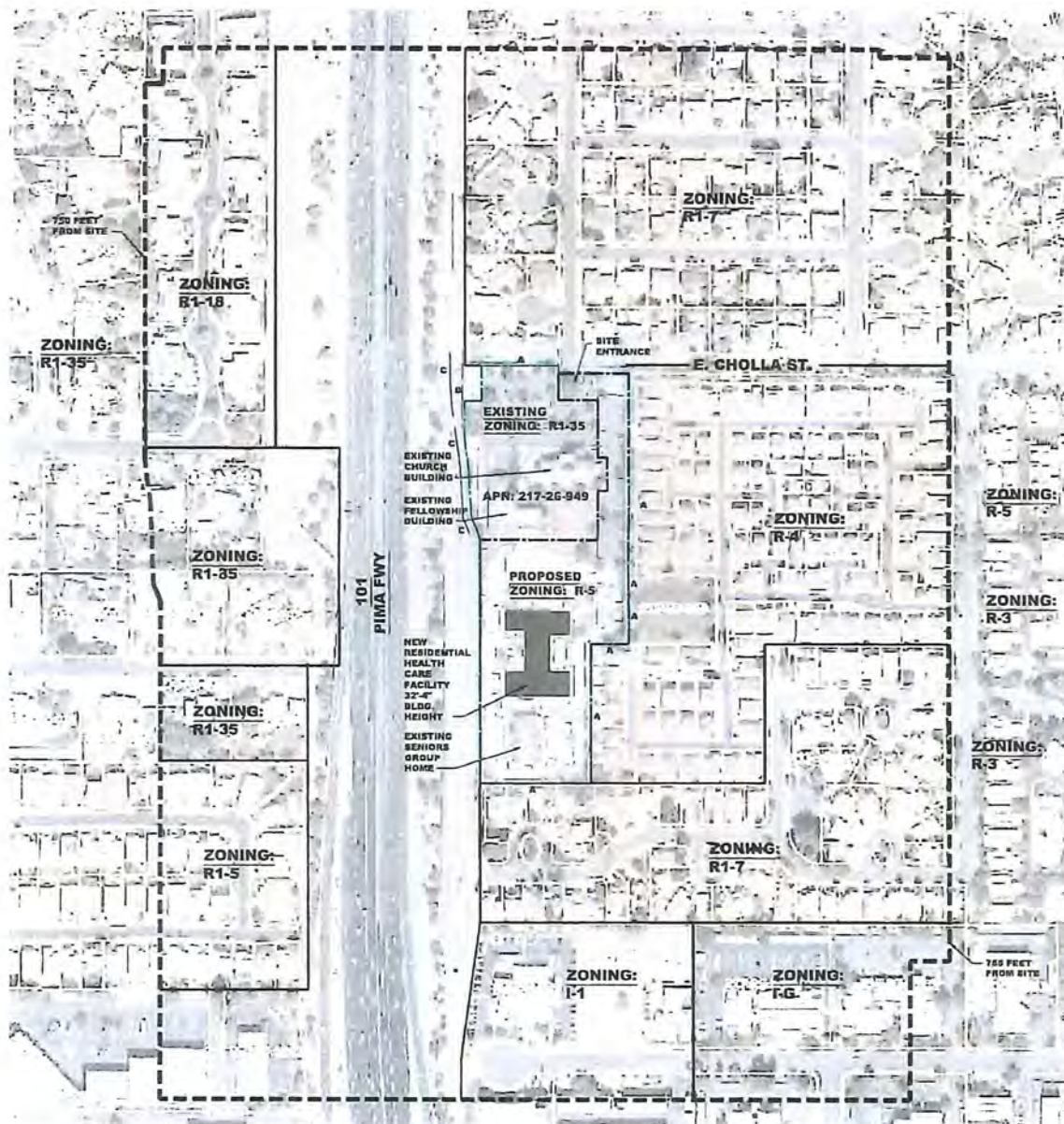
If you have any questions regarding this proposal or are unable to attend the neighborhood meeting, please contact Art Knadjian at AAK Architecture (480-588-5852 / art@aakaii.com), Tom Bilsten, neighborhood consultant (602-561-3932 / tom.bilsten@gmail.com) or me (602-234-9913 / ebull@bcattorneys.com).

Thank you.



Ed Bull

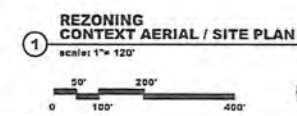
ECB/rh
Attachment



VICINITY MAP
N.T.S.

KEY

- PROPOSED REZONING AREA
- A = SITE WALL HEIGHTS:
B = 6' HIGH BLOCK WALL
C = 12' HIGH BLOCK WALL
20' HIGH SOUND WALL



**MEGERDICHIAN
SENIOR CENTER**
8849 E. CHOLLA ST.
SCOTTSDALE, AZ 85260

DATE	BY	DATE
12/12/2018		



REZONING
CONTEXT AERIAL

SCALE:
DATE: 03/14/2019
JOB NUMBER: 1927-00

A01

EXHIBIT E

BURCH & CRACCHIOLO, P.A.

1850 N. Central Avenue, Suite 1700

Phoenix, Arizona 85004

(602) 234-9913

ebull@bcattorneys.com

July 22, 2020

Case Nos.: 25-ZN-2018 and 19-UP-2018

Megerdichian Senior Center

Follow-Up Neighborhood Meeting August 6, 2020

Dear Neighbor or Interested Party:

The purpose of this letter is to invite you to another Neighborhood Meeting regarding the Western Diocese of the Armenian Church of North American ("Western Diocese") to discuss the two applications that are pending with the City of Scottsdale on the Diocese's property located east and south of the southeast corner of Cholla Road and the Loop 101 Freeway ("Site"). An Aerial of the Site is attached.

An application is pending to rezone approximately 4.72 acres to R-5 for a proposed senior living facility on the church Site. The other application that is pending is for a Conditional Use Permit ("CUP") on approximately 2.95 acres for a Residential Health Care Facility. A copy of the Site Plan is attached.

The primary purpose of this follow-up Neighborhood Meeting is to provide an overview of the Rezoning and Conditional Use Permit requests, provide updates that have been made to the plans, and provide an opportunity for you to ask questions and talk again with us.

Because of the current public health emergency, this follow-up Neighborhood Meeting will be held virtually as a ZOOM meeting. **We will be hosting the ZOOM meeting on Thursday, August 6, 2020 at 6:00 p.m. Instructions on how to register and ways to join the ZOOM meeting are enclosed. Please register before August 6th so that you can ensure that you are able to participate.** The meeting will be interactive and you will be able to ask questions. Should you have any questions about how to register, please contact Krissy Flatgard at our office (602-234-8718 / kflatgard@bcattorneys.com).

If you have questions regarding this proposal or are unable to participate in the ZOOM meeting, please contact Art Knadjian at AAK Architecture (480-588-5852 / art@aakaii.com), Tom Bilsten, neighborhood consultant (602-561-3932 / tom.bilsten@gmail.com), Ricki Horowitz at Burch & Cracchiolo (602-234-8728 / rhorowitz@bcattorneys.com, or me (602-234-9913 / ebull@bcattorneys.com).

Thank you.


Ed Bull

ECB/rh
Attachments

Zoom Meeting – Thursday, August 6, 2020 at 6:00pm

Meeting ID: 997 5968 1866

Registering for the Zoom Meeting

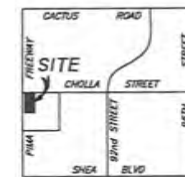
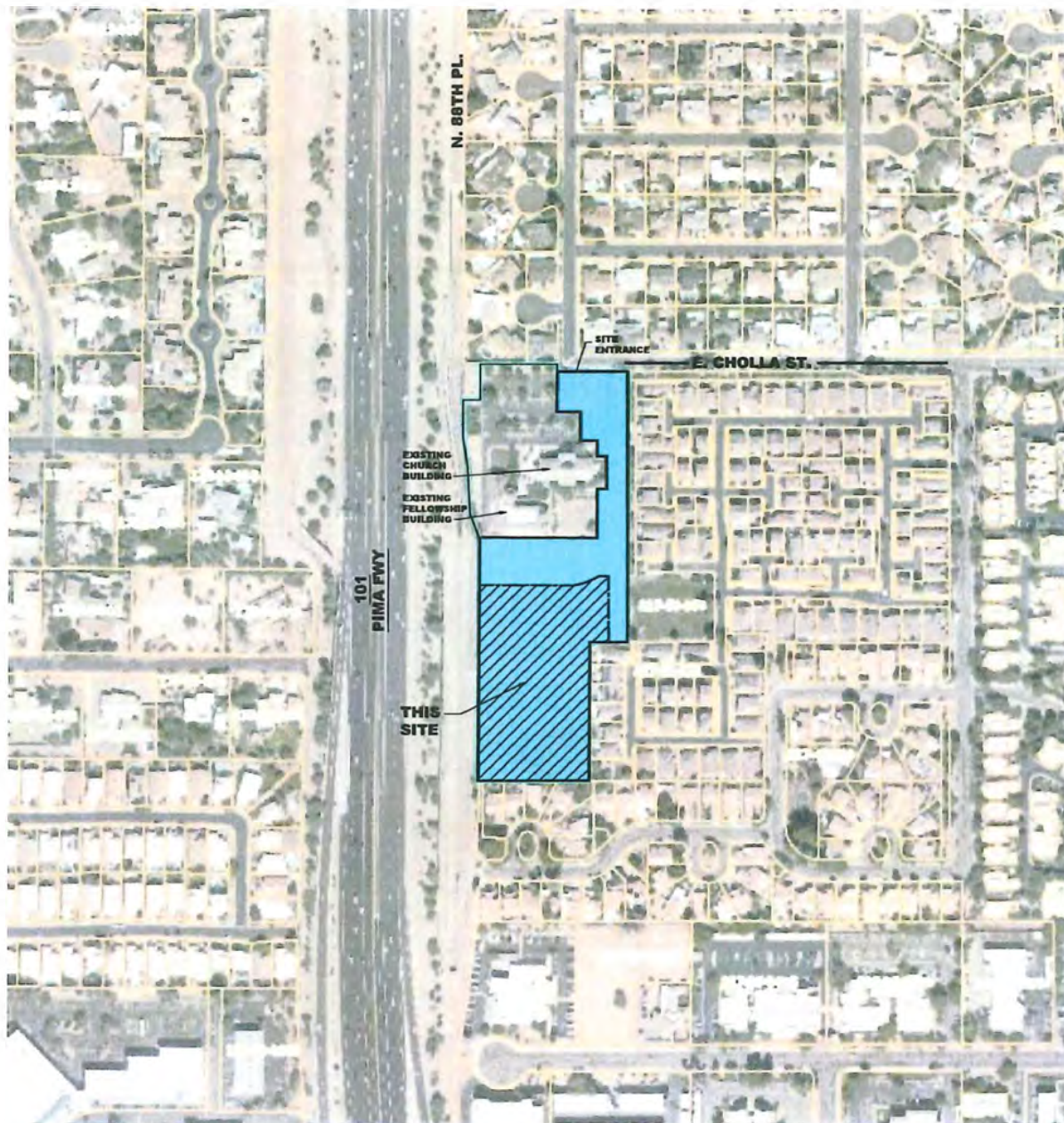
1. Visit bcattorneys.zoom.us
 - a. Click "Join"
 - b. Enter Meeting ID
 - c. Continue with registration
2. A password for the meeting will be sent to you after registration

3 Ways to Join a Zoom Meeting

1. Install and run the app on your PC
 - a. Go to zoom.us
 - b. Click on "Join A Meeting"
 - c. Enter the Meeting ID and click join
 - d. Click "Download and Run Zoom"
 - e. Once it is done downloading, run the application
2. Run Zoom from your browser
 - a. Go to zoom.us
 - b. Click on "Join A Meeting"
 - c. Enter the Meeting ID and click join
 - d. Click on the blue "click here"
 - e. Click on "join from your browser"
3. Run Zoom from an app on a mobile device
 - a. Download the ZOOM Cloud Meetings app from your phone's application store
 - b. Run the app
 - c. Click on "Join A Meeting"
 - d. Enter the Meeting ID
 - e. You can enter your name in the field where it says "Your Name"
 - f. Click "Join A Meeting"
 - g. Your phone may ask you to allow or enable your camera, mic, and/or phone storage. Go ahead and allow those

You can watch a video at <https://www.youtube.com/watch?v=hIkCmbvAHQQ> for a quick demonstration

****Please note: due to recent feedback we suggest you do not use Safari for this meeting.**



VICINITY MAP
N.T.S.



KEY

- PROPOSED R-5 ZONING AREA
- PROPOSED CONDITIONAL USE PERMIT AREA

NOTE:
AERIAL PHOTOS FROM MARICOPA COUNTY ASSESSOR'S OFFICE WEB SITE

aakai architecture + interiors
04/04/2024

**MEGERDICHIAN
SENIOR CENTER**
8849 E. CHOLLA ST.
SCOTTSDALE, AZ 85260

REVISION/CONSTRUCTION PHASE	DATE
1. PRELIMINARY	10-19-2018
2. REZONING & C.U.P.	03-03-2020
3. REZONING & C.U.P.	03-03-2020
4. REZONING & C.U.P.	03-03-2020
5. REZONING & C.U.P.	03-03-2020
6. REZONING & C.U.P.	03-03-2020
7. REZONING & C.U.P.	03-03-2020
8. REZONING & C.U.P.	03-03-2020
9. REZONING & C.U.P.	03-03-2020
10. REZONING & C.U.P.	03-03-2020

CONSTRUCTION PHASE	DATE
1. PRELIMINARY	10-19-2018
2. REZONING & C.U.P.	03-03-2020
3. REZONING & C.U.P.	03-03-2020
4. REZONING & C.U.P.	03-03-2020
5. REZONING & C.U.P.	03-03-2020
6. REZONING & C.U.P.	03-03-2020
7. REZONING & C.U.P.	03-03-2020
8. REZONING & C.U.P.	03-03-2020
9. REZONING & C.U.P.	03-03-2020
10. REZONING & C.U.P.	03-03-2020

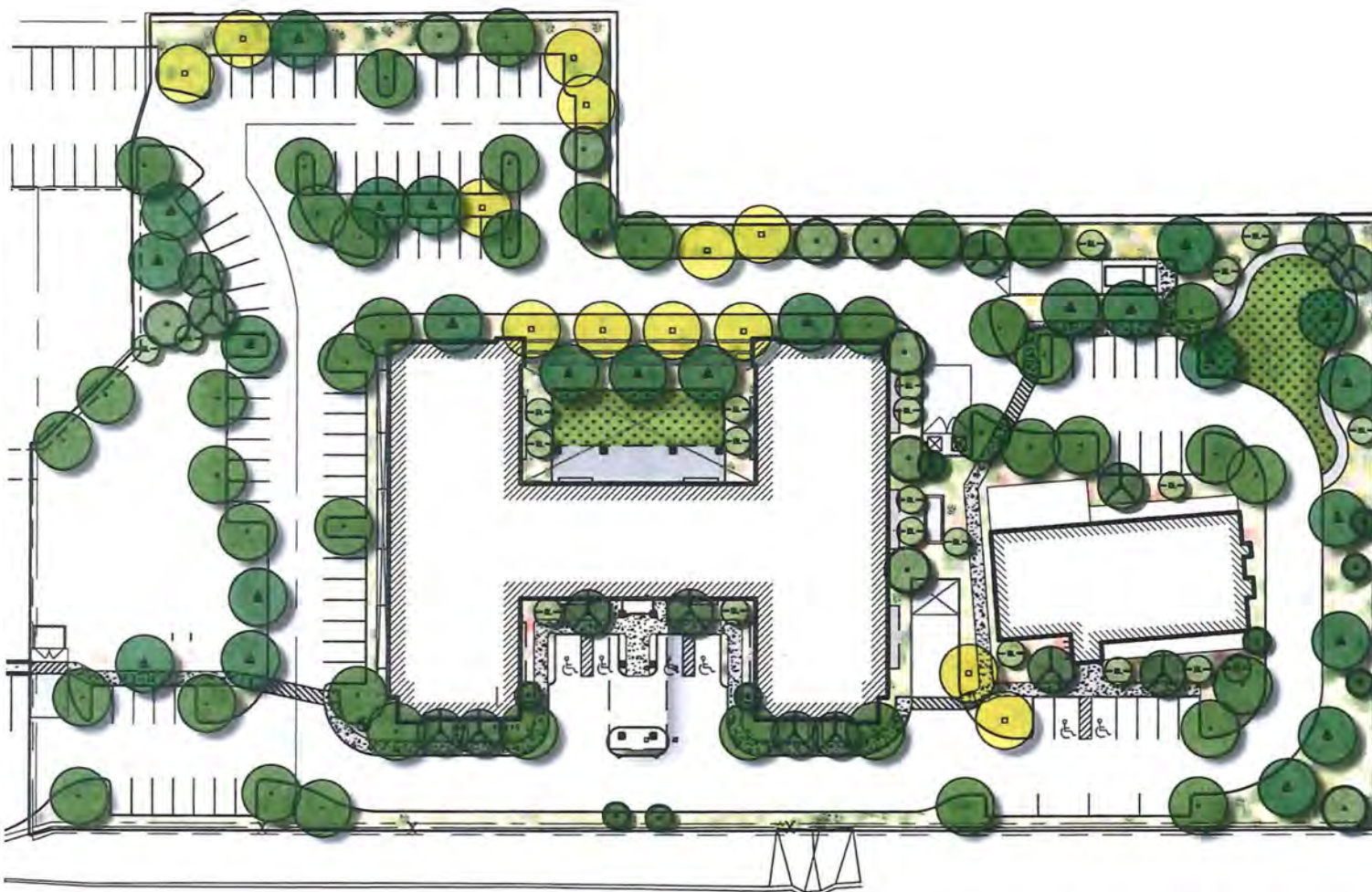
SHEET TITLE
AERIAL PLAN OVERALL

SCALE: 1" = 120'
DATE: 04/04/2024
JOB NUMBER: 1727-00

1 AERIAL PLAN

scale: 1" = 120'





PROPOSED ILLUSTRATIVE LANDSCAPE PLAN
SCALE: 1"=50'



PLANT LEGEND:

Symbol	Botanical Name Common Name	QTY	Container Box Size	Remarks - Height & Width - Caliper size
●	Banksia laevigata Anacacho Ordies	17	24" Box	4.0-6.0' 3.0-4.0' 1.0-1.25"
●	Cercidion Thunbergii Desert Museum Palo Verde	35	24" Box	multi-trunk 3.0-5.0' 3.0-4.0' .75-1.25"
●	Cercidion graveolens Palo Verde	9	24" Box	multi-trunk 3.0-5.0' 3.0-4.0' .75-1.25"
●	Olea europaea 'Silver Hill' Fruitless Olive	14	36" Box	10.0-12.0' 6.0-7.0' 2.0" min.
●	Olneya tesota Ironwood	7	48" Box	16.0-18.0' 8.0-10.0' 2.0" min.
●	Prosopis juliflora Prosopis Mesquite	20	48" Box	multi-trunk 8.0-10.0' 7.0-8.0' 2.0" min.
●	Sophora secundiflora Texas Mountain Laurel	9	36" Box	multi-trunk 8.0-10.0' 7.0-8.0' 2.0" min.
Symbol	Botanical Name Common Name	QTY	Container Box Size	
●	Agave sp.	41	5 Gallon	
●	Aloe babilonica 'Yellow' Yellow Blooming Aloe	135	5 Gallon	
●	Dasylirion wheeleri Desert Spine	52	5 Gallon	
●	Euphorbia antisyriaca Candelabra	101	5 Gallon	
●	Hebe xanthophylla Red Yucca	215	5 Gallon	
●	Hebe xanthophylla Red Yucca	33	5 Gallon	
●	Malvaceae sp.	17	5 Gallon	
●	Oreocarya frutescens Indian Fig	25	5 Gallon	
●	Peperomia rotundifolia Sole Plant	0	5 Gallon	
●	Yucca sp.	20	15 Gallon	
Symbol	Botanical Name Common Name	QTY	Container Box Size	
●	Chamaecrista nictitans Crested Pig	0	5 Gallon	
●	Ipomoea latifolia Sweet Potato Vine	0	1 Gallon	
●	Portulaca oleraceae Virginia Creeper	45	5 Gallon	
●	Scrotoparia palustris Purple Heart	196	1 Gallon	
●	Wedelia trilobata Yellow Dot	0	1 Gallon	
Symbol	Botanical Name Common Name	QTY	Container Box Size	
●	Calliandra eriophylla Mexican Fairy Duster	122	5 Gallon	
●	Cordia alliodora Texas Olive	8	5 Gallon	
●	Dodonaea viscosa Hopbush	48	5 Gallon	
●	Eriaria laetevirens Birdnestcactus	78	1 Gallon	
●	Encarnacion laetevirens Superior Bush	0	1 Gallon	
●	Jatropha gossypifolia Chopchop	0	5 Gallon	
●	Larrea mexicanensis Larrea	187	1 Gallon	
●	Leucophyllum sp.	17	5 Gallon	
●	Luma villosa Cholla Bush	25	5 Gallon	
●	Ruellia brittaniana Purita	0	5 Gallon	
●	Ruellia brittaniana Coral Flame	0	5 Gallon	
●	Tecoma stans Yellow Bell	73	5 Gallon	

● TURF-TREYWAY

12" Minus Decomposed Granite in all Planting Areas:
2" Depth, Color to match existing

EXHIBIT F

8/6/2020 VIRTUAL NEIGHBORHOOD MEETING SUMMARY

WESTERN DIOCESE

Attendees

Harout Markarian, Director of WDAC ,
Art Knadjian, AAK Architecture
Joe Spadafino, CivTech
Don Hadder, Planning Consultant
Tom Bilsten, Neighborhood Consultant
Krista Bilsten, Neighborhood Consultant
Ed Bull, Burch & Cracchiolo
Ricki Horowitz, Burch & Cracchiolo
Krissy Flatgard, Burch & Cracchiolo

6 Participants:

Mark & Jill Mach
Barry Dirkin
Barbara Nixon
Sam Fratantoni
Kathy Littlefield

Introductions and Overview

- Providing senior housing; great use
- Proposing 35' height
- R1-35 allows 30'; R1-5 allows 36' height
- Church is staying and the existing building to the south is staying
- Rezoning to R-4 (approximately 4.8 acres)
- 3 levels above, 1 basement level
- No driveways to south or east; driveway existing on Cholla
- Perimeter along east and south will be heavily landscaped
- This meeting not required but thought it would be good to have another meeting and Staff agreed
- Intend to submit responses to Staff's comments shortly
- Diocese will continue to own property
- Low intensity, low traffic use

Questions, Answers, and Comments

1. **It's great to have church in the neighborhood, but concerned about project impact on property values, 3-story building, noise and deliveries. Why change the zoning? Why can't it be done somewhere else?**

- A. As far as traffic: in terms of land use, facility is least intense than other uses, it's quiet, is a low traffic-generating use, and mostly during off-peak hours. Deliveries will be made on the west side adjacent to the 101 – as far as possible from S-F homes. Driveway is located between 2 buildings for shipping and handling. Can only go in on the west side. There is a platform that goes down to the basement. Diocese will be a long-term owner of this property. They own no other property in this area.
- 2. It is an inconsistent use with current zoning in area.**
- A. Existing zoning on property is R1-35. Surrounding property is zoned R-4 and R1-7. Property serves as a buffer between the Freeway and the neighborhoods. Simply agree to disagree whether or not this is the right use.
- 3. Where will employees go and smoke?**
- A. Smoking will be restricted. The building is setback approximately 50' from east property line and plenty of landscaping. (Note: in response to this concern, the plans have been adjusted to provide an employee smoking area near to the employee parking area – which has been relocated to the north side of the proposed building.) R1-35 would allow a charter school.
- 4. Where is the garbage/refuse located? Why not move trash near Freeway?**
- A. It is a completed enclosed unit with walls. Trash is stored in kitchen area in basement in a refrigerated room and then moved outside for pick up. Will look at an alternative location. (Note: In response to this concern, the trash compactor has been relocated to as far west as possible on the south side of the proposed building – proximate to the 101.)
- 5. Have we showed plans to fire, police, airport, water departments?**
- A. Yes. Do not believe there were any technical issues with these departments that haven't been resolved.
- 6. What about windows because of the airport?**
- A. Required to be double paned. Will be appropriate for noise, heat and mitigation. In addition, the building will be very well insulated, which further limits outside noise.
- 7. Concerned with one entrance and one exit.**
- A. There will be 4 entrance/exit stairwells to get in and out of building. Modified certain areas on the plan to make sure fire truck could turn. Additional landscaping was added at south end so driveway was not as close to the property line.
- 8. What is in the existing small building at the south end of the property?**
- A. There are nursing care rooms in the building with 10 beds. New building will have 38 specialized care beds and 48 health care rooms. The two upper floors will have more independent living type units. Ground floor will have nursing care rooms with no kitchenette. Some rooms can accommodate 2 people.

- 9. What's the maximum number of people that could live there and how many personnel?**
- A. 144 people could live there. To get to 144, each minimal health care room would need to have 2 occupants in the room – which is highly unlikely. There will be no medical personnel on the upper floors. Do not (yet) have an exact count of the number of staff.
- 10. Will some living in the facility drive cars?**
- A. Yes; however, driving by residents is comparatively minimal in a senior housing facility.
- 11. Concerned with traffic.**
- A. CivTech did the study and compared it to other currently allowed uses – such as a charter school. Found senior housing has a minimal amount of peak hour traffic.
- 12. Was a speeding study done as there are lots of speeders on Cholla?**
- A. Yes -- found very little traffic speeding on Cholla west of 90th Street.. Found more speeding east of 90th Street on Cholla. In 2018, the City's criteria for additional mitigation was not triggered. A notice was set to the kids' parents that go to the daycare about a year or so ago. Will send another notice to those parents..
- 13. Attended first neighborhood meeting and still has the following issues – 1 way in, 1 way out; already group home nearby; 24/7 operation; traffic day and night; property values will decrease; noise from sirens. Wanted to know how the church obtain the property. Neighbor said it was through a will and could only be a church facility.**
- A. We are not aware of any limitations of use on the property. (Note: the Diocese has subsequently confirmed that there are no private restrictions on the use of the property.)
- 14. Traffic study cannot be accurate.**
- A. ITE publishes criteria that is to be used for typical types of developments. Study was signed and sealed by CivTech and then reviewed by the City Engineers. Studies take into account residents, visitors, staffing, and deliveries.
- 15. Church is all about revenue making and not concerned with neighbors. Fire trucks cannot get through.**
- A. We respectfully disagree. This senior housing facility is a part of the Church's mission, which includes helping to provide housing for seniors. The church is a "non-profit" religious institution. Fire truck circulation has been reviewed by City Staff – including the City's fire reviewers.
- 16. One neighbor has been there since 2002 and traffic is growing because of the church and is scared because of the problems at the 3-way stop sign.**
- A. Traffic has been carefully studied/analyzed in accordance with ITE criteria and best practices, and reviewed by City Staff – including the City's traffic reviewers.
- 17. Church does not take care of the property.**
- A. We respectfully disagree, but will look at further maintenance of the site.

18. Is this 3 stories above ground? Originally was 2 stories. Why the change?

- A. It is 3 stories. 3-story is almost the same height as 2-story building because of the materials being used. The building height meets the R-5 parameters. Gives additional buffering and transitioning from the Freeway. Improved upon original design by providing larger rooms for residents and has almost the same square footage. The development is also in compliance with the 1993 Shea Plan. (Note: the application has been amended to R-4 zoning instead of R-5.)

19. Why not put up 4 or 5 stories? Why not a single story building or build somewhere else? No consideration of neighbors. Conclusion – make more money with 3 stories.

- A. 3 stories is appropriate in this in-fill location proximate to the 101, and will be a quiet, low-intensity, low traffic generating, residential facility that will be an appropriate and effective buffer between the 101 and R-4 residential to the east. We respectfully disagree that the Church has had no consideration for the neighbors since the use, design, landscaping, setbacks, etc. are all respectful of neighbors – plus several additional modifications are being made to the plans in response to neighbors' concerns.

20. Open 24 hours a day, lights on. The 2nd & 3rd stories will clearly be visible to neighbors to east. He will have traffic on 2 sides of his property.

- A. Each wing will have exit lights. There are very few windows facing east and south. There are no balconies on the east side. Building is almost the same height as the 2-story building because of the materials being used. (Note: In response to neighbors' concerns, further modifications have been made to the plans to eliminate certain windows on the east elevations of the 2nd and 3rd floors of the eastern "H" elements of the proposed building.)

21. Concerned with parking near his house. Why not move building further north?

- A. There is retention basin limits where building can be moved. Further, the building has been located as far west as possible and additional modifications have been made to the building, landscaping plan, internal circulation plan, etc.

22. Why does the church want to do this?

- A. To provide services to the community. It is a part of the church's mission. Not there to be profitable.

23. What have we done since the first plan to accommodate the east neighbors?

- A. The basement is now deeper (previously was partially up and down), increased buffer on the south side, entry was enhanced, went as far west as we could to get rid of some parking on the east, etc. (Note: As is mentioned above, additional modifications have been made in response to neighbors' concerns.)

24. Have church buy all the neighbors out.

- A. The Church has been responsible and sensitive to neighbors through the senior housing "use", design, additional design modifications in response to neighbors' perspectives and

concerns, etc. The Church is focused on compatibility, buffers, etc. as a co-existing neighbor that is located between a freeway on the west and a R-4 neighborhood on the east -- and not on buying-out a neighborhood(s).

End of meeting.

EXHIBIT G

BURCH & CRACCHIOLO, P.A.

1850 N. Central Avenue, Suite 1700

Phoenix, Arizona 85004

(602) 234-9913

ebull@bcattorneys.com

October 22, 2021

Case Nos.: 25-ZN-2018 and 19-UP-2018

Megerdichian Senior Center

Follow-Up Informational Neighborhood Meeting November 3, 2021

Dear Property Owners:

The purpose of this letter is to invite you to another neighborhood meeting for the Western Diocese of the Armenian Church of North American ("Western Diocese") to discuss the proposed Rezoning and a Conditional Use Permit ("CUP") on the Western Diocese's property located east of the southeast corner of Cholla Road and the Loop 101 Freeway ("Site"). An aerial of the Site is attached.

An application is pending to rezone approximately 4.9 gross acres to R-4 for a proposed senior facility on the church Site. The other application that is pending is for a Conditional Use Permit ("CUP") on approximately 4.1 gross acres for a Residential Health Care Facility. The main church facilities on the northern portion of the Site and much of the parking area for the church will remain under the current zoning district. Copies of the updated Landscape Plan, Site Plan, and Perspective of the Residential Health Care Facility are attached.

Western Diocese plans to provide a distinctive, high-quality minimal and specialized residential health care senior living community that will include independent living, assisted living, and skilled nursing components. As compared to an expansion of the church or typical residential development, this senior housing community will generate less traffic, require less parking and create almost no late night activity.

The primary purpose of this follow-up informational meeting is to provide an overview of the Rezoning and Conditional Use Permit requests and provide updates that have been made to the plans in response to neighbors' concerns. The neighborhood meeting will be held as follows:

Wednesday, November 3, 2021 at 6:00 p.m.

Armenian Church - Cultural Center

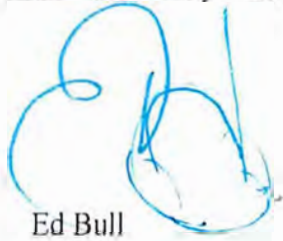
8849 E. Cholla Street

Scottsdale, AZ 85260

There will be future public hearings by the Scottsdale Planning Commission and City Council. You will be notified of those hearings.

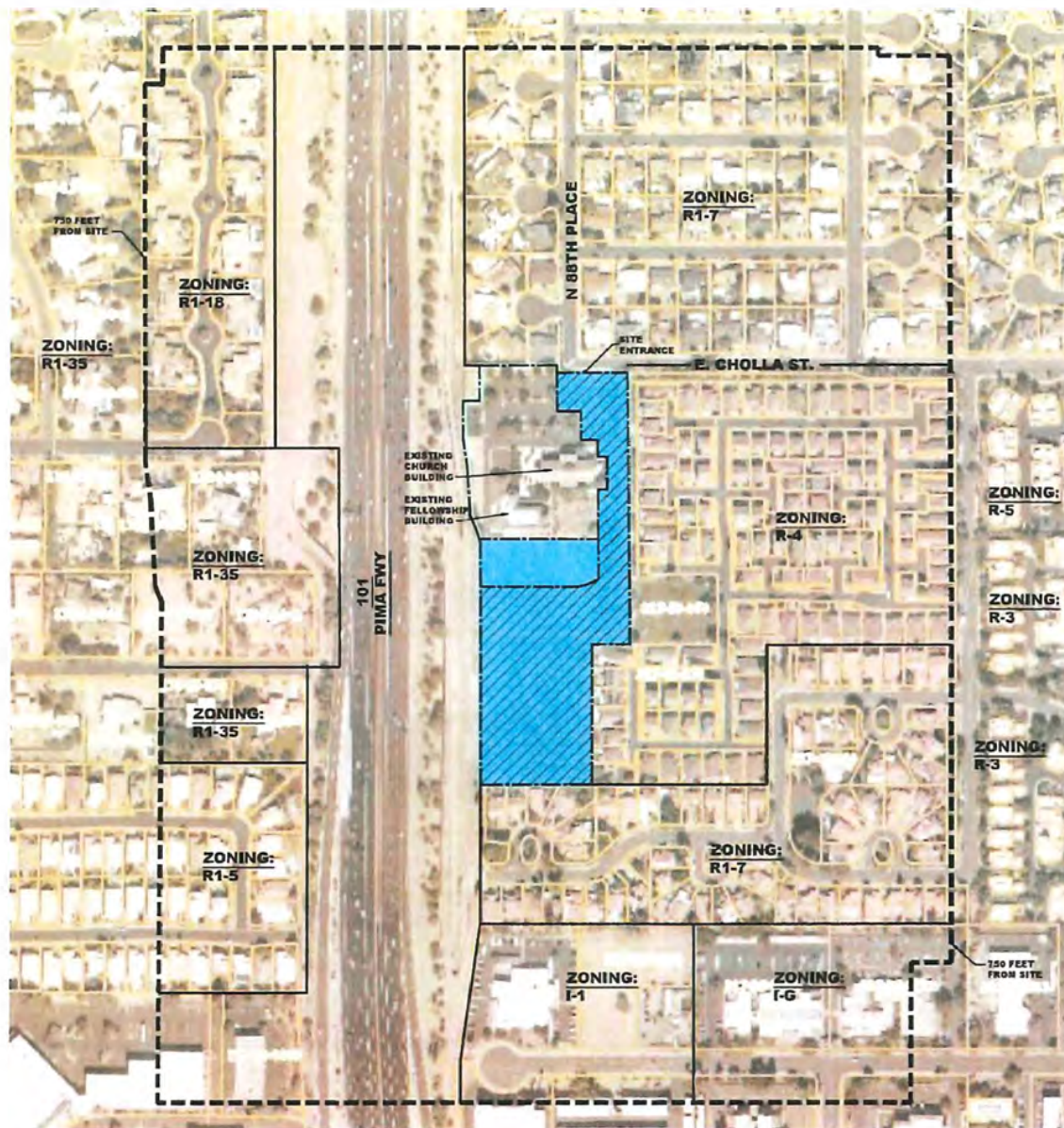
If you have any questions regarding this proposal, please contact Art Knadjian at AAK Architecture (480-588-5852 / art@aakaii.com), Tom Bilsten, neighborhood consultant (602-561-3932 / tom.bilsten@gmail.com), Ricki Horowitz at Burch & Cracchiolo (602-234-8728) / rhowitz@bcattorneys.com, or me (602-234-9913 / ebull@bcattorneys.com). You may also contact Greg Bloemberg, Senior Planner with the City of Scottsdale (480-312-4306 / gblo@scottsdaleaz.gov).

Thank you.



Ed Bull

ECB/rh
Attachments



VICINITY MAP
N.T.S.

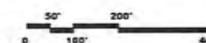


KEY

- PROPOSED R-4 ZONING AREA
- PROPOSED CONDITIONAL USE PERMIT AREA

NOTE:
AERIAL PHOTOS FROM MARICOPA COUNTY ASSESSORS OFFICE WEB SITE

1 AERIAL PLAN
scale: 1" = 120'



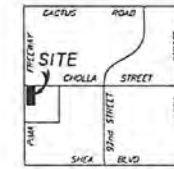
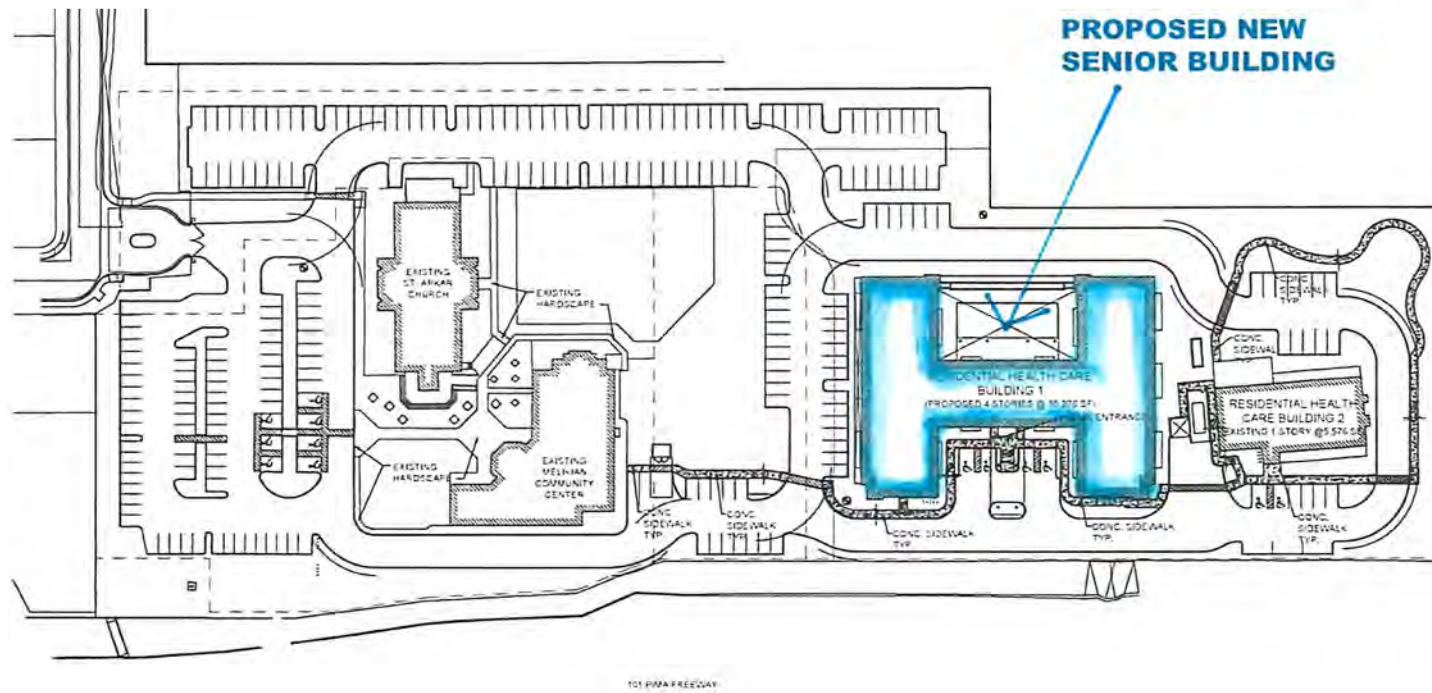
**MEGERDICHIAN
SENIOR CENTER**
8849 E. CHOLLA ST.
SCOTTSDALE, AZ 85260

REVISION	DATE	BY	CHK

AERIAL PLAN OVERALL

SCALE	1" = 120'
DATE	11/11/2020
JOB NUMBER	172700

A01



VICINITY MAP
N.T.S.



aakai architecture + interiors
1001 N. 10TH AVENUE, SUITE 100
SCOTTSDALE, AZ 85257

**MEGERDICHIAN
SENIOR CENTER**
8849 E. CHOLLA ST.
SCOTTSDALE, AZ 85250

NO.	DESCRIPTION	DATE
1	PRELIMINARY	10/15/24
2	REVISION	10/15/24
3	REVISION	10/15/24
4	REVISION	10/15/24
5	REVISION	10/15/24

SHEET TITLE
HARDSCAPE PLAN

1 HARDSCAPE PLAN
scale: 1" = 40'



A03

EXHIBIT H

11/3/2021 OPEN HOUSE NEIGHBORHOOD MEETING

Attendees

Harout Markarian, Director of WDAC
Art Knadjian, AAK Architecture
Don Hadder, Planning Consultant
Tom Bilsten, Neighborhood Consultant
Ed Bull, Burch & Cracchiolo
Ricki Horowitz, Burch & Cracchiolo
CM Kathy Littlefield
CM Solange Whitehead
Commissioner George Ertel
18+/- Neighbors

Approximately 12 exhibit boards on easels were displayed. The neighbors were also able to watch a video of what was being proposed and why it makes sense for this infill vacant development site. Below are some of the questions asked and answered and also some questions that need follow up work.

Questions and Answers

Q: Will this increase trips on Cholla?

A: Yes, as any new user on the site would do. As compared to development with an R1-7, R1-5 or R-4 residential use, this senior housing facility will generate significantly less traffic - particularly during peak hours. It would also generate less traffic than a charter school.

Q: Will this traffic over burden the Cholla and 92nd Street intersection?

A: The traffic generation is well within the capacity of this intersection. In addition, significant portions of the traffic would also go through the 90th Street and Cactus intersection. Most of the traffic generated would not occur during peak hours.

Q: Is traffic calming possible on Cholla?

A: Yes, subject to following the city's criteria and procedures, which include support by the neighbors. The dips at the 90th Street intersection and a block to the east already serve as calming features. We can agree to adding a stop sign further east, no parking signs, or more speed limit signs – subject to the City's approval.

Q: Can Cholla be widened?

A: No, the current improvements don't follow any standard cross sections. In order to meet a local residential street cross section, the pavement would need to be widened by 1 foot and

the ROW widened by 2 feet. In order to achieve a Minor Collector street cross section, the pavement would need to be widened by 8 feet and the ROW by 12 feet. What exists was the original designation for this street.

Q: Will the units be owned?

A: No. This senior living facility will not have ownership units and will remain owned by the Church.

Q: How do the four floors function?

A: There are three floors atop a basement. The common areas will be placed in the lowest floor, which is a basement level below ground. The managed care beds will be on the ground floor. The upper two floors will accommodate the independent living units.

Q: How close will the new building be to existing homes?

A. The building has been placed to maximize separation from single-family homes and designed to orient windows away from the nearest homes. In addition, extensive landscaping around the perimeter and across the site will provide substantial visual screening.

Q: Why not access Desert Cove to the south?

A: Such access would require the demolition of 2 homes and a business. The church doesn't have a right to require purchase of such an access. The freeway ROW is not available to any use other than the freeway itself.

Q: What is the current zoning?

A: It is R-35, which was the zoning inherited by the city when it annexed the area in the early 1960s. The nearest property with this zoning is at least a half mile to the east or north or across the Loop 101 freeway, which is a wholly different context.

Q: How often will we hear sirens?

A: There will be no sirens to and from the site. Ambulances will use lights.

Questions Requiring Answers

Q: What will the city of Scottsdale allow us to do with additional signage on Cholla?

Q: How much tax dollars will be generated from this project? Will it offset the additional cost that neighbors are saying will be incurred from fire and ambulance usage at the site?

Q: Is there a rental tax on the site? Per unit?

Q: Exactly how many parking spaces do we calculate we will need for employees?

Q: Based on other facilities, how many deliveries will we have per day (or week) for food and linen?

EXHIBIT I

PROJECT ADDRESS: 8849 Cholla St. Scottsdale, AZ 85260

CASE NO: 25-ZN-2018 and 19-UP-2018

FULL NAME	CITY OF RESIDENCE	EMAIL	DATE	SIGNATURE
Debbie Mariani	Phoenix	DebbieM26@gmail.com	4/9/21	Debbie Mariani
Samantha Rona	Suprise	Samanth67@gmail.com	4/9/21	Samth Rona
Douglas L STEWART	Fountain Hills	dlsminer@gmail.com	4/9/21	Douglas Stewart
JEFF MORGAN	Scottsdale	jeff.morgan@cox.net	4/9/21	J. Morgan
JUSTINE LUTIK	SCOTTSDALE	JUSTINE.LUTIK@COX.NET	4/9/21	Justine Lutik
JOHN LOHLE	Scottsdale	johnlohle@cox.net	4/9/21	John Lohle
Lilly Penn	Scottsdale	kpenn@gmail.com	4/9/21	Lilly Penn
Delane Penn	Scottsdale	dkpenn2@icloud.com	4/9/21	Delane Penn
Jackie Snyda	Scottsdale	petrasnyder@yahoo.com	4/10/21	Jackie Snyda
DEANNA RICE	SCOTTSDALE	njwoldhare64@yahoo.com	4/9/21	Deanna Rice
EMMA ALTS	SCOTTSDALE	emmaalts@gmail.com	4/9/21	Emma Alts
Rebecca Moffitt	Scottsdale	Rmoffitt2@cox.net		Rebecca Moffitt
Gracie Goldman	Scottsdale	graciegoldman@gmail.com	4/10/21	Gracie Goldman
Reagan James	Scottsdale	reaggie.james@gmail.com	4/10/21	Reagan James
Carolyn Goldman	Scottsdale	carolyngoldman@gmail.com	4/10/21	Carolyn Goldman
Callie Bridgford	Scottsdale	callies3kids@gmail.com	4/10	Callie Bridgford
Monique Fox	Scottsdale	moniquefox@gmail.com	4/10	Monique Fox
Annie Morgan	Phoenix	annie.morgan@cox.net	4/11	Annie Morgan
PT Morgan	Phoenix	pmorgan@pmorganconsulting.com		PT Morgan
Monique Fox	Scottsdale	moniquefox@gmail.com	7/12/21	Monique Fox

PROJECT ADDRESS: 8849 Cholla St. Scottsdale, AZ 85260

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FULL NAME	CITY OF RESIDENCE	EMAIL	DATE	SIGNATURE
Alicia Wilson	Scottsdale	junior082001@gmail.com	3.1.2021	Alicia Wilson
A. MATTHEW ZICCARDI	SCOTTSDALE	mziccardi@cox.net	3/1/21, a.m.	
Lorrie Carlson	Scottsdale	lorrie.carlson10@gmail.com	03/04	Lorrie R. Carlson
Rockelle Tyler	Scottsdale	shellyazca@msn.com	3-13/04	Rockelle Tyler
Chris Oliver	Fountain Hills	gcroiver@cox.net	3-3-2021	
James Crouse	Scottsdale	ecrouse@gmail.com	3/3/21	James Crouse
Debbie Hilscher	Scottsdale	hilscherdebbie@gmail.com	3/3/21	Debbie Hilscher
MARCIA GORDON	Scottsdale	rocky28000@AOL.com	3/3/2021	Marcia Gordon
Sasha Stair	Scottsdale	sashamstair@gmail.com	3/3/21	Sasha Stair
Susan Melling	Scottsdale	MELLINGSSNO@AOL.com	3/9/21	Susan Melling
Till Maxwell	Scottsdale	MAX1SAM2@cox.net	3/4/2021	Till Maxwell
Paul Seifert	Scottsdale	SEIFERTN2@HOTMAIL.COM	3/4/2021	Paul Seifert
DORH GARZA	FOUNTAIN HILLS	tutygarza@gmail.com	3/4/2021	Dorh Garza
LAURA GENOVESE	Scottsdale	2laurag@yahoo.com	3-4-2021	Laura L. Genovese
Audrey Genove	Scottsdale		3/4/2021	Audrey Genove
Wade Gibbs	Scottsdale	11026 N 16th W	3/4/2021	Wade Gibbs
Justin Moratti	Scottsdale	moratti-24@hotmail.com	3/4/2021	Justin Moratti
Nancy Lasater	Scottsdale	nancylasater@att.net	3-4-2021	Nancy Lasater
Marnisha Riel	Scottsdale	marnisha.riel@gmail.com	3-4-2021	Marnisha Riel
Jenny Armbrust	Scottsdale		3/4	Jenny Armbrust

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FULL NAME	CITY OF RESIDENCE	EMAIL	DATE	SIGNATURE
Matthew J. Klap	Scottsdale	MTROHOTORCAAST@PAST.NET	3/8/21	Matthew J. Klap
Tony Yuan	Fountain Hills	tony.yuan@gmail.com	3/8/21	Tony Yuan
Holly Majcher	Scottsdale	hbmajcher@gmail.com	3/8/21	Holly Majcher
Paul Majcher	Scottsdale	paulmajcher@gmail.com	3/8/21	Paul Majcher
Toni Stewart	FN	toni.stewart@earthlink.net	3/11/21	Toni Stewart
Scott Lyon	Scottsdale	ScottLyon20@gmail.com	3/11/21	Scott Lyon
Jim VanDusen	Scottsdale	chambarausa@aol.com	3/16/21	Jim VanDusen
Nylinde Lopez	Scottsdale	N/A	Mar 16/21	Nylinde Lopez
Judy Susman	Scottsdale	Judy Susman	3/18	Judy Susman
Joe Price	Scottsdale			Joe Price
Steve Stenelien	Scottsdale	stenehen.e@fbi.com	3/18/21	Steve Stenelien
George Locke	" "	glocke1982@gmail.com	3/19/21	George Locke
Linda Lacaff	" "	llacaff@gmail.com	3/20/21	Linda Lacaff
Joey Huffman	Scottsdale	joeymerlot@yahoo.com	3/21/21	Joey Huffman
Lynn Hadin	Scottsdale	cactusaz49@yahoo.com	3/21/21	Lynn Hadin
Marcy Chicker	Scottsdale	marciabrin19@gmail.com	3/21/21	Marcy Chicker
Chad Chicker	Scottsdale	chadchicker@gmail.com	3/21/21	Chad Chicker
Drew Chicker	Scottsdale	dchicken19@gmail.com	3/21/21	Drew Chicker
Marisa Odegard	Fountain Hills	MarisaOdegard@gmail.com	3/22/21	Marisa Odegard
Shari Markoski	Fountain Hills	Smarkoski13@gmail.com	3/23/21	Shari Markoski

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FULL NAME	CITY OF RESIDENCE	EMAIL	DATE	SIGNATURE
Diana Zellers	Scottsdale	dianaz@boltguardservices.com	3/4/21	Diana Zellers
Corina Lange	Scottsdale	Corinlange@gmail.com	3/4/21	Corina Lange
Jessica Aughore	Scottsdale	jessica@jacustominteriors.com	3/4/21	Jessica Aughore
Mary DeBartolo	Scottsdale	mdenartolo@cox.net	03/05/21	Mary DeBartolo
Alina Rodriguez	Scottsdale	alina.rodriguez@gmail.com	3/5/21	Alina Rodriguez
Paul Saunders	Scottsdale	XSAUNDERS57@AOL.com	3/5/21	Paul Saunders
Melanie Saunders	"	"	"	Melanie Saunders
Monica Parker	Scottsdale	"	"	Monica Parker
John Dillon	Scottsdale	"	3/5/21	John Dillon
Michele Borzillo	Phoenix	mborzillo27@gmail.com	3/4/21	Michele Borzillo
Judith Wilson	Scottsdale	judith082007@gmail.com	3/6/21	Judith Wilson
Adrian Wilson	Scottsdale	santanawilson57@gmail.com	3/6/21	Adrian Wilson
Stacy Iredella	Scottsdale	stacyiredella@gmail.com		Stacy Iredella
Craig Iredella	Scottsdale	stacyiredella@aol.com		Craig Iredella
Eric DeFerra	Scottsdale	EDUFERRA@aol.com	3/5/2021	Eric DeFerra
Marcia DeFerra	Scottsdale	EDUFERRA@aol.com	3/5/2021	Marcia DeFerra
Vincentina Armetti	PHX	vincentina@cox.net	3/8/2021	Vincentina Armetti
Michael Oert	PHX		3/8/2021	Michael Oert
Dominic Oert	PHX		3/8/2021	Dominic Oert
Princessa Armetti	PHX		3/8/2021	Princessa Armetti

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FULL NAME	CITY OF RESIDENCE	EMAIL	DATE	SIGNATURE
Adaire Braning	Scottsdale	adaire.braning@gmail.com	4/12	Adaire Braning
Howard Neft	Scottsdale	NEFTHOWARD@gmail.com	4/22	Howard Neft
Luella Burkhardt	Scottsdale	Luella M Burkhardt@gmail	4/22	Luella Burkhardt
Mona Wenzel	Scottsdale		4/22	Mona Wenzel
Lynn CATANZARO	Scottsdale	LCATANZARO@cox.net	4/22	Lynn Catanzaro
Mrs. Baniewicz	SCOTTSDALE		4-23	Mrs. Baniewicz
Monique Fox	Scottsdale	moniquefox@gmail.com	4/23	Monique Fox
Margaret Magillam	Fountain Hills	magillam@cox.net	4/23	Margaret Magillam
Kent Giller	Fountain Hills		4/23	Kent Giller
Alice Lunn	Phoenix	alunney@yahoo.com	4/23	Alice Lunn
Jim Lunn	Phoenix	alunney@yahoo.com	4/23	Jim Lunn
Karen Chamberlee	Scottsdale	karenrenee@gmail.com	4/22	Karen Chamberlee
Janice Cartledge	Scottsdale	Janice@cgcc-tx.com	4/23	Janice Cartledge
Richard Cartledge	Scottsdale	Rycartlrd@hotmail.com	4/23	Richard Cartledge
Brynn Garter	Scottsdale	brynn10038@aol.com	4/22	Brynn Garter
Lisa Garter	Scottsdale	lsgarter@aol.com	4/22	Lisa Garter
Tom Nelson	Scottsdale	Tom Nelson@aol.com	5/4	Tom Nelson
Kathie Anderson	Scottsdale	Kathie.Anderson@gmail.com	5/5	Kathie Anderson
William Rapuzzi	Scottsdale	williamrapuzzi@gmail.com	5/5	William Rapuzzi

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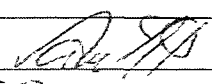
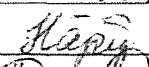
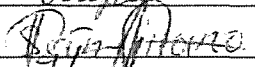

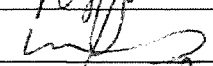




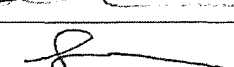

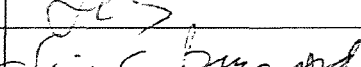

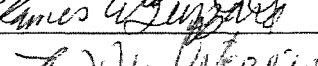
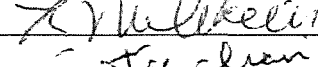
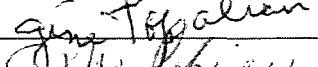
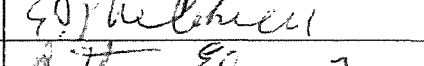
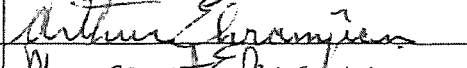

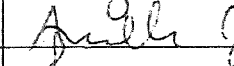
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FULL NAME	CITY OF RESIDENCE	EMAIL	DATE	SIGNATURE
Herayra Gagossian	15849 N. 47th Pl. Phoenix, AZ 85032	hgagossian@yahoo.com	3-4-21	H. Gagossian
Debraanah (Silva) gagossian	15849 N. 47th Pl. PH. AZ.	dgagossian@yahoo.com	3-4-21	D. Gagossian
JEFFREY T. MILLER	15863 N. 47th Pl Phoenix AZ 85032	millerhaus2@yahoo.com	3-4-21	Jeffrey T. Miller
Peter M. Bonavito	15843 N. 47th Pl Phoenix AZ 85032	phoenix1@gmail.com	3-4-21	Peter M. Bonavito
Victoria M. Bonavito	15843 N. 47th Pl	azvic510@gmail.com	3-4-21	Victoria M. Bonavito
Sessy Abraham	17426 East La Puente Ave Phoenix AZ 85032	sessy.abraham@cox.net		Sessy Abraham
Ava Abraham	17426 East La Puente Ave Phoenix AZ 85032	ava.abraham@cox.net		Ava Abraham
Alba Karam	8875 Alex Ave Peoria AZ 85382	Alba.Karam@gmail.com	3-5-21	Alba Karam
Kater Karam	8875 Alex Ave Peoria AZ 85382	Kater.Karam@gmail.com	3-5-21	Kater Karam
John Gagossian	Scottsdale	jgagossian@gmail.com	3/7/21	John Gagossian
Samin Gagossian	Scottsdale	jgagossian@gmail.com	3/7/21	Samin Gagossian
Geralyn Phillips	Scottsdale	geralyn@ecleaners.com	3/8/21	Geralyn Phillips
Steven Phillips	Scottsdale	Steve@phillipsaz.us	3/9/21	Steven Phillips
Thomas Namin	Scottsdale	Thomas.Namin@yahoo.com	3-10-21	Thomas Namin
Edna Namin	Scottsdale	Edna.Namin@yahoo.com	3-10-21	Edna Namin
George Darani	Scottsdale	G.Darani@gmail.com	3/10/21	George Darani
Az Nive Darani	Scottsdale	G.Darani@gmail.com	3/10/21	Az Nive Darani
Edward Ohannessian	Phoenix	Ed@scwine.net	3/12/21	Edward Ohannessian
Lina Majarian	Phoenix	Majarian@Bikes.com	3/12/21	Lina Majarian

@hotmail.com

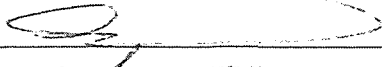

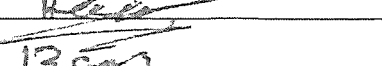
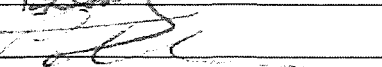


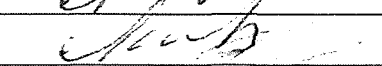

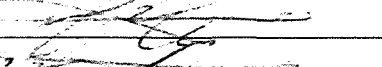

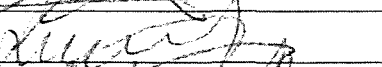



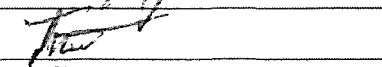
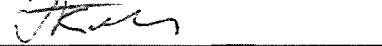




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FULL NAME	CITY OF RESIDENCE	EMAIL	DATE	SIGNATURE
Arthur Stepanian	PHOENIX	stepanian.a@yahoo.com	02/27/21	
Narine Stepanian	Phoenix	shahbazyar.n@yahoo.com	02/27/21	
Ruben Santillano	Phoenix	RubengadapV@gmail.com	02/27/21	
Magaly Santillano	Phoenix	sademagaly@aol.com	02/27/21	
Martin Lavan	Phoenix	martin688@gmail.com	02/27/21	
Mary Sayadian	Scottsdale	mary.sayadian@gmail.com	2/28/21	
Serop Sayadian	Scottsdale	serophive@gmail.com	2/29/21	
Elisabeth Pehlivanian	-	pehlivanianelise@gmail.com	2/29/21	
Freddie Melikian	Chandler	fmelik4@hotmail.com	2/29/21	
Ann Andonyan	Men	annandonyan@yahoo.com	2/28/21	
Irene Arustam	Scottsdale	irinaaru@yahoo.com	2/28/21	
Lisa C Buzzard	Scottsdale	buzz5967@msn.com	2/28/21	
James E Buzzard	Scottsdale	iebreterm@gmail.com	2/28/21	
Ramona Melikian	Scottsdale	emailramona@gmail.com	2/28/21	
Gina Topalian	Scottsdale		2/28/21	
Ramona Melikian	Phx	ramonamelkian@cox.net	2/28/21	
Arthur E Hramjian	Oro Valley	RRHrtie21@aol.com	2/28/21	
Margaret E Hramjian	Oro Valley	mehramjian@aol.com	2/28/21	
Andrej Tarnian	Chandler	andrejh@yahoo.com	2/28/21	
Albina Gimadeeva	Scottsdale	lina.gimadeeva@gmail.com	2/28/21	

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FULL NAME	CITY OF RESIDENCE	EMAIL	DATE	SIGNATURE
Anahet Shah	Phoenix	Ana.shah@yahoo	2/28	
Gary Arustamov	Care Creek	Karustam@yahoo	2/28	
Heery Dikranian	Phoenix	Heery.Dikranian@cox	2/28	
Beg Dikranian	Phoenix		2/28	
Arce Kelchian	Scottsdale	gmkethi@gmail.com	2/28	
Armenian	Phoenix	aristomian@yahoo.com	2/28	
Felix Davydov	Phx		2/28	
Vadim Musakelov	Phx	Vadim.mot77@live.com		
Dilbona Tullakova	Phn			
Paul Musakelov	Phoenix	Paul.MAto22019@gmail	2/28	
Anna Romanchenko	Phoenix	Anna2Ato2@gmail.com	2/28	
Iev Musakelov	Phoenix	Iev.MO1@gmail.com	2/28	
Anna Musakelov	Phoenix	Anna63@gmail.com	2/28	
Lusine Alalyan	Glendale	labelya@gmail.com	2/28	
Ernesi Karapian	Glendale	ERNESI@YAHOO.COM	2/28	
Roman Petrosyan	Phoenix	romakarina@hotmail.com	2/28	
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Lina Sargumov	Phoenix	YSGRUM@yahoo.com	2/28	
TATYANA KARAPIAN	Glendale	TATYANABOYDANOV@YAHOO	2/28	
Karine Petrosyan	Phoenix	ilovecarsen@yahoo.com	2/28	

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CASE NO: 25-ZN-2018 and 19-UP-2018

FULL NAME	CITY OF RESIDENCE	EMAIL	DATE	SIGNATURE
PETROSYAN, MARAT	Phoenix	marpet.juvenile@yahoo.com	3/1/21	Marat
Bella, Petrosyan	Phoenix	bellageorge@hotmail.com	3/1/21	Bella
PETROSYAN, Anatoly	Phoenix	anatoly.yulia@yahoo.com	3/1/21	Apet
PETROSYAN, Yulia	Phoenix	anatoly.yulia@yahoo.com	3/1/21	YRebo
PETROSYAN, Samson	Phoenix	Samsonpetrosyan@yahoo.com	3/1/21	Samson
PETROSYAN, Michelle	Phoenix	bellageorge@hotmail.com	3/1/21	Michelle Petrosyan
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JOELLE TAVITIAN	CALIFORNIA	DDsende@yahoo.com	3/7/21	Joelle Tavitian
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Hovh. Sodaghayan	Surprise	h.h.h.j@icloud.com	3/7/2021	Hovh. Sodaghayan
IRIKOR NAALBANDIAN	San City		3-14, 21	IRIKOR NAALBANDIAN
Margit Naalbandian	San City		1/	Margit Naalbandian
IVAN MANOOGIAN	Phoenix	ihmanoogian@gmail.com	"	IVAN MANOOGIAN
Gini Topalian	Scottsdale	giniSLiquidation@gmail.com	3/14/21	Gini Topalian
NICK BAGDASARIAN	Scottsdale		3/14/21	NICK BAGDASARIAN
MARZY SIHHADI	SCOTTSDALE		3/14/21	MARZY SIHHADI

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[illegible]

PROJECT ADDRESS: 8849 Cholla St. Scottsdale, AZ 85260

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[illegible]

Electronic Signatures of Support from MSC Scottsdale Website

Name	Your Current City of Residence	Email	Your Signature	Entry Date
Adam Aksut	Peoria	t.adam44@yahoo.com	http://www.mscscottsdale.com/v	2/17/2021 19:33
Artin Knadjian	Scottsdale	apokna@cox.net	http://www.mscscottsdale.com/v	2/25/2021 0:06
Bedros Touresian	Phoenix	brodtt@cox.net	http://www.mscscottsdale.com/v	2/16/2021 17:59
Chris Gezalyan	Scottsdale	khachikgezalyan@gmail.com	http://www.mscscottsdale.com/v	2/16/2021 18:24
Djemile Touresian	Phoenix	djemilet@cox.net	http://www.mscscottsdale.com/v	2/16/2021 22:17
Edgar Zakani	Phoenix	Edgar.zakani@gmail.com	http://www.mscscottsdale.com/v	2/11/2021 20:59
Grigor Papazyan	Phoenix	grigor77@yahoo.com	http://www.mscscottsdale.com/v	12/17/2020 23:31
Harout Markarian	Burbank	haroutm82@gmail.com	http://www.mscscottsdale.com/v	2/9/2021 17:42
helen saribekyan	Scottsdale	fr_zacharia@yahoo.com	http://www.mscscottsdale.com/v	2/9/2021 21:05
Hongnian Jow	Scottsdale	hongnian.jow@gmail.com	http://www.mscscottsdale.com/v	1/21/2021 19:42
Mary Sayadian	Scottsdale	marysayadian@gmail.com	http://www.mscscottsdale.com/v	2/21/2021 18:48
Mehran Nalbandian	Phoenix	mehrannalbandian@gmail.com	http://www.mscscottsdale.com/v	2/21/2021 21:34
Michael Zakian	Los Angeles	zakianmichael@gmail.com	http://www.mscscottsdale.com/v	10/12/2020 19:48
Olga Karlina	Scottsdale	edmomeni@gmail.com	http://www.mscscottsdale.com/v	2/17/2021 19:41
Parandzem Nalbandian	Phoenix	pnalbandian@cox.net	http://www.mscscottsdale.com/v	2/21/2021 21:30
Rafi Hagopian	Scottsdale	hrhelectric@gmail.com	http://www.mscscottsdale.com/v	2/18/2021 3:07
Sargis Saribekyan	Scottsdale	fr_zacharia@yahoo.com	http://www.mscscottsdale.com/v	2/9/2021 21:03
Siranoosh Megerdichian	Phoenix	megerdichianv@yahoo.com	http://www.mscscottsdale.com/v	2/22/2021 13:05
Sirarpi Sargisyan	scottsdale	ssirarpi@cox.net	http://www.mscscottsdale.com/v	2/9/2021 21:04
Stephen Ovanessoff	Scottsdale	stephenovanessoff@yahoo.com	http://www.mscscottsdale.com/v	2/18/2021 3:11
Varant Ovanessoff	Scottsdale	varant.ovanessoff@gmail.com	http://www.mscscottsdale.com/v	2/19/2021 14:08
Vatche Megerdichian	Phoenix	megerdichianv@yahoo.com	http://www.mscscottsdale.com/v	2/21/2021 19:11
Yelena Badalyan	Phoenix	ybadalyan1@gmail.com	http://www.mscscottsdale.com/v	12/17/2020 23:32
Zerrin Aksut	Peoria	t.adam44@yahoo.com	http://www.mscscottsdale.com/v	2/17/2021 19:34

Proposed Mesrop & Mariam Megerdichian Residential Health Care Facility
 8849 E Cholla St
 Scottsdale, AZ

City of Scottsdale Case Nos. 25-ZN-2018 & 19-UP-2018

Your Support Matters To Us

PROJECT ADDRESS: 8849 E. Cholla Street, Scottsdale, AZ 85260

Case NO: 25-ZN-2018 and 19-UP-2018

Please let us know you support the MSC senior center development by filling out the form below. Thank you for your support!

Name *

SISSA KARAM

First

Last

Your Current City of Residence *

SCOTTSDALE

Email *

AZKKARAMI@gmail.com

Address

5909 E ACOMA DR.

Address Line 1

Address Line 2

SCOTTSDALE ARIZONA AZ

City

State

85254

Zip Code

Comment or Message

Your Signature *

Sina H. Karam

Your Support Matters To Us

PROJECT ADDRESS: 8849 E. Cholla Street, Scottsdale, AZ 85260

Case NO: 25-ZN-2018 and 19-UP-2018

Please let us know you support the MSC senior center development by filling out the form below. Thank you for your support!

Name *

PENNY HESTLAND
First Last

Your Current City of Residence *

10561 E SPRING DR

Email *

phetland@hotmail.com
CITY

Address

Scottsdale

Address Line 1

Address Line 2

CITY STATE
ARIZONA

City

State

Zip Code

Comment or Message

Your Signature *

Penny Hestland

Your Support Matters To Us

PROJECT ADDRESS: 8849 E. Cholla Street, Scottsdale, AZ 85260

Case NO: 25-ZN-2018 and 19-UP-2018

Please let us know you support the MSC senior center development by filling out the form below. Thank you for your support!

Name *

Michelle Haden

First

Last

Your Current City of Residence *

10196 E. Clinton

Email *

mhaden1@hotmail.com

Address

City
Scottsdale

Address Line 1

Address Line 2

City

State

ARIZONA

Zip Code

Comment or Message

Your Signature *

Michele Haden

Your Support Matters To Us

PROJECT ADDRESS: 8849 E. Cholla Street, Scottsdale, AZ 85260

Case NO: 25-ZN-2018 and 19-UP-2018

Please let us know you support the MSC senior center development by filling out the form below. Thank you for your support!

Name *

Maya

First

Button

Last

Your Current City of Residence *

Scottsdale

Email *

mynameisbutton@gmail.com

Address

6127 E Glenrosa Ave

Address Line 1

Address Line 2

Scottsdale

City

Arizona

State

85251

Zip Code

Comment or Message

Your Signature * Maya Button

Your Support Matters To Us

PROJECT ADDRESS: 8849 E. Cholla Street, Scottsdale, AZ 85260

Case NO: 25-ZN-2018 and 19-UP-2018

Please let us know you support the MSC senior center development by filling out the form below. Thank you for your support!

Name *

First *Marjorie* Last *Nanian*

Your Current City of Residence *

Scottsdale

Email *

mnanian@yahoo.com

Address

10115 E Mountain View Rd., Unit 1092
Address Line 1

Address Line 2

Scottsdale *ARIZONA* ✓
City State

85258
Zip Code

Comment or Message

Your Signature *

Marjorie K. Nanian

Your Support Matters To Us

PROJECT ADDRESS: 8849 E. Cholla Street, Scottsdale, AZ 85260

Case NO: 25-ZN-2018 and 19-UP-2018

Please let us know you support the MSC senior center development by filling out the form below. Thank you for your support!

Name *

HAIK	KARAM
------	-------

First

Last

Your Current City of Residence *

SCOTTSDALE

Email *

AZKKARAMI@gmail.com

Address

5909 E ACOMA DR

Address Line 1

--

Address Line 2

SCOTTSDALE	ARIZONA
------------	---------

City

State

85264

Zip Code

Comment or Message

--

Your Signature *

<i>Aliya B. Karam</i>

Your Support Matters To Us

PROJECT ADDRESS: 8849 E. Cholla Street, Scottsdale, AZ 85260

Case NO: 25-ZN-2018 and 19-UP-2018

Please let us know you support the MSC senior center development by filling out the form below. Thank you for your support!

Name *

First Last
Ellen Blum

Your Current City of Residence *

Scottsdale

Email *

EBlumB@gmail.com

Address

8972 E. Arizona Park Place
Address Line 1

Address Line 2

Scottsdale
City

Arizona
State

85260
Zip Code

Comment or Message

My mind was changed
on this project after I
saw the plans and understood
them better. 2-25-2021

Your Signature * Ellen Blum

Your Support Matters To Us

PROJECT ADDRESS: 8849 E. Cholla Street, Scottsdale, AZ 85260

Case NO: 25-ZN-2018 and 19-UP-2018

Please let us know you support the MSC senior center development by filling out the form below. Thank you for your support!

Name *

Carol	Walker
First	Last

Your Current City of Residence *

10203 E. Clinton St. Scottsdale, AZ 85260

Email *

ghortnsweet2@mac.com

Address

Address Line 1

Address Line 2

	ARIZONA
--	---------

City

State

85260

Zip Code

Comment or Message

Your Signature *

Carol Walker

Your Support Matters To Us

PROJECT ADDRESS: 8849 E. Cholla Street, Scottsdale, AZ 85260

Case NO: 25-ZN-2018 and 19-UP-2018

Please let us know you support the MSC senior center development by filling out the form below. Thank you for your support!

Name *

Sarkis	Sarkisyan
First	Last

Your Current City of Residence *

Gilbert

Email *

Timmys Fine Jewelry@yahoo.com

Address

2975 E. Santa Rosa Dr.

Address Line 1

Address Line 2


Gilbert	ARIZONA
City	State

85234

Zip Code

Comment or Message

Your Signature *



Your Support Matters To Us

PROJECT ADDRESS: 8849 E. Cholla Street, Scottsdale, AZ 85260

Case NO: 25-ZN-2018 and 19-UP-2018

Please let us know you support the MSC senior center development by filling out the form below. Thank you for your support!

Name *

First Last
Rose Sarkisyan

Your Current City of Residence *

Gilbert

Email *

rosie1080@yahoo.com

Address

2975 E. Santa Rosa Dr.

Address Line 1

Address Line 2

Gilbert ARIZONA

City

State

85234

Zip Code

Comment or Message

Your Signature *

Your Support Matters To Us

PROJECT ADDRESS: 8849 E. Cholla Street, Scottsdale, AZ 85260

Case NO: 25-ZN-2018 and 19-UP-2018

Please let us know you support the MSC senior center development by filling out the form below. Thank you for your support!

Name *

Agavi Glukhovskiy

First

Last

Your Current City of Residence *

Gilbert

Email *

Agavni Glukhovskiy@yahoo.com

Address

1126 Sherry Ave

Address Line 1

Address Line 2

Gilbert

City

ARIZONA

State

85233

Zip Code

Comment or Message

Your Signature *

Your Support Matters To Us

PROJECT ADDRESS: 8849 E. Cholla Street, Scottsdale, AZ 85260

Case NO: 25-ZN-2018 and 19-UP-2018

Please let us know you support the MSC senior center development by filling out the form below. Thank you for your support!

Name *

First Last

Danny Khalabaghian

Your Current City of Residence *

surprise

Email *

danny.dikran@yahoo.com

Address

14885 W. Aster Dr.

Address Line 1

Address Line 2

surprise ARIZONA

City

State

85379

Zip Code

Comment or Message

Your Signature *

Your Support Matters To Us

PROJECT ADDRESS: 8849 E. Cholla Street, Scottsdale, AZ 85260

Case NO: 25-ZN-2018 and 19-UP-2018

Please let us know you support the MSC senior center development by filling out the form below. Thank you for your support!

Name *

Dikran

First

Khaldaghian

Last

Your Current City of Residence *

Glendale

Email *

dikranraffia@yahoo.com

Address

1004 W Crelo Grande

Address Line 1

Address Line 2

Glendale

City

ARIZONA

State

Glendale 85310

Zip Code

Comment or Message

Your Signature *



Your Support Matters To Us

PROJECT ADDRESS: 8849 E. Cholla Street, Scottsdale, AZ 85260

Case NO: 25-ZN-2018 and 19-UP-2018

Please let us know you support the MSC senior center development by filling out the form below. Thank you for your support!

Name *

Hago P

First

Alashanian

Last

Your Current City of Residence *

Glendale

Email *

agob-2007@yahoo.com

Address

5561 W. St John Rd

Address Line 1

Address Line 2

Glendale

City

ARIZONA

State


85308

Zip Code

Comment or Message

I support the MSC Senior Center development.

Your Signature *

 02-27-21

Your Support Matters To Us

PROJECT ADDRESS: 8849 E. Cholla Street, Scottsdale, AZ 85260

Case NO: 25-ZN-2018 and 19-UP-2018

Please let us know you support the MSC senior center development by filling out the form below. Thank you for your support!

Name *

Rita

First

Alashanian

Last

Your Current City of Residence *

Glendale

Email *

Rita.kami/2016@yahoo.com

Address

5561 W. St. John Rd

Address Line 1

Address Line 2

Glendale

City

ARIZONA

State

85308

Zip Code

Comment or Message

I support The MSC senior center development

Your Signature *

 02-27-21

Your Support Matters To Us

PROJECT ADDRESS: 8849 E. Cholla Street, Scottsdale, AZ 85260

Case NO: 25-ZN-2018 and 19-UP-2018

Please let us know you support the MSC senior center development by filling out the form below. Thank you for your support!

Name *

Nova

First

Alashanian

Last

Your Current City of Residence *

Glendale

Email *

Nova.2017@yahoo.com

Address

6389 W. Muriel Dr

Address Line 1

Address Line 2

Glendale

City

ARIZONA

State


85308

Zip Code

Comment or Message

I support The MSC Senior Center development

Your Signature *

 02-27-21

Your Support Matters To Us

PROJECT ADDRESS: 8849 E. Cholla Street, Scottsdale, AZ 85260

Case NO: 25-ZN-2018 and 19-UP-2018

Please let us know you support the MSC senior center development by filling out the form below. Thank you for your support!

Name *

First Last

Your Current City of Residence *

Glendale

Email *

mary_agob@yahoo.com

Address

6203 W. Caribella

Address Line 1

Address Line 2

Glendale

City

ARIZONA

State

85306

Zip Code

Comment or Message

I support The MSC Senior Center development.

Your Signature *



02-27-21

Your Support Matters To Us

PROJECT ADDRESS: 8849 E. Cholla Street, Scottsdale, AZ 85260

Case NO: 25-ZN-2018 and 19-UP-2018

Please let us know you support the MSC senior center development by filling out the form below. Thank you for your support!

Name *

First: margaret Last: Alashanian

Your Current City of Residence *

Glendale

Email *

agob_2007@yahoo.com

Address

6203 W. Caribe Ln

Address Line 1

Address Line 2

Glendale

City

ARIZONA

State

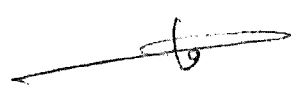
85308

Zip Code

Comment or Message

I support the MSC senior center development.

Your Signature *

 02-27-21

Your Support Matters to Us

Please let us know you support the MSC senior center development by filling out the form below. Thank you for your support!

Name *

Hunter Guney

First

Last

Your Current City of Residence *

Glendale

Email *

Hunterguney@icloud.com

Address

6103 W. Paradise Ln

Address Line 1

Address Line 2

ARIZONA

City

Glendale

State

85306

Zip Code

Comment or Message

Build it!

Your Signature *

Hunter Guney

Your Support Matters To Us

PROJECT ADDRESS: 8849 E. Cholla Street, Scottsdale, AZ 85260

Case NO: 25-ZN-2018 and 19-UP-2018

Please let us know you support the MSC senior center development by filling out the form below. Thank you for your support!

Name *

First: Fadya Last: Alashanian

Your Current City of Residence *

Glendale

Email *

Fadya_mikhaela@yahoo.com

Address

6389 W. Muriel Dr

Address Line 1

Address Line 2

Glendale

City

ARIZONA

State

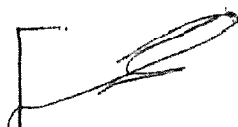
85308

Zip Code

Comment or Message

I support The MSC Senior Center development

Your Signature *

 02-27-21

Your Support Matters To Us

Please let us know you support the MSC senior center development by filling out the form below. Thank you for your support!

Name *

SAMIR

First

ELIA

Last

Your Current City of Residence *

6605 W. WILLOW CREEK TRAIL
PEORIA, AZ 85383

Email *

onit6@yahoo.com

Address

Address Line 1

Address Line 2

City

ARIZONA

State

Zip Code

Comment or Message

Your Signature *

Samir Elia

Your Support Matters to Us

Please let us know you support the MSC senior center development by filling out the form below. Thank you for your support!

Name *

GERARDO

ACOSTA, TI

First

Last

Your Current City of Residence *

PEORIA

Email *

jagx2123@gmail.com

Address

11178 W LAS PALMARITAS DR

Address Line 1

Address Line 2

PEORIA

ARIZONA

City

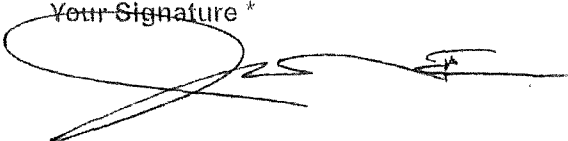
State

85345

Zip Code

Comment or Message

Your Signature *



Your Support Matters To Us

Please let us know you support the MSC senior center development by filling out the form below. Thank you for your support!

Name *

* Lisa	Wilson
First	Last

Your Current City of Residence *

Goodyear

Email *

luneyellowrose @ yahoo.com

Address

15342 W. Turney Ave.

Address Line 1

--

Address Line 2

Goodyear	ARIZONA
City	State

85395

Zip Code

Comment or Message

--

Your Signature *



Your Support Matters To Us

PROJECT ADDRESS: 8849 E. Cholla Street, Scottsdale, AZ 85260

Case NO: 25-ZN-2018 and 19-UP-2018

Please let us know you support the MSC senior center development by filling out the form below. Thank you for your support!

Name *

Souren	Sarkisyan
First	Last

Your Current City of Residence *

Mesa

Email *

Suro5@hotmail.com

Address

1951 E. 8th Ave

Address Line 1

--

Address Line 2

Mesa	ARIZONA
------	---------

City

State

85204

Zip Code

Comment or Message

--

Your Signature *



Your Support Matters To Us

PROJECT ADDRESS: 8849 E. Cholla Street, Scottsdale, AZ 85260

Case NO: 25-ZN-2018 and 19-UP-2018

Please let us know you support the MSC senior center development by filling out the form below. Thank you for your support!

Name *

Rio

McGalliard

First

Last

Your Current City of Residence *

(~~3046 E~~) Mesa

Email *

Rioculizone@TAHO.COM

Address

2046 E. Knoll St.

Address Line 1

Address Line 2

Mesa

~~Alabama~~ AZ

City

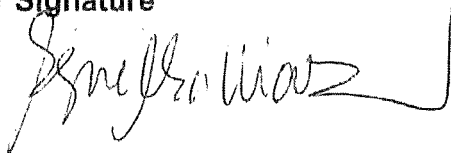
State

85213

Zip Code

Comment or Message

Your Signature *



Your Support Matters To Us

Please let us know you support the MSC senior center development by filling out the form below. Thank you for your support!

Name *

Ardashes	KenKiankian
First	Last

Your Current City of Residence *

Phoenix

Email *

1

Address

409 W. Carol St.

Address Line 1

--

Address Line 2

Phoenix	ARIZONA
---------	---------

City

State

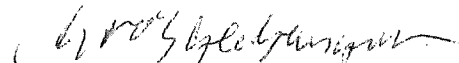
85021

Zip Code

Comment or Message

--

Your Signature *



Your Support Matters To Us

Please let us know you support the MSC senior center development by filling out the form below. Thank you for your support!

Name *

Arzen	Nalbandian
First	Last

Your Current City of Residence *

Phoenix

Email *

nalbandianarsen1@gmail.com

Address

3649 E. Juan De Arce Ave

Address Line 1

--

Address Line 2

Phoenix	ARIZONA
---------	---------

City

State

85032

Zip Code

Comment or Message

--

Your Signature *

Arzen Nalbandian

Your Support Matters To Us

Please let us know you support the MSC senior center development by filling out the form below. Thank you for your support!

Name *

Azucena	Santos
First	Last

Your Current City of Residence *

Phoenix

Email *

guera - 2014@yahoo.com

Address

18414 N. 30th Place

Address Line 1

--

Address Line 2

Phoenix	ARIZONA
---------	---------

City

State

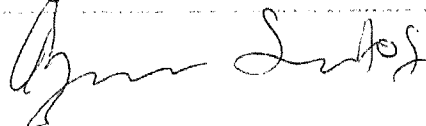
85032

Zip Code

Comment or Message

--

Your Signature *



Your Support Matters To Us

PROJECT ADDRESS: 8849 E. Cholla Street, Scottsdale, AZ 85260

Case NO: 25-ZN-2018 and 19-UP-2018

Please let us know you support the MSC senior center development by filling out the form below. Thank you for your support!

Name *

Var Baroosh Aliksan
First Last

Your Current City of Residence *

Phoenix

Email *

602-800-7750

Address

16005 N. 32nd St #108

Address Line 1

Address Line 2

Phoenix ARIZONA

City

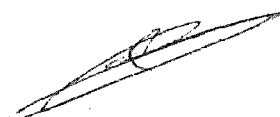
State

85032

Zip Code

Comment or Message

Your Signature *



Your Support Matters To Us

Please let us know you support the MSC senior center development by filling out the form below. Thank you for your support!

Name *

First Last
Daisy Hernandez

Your Current City of Residence *

Phoenix, AZ

Email *

daisy.hernandez1016@gmail.com

Address

Address Line 1
710 E Palm Ln apt 9

Address Line 2

City State
Phoenix ARIZONA

Zip Code
85006

Comment or Message

Your Signature *

Daisy Hernandez

Your Support Matters To Us

PROJECT ADDRESS: 8849 E. Cholla Street, Scottsdale, AZ 85260

Case NO: 25-ZN-2018 and 19-UP-2018

Please let us know you support the MSC senior center
development by filling out the form below. Thank you for
your support!

Name *

DAVIS

First

ODRLO

Last

Your Current City of Residence *

PHOENIX

Email *

YM3132003@yahoo.com

Address

2201 E. MENADA DR.

Address Line 1

Address Line 2

PHOENIX

City

ARIZONA

State

85024

Zip Code

Comment or Message

D. Odrlo

Your Signature *

Your Support Matters To Us

PROJECT ADDRESS: 8849 E. Cholla Street, Scottsdale, AZ 85260

Case NO: 25-ZN-2018 and 19-UP-2018

Please let us know you support the MSC senior center
development by filling out the form below. Thank you for
your support!

Name *

DAVID

First

ODISHO

Last

Your Current City of Residence *

PHOENIX

Email *

YM3132003@YAHOO.COM

Address

2201 E. MENARDOT DR

Address Line 1

Address Line 2

PHOENIX

City

ARIZONA

State

85024

Zip Code

Comment or Message

D. Odisho

Your Signature *

Your Support Matters To Us

Please let us know you support the MSC senior center development by filling out the form below. Thank you for your support!

Name *

Debbie Jensen

First

Last

Your Current City of Residence *

Phx, AZ

Email *

bloomwherevareplanted@msh.com

Address

16005 N. 32nd St.

Address Line 1

79d

Address Line 2

Phx ARIZONA

City

State

85032

Zip Code

Comment or Message

MSC Senior Centers number 2 is definitely needed and appropriate on the church's property. I support this project.

Your Signature *

Debbie Jensen

Your Support Matters To Us

Please let us know you support the MSC senior center development by filling out the form below. Thank you for your support!

Name *

GRACE SARKISIAN

First

Last

Your Current City of Residence *

Phoenix

Email *

gsidayan@yahoo.com

Address

2941 E. Cortez St.

Address Line 1

Address Line 2

ARIZONA

City

State

Phoenix

Zip Code

Comment or Message

Your Signature *

Grace

Your Support Matters To Us

PROJECT ADDRESS: 8849 E. Cholla Street, Scottsdale, AZ 85260

Case NO: 25-ZN-2018 and 19-UP-2018

Please let us know you support the MSC senior center development by filling out the form below. Thank you for your support!

Name *

Jacklin	Yakinian
First	Last

Your Current City of Residence *

--

Email *

480-729-5621

Address

12630 N 35th Place

Address Line 1

Phoenix AZ 85032

Address Line 2

	ARIZONA
--	---------

City

State

--

Zip Code

Comment or Message

--

Your Signature *

Jacklin Yakinian

Your Support Matters To Us

Please let us know you support the MSC senior center development by filling out the form below. Thank you for your support!

Name *

Karen	Bell
First	Last

Your Current City of Residence *

PH

Email *

--

Address

14826 N 37 WAY
Address Line 1

Address Line 2

PH	ARIZONA
City	State

85032

Zip Code

Comment or Message

Good for all Seniors

Your Signature *

--

Your Support Matters to Us

Please let us know you support the MSC senior center development by filling out the form below. Thank you for your support!

Name *

Kendra

Smith

First

Last

Your Current City of Residence *

Phoenix

Email *

s.kendra30@gmail.com

Address

17037 W 11th Ave Unit 3058

Address Line 1

Address Line 2

Phoenix

ARIZONA

City

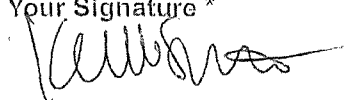
State

85023

Zip Code

Comment or Message

Your Signature *



Your Support Matters to Us

Please let us know you support the MSC senior center development by filling out the form below. Thank you for your support!

Name *

First *Kim*

Last *Quigley*

Your Current City of Residence *

Phoenix

Email *

Address

3807 E EVANS DR

Address Line 1

Address Line 2

City *Phoenix* State *ARIZONA*

City

Phoenix

State

85032

Zip Code

Comment or Message

Need Senior Center

Your Signature *

Kim Quigley

Your Support Means a Lot to Us

Please let us know you support the MSC senior center development by filling out the form below. Thank you for your support!

Name *

Larsa od'isho
First Last

Your Current City of Residence *

Phoenix

Email *

Larsa25@yahoo.com

Address

Address Line 1

2257 W. Ray Rogers Rd.

Address Line 2

ARIZONA

City

Phx

State


Az

Zip Code

85085

Comment or Message

Your Signature *

Larsa 

Your Support Matters To Us

Please let us know you support the MSC senior center development by filling out the form below. Thank you for your support!

Name *

Manyam	Nalbandian
--------	------------

First

Last

Your Current City of Residence *

Phoenix

Email *

manyammm@gmail.com

Address

3649 E. Joan De Aro Ave

Address Line 1

Address Line 2

Phoenix	ARIZONA
---------	---------

City

State

85032

Zip Code

Comment or Message

Your Signature *

Manyam Nalbandian

Your Support Matters to Us

Please let us know you support the MSC senior center development by filling out the form below. Thank you for your support!

Name *

First *MARGARET* Last *BELL*

Your Current City of Residence *

3644 E JOAN DE ARC AVE PHX AZ 85032

Email *

Address

3644 E JOAN DE ARC AVE

Address Line 1

Address Line 2

ARIZONA

City

PHX

State

85032

Zip Code

Comment or Message

*PLEASE ALLOW
Senior Center*

Your Signature *

Margaret Bell

Your Support Matters To Us

Please let us know you support the MSC senior center development by filling out the form below. Thank you for your support!

Name *

MARK	odisho
First	Last

Your Current City of Residence *

2257 W Ray Rogers Rd Phoenix, AZ 85085

Email *

DOM3.odisho@yahoo.com

Address

Address Line 1

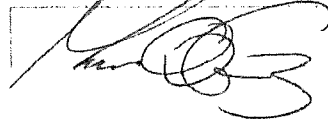
Address Line 2

	ARIZONA
City	State

Zip Code

Comment or Message

Your Signature *



Your Support Matters To Us

Please let us know you support the MSC senior center development by filling out the form below. Thank you for your support!

Name *

CHANNES

First

KECKLEKHO

Last

Your Current City of Residence *

PHOENIX

Email *

KECKLEKHO@GMAIL.COM

Address

1102 W. CAJON ST PHOENIX, AZ

Address Line 1

Address Line 2

City

ARIZONA

State

Zip Code

Comment or Message

Senior center really helpful

Your Signature *

CHANNES KECKLEKHO

Your Support Matters To Us

Please let us know you support the MSC senior center development by filling out the form below. Thank you for your support!

Name *

Paul

First

Kerklaugh

Last

Your Current City of Residence *

Phoenix, AZ

Email *

Address

701 W. 1st St Phoenix, AZ

Address Line 1

Address Line 2

City

ARIZONA

State

Zip Code

Comment or Message

Your Signature *

Paul Kerklaugh

Your Support Matters To Us

Please let us know you support the MSC senior center development by filling out the form below. Thank you for your support!

Name *

Sheila	Quetzada
First	Last

Your Current City of Residence *

9242 N 18th Ave, Phoenix, AZ

Email *

valeria.325710@gmail.com

Address

9242 N 18th Ave

Address Line 1

Phoenix, AZ 85021

Address Line 2

Phoenix

City

ARIZONA

State

85021

Zip Code

Comment or Message

Your Signature *

Sheila Quetzada

Your Support Matters To Us

Please let us know you support the MSC senior center development by filling out the form below. Thank you for your support!

Name *

3ireb	MOSIS
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First

Last

Your Current City of Residence *

phoenix

Email *

none

Address

7600 N 32nd St #104

Address Line 1

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Address Line 2

Phoenix	ARIZONA
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City

State

85032

Zip Code

Comment or Message

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Your Signature *

500

Your Support Matters To Us

Please let us know you support the MSC senior center development by filling out the form below. Thank you for your support!

Name *

ROSIE	REKLAKIAN
-------	-----------

First

Last

Your Current City of Residence *

407 W. JONES FARM RD.

Email *

1390

Address

--

Address Line 1

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Address Line 2

	ARIZONA
--	---------

City

State

--

Zip Code

Comment or Message

--

Your Signature *

ROSIE REKLAKIAN

Your Support Matters To Us

Please let us know you support the MSC senior center development by filling out the form below. Thank you for your support!

Name *

<i>Vickie</i>	<i>Shupe</i>
First	Last

Your Current City of Residence *

<i>Phx</i>

Email *

<i>[Redacted]</i>

Address

<i>11417 N 24 St.</i>

Address Line 1

<i>[Redacted]</i>

Address Line 2

<i>Phx</i>	ARIZONA
------------	---------

City

State

<i>85028</i>

Zip Code

Comment or Message

<i>Need Bldg</i>

Your Signature *

<i>[Redacted]</i>

Your Support Matters To Us

PROJECT ADDRESS: 8849 E. Cholla Street, Scottsdale, AZ 85260

Case NO: 25-ZN-2018 and 19-UP-2018

Please let us know you support the MSC senior center development by filling out the form below. Thank you for your support!

Name *

YERAN

First

OWISHO

Last

Your Current City of Residence *

PHOENIX AZ

Email *

YM3132003@Ymho.com

Address

2201 E. MENADOTA DR

Address Line 1

Address Line 2

PHOENIX

City

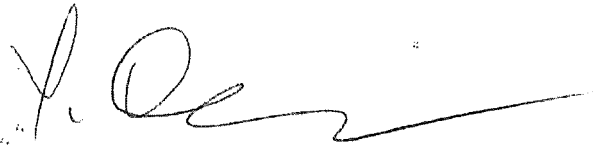
ARIZONA

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PHOENIX

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Your Signature *



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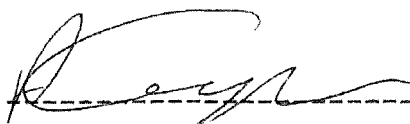
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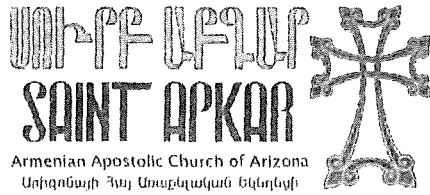
I hope the City of Scottsdale will value the benefit of having a mission driven senior living facility within our city.

Respectfully,

Anahid Gasparian

Signed by: 

Date: 7-17-2021



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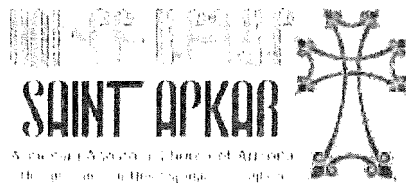
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BAGHDASAR GASPARIAN

Signed by: 

Date: _____



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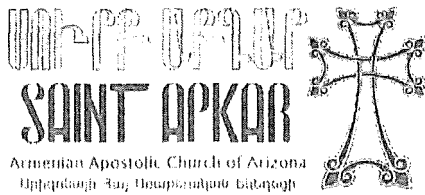
Respectfully,

Signed by:

Christopher MARDIAN

Date:

7/27/21



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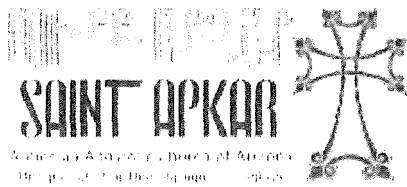
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Respectfully,

Signed by: Karen Cizek

Date: 7/16/21

Karen Cizek
5201 N. 104th Drive
Glendale AZ 85307



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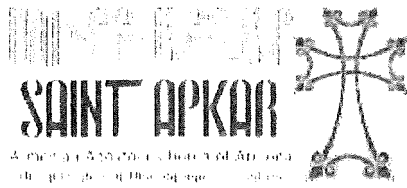
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Respectfully,

Signed by: Raymond Marting
Date: 7/15/21



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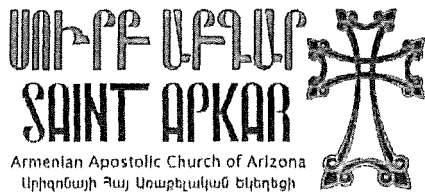
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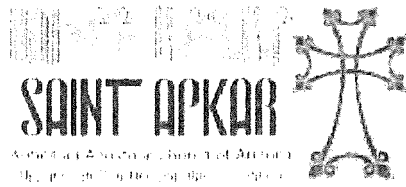
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Signed by: ROSE KABAJOUZIAN

Date: 8-29-21



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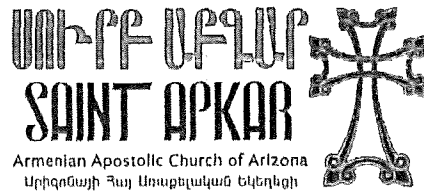
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Respectfully,

Signed by: *Scott Mader*

Date: 8-3-21



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Respectfully,

Signed by: TOROS KABAJOZIAN

Date: 8-28-21



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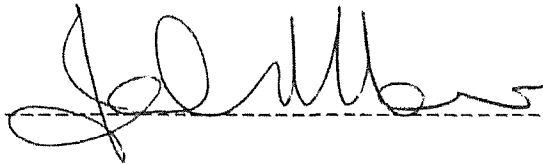
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Date: 7/15/21_____



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Date: _____

8-1-2021



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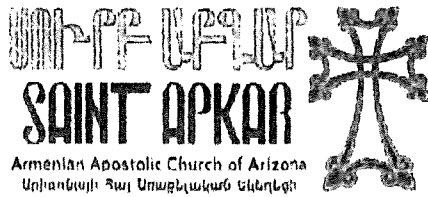
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Signed by: _____

David Stano

Date: _____

7/15/2021



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Signed by: Jack L. Wilmore

Date: Oct. 08th 2021



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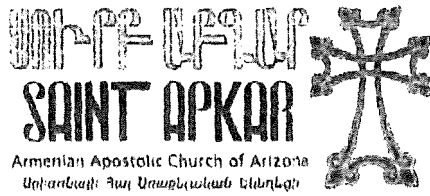
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Respectfully,


Signed by: Norah Athanasian

Date: 10/08/2020



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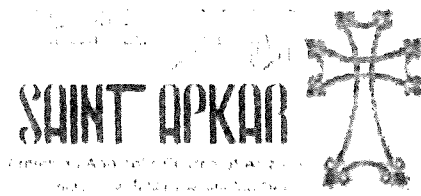
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Respectfully,

Signed by: 
Date: 10/8/21



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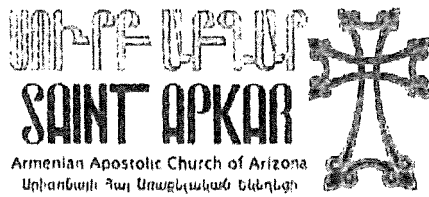
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Signed by:  _____ nick.kanaras@gmail.com

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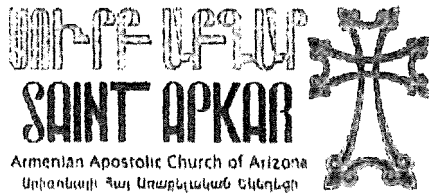
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Signed by: Konstantinos Akrivos

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Signed by: Julienne Boice

Date: 10/03/2021



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Signed by: Rania Wirth

Date: 10/02/1

- d. The site shall be designed, to the maximum extent feasible, so that on-site parking is oriented to the building(s) to provide convenient pedestrian access for residents, guests and visitors.

Scottsdale Vista, Arizona Park Place, and Marlboro Court Single-Family Residential Neighborhood Preservation Initiative

Published by Mark Mach on 24th Aug 2020

PREAMBLE

This preamble discusses the background and issues with the proposed facility in detail—if you already are familiar with the project and issues, feel free to scroll down to the petition itself, which is rather short in comparison.

Background

The Western Diocese of the Armenian Church of North America is proposing the construction of the Megerdichian Senior Center on their property located at 8849 East Cholla Street, Scottsdale, Arizona 85260, between the surrounding communities comprised of single family homes, Scottsdale Vista, Arizona Park Place, and Marlboro Court. This uncharacteristically large facility for the community would be located between the existing small senior residence and the Church already existing on the property. Based on plans presented by the attorney representing the project, Edwin C. Bull, at the community meeting on August 6th, 2020, the facility will be: three stories with a basement, forty feet tall, hold a maximum of over 140 residents, have an unspecified number of staff, and have capacity for 251 cars in the surrounding parking on the property.

On December 18th, 2018, Ricki Horowitz of BURCH and CRACCHIOLO filed Use Permit 19-UP-2018 and Rezoning Proposal 25-ZN-2018 for the construction of the Meshrop & Mariam Megerdichian Residential Health Care Facility, aka the Megerdichian Senior Center, on the Saint Apkar Armenian Apostolic Church at 8849 East Cholla Street. While several community meetings have been hosted by the project members and legal representation, community members have voiced concerns, only to find the plans have grown to become a larger facility with greater population density, to the point where the existing planning cases submitted no longer reflect the scale of the project.

Concerns and Issues

As a result of this incursion of this high density residential project into this single-family house community, residents have banded together in opposition due to the following concerns:

1. Property Values

The issues and concerns identified in this list will primarily distill down to one certain impact: property values.

The surrounding community will suddenly see a visual anomaly appear within view of their houses: a large three story facility, surrounded by lights, parking spaces, and traffic. There is a large dumpster right along the wall of neighboring properties, with the foul smell of rotten food wafting into their back yards. The trash compactor kicks on and the whining of the hydraulics kills the conversation nearby.

How much would that impact the value of that property?

How much would the devaluation of that house impact its neighboring houses, when its sale is used as a comp for appraising their properties?

Everybody bordering the property of the site will have to deal with all the issues listed here. Other homes further back from the property may only deal with some of the issues. Nonetheless, all community homes can expect loss in value to some degree.

Dropping home values means less money when you go to upgrade your house, less revenue if you rent out your property, less borrowing capacity if you refinance or obtain a home equity loan, less money when you sell it.

Yes, the Diocese will earn money from this facility—but it will come at the cost of devaluating properties in the surrounding communities—at your expense!

2. Zoning Carries Significant Risk of Further Undesirable Use if the Senior Center Project Fails

A facility of this magnitude requires rezoning of the existing property from the existing R1-35 single-family home zoning consistent with the surrounding community, to an R-5 high density residential zoning, which also permits facilities allowable in C-1 Neighborhood Commercial zoned areas, including: a wide variety of “smaller shops and services” such as banks, bakery, auto parts and supplies, drugstores, gas stations, and liquor stores.

3. There is No Need for this Facility in this Location

A quick search on Apple Maps for “assisted living” shows twenty facilities within seven miles of the site. Two major facilities, Desert Flower Senior Living, and Westminster Village, are within one mile.

With such a variety and number of similar services within a short distance, this demonstrates that this service is not geographically constrained to this specific location, and could be provided from a variety of areas within the City of Scottsdale, particularly in locations where it could fit better into the existing community, and not impact surrounding neighborhoods by a significant population density increase, or clash with community standards.

4. The Facility Is Inconsistent with the Character of the Surrounding Community

While the benefit of the services provided by the facility, and the jobs created would be of benefit to the community, this facility is a significant departure from the character of the surrounding single-family home neighborhoods. The problem does not lie in the facility itself—it lies in the location in the midst of a single-family housing area, and does not fit with the character of this neighborhood.

No buildings in the surrounding area are three stories, have this level of population density, or support this much parking space.

5. Aesthetics

The facility is out of place with the surrounding neighborhoods. As a result, the appearance of the neighborhood in the immediate vicinity, and the views of the facility from nearby properties will experience a degradation in their view.

6. A Significant Density Increase Would Take Place In the Community

Six single-family homes built with current zoning would result in a population of seventeen additional residents based on the average number of household members in the City of Scottsdale; as opposed to a large senior center which, in conjunction with the pre-existing facility already in place, would result in a population of over 150 residents, plus an undetermined number of staff employed within the facility. This represents a difference in the population density by a factor of ten counting the number of employees likely to be on the site.

Higher population density carries with it more undesirable factors with greater impact as density increases. The other concerns cited within this document list those issues.

7. Trash

Trash from over one hundred fifty residents, not including the staff, would be considerable. This is the type of facility where the residents eat three times a day, resulting in significant food waste. The volume and nature of this waste will result in storage on site, with associated smells, insects, and vermin.

A very large trash bin and trash compactor are planned to be placed immediately behind the Arizona Park Place properties at 11128 and 11148 North 88th Place. The sound, sight, and smell will certainly impact the value of those properties, and any other homes near by (as well as others in the neighborhood as discussed under the issue regarding property values).

The existing property already has an issue with vermin, which is evident from the number of rat traps placed across the existing property, and needing to be deployed by homeowners on Mescal. The efforts in place thus far have yet to bring the issue under control.

8. Traffic

With two hundred fifty parking places, over one hundred fifty residents, and an unknown number of staff, traffic can expect to increase considerably on Cholla, 89th, and Gary.

While a traffic study was submitted for the original design of the facility when it had a lower density, the growth of the scope now exceeds the original traffic study which estimated an additional 280 cars transiting Cholla every day.

Discussions with congregation members uncovered reports of the clergy requesting people attending mass or other church activities were requested to avoid driving on Cholla while the traffic study was taking place, invalidating the study.

Existing homeowners on Cholla already have complained about speeds used by vehicles on that road, and increased traffic will only compound those problems.

With increased traffic, and a gated parking access to the proposed facility, expectations of additional on-street parking are realistic.

Traffic “looking for” the facility will drive through the neighboring single-family communities, thereby increasing traffic there.

9. Safety

Cholla is a very narrow street, particularly towards the end where it approaches the church

property. Cars parked on opposite sides of the road would likely prevent large vehicles (garbage trucks, fire trucks, emergency medical vehicles, etc.) from passing through, as well as creating safety concerns for general traffic on a busy road that is reduced to essentially one lane at these choke points.

Increased traffic implies increased risk for pedestrians, neighborhood children, and pets—all of which do make regular use of the sidewalks and walkways conveniently placed in these neighborhoods.

10. Noise

Higher population density brings additional noise with it. Increased use of emergency vehicles for an elderly population will result in sirens, lights, fast emergency vehicles, and horns when cars are parked in a manner that other vehicles cannot effectively pass.

The area will result in people waiting in cars in the parking lot and listening to loud music, employees on break by neighboring properties while talking to each other, trash compactor making noise day or night, trucks making deliveries and honking to announce their presence at the loading dock, and car horns sounding every time they are locked or unlocked via remote.

11. Light

Lighting from all the windows, exterior building lights, and parking lot lights will be visible from the surrounding areas. In addition, the community will experience headlights of cars driving on roads to transit to or from the facility, as well as when they drive around the parking lots at night.

Brightness of the area will be directly viewable from a considerable distance into the surrounding communities, due to the increased height.

In spite of only having downward facing lights, the resulting ambient light and reflection off of surfaces will cause some degree of further light pollution to the area, that would not be experienced with lower density residential zoning.

12. Privacy

Due to the increased height of the facility, it will overlook the housing adjacent to the facility, enabling staff and residents to see into windows, and into back yards.

People in the parking areas or common grounds will be able to look over walls into the yards. There are concerns that this could be an opportunity for crime. People that have semi-valuables in their back yards may look like attractive victims.

13. General Nuisances for Neighbors

Employees that smoke will need to move away from the building. This may very well start taking place along neighboring properties, resulting in employees throwing cigarette butts over the wall, and causing smell problems with cigarette smoke.

Likewise, garbage from cars may be thrown over walls or onto the parking lot, then scattered into the surrounding community by wind. Currently, the church takes no ownership of cleaning up the existing debris, resulting in a trash strewn and unkempt appearance.

The plans for landscaping are extensive, resulting in many trees adjacent to neighboring properties.

This only exacerbates the current issue of trees on church property never being maintained, resulting in branches encroaching into neighboring properties, and plant debris falling into neighbors' yards and pools.

14. Drainage Issues

Water has prescribed flow patterns to ensure that it drains away from houses and parks. Recently, the Arizona Park Place community park was flooding more than usual during rain due to these drainage channels blocked by debris on church property. There are concerns that construction will disrupt the drainage, and continued lack of maintenance may cause more issues, particularly with the effects of increased population density.

15. Senior Center Use is Contradictory to the Intended Gifted Use of the Property

Per the Gift Deed on file that granted the property to the Diocese, "This Deed is being recorded from the Grantor to Grantee for the purposes of the Grantee erecting a church or church connected buildings on this land for its congregation. Any other use or purposes whatsoever without the written approval of the Grantors herein shall be deemed a violation of this Deed Restriction."

16. Construction

While this is not a primary concern due to the effects being temporary in nature, the construction of the facility will result in further issues with: noise, dust, smells, and traffic from trucks and heavy equipment.

Conclusion

The Megerdichian Senior Center may be of benefit to the City of Scottsdale, but the location selected by the Diocese is not an appropriate fit. The area is exclusively used for single-family homes on all four sides. As a result, the community members find this project inconsistent with community standards, and strongly believe that the adverse effects would impact the neighborhood, causing frustrations with use incompatibilities of the different property use types, and causing loss of property values.

PETITION

We, the undersigned, **stand for the preservation of the Scottsdale Vista, Arizona Park Place, Marlboro Court, and other surrounding North Scottsdale single-family residential communities**, and hereby **oppose Use Permit 19-UP-2018 and Rezoning Proposal 25-ZN-2018**, and any subsequent modifications or derivative requests thereof, for the construction of the Meshrop & Mariam Megerdichian Residential Health Care Facility, aka the Megerdichian Senior Center, on the Saint Apkar Armenian Apostolic Church at 8849 East Cholla Street.

We respectfully but strongly **request that these requests be cancelled or disapproved**, thereby keeping the nature of our communities intact.

We find that the project is inconsistent with the character of the surrounding neighborhoods, and strongly believe that this improperly located project in conjunction with the multiple adverse

effects it would bring as documented in the preamble will degrade the community aesthetics, adversely impact property values, and erode our standards of daily living.

#	First name	Last name	Date
1	Mark	Mach	Aug 24, 2020
2	Jill	Ponce	Aug 24, 2020
3	Elizabeth	Herbolsheimer	Aug 24, 2020
4	Barbara	Warren	Aug 24, 2020
5	NANCY	ACOSTA	Aug 24, 2020
6	Karina	Acosta	Aug 24, 2020
7	Daniela	Acosta	Aug 24, 2020
8	Richard	Acosta	Aug 24, 2020
9	Gaurav	Arora	Aug 25, 2020
10	Dinesh reddy	Sudula	Aug 25, 2020
11	Barbara	Nixon	Aug 26, 2020
12	Wayne	Unruh	Aug 29, 2020
13	Laura	Unruh	Aug 29, 2020
14	Jay	Beebe	Aug 29, 2020
15	Lauran	Beebe	Aug 29, 2020
16	Robert	Hasenbein	Aug 29, 2020
17	Vincent	Cameron	Aug 29, 2020
18	Alex	Adrian	Aug 29, 2020
19	Amy	Crump Sabin	Aug 30, 2020
20	Meghan	Miller	Aug 30, 2020
21	Steven	Miller	Aug 30, 2020
22	Joan	Sanders	Aug 31, 2020
23	Amira	Bolanos	Aug 31, 2020
24	Dale	Kennedy	Aug 31, 2020
25	Robin	Hornick	Aug 31, 2020
26	Hal	Gurman	Aug 31, 2020
27	Jim	Valavanis	Sep 01, 2020
28	Munish	Gupta	Sep 01, 2020
29	Ellen	Blum	Sep 01, 2020
30	Linda	Abed	Sep 01, 2020
31	Carol	Rose	Sep 01, 2020
32	samy	rajan	Sep 01, 2020
33	Lawrence	Oliva	Sep 01, 2020
34	Jo	Cordes	Sep 01, 2020
35	Laura	Lysacek	Sep 01, 2020
36	Philip	Trepak	Sep 01, 2020
37	Jose	Rincon	Sep 02, 2020
38	Michelle	Polikoff	Sep 03, 2020
39	Rachel	Benchwick	Sep 03, 2020
40	Anne	Cameron	Sep 04, 2020
41	Gary	Peruzzini	Sep 05, 2020
42	Kim	Kane	Sep 05, 2020
43	Daniel	Fleischmann	Sep 05, 2020

#	First name	Last name	Date
44	Christopher	Banes	Sep 05, 2020
45	Rita	Gavle	Sep 05, 2020
46	Nancy	ODonnell	Sep 05, 2020
47	Paul	Katz	Sep 06, 2020
48	Katherine	Katz	Sep 06, 2020
49	Rachel	Nally	Sep 06, 2020
50	Gretchen	Heberling	Sep 06, 2020
51	Cynthia	Heberling	Sep 06, 2020
52	Gary	Heberling	Sep 06, 2020
53	Fred	Yeaw	Sep 06, 2020
54	Donna	Yeaw	Sep 06, 2020
55	Shanna	Murphy	Sep 07, 2020
56	Matt	Mclinn	Sep 07, 2020
57	Marcia	Harding	Sep 07, 2020
58	Michael	O'Donnell	Sep 07, 2020
59	Stephen	Murkowicz	Sep 07, 2020
60	Siegfried	Hohaus	Sep 07, 2020
61	Julie	Kelpien	Sep 07, 2020
62	Craig	Woisin	Sep 08, 2020
63	Carolyn	Woisin	Sep 08, 2020
64	Linda	Martinson	Sep 08, 2020
65	Alexandra	Buckle	Sep 08, 2020
66	Patrick	Cooper	Sep 08, 2020
67	Charles	Skaggs	Sep 08, 2020
68	Lindsey	Skaggs	Sep 08, 2020
69	Kris	Ertz	Sep 09, 2020
70	Antonin	Jaros	Sep 09, 2020
71	Charles	Alexander	Sep 09, 2020
72	Peter	Yanover	Sep 09, 2020
73	S.A.	Nally	Sep 15, 2020
74	Eloisa	Horta Contreras	Sep 25, 2020
75	Patricia	Frantz	Mar 04, 2021
76	Kenneth	Frantz	Mar 04, 2021
77	James	Herzberg	Mar 04, 2021
78	James	Herzberg	Oct 29, 2021
79	Sharon	Herzberg	Oct 29, 2021
80	Siegfried	Hohaus	Oct 29, 2021
81	Cynthia	Buenaventura Allen	Oct 31, 2021
82	Susan	Silver	Oct 31, 2021

From: [Whitehead, Solange](#)
To: [Curtis, Tim](#)
Cc: [Bloemberg, Greg](#)
Subject: RE: Armenian Church/Cultural Center Proposal
Date: Friday, January 07, 2022 7:50:22 PM

No rest for the weary – you guys have a lot on your plates. Thank you very much for this info and I'll follow up....

From: Curtis, Tim <tcurtis@scottsdaleaz.gov>
Sent: Friday, January 7, 2022 6:32 PM
To: Whitehead, Solange <SWhitehead@Scottsdaleaz.gov>
Cc: Bloemberg, Greg <GBLO@Scottsdaleaz.gov>
Subject: RE: Armenian Church/Cultural Center Proposal

Sorry, I previously used a defunct Greg Bloemberg email address.

From: Curtis, Tim
Sent: Friday, January 7, 2022 6:30 PM
To: Whitehead, Solange <SWhitehead@Scottsdaleaz.gov>
Cc: Greg Bloemberg <greg.bloemberg@facebook.com>
Subject: RE: Armenian Church/Cultural Center Proposal

Councilwoman Whitehead,
Greg Bloemberg is the name, and here's the [link](#) and [link](#) to the cases. These cases are scheduled for Planning Commission on January 26 and tentatively for City Council on March 1.
Let us know if you have any more questions.
Have a great weekend.
Tim Curtis

From: Whitehead, Solange <SWhitehead@Scottsdaleaz.gov>
Sent: Friday, January 7, 2022 5:28 PM
To: Curtis, Tim <tcurtis@scottsdaleaz.gov>
Subject: FW: Armenian Church/Cultural Center Proposal

Hi Tim, Can you remind me which planner is overseeing this request? (senior living/cholla&101/Armenian church) Happy New Year!!! Solange

From: Whitehead, Solange <SWhitehead@Scottsdaleaz.gov>
Sent: Friday, January 7, 2022 11:43 AM
To: Theresa Gates <gatest12@cox.net>
Subject: Re: Armenian Church/Cultural Center Proposal

From: Theresa Gates <gatest12@cox.net>
Sent: Friday, December 31, 2021 1:43 PM

To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Armenian Church/Cultural Center Proposal

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

Dear City Council Members,

Thank you to Councilwomen Whitehead and Littlefield for taking the time to attend the recent meeting at the Armenian Church & Cultural Center regarding their desire to expand their operations to include a large senior care facility on their premises. We see this as a large commercial venture in an already established residential neighborhood with tight boundaries.

We cannot imagine how Cholla St. and surrounding streets could possibly endure the onslaught of large construction trucks, 24 hour work staff coming and going, visitors, delivery trucks, emergency vehicles, overall continuous congestion, air and noise pollution, and the stressful degradation of our space this proposal would bring. I don't believe our residential area was zoned for businesses.

We have lived in our home for about 15 years, as most have on our street. We have been upset for some time by the growing number of vehicles coming and going from the church/cultural center.

What we were originally told when they proposed building a cultural center was the property would be used for Sunday service and an occasional event. Then, they added a day care center and everything changed. None of us knew this would transpire. Our quiet, calm neighborhood has turned into a stream of cars daily in the early mornings and again in the afternoons with other vehicles coming and going in between. It's not peaceful anymore.

Meanwhile, our street still has a continuous flow of people walking their dogs, parents with kids in strollers, bicyclists, and runners who enjoy some tranquility on our tree-lined meandering sidewalk. If this additional proposal were allowed to transpire, we can kiss our little oasis on Cholla St. goodbye. Other nearby streets would also suffer. We all stand to lose on this issue.

And it is not necessary for them to build this 150 unit facility at this location. I am not aware of any other churches or cultural centers who build senior care facilities on the same grounds as their parishes. They are usually separate facilities housed elsewhere. Like other similar large entities, they can find property for their senior care facility somewhere that does not destroy an already established neighborhood.

Please stop them from continuing this ever increasing use of their property for commercial purposes, all to the detriment of us who actually live here and do not want our tiny street to be used as a thoroughfare and speedway, which it has become since they built this cultural center a few years back.

Can you imagine this kind of intrusion on the street where you live?

Theresa Gates

8844 E. Cholla St.

Scottsdale, AZ 85260

From: tiffany-cooper@cox.net
To: [Kuester, Kelli](#)
Cc: [City Council](#); [Bloemberg, Greg](#)
Subject: RE: Concerned Scottsdale homeowner
Date: Tuesday, September 08, 2020 8:47:46 AM

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

Many thanks, appreciate the attention to this matter. For anyone who needs additional perspective, I would strongly encourage they drive down Cholla to the church along the small one lane residential street to evaluate the access to this overly-sized development.

Thank you again.

Tiffany

On Sep 8, 2020, 8:35 AM -0700, Kuester, Kelli <KKuester@Scottsdaleaz.gov>, wrote:

Hello Ms. Cooper,

Please allow me to acknowledge receipt of your email on behalf of Mayor Lane and the City Councilmembers. There currently is no City Council meeting scheduled to hear cases 25-ZN-2018 and 19-UP-2018 as the applicant is conducting a second round of neighborhood notification prior to their next submittal. Senior Planner Greg Bloemberg is copied on this email and can make sure your comments are included in the case file and he is the best resource should you have any questions.

Here is the link to the case info sheet where you can check for updates:
<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/49381> &
<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/49380>

Kelli Kuester

Management Assistant to the Mayor

3939 N. Drinkwater Blvd., Scottsdale, AZ 85251

kkuester@scottsdaleaz.gov

(480) 312-7977

From: Tiffany Cooper <tiffany-cooper@cox.net>
Sent: Sunday, September 6, 2020 9:11 AM
To: Lane, Jim <JLane@ScottsdaleAZ.Gov>; City Council
<CityCouncil@scottsdaleaz.gov>

Subject: Concerned Scottsdale homeowner
Importance: High

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

First, please allow me to say that I am not an anti-growth neighbor like some may be who send such an email. I do believe, however, that development must be right-sized for the community for which it serves. Having lived in this neighborhood for 15 years, I watch cars race down 89th/90th & Cholla streets – the same streets where our children are picked up and dropped off by the school bus. I can't begin to imagine how much worse speeding and traffic will be in our little neighborhood with small streets and limited street signs & traffic lights with the addition of this mega-development. I have signed the petition below and will share with our neighbors but the burning question I would like to ask each of you is **– would you want or allow this development to occur in YOUR backyard/neighborhood? Shameful.**

<https://www.gopetition.com/petitions/scottsdale-vista-arizona-park-place-marlboro-court-single-family-residential-neighborhood-preservation-initiative.html>

Background

The Western Diocese of the Armenian Church of North America is proposing the construction of the Megerdichian Senior Center on their property located at 8849 East Cholla Street, Scottsdale, Arizona 85260, between the surrounding communities comprised of single family homes, Scottsdale Vista, Arizona Park Place, and Marlboro Court. **This uncharacteristically large facility for the community** would be located between the existing small senior residence and the Church already existing on the property. Based on plans presented by the attorney representing the project, Edwin C. Bull, at the community meeting on August 6th, 2020, the facility will be: three stories with a basement, forty feet tall, hold a maximum of over 140 residents, have an unspecified number of staff, and have capacity for 251 cars in the surrounding parking on the property.

On December 18th, 2018, Ricki Horowitz of BURCH and CRACCHIOLO filed Use

Permit 19-UP-2018 and Rezoning Proposal 25-ZN-2018 for the construction of the Meshrop & Mariam Megerdichian Residential Health Care Facility, aka the Megerdichian Senior Center, on the Saint Apkar Armenian Apostolic Church at 8849 East Cholla Street. While several community meetings have been hosted by the project members and legal representation, community members have voiced concerns, only to find the plans have grown to become a larger facility with greater population density, to the point where the existing planning cases submitted no longer reflect the scale of the project.

Concerns and Issues

As a result of this incursion of this high density residential project into this single-family house community, residents have banded together in opposition due to the following concerns:

1. Property Values

The issues and concerns identified in this list will primarily distill down to one certain impact: property values.

The surrounding community will suddenly see a visual anomaly appear within view of their houses: a large three story facility, surrounded by lights, parking spaces, and traffic. There is a large dumpster right along the wall of neighboring properties, with the foul smell of rotten food wafting into their back yards. The trash compactor kicks on and the whining of the hydraulics kills the conversation nearby.

How much would that impact the value of that property?

How much would the devaluation of that house impact its neighboring houses, when its sale is used as a comp for appraising their properties?

Everybody bordering the property of the site will have to deal with all the issues listed here. Other homes further back from the property may only deal with some of the issues. Nonetheless, all community homes can expect loss in value to some degree.

Dropping home values means less money when you go to upgrade your house, less revenue if you rent out your property, less borrowing capacity if you refinance or obtain a home equity loan, less money when you sell it.

Yes, the Diocese will earn money from this facility—but it will come at the cost of devaluating properties in the surrounding communities—at your expense!

2. Zoning Carries Significant Risk of Further Undesirable Use if the Senior Center Project Fails

A facility of this magnitude requires rezoning of the existing property from the

existing R1-35 single-family home zoning consistent with the surrounding community, to an R-5 high density residential zoning, which also permits facilities allowable in C-1 Neighborhood Commercial zoned areas, including: a wide variety of “smaller shops and services” such as banks, bakery, auto parts and supplies, drugstores, gas stations, and liquor stores.

3. There is No Need for this Facility in this Location

A quick search on Apple Maps for “assisted living” shows twenty facilities within seven miles of the site. Two major facilities, Desert Flower Senior Living, and Westminster Village, are within one mile.

With such a variety and number of similar services within a short distance, this demonstrates that this service is not geographically constrained to this specific location, and could be provided from a variety of areas within the City of Scottsdale, particularly in locations where it could fit better into the existing community, and not impact surrounding neighborhoods by a significant population density increase, or clash with community standards.

4. ***The Facility Is Inconsistent with the Character of the Surrounding Community***

While the benefit of the services provided by the facility, and the jobs created would be of benefit to the community, this facility is a significant departure from the character of the surrounding single-family home neighborhoods. The problem does not lie in the facility itself—it lies in the location in the midst of a single-family housing area, and does not fit with the character of this neighborhood.

No buildings in the surrounding area are three stories, have this level of population density, or support this much parking space.

5. Aesthetics

The facility is out of place with the surrounding neighborhoods. As a result, the appearance of the neighborhood in the immediate vicinity, and the views of the facility from nearby properties will experience a degradation in their view.

6. A ***Significant Density Increase Would Take Place In the Community***

Six single-family homes built with current zoning would result in a population of seventeen additional residents based on the average number

of household members in the City of Scottsdale; as opposed to a large senior center which, in conjunction with the pre-existing facility already in place, would result in a population of over 150 residents, plus an undetermined number of staff employed within the facility. This represents a difference in the population density by a factor of ten counting the number of employees likely to be on the site.

Higher population density carries with it more undesirable factors with greater impact as density increases. The other concerns cited within this document list those issues.

7. Trash

Trash from over one hundred fifty residents, not including the staff, would be considerable. This is the type of facility where the residents eat three times a day, resulting in significant food waste. The volume and nature of this waste will result in storage on site, with associated smells, insects, and vermin.

A very large trash bin and trash compactor are planned to be placed immediately behind the Arizona Park Place properties at 11128 and 11148 North 88th Place. The sound, sight, and smell will certainly impact the value of those properties, and any other homes near by (as well as others in the neighborhood as discussed under the issue regarding property values).

The existing property already has an issue with vermin, which is evident from the number of rat traps placed across the existing property, and needing to be deployed by homeowners on Mescal. The efforts in place thus far have yet to bring the issue under control.

8. Traffic

With two hundred fifty parking places, over one hundred fifty residents, and an unknown number of staff, traffic can expect to increase considerably on Cholla, 89th, and Gary.

While a traffic study was submitted for the original design of the facility when it had a lower density, the growth of the scope now exceeds the original traffic study which estimated an additional 280 cars transiting Cholla every day.

Discussions with congregation members uncovered reports of the clergy requesting people attending mass or other church activities were requested to avoid driving on Cholla while the traffic study was taking place, invalidating the study.

Existing homeowners on Cholla already have complained about speeds used by vehicles on that road, and increased traffic will only compound those problems.

With increased traffic, and a gated parking access to the proposed facility, expectations of additional on-street parking are realistic.

Traffic “looking for” the facility will drive through the neighboring single-family communities, thereby increasing traffic there.

9. Safety

Cholla is a very narrow street, particularly towards the end where it approaches the church property. Cars parked on opposite sides of the road would likely prevent large vehicles (garbage trucks, fire trucks, emergency medical vehicles, etc.) from passing through, as well as creating safety concerns for general traffic on a busy road that is reduced to essentially one lane at these choke points.

Increased traffic implies increased risk for pedestrians, neighborhood children, and pets—all of which do make regular use of the sidewalks and walkways conveniently placed in these neighborhoods.

10. Noise

Higher population density brings additional noise with it. Increased use of emergency vehicles for an elderly population will result in sirens, lights, fast emergency vehicles, and horns when cars are parked in a manner that other vehicles cannot effectively pass.

The area will result in people waiting in cars in the parking lot and listening to loud music, employees on break by neighboring properties while talking to each other, trash compactor making noise day or night, trucks making deliveries and honking to announce their presence at the loading dock, and car horns sounding every time they are locked or unlocked via remote.

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Lighting from all the windows, exterior building lights, and parking lot lights will be visible from the surrounding areas. In addition, the community will experience headlights of cars driving on roads to transit to or from the facility, as well as when they drive around the parking lots at night.

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Conclusion

The Megerdichian Senior Center may be of benefit to the City of Scottsdale, but the location selected by the Diocese is not an appropriate fit. The area is exclusively used for single-family homes on all four sides. As a result, the community members find this project inconsistent with community standards, and strongly believe that the adverse effects would impact the neighborhood, causing frustrations with use incompatibilities of the different property use types, and causing loss of property values.

From: [Kuester, Kelli](#)
To: [Mark Roman Mach](#); ["Dr. Jill Elisabeth Ponce"](#); [Mark and Jill Mach](#)
Cc: [City Council](#); [Bloemberg, Greg](#)
Subject: RE: Opposition to Use Permit 19-UP-2018 and Rezoning Proposal 25-ZN-2018
Date: Monday, February 08, 2021 9:57:50 AM
Attachments: [Neighborhood Preservation Petition-106569.pdf](#)

Hello Mr. Mach,

Please allow me to acknowledge receipt of your email on behalf of Mayor Ortega and the City Councilmembers who appreciate you taking the time to share your input. This case is tentatively scheduled to be heard by the Planning Commission on March 24th and isn't yet scheduled for a City Council Meeting, however, I have included a link to the case info sheet [here](#), and Senior Planner Greg Bloemberg is copied on this email and can make sure your comments are included in the case file.

[Kelli Kuester](#)
Management Assistant to Mayor and Council
3939 N. Drinkwater Blvd., Scottsdale, AZ 85251
kkuester@scottsdaleaz.gov
(480) 312-7977

From: Mark R. Mach <mark.mach@gmail.com>

Sent: Sunday, February 7, 2021 4:53 PM

To: Mayor David D. Ortega <DOrtega@Scottsdaleaz.gov>; Whitehead, Solange <SWhitehead@Scottsdaleaz.gov>; Caputi, Tammy <TCaputi@Scottsdaleaz.gov>; Durham, Thomas <TDurham@Scottsdaleaz.gov>; Janik, Betty <BJanik@Scottsdaleaz.gov>; Littlefield, Kathy <KLittlefield@Scottsdaleaz.gov>; Milhaven, Linda <LMilhaven@scottsdaleaz.gov>

Subject: Opposition to Use Permit 19-UP-2018 and Rezoning Proposal 25-ZN-2018

Importance: High

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

To Mayor David D. Ortega, Vice Mayor Solange Whitehead, and remaining Scottsdale City Council members, including Councilwoman Tammy Caputi, Councilmember Tom Durham, Councilwoman Betty Janik, Councilwoman Kathy Littlefield, and Councilmember Linda Milhaven:

My wife, Dr. Jill Ponce, and I stand for the preservation of the Scottsdale Vista, Arizona Park Place, Marlboro Court, and other surrounding North Scottsdale single-family residential communities, and hereby oppose Use Permit 19-UP-2018 and Rezoning Proposal 25-ZN-2018, and any subsequent modifications or derivative requests thereof, for the construction of the Meshrop & Mariam Megerdichian Residential Health Care Facility, aka the Megerdichian Senior Center, on the site of Saint Apkar Armenian Apostolic Church at 8849 East Cholla Street.

We respectfully but strongly request that these requests be cancelled or disapproved, thereby keeping the nature of our communities intact.

Dr. Ponce and I have worked diligently with the members of the surrounding community and find that we are uniformly opposed to this project. Through these efforts, we created the attached petition which has gained broad support from the community surrounding the proposed project to the degree of one signature for every two houses in the surrounding neighborhoods.

In addition, Dr. Ponce and I retained retained Klauer and Curdie, Attorneys at Law, to assist with preventing this project. Through this law firm, we have communicated our and the neighborhood's concerns to the Diocese through their attorney, Edward Bull, resulting in delays while they submitted revisions of their plans as a token effort to show compliance with the neighborhood's wishes while minimally addressing any of the community members' concerns. To this day, they have not provided us with the new plans as they promised, though I had discovered their new revisions posted on the Scottsdale Planning and Development web page for active cases (<https://www.scottsdaleaz.gov/planning-development/active-cases>).

This project places a high density facility immediately between three communities comprised of single-family homes on all sides. Edward Bull, an attorney for the Diocese, indicated during one of his community meetings regarding this project that the land is not viable for use by single-family homes due to its proximity to Pima Highway—a fact that is completely untrue as you can see from the number of single-family homes adjacent to Pima Highway on the opposite side and to the north. Dr. Ponce and I live immediately adjacent to the Diocese's property, and have no issues the highway's proximity, as is true of the many others that live in close proximity to the highway. With so many other locations to build this facility within the city, one must pause to wonder why it has to be in this place, at this time, and in a fashion so characteristically out of place with the surrounding neighborhoods. In fact, there are twenty such facilities within seven miles of the property, with several within a mile! A facility like this could be a useful, helpful, and productive establishment within the city as those are, and yet not disrupt existing neighborhoods.

In spite of any revisions made by the Diocese, we find that the project is inconsistent with the character of the surrounding neighborhoods, and strongly believe that this improperly located project in conjunction with the multiple adverse effects it would bring as documented in the preamble of the petition will degrade the community aesthetics, adversely impact property values, and erode our standards of daily living.

Attached is a copy of the petition containing the grievances of the community along with the signatures of only some that oppose the senior center project. It is hereby provided to the City Council as the targets of the petition.

Thank you for your consideration of this important issue.

Please be cognizant that the attached document contains private and personal information provided by the community members in opposition to the senior center project, and the information should be safeguarded with due care and not made publicly available.

--

Mark R. Mach
11128 N 88TH PL
Scottsdale, AZ 85260-6113
mark.mach@gmail.com
612-281-5608

From: [Kuester, Kelli](#)
To: [Ronald E VanOrmer](#)
Cc: [City Council](#); [Bloemberg, Greg](#)
Subject: RE: Opposition to Use Permit 19-UP-2018 and Rezoning Proposal 25-ZN-2018
Date: Tuesday, February 23, 2021 9:05:53 AM

Hello Mr. VanOrmer,

Please allow me to acknowledge receipt of your email on behalf of Mayor Ortega and the City Councilmembers who appreciate you taking the time to share your input. This case is tentatively scheduled to be heard by the Planning Commission on March 24th and isn't yet scheduled for a City Council Meeting, however, I have included a link to the case info sheet [here](#), and Senior Planner Greg Bloemberg is copied on this email and can make sure your comments are included in the case file.

Kelli Kuester

Management Assistant to Mayor and Council

3939 N. Drinkwater Blvd., Scottsdale, AZ 85251

kkuester@scottsdaleaz.gov

(480) 312-7977

From: Ronald E VanOrmer <revan549@outlook.com>

Sent: Monday, February 22, 2021 4:22 PM

To: Mayor David D. Ortega <DOrtega@Scottsdaleaz.gov>; Whitehead, Solange <SWhitehead@Scottsdaleaz.gov>; Caputi, Tammy <TCaputi@Scottsdaleaz.gov>; Durham, Thomas <TDurham@Scottsdaleaz.gov>; Janik, Betty <BJanik@Scottsdaleaz.gov>; Littlefield, Kathy <KLittlefield@Scottsdaleaz.gov>; Milhaven, Linda <LMilhaven@scottsdaleaz.gov>

Subject: Opposition to Use Permit 19-UP-2018 and Rezoning Proposal 25-ZN-2018

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

To Mayor David D. Ortega, Vice Mayor Solange Whitehead, and remaining Scottsdale City Council members, including Councilwoman Tammy Caputi, Councilmember Tom Durham, Councilwoman Betty Janik, Councilwoman Kathy Littlefield, and Councilmember Linda Milhaven:

I stand for the preservation of the Scottsdale Vista, Arizona Park Place, Marlboro Court, and other surrounding North Scottsdale single-family residential communities, and hereby oppose Use Permit 19-UP-2018 and Rezoning Proposal 25- ZN-2018, and any subsequent modifications or derivative requests thereof, for the construction of the Meshrop & Mariam Megerdichian Residential Health Care Facility, aka the Megerdichian Senior Center, on the Saint Apkar Armenian Apostolic Church at 8849 East Cholla Street.

I respectfully but strongly request that these requests be cancelled or disapproved, thereby keeping the nature of our communities intact.

I find that the project is inconsistent with the character of the surrounding neighborhoods, and strongly believe that this improperly located project in conjunction with the multiple adverse effects it would bring as documented in the preamble will degrade the community aesthetics, adversely impact property values, and erode our standards of daily living. The online petition with these concerns and further detail is posted here: <https://www.gopetition.com/petitions/scottsdale-vista-arizona-park-place-marlboro-court-single-family-residential-neighborhood-preservation->

[initiative.html](#)

Additionally, the streets in our adjoining neighborhood are narrow, will not accommodate increase traffic flow and the safety our neighborhood children will diminish due to increased traffic patterns which will occur in our residential area.

Revisions of the plan by the Diocese to date have increased the project in size, scale, and scope; with their most recent revision being a token gesture that does not fully address the concerns cited in the petition. We ask that you take all action possible by reinforcing to the Diocese and their attorneys that the surround neighborhoods are in strong opposition to their project, and encourage them to relocate this project to a site more compatible with their facility. Should this matter be resolved in a hearing, please consider that I am strongly against this project as are my neighbors that stand united in opposition with me.

Thank you for your consideration.

Ronald E. VanOrmer

8819 E. Kalil Dr.

Scottsdale, AZ 85260

From: [Kuester, Kelli](#)
To: [Gene Holden](#)
Cc: [City Council](#); [Bloemberg, Greg](#)
Subject: RE: Opposition to Use Permit 19-UP-2018 and Rezoning Proposal 25-ZN-2018
Date: Monday, February 22, 2021 1:04:15 PM

Hello Eileen and Gene,

Please allow me to acknowledge receipt of your email on behalf of Mayor Ortega and the City Councilmembers who appreciate you taking the time to share your input. This case is tentatively scheduled to be heard by the Planning Commission on March 24th and isn't yet scheduled for a City Council Meeting, however, I have included a link to the case info sheet [here](#), and Senior Planner Greg Bloemberg is copied on this email and can make sure your comments are included in the case file.

Kelli Kuester

Management Assistant to Mayor and Council

3939 N. Drinkwater Blvd., Scottsdale, AZ 85251

kkuester@scottsdaleaz.gov

(480) 312-7977

From: Gene Holden <pithy3@gmail.com>

Sent: Saturday, February 20, 2021 5:01 PM

To: Mayor David D. Ortega <DOrtega@Scottsdaleaz.gov>; Caputi, Tammy <TCaputi@Scottsdaleaz.gov>; Whitehead, Solange <SWhitehead@Scottsdaleaz.gov>; Durham, Thomas <TDurham@Scottsdaleaz.gov>; Littlefield, Kathy <KLittlefield@Scottsdaleaz.gov>; Janik, Betty <BJanik@Scottsdaleaz.gov>; Milhaven, Linda <LMilhaven@scottsdaleaz.gov>

Subject: Opposition to Use Permit 19-UP-2018 and Rezoning Proposal 25-ZN-2018

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

To Mayor David D. Ortega, Vice Mayor Solange Whitehead, and remaining Scottsdale City Council members, including Councilwoman Tammy Caputi, Councilmember Tom Durham, Councilwoman Betty Janik, Councilwoman Kathy Littlefield, and Councilmember Linda Milhaven:

I stand for the preservation of the Scottsdale Vista, Arizona Park Place, Marlboro Court, and other surrounding North Scottsdale single-family residential communities, and hereby oppose Use Permit 19-UP-2018 and Rezoning Proposal 25- ZN-2018, and any subsequent modifications or derivative requests thereof, for the construction of the Meshrop & Mariam Megerdichian Residential Health Care Facility, aka the Megerdichian Senior Center, on the Saint Apkar Armenian Apostolic Church at 8849 East Cholla Street.

I respectfully but strongly request that these requests be cancelled or disapproved, thereby keeping the nature of our communities intact.

I find that the project is inconsistent with the character of the surrounding neighborhoods, and strongly believe that this improperly located project in conjunction with the multiple adverse effects it would bring as documented in the preamble will degrade the community aesthetics, adversely impact property values, and erode our standards of daily living. The online petition with these concerns and further detail is posted here: <https://www.gopetition.com/petitions/scottsdale-vista-arizona-park-place-marlboro-court-single-family-residential-neighborhood-preservation->

[initiative.html](#)

Revisions of the plan by the Diocese to date have increased the project in size, scale, and scope; with their most recent revision being a token gesture that does not fully address the concerns cited in the petition. We ask that you take all action possible by reinforcing to the Diocese and their attorneys that the surround neighborhoods are in strong opposition to their project, and encourage them to relocate this project to a site more compatible with their facility. Should this matter be resolved in a hearing, please consider that I am strongly against this project as are my neighbors that stand united in opposition with me.

Thank you for your consideration.

Eileen and Gene Holden

From: [Kuester, Kelli](#)
To: [Matt Kartoian - Durka Durka Photo](#)
Cc: [City Council](#); [Bloemberg, Greg](#)
Subject: RE: Opposition to Use Permit 19-UP-2018 and Rezoning Proposal 25-ZN-2018
Date: Tuesday, February 09, 2021 10:45:22 AM

Hello Mr. Kartoian,

Please allow me to acknowledge receipt of your email on behalf of Mayor Ortega and the City Councilmembers who appreciate you taking the time to share your input. This case is tentatively scheduled to be heard by the Planning Commission on March 24th and isn't yet scheduled for a City Council Meeting, however, I have included a link to the case info sheet [here](#), and Senior Planner Greg Bloemberg is copied on this email and can make sure your comments are included in the case file.

[Kelli Kuester](#)

Management Assistant to Mayor and Council

3939 N. Drinkwater Blvd., Scottsdale, AZ 85251

kkuester@scottsdaleaz.gov

(480) 312-7977

From: Matt Kartoian - Durka Durka Photo <kartmanaz@gmail.com>

Sent: Tuesday, February 9, 2021 9:55 AM

To: Mayor David D. Ortega <DOrtega@Scottsdaleaz.gov>; Whitehead, Solange <SWhitehead@Scottsdaleaz.gov>; Caputi, Tammy <TCaputi@Scottsdaleaz.gov>; Durham, Thomas <TDurham@Scottsdaleaz.gov>; Janik, Betty <BJanik@Scottsdaleaz.gov>; Littlefield, Kathy <KLittlefield@Scottsdaleaz.gov>; Milhaven, Linda <LMilhaven@scottsdaleaz.gov>

Subject: Opposition to Use Permit 19-UP-2018 and Rezoning Proposal 25-ZN-2018

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

To Mayor David D. Ortega, Vice Mayor Solange Whitehead, and remaining Scottsdale City Council members, including Councilwoman Tammy Caputi, Councilmember Tom Durham, Councilwoman Betty Janik, Councilwoman Kathy Littlefield, and Councilmember Linda Milhaven:

I stand for the preservation of the Scottsdale Vista, Arizona Park Place, Marlboro Court, and other surrounding North Scottsdale single-family residential communities, and hereby oppose Use Permit 19-UP-2018 and Rezoning Proposal 25- ZN-2018, and any subsequent modifications or derivative requests thereof, for the construction of the Meshrop & Mariam Megerdichian Residential Health Care Facility, aka the Megerdichian Senior Center, on the Saint Apkar Armenian Apostolic Church at 8849 East Cholla Street.

I respectfully but strongly request that these requests be cancelled or disapproved, thereby keeping the nature of our communities intact.

I find that the project is inconsistent with the character of the surrounding neighborhoods, and strongly believe that this improperly located project in conjunction with the multiple adverse effects it would bring as documented in the preamble will degrade the community aesthetics, adversely impact property values, and erode our standards of daily living. The online petition with these concerns and further detail is posted here: <https://www.gopetition.com/petitions/scottsdale-vista-arizona-park-place-marlboro-court-single-family-residential-neighborhood-preservation->

[initiative.html](#)

Revisions of the plan by the Diocese to date have increased the project in size, scale, and scope; with their most recent revision being a token gesture that does not fully address the concerns cited in the petition. We ask that you take all action possible by reinforcing to the Diocese and their attorneys that the surrounding neighborhoods are in strong opposition to their project, and encourage them to relocate this project to a site more compatible with their facility. Should this matter be resolved in a hearing, please consider that I am strongly against this project as are my neighbors that stand united in opposition with me.

Thank you for your consideration

Matt Kartoian

8849 E Altadena Ave

--

Durka Durka Photo

www.DurkaDurkaPhoto.com

"Overkill is Underrated"

Any and all photos contained or attached to this email are protected by copyright and may not be used, displayed or reproduced without express written permission.

From: [Kuester, Kelli](#)
To: [Juliette D](#)
Cc: [City Council](#); [Bloemberg, Greg](#)
Subject: RE: Opposition to Use Permit 19-UP-2018 and Rezoning Proposal 25-ZN-2018
Date: Monday, February 08, 2021 4:29:57 PM

Good afternoon Mr. and Mrs. Dietz,
Please allow me to acknowledge receipt of your email on behalf of Mayor Ortega and the City Councilmembers who appreciate you taking the time to share your input. This case is tentatively scheduled to be heard by the Planning Commission on March 24th and isn't yet scheduled for a City Council Meeting, however, I have included a link to the case info sheet [here](#), and Senior Planner Greg Bloemberg is copied on this email and can make sure your comments are included in the case file.

Kelli Kuester
Management Assistant to Mayor and Council
3939 N. Drinkwater Blvd., Scottsdale, AZ 85251
kkuester@scottsdaleaz.gov
(480) 312-7977

From: Juliette D <juliettedesign@gmail.com>
Sent: Monday, February 8, 2021 3:51 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Opposition to Use Permit 19-UP-2018 and Rezoning Proposal 25-ZN-2018

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

To The Scottsdale City Council:

I stand for the preservation of the Scottsdale Vista, Arizona Park Place, Marlboro Court, and other surrounding North Scottsdale single-family residential communities, and hereby oppose Use Permit 19-UP-2018 and Rezoning Proposal 25- ZN-2018, and any subsequent modifications or derivative requests thereof, for the construction of the Meshrop & Mariam Megerdichian Residential Health Care Facility, aka the Megerdichian Senior Center, on the Saint Apkar Armenian Apostolic Church at 8849 East Cholla Street.

I respectfully but strongly request that these requests be cancelled or disapproved, thereby keeping the nature of our communities intact.

I find that the project is inconsistent with the character of the surrounding neighborhoods, and strongly believe that this improperly located project in conjunction with the multiple adverse effects it would bring as documented in the preamble will degrade the community aesthetics, adversely impact property values, and erode our standards of daily living. The online petition with these concerns and further detail is posted here: <https://www.gopetition.com/petitions/scottsdale-vista-arizona-park-place-marlboro-court-single-family-residential-neighborhood-preservation-initiative.html>

I live in the second culdesac north of this proposed center and the Armenian Church. I have two boys: ages 2 and 5. We play outside all of the time. The traffic this would cause due to one entry in and out on Cholla seems just ludicrous! I'm so fearful of the danger and traffic and speeding there already is on 88th Place and Cholla. Cholla is a busy road where you can find cars parked on both sides of the road constantly. This creates traffic and danger, and one car must wait for another to

pass. There is NO fire lane and we have already asked the city about this and they said it's not an issue. I live in the neighborhood and I am telling you it IS an issue already. Let's protect this community and the children and not create more traffic. Please do not allow this project to be built. I am begging you.

Revisions of the plan by the Diocese to date have increased the project in size, scale, and scope; with their most recent revision being a token gesture that does not fully address the concerns cited in the petition. We ask that you take all action possible by reinforcing to the Diocese and their attorneys in the surrounding neighborhoods that are in strong opposition to their project, and encourage them to relocate this project to a site more compatible with their facility. Should this matter be resolved in a hearing, please consider that I am strongly against this project as are my neighbors that stand united in opposition with me.

There are so many retirement homes and assisted living in Scottsdale, this project seems so unnecessary and creates so much danger for children in the neighborhood with added traffic.

Thank you for your consideration.

Sincerely,

Juliette and Brian Dietz
11438 N. 88th Place
Scottsdale, AZ 85260

From: [Kuester, Kelli](#)
To: [Karen Miller](#)
Cc: [City Council](#); [Bloemberg, Greg](#)
Subject: RE: Opposition to Use Permit 19-UP-2018 and Rezoning Proposal 25-ZN-2018
Date: Monday, February 08, 2021 1:14:32 PM

Good afternoon Ms. Miller,
Please allow me to acknowledge receipt of your email on behalf of Mayor Ortega and the City Councilmembers who appreciate you taking the time to share your input. This case is tentatively scheduled to be heard by the Planning Commission on March 24th and isn't yet scheduled for a City Council Meeting, however, I have included a link to the case info sheet [here](#), and Senior Planner Greg Bloemberg is copied on this email and can make sure your comments are included in the case file.

Kelli Kuester
Management Assistant to Mayor and Council
3939 N. Drinkwater Blvd., Scottsdale, AZ 85251
kkuester@scottsdaleaz.gov
(480) 312-7977

From: Karen Miller <klm722313@gmail.com>
Sent: Monday, February 8, 2021 10:23 AM
To: Mayor David D. Ortega <DOrtega@Scottsdaleaz.gov>; Whitehead, Solange <SWhitehead@Scottsdaleaz.gov>; Caputi, Tammy <TCaputi@Scottsdaleaz.gov>; Durham, Thomas <TDurham@Scottsdaleaz.gov>; Janik, Betty <BJanik@Scottsdaleaz.gov>; Littlefield, Kathy <KLittlefield@Scottsdaleaz.gov>; Milhaven, Linda <LMilhaven@scottsdaleaz.gov>
Subject: Opposition to Use Permit 19-UP-2018 and Rezoning Proposal 25-ZN-2018

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

To Mayor David D. Ortega, Vice Mayor Solange Whitehead, and remaining Scottsdale City Council members, including Councilwoman Tammy Caputi, Councilmember Tom Durham, Councilwoman Betty Janik, Councilwoman Kathy Littlefield, and Councilmember Linda Milhaven:

I stand for the preservation of the Scottsdale Vista, Arizona Park Place, Marlboro Court, and other surrounding North Scottsdale single-family residential communities that are close to this project. I definitely hereby oppose Use Permit 19-UP-2018 and Rezoning Proposal 25- ZN-2018, and any subsequent modifications or derivative requests thereof, for the construction of the Meshrop & Mariam Megerdichian Residential Health Care Facility, aka the Megerdichian Senior Center, on the Saint Apkar Armenian Apostolic Church at 8849 East Cholla Street. The traffic congestion on Cholla, 90th Street, and the other local streets will be highly impacted - even though this is a Sr. Residential Area. My community is up again Westminster and there are parking problems and traffic all of the time!

I respectfully but strongly request that these requests be cancelled or disapproved, thereby keeping the nature of our communities intact.

I find that the project is inconsistent with the character of the surrounding neighborhoods, and strongly believe that this improperly located project in conjunction with the multiple adverse effects it would bring as documented in the preamble will degrade the community aesthetics, adversely

impact property values, and erode our standards of daily living. The online petition with these concerns and further detail is posted here: <https://www.gopetition.com/petitions/scottsdale-vista-arizona-park-place-marlboro-court-single-family-residential-neighborhood-preservation-initiative.html>

Revisions of the plan by the Diocese to date have increased the project in size, scale, and scope; with their most recent revision being a token gesture that does not fully address the concerns cited in the petition. We ask that you take all action possible by reinforcing to the Diocese and their attorneys that the surround neighborhoods are in strong opposition to their project, and encourage them to relocate this project to a site more compatible with their facility. Should this matter be resolved in a hearing, please consider that I am strongly against this project as are my neighbors that stand united in opposition with me.

Thank you for your consideration.

Karen Miller

8805 E Riviera Drive

602-615-0143

From: [Kuester, Kelli](#)
To: [Gary Peruzzini](#)
Cc: [City Council](#); [Bloemberg, Greg](#)
Subject: RE: Opposition to Use Permit 19-UP-2018 and Rezoning Proposal 25-ZN-2018
Date: Monday, February 08, 2021 10:51:31 AM

Hello Mr. Peruzzini,

Please allow me to acknowledge receipt of your email on behalf of Mayor Ortega and the City Councilmembers who appreciate you taking the time to share your input. This case is tentatively scheduled to be heard by the Planning Commission on March 24th and isn't yet scheduled for a City Council Meeting, however, I have included a link to the case info sheet [here](#), and Senior Planner Greg Bloemberg is copied on this email and can make sure your comments are included in the case file.

Kelli Kuester

Management Assistant to Mayor and Council

3939 N. Drinkwater Blvd., Scottsdale, AZ 85251

kkuester@scottsdaleaz.gov

(480) 312-7977

From: Gary Peruzzini <gmpzoom@gmail.com>

Sent: Monday, February 8, 2021 7:15 AM

To: Mayor David D. Ortega <DOrtega@Scottsdaleaz.gov>; Whitehead, Solange <SWhitehead@Scottsdaleaz.gov>; Caputi, Tammy <TCaputi@Scottsdaleaz.gov>; Durham, Thomas <TDurham@Scottsdaleaz.gov>; Janik, Betty <BJanik@Scottsdaleaz.gov>; Littlefield, Kathy <KLittlefield@Scottsdaleaz.gov>; Milhaven, Linda <LMilhaven@scottsdaleaz.gov>

Subject: Opposition to Use Permit 19-UP-2018 and Rezoning Proposal 25-ZN-2018

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

To Mayor David D. Ortega, Vice Mayor Solange Whitehead, and remaining Scottsdale City Council members, including Councilwoman Tammy Caputi, Councilmember Tom Durham, Councilwoman Betty Janik, Councilwoman Kathy Littlefield, and Councilmember Linda Milhaven:

I stand for the preservation of the Scottsdale Vista, Arizona Park Place, Marlboro Court, and other surrounding North Scottsdale single-family residential communities, and hereby oppose Use Permit 19-UP-2018 and Rezoning Proposal 25- ZN-2018, and any subsequent modifications or derivative requests thereof, for the construction of the Meshrop & Mariam Megerdichian Residential Health Care Facility, aka the Megerdichian Senior Center, on the Saint Apkar Armenian Apostolic Church at 8849 East Cholla Street.

I respectfully but strongly request that these requests be cancelled or disapproved, thereby keeping the nature of our communities intact. The traffic created by the church alone is significant. The increased traffic and exposure to this neighborhood will be significant.

I find that the project is inconsistent with the character of the surrounding neighborhoods, and strongly believe that this improperly located project in conjunction with the multiple adverse effects it would bring as documented in the preamble will degrade the community aesthetics, adversely impact property values, and erode our standards of daily living. The online petition with these concerns and further detail is posted here: <https://www.gopetition.com/petitions/scottsdale-vista->

arizona-park-place-marlboro-court-single-family-residential-neighborhood-preservation-initiative.html

Revisions of the plan by the Diocese to date have increased the project in size, scale, and scope; with their most recent revision being a token gesture that does not fully address the concerns cited in the petition. We ask that you take all action possible by reinforcing to the Diocese and their attorneys that the surround neighborhoods are in strong opposition to their project, and encourage them to relocate this project to a site more compatible with their facility. Should this matter be resolved in a hearing, please consider that I am strongly against this project as are my neighbors that stand united in opposition with me.

Thank you for your consideration.

Gary Peruzzini

Designated Broker- Realty Sense

Direct-480-688-9499 Fax-480-767-0558

From: [Kuester, Kelli](#)
To: [Amer Bourghol](#)
Cc: [City Council](#); [Bloemberg, Greg](#)
Subject: RE: Opposition to Use Permit 19-UP-2018 and Rezoning Proposal 25-ZN-2018
Date: Monday, February 08, 2021 10:13:55 AM

Hello Amer,

Please allow me to acknowledge receipt of your email on behalf of Mayor Ortega and the City Councilmembers who appreciate you taking the time to share your input. This case is tentatively scheduled to be heard by the Planning Commission on March 24th and isn't yet scheduled for a City Council Meeting, however, I have included a link to the case info sheet [here](#), and Senior Planner Greg Bloemberg is copied on this email and can make sure your comments are included in the case file.

[Kelli Kuester](#)
Management Assistant to Mayor and Council
3939 N. Drinkwater Blvd., Scottsdale, AZ 85251
kkuester@scottsdaleaz.gov
(480) 312-7977

From: Amer Bourghol <abourghol@aol.com>
Sent: Sunday, February 7, 2021 9:23 PM
To: Mayor David D. Ortega <DOrtega@Scottsdaleaz.gov>; Whitehead, Solange <SWhitehead@Scottsdaleaz.gov>; Caputi, Tammy <TCaputi@Scottsdaleaz.gov>; Durham, Thomas <TDurham@Scottsdaleaz.gov>; Janik, Betty <BJanik@Scottsdaleaz.gov>; Littlefield, Kathy <KLittlefield@Scottsdaleaz.gov>; Milhaven, Linda <LMilhaven@scottsdaleaz.gov>
Cc: Amer Bourghol USA <ABourghol@aol.com>
Subject: Opposition to Use Permit 19-UP-2018 and Rezoning Proposal 25-ZN-2018

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

To Mayor David D. Ortega, Vice Mayor Solange Whitehead, and remaining Scottsdale City Council members, including Councilwoman Tammy Caputi, Councilmember Tom Durham, Councilwoman Betty Janik, Councilwoman Kathy Littlefield, and Councilmember Linda Milhaven:

I stand for the preservation of the Scottsdale Vista, Arizona Park Place, Marlboro Court, and other surrounding North Scottsdale single-family residential communities, and hereby oppose Use Permit 19-UP-2018 and Rezoning Proposal 25- ZN-2018, and any subsequent modifications or derivative requests thereof, for the construction of the Meshrop & Mariam Megerdichian Residential Health Care Facility, aka the Megerdichian Senior Center, on the Saint Apkar Armenian Apostolic Church at 8849 East Cholla Street.

I respectfully but strongly request that these requests be cancelled or disapproved, thereby keeping the nature of our communities intact.

I find that the project is inconsistent with the character of the surrounding neighborhoods, and strongly believe that this improperly located project in conjunction with the multiple adverse effects it would bring as documented in the preamble will degrade the community aesthetics, adversely impact property values, and erode our standards of daily living. The online petition with these concerns and further detail is posted here: <https://www.gopetition.com/petitions/scottsdale-vista->

arizona-park-place-marlboro-court-single-family-residential-neighborhood-preservation-initiative.html

Revisions of the plan by the Diocese to date have increased the project in size, scale, and scope; with their most recent revision being a token gesture that does not fully address the concerns cited in the petition. We ask that you take all action possible by reinforcing to the Diocese and their attorneys that the surround neighborhoods are in strong opposition to their project, and encourage them to relocate this project to a site more compatible with their facility. Should this matter be resolved in a hearing, please consider that I am strongly against this project as are my neighbors that stand united in opposition with me.

Thank you for your consideration.

Amer Bourghol
8890 E. Yucca St.
Scottsdale, AZ 85260
480-767-9311

From: [Kuester, Kelli](#)
To: [Rachel Nally](#)
Cc: [City Council](#); [Bloemberg, Greg](#)
Subject: RE: Opposition to Use Permit 19-UP-2018 and Rezoning Proposal 25-ZN-2018
Date: Monday, February 08, 2021 10:03:16 AM

Hello Ms. Nally,

Please allow me to acknowledge receipt of your email on behalf of Mayor Ortega and the City Councilmembers who appreciate you taking the time to share your input. This case is tentatively scheduled to be heard by the Planning Commission on March 24th and isn't yet scheduled for a City Council Meeting, however, I have included a link to the case info sheet [here](#), and Senior Planner Greg Bloemberg is copied on this email and can make sure your comments are included in the case file.

Kelli Kuester
Management Assistant to Mayor and Council
3939 N. Drinkwater Blvd., Scottsdale, AZ 85251
kkuester@scottsdaleaz.gov
(480) 312-7977

From: Rachel Nally <rachelnally@yahoo.com>

Sent: Sunday, February 7, 2021 6:42 PM

To: Whitehead, Solange <SWhitehead@Scottsdaleaz.gov>; Mayor David D. Ortega <DOrtega@Scottsdaleaz.gov>; Caputi, Tammy <TCaputi@Scottsdaleaz.gov>; Durham, Thomas <TDurham@Scottsdaleaz.gov>; Janik, Betty <BJanik@Scottsdaleaz.gov>; Littlefield, Kathy <KLittlefield@Scottsdaleaz.gov>; Milhaven, Linda <LMilhaven@scottsdaleaz.gov>

Subject: Opposition to Use Permit 19-UP-2018 and Rezoning Proposal 25-ZN-2018

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

To Mayor David D. Ortega, Vice Mayor Solange Whitehead, and remaining Scottsdale City Council members, including Councilwoman Tammy Caputi, Councilmember Tom Durham, Councilwoman Betty Janik, Councilwoman Kathy Littlefield, and Councilmember Linda Milhaven:

I stand for the preservation of the Scottsdale Vista, Arizona Park Place, Marlboro Court, and other surrounding North Scottsdale single-family residential communities, and hereby oppose Use Permit 19-UP-2018 and Rezoning Proposal 25- ZN-2018, and any subsequent modifications or derivative requests thereof, for the construction of the Meshrop & Mariam Megerdichian Residential Health Care Facility, aka the Megerdichian Senior Center, on the Saint Apkar Armenian Apostolic Church at [8849 East Cholla Street](#).

I respectfully but strongly request that these requests be cancelled or disapproved, thereby keeping the nature of our communities intact.

I find that the project is inconsistent with the character of the surrounding neighborhoods, and strongly believe that this improperly located project in conjunction with the multiple adverse effects it would bring as documented in the preamble will degrade the community aesthetics, adversely impact property values, and erode our standards of daily living. The online petition with these concerns and further detail is posted here: <https://www.gopetition.com/petitions/scottsdale-vista-arizona-park-place-marlboro-court-single-family-residential-neighborhood-preservation-initiative.html>

Revisions of the plan by the Diocese to date have increased the project in size, scale, and scope; with their most recent revision being a token gesture that does not fully address the concerns cited in the petition. We ask that you take all action possible by reinforcing to the Diocese and their attorneys that the surround neighborhoods are in strong opposition to their project, and encourage them to relocate this project to a site more compatible with their facility. Should this matter be resolved in a hearing, please consider that I am strongly against this project as are my neighbors that stand united in opposition with me.

Thank you for your consideration.

Rachel Nally
Life long Scottsdale resident
West USA Realty
480-495-2316 (c)
480-948-5554 (o)

From: [Bloemberg, Greg](#)
To: [Castro, Lorraine](#)
Cc: [Curtis, Tim](#)
Subject: FW: Rejection of Zones 19-UP-2018 and 25-ZN-2018
Date: Wednesday, August 03, 2022 4:56:55 PM

Lorraine,

We may need to set up a supplementary file for Council.....in the meantime, can we add this to the CC report??

Greg Bloemberg
Project Coordination Liaison
Current Planning
City of Scottsdale
e-mail: gbloemberg@scottsdaleaz.gov
phone: 480-312-4306

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

From: Kurth, Rebecca <RKurth@Scottsdaleaz.gov>
Sent: Wednesday, August 03, 2022 4:25 PM
To: Tom O'Meara <tomeara3@cox.net>
Cc: City Council <CityCouncil@scottsdaleaz.gov>; Bloemberg, Greg <GBLO@Scottsdaleaz.gov>
Subject: RE: Rejection of Zones 19-UP-2018 and 25-ZN-2018

Good Afternoon Ms. O'Meara,

Thank you for emailing City Council with your input prior to the discussion on this topic. Project Coordinator Greg Bloemberg is copied on this email and will include your comments in the case file.

For more information on the zoning proposal 19-UP-2018 and 25-ZN-2018, the case info sheets can be found here:
<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/49380>
<https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/49381>

Respectfully,

Rebecca Kurth
Management Assistant to the Mayor and City Council Office of Mayor David D. Ortega
3939 N. Drinkwater Blvd
Scottsdale, AZ 85251
Phone: 480.312.7977
Email: RKurth@ScottsdaleAZ.gov

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

From: Tom O'Meara <tomeara3@cox.net>
Sent: Tuesday, August 2, 2022 12:13 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Rejection of Zones 19-UP-2018 and 25-ZN-2018

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

> Scottsdale Mayor and City Council Members.

Today is Election Day. Scottsdale candidates are running for City Council and have advertised, that if elected, they would listen intently to Scottsdale citizens and hold their interests as a top priority, rejecting more special interests

and commercial special interests. Well, here is a perfect example to see if this holds true for the present City Council. We have a church in my neighborhood that wants to build a 100 bed senior care facility. How dare them to even want to invade our neighborhood with additional traffic congestion and noise. Do they not have any respect for my neighborhood? It is very apparent that they do not.

>

> My name is Linda O'Meara and I live at 8819 E Jenan Dr. Scottsdale AZ 85260. I am an original owner in Scottsdale Vista and have lived here since 1979. I am urging everyone on the Scottsdale City Council to reject Zones 19-UP-2018 and 25-ZN-2018 and here are my reasons why:

>

> - Back in 1978, Scottsdale Vista streets were designed to handle incoming and outgoing traffic for its residents only. We are entirely a residential area and there was no design for other types of structures. The church located on 88th Place and E Cholla already stresses E Cholla and other streets in my neighborhood when there are special events, meetings, day care, church services, etc.

>

> - I encourage you to look at the BIG PICTURE. Building a 100 bed care facility would only stress E Cholla and other streets in our subdivision even more. Think of the additional traffic that this would create. Examples are - construction trucks, construction workers, delivery trucks, sanitation trucks, employees working three different shifts, food delivery trucks, vans to transport residents who are physically challenged or elderly, visiting family members and other types of visitors, all types of emergency vehicles that could arrive on the scene close to the same time, maintenance and landscape employees. Now add to this the additional traffic from all the church activities that could happen.

>

> - I highly encourage you to visit the site and look at the single lane entrance and exit to the church. Question.....how do you expect all the additional cars, trucks, emergency vehicles, and employees to safely enter and exit the care facility without a traffic problem? Not including, as noted above, the additional stress on our residential streets, with the greatest stress on E Cholla, which is a half street. Please also review my neighborhood map as the land owned by the church is land locked and there is no additional entrance or exit that could be constructed or be available.

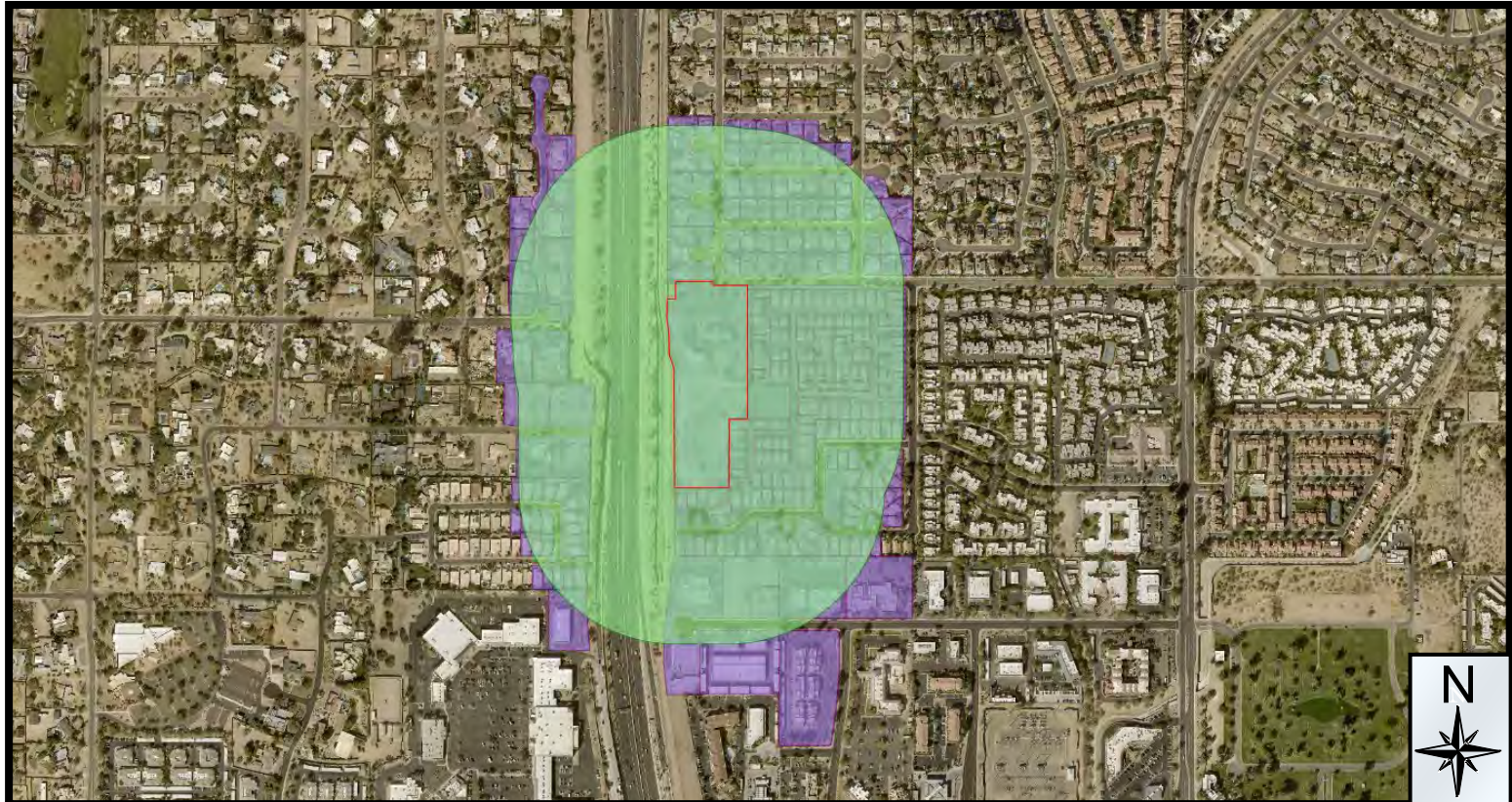
>

> Due to the above listed concerns and facts, I strongly urge the Scottsdale City Council to reject Zones 19-UP-2018 and 25-ZN-2018.

>

> Respectfully,
Linda O'Meara

City Notifications – Megerdichian Residential Health Care Facility



Additional Notifications:

Interested Parties List
Adjacent HOA's
P&Z E-Newsletter
Facebook
Nextdoor.com
City Website-Projects in the hearing process

Pulled Labels
January 19, 2021

Map Legend:



Site Boundary



Properties within 750-feet

Postcards: 359

25-ZN-2018



APPROVED on 2/23/2022

**SCOTTSDALE PLANNING COMMISSION
KIVA-CITY HALL
3939 DRINKWATER BOULEVARD
SCOTTSDALE, ARIZONA**

WEDNESDAY, JANUARY 26, 2022

***SUMMARIZED MEETING MINUTES ***

PRESENT: Renee Higgs, Chair
Joe Young, Vice Chair
William Scarbrough, Commissioner
Barney Gonzales, Commissioner
George Ertel, Commissioner
Christian Serena, Commissioner
Barry Graham, Commissioner

STAFF: Tim Curtis
Joe Padilla
Meredith Tessier
Bryan Cluff
Jeff Barnes
Jesús Murillo
Ryan Garofalo
Lorraine Castro
Nicole Garcia
Mercedes McPherson
Alexis Hartley
Mark Kertis

CALL TO ORDER

Chair Higgs called the regular session of the Scottsdale Planning Commission to order at 5:05 p.m.

ROLL CALL

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

* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission page on ScottsdaleAZ.gov, search "Planning Commission"

MINUTES REVIEW AND APPROVAL

1. Approval of the January 12, 2022 [Regular Meeting Minutes](#)

Commissioner Graham moved to approve the January 12, 2022 regular meeting minutes. Seconded by Vice Chair Young, the motion carried unanimously with a vote of seven (7) to zero (0).

CONTINUANCES

2. [10-ZN-2021 \(Rezoning @ 13647 N. 87th Street\)](#)

The applicant is requesting a continuance to the February 9, 2022 Planning Commission Meeting.

Request by owner for approval of a Zoning District Map Amendment from Single-family Residential district (R1-35) to Single-family Residential district (R1-10) on a +/-13,020 square-foot site located at 13647 N. 87th Street. Staff contact person is Jeff Barnes, 480-312-2376. **Applicant contact person is David Richert, 602-908-7647.**

Item No. 2; Commissioner Ertel moved to continue case 10-ZN-2021 to the February 23, 2022 Planning Commission Meeting, rather than the February 9, 2022 hearing. Seconded by Commissioner Scarbrough, the motion carried unanimously with a vote of seven (7) to zero (0).

CONSENT AGENDA

3. [9-ZN-1997#2 \(Astria & Associates\)](#)

Request by owner for approval of a Zoning District Map Amendment from Downtown Office Commercial Type-1 Downtown Overlay (D/OC-1 DO) to Downtown Multiple Use Type-2 Downtown Overlay (D/DMU-2 DO) zoning to allow for mixed-use 3-story building on a +/- 6,311 square-foot site located at 7121 E. 1st Avenue. Staff contact person is Greg Bloemberg, 480-312-4306. **Applicant contact person is Greg Loper, 602-550-7004.**

Item No. 3 moved to the regular agenda. Commissioner Scarbrough moved to make a recommendation to City Council for approval of case 9-ZN-1997#2, per the staff recommended stipulations that the parking be assigned, after determining that the proposed Zoning District Map Amendment is consistent and conforms with the adopted General Plan. Seconded by Commissioner Ertel, the motion carried with a vote of four (4) to three (3) with Chair Higgs, Vice Chair Young, Commissioner Scarbrough, and Commissioner Ertel all voting in favor and Commissioner Gonzales, Commissioner Serena, and Commissioner Graham all dissenting.

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4. [4-AB-2021 \(Cactus Residence Abandonment\)](#)

Request by owner for approval of an abandonment of a 15-foot Roadway and Public Utility Easement (R/W and P.U.E.) along the southern boundary of parcel 217-23-027A, with Single-family Residential district (R1-35) zoning located at 10324 E. Cactus Road. Staff contact person is Jesus Murillo, 480-312-7849. **Applicant contact person is Jason A Steele, (602) 492-3116.**

Item No. 4 & 5; Vice Chair Young moved to make a recommendation to City Council for approval of case 4-AB-2021 and 15-UP-2021, per the staff recommended stipulations, after determining that the Abandonment is consistent and conform with the adopted General Plan, and upon the finding that the Conditional Use Permit criteria have been met. Seconded by Commissioner Graham, the motion carried unanimously with a vote of seven (7) to zero (0).

5. [15-UP-2021 \(Polestar Showroom at Fashion Square\)](#)

Request by owner for approval of a Conditional Use Permit for vehicle leasing, rental or sales in a 3,000 square foot space within Suite #1268 of Scottsdale Fashion Square mall, with Downtown/ Downtown Regional Use Type-2 Planned Block Development Downtown Overlay (D/DRU-2 PBD DO) zoning, located at 7014 E Camelback Road. Staff contact person is Bryan Cluff, 480-312-2258. Applicant contact person is Thomas Stahl, (626) 381-8944.

REGULAR AGENDA

6. [25-ZN-2018 \(Megerdichian Residential Health Care Facility\)](#)

Request by owner for approval of a Zoning District Map Amendment from Single-family Residential district (R1-35) to Townhouse Residential district (R-4) zoning on a 4.8-acre portion of a +/- 7.4-acre site located at 8849 E. Cholla Street. Staff contact person is Greg Bloemberg, 480-312-4306. **Applicant contact person is Ed Bull, 602-234-9913.**

Item No. 6; Vice Chair Young moved to make a recommendation to City Council for approval of case 25-ZN-2018, per the staff recommended stipulations, after determining that the proposed Zoning District Map Amendment is consistent and conforms with the adopted General Plan and that the additional stipulations that the step-back be employed at the southeast corner of the building at a minimum 12 feet distance and to employ alternative material in the architecture that reflects the residential characteristics of its surroundings, and to include 36 inch and 48 inch box trees in the landscape plan that enhances the area for the four northern homes near the property. Seconded by Commissioner Scarbrough, the motion carried with a vote of four (4) to two (2) with Chair Higgs, Vice Chair Young, Commissioner Scarbrough, and Commissioner Gonzales all voting in favor and Commissioner Ertel and Commissioner Graham both dissenting. Commissioner Serena no longer present virtually and was unable to vote on case 25-ZN-2018.

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7. [19-UP-2018 \(Megerdichian Residential Health Care Facility\)](#)

Request by owner for approval of a Conditional Use Permit for a residential health care facility on a 4.8-acre portion of a +/- 7.4-acre site with Single-family Residential district (R1-35) zoning, located at 8849 E. Cholla Street. Staff contact person is Greg Bloemberg, 480-312-4306. **Applicant contact person is Ed Bull, 602-234-9913.**

Item No. 7; Vice Chair Young moved to make a recommendation to City Council for approval of case 19-UP-2018, per the staff recommended stipulations, after and upon finding that the Conditional Use Permit criteria have been met with the additional stipulations that the step-back be employed at the southeast corner of the building at a minimum 12 feet distance and to employ alternative material in the architecture that reflects the residential characteristics of its surroundings, and to include 36 inch and 48 inch box trees in the landscape plan that enhances the area for the four northern homes near the property. Seconded by Commissioner Scarbrough, the motion was denied with a vote of three (3) to three (3) with Chair Higgs, Vice Chair Young, and Commissioner Scarbrough all voting in favor and Commissioner Gonzales, Commissioner Ertel and Commissioner Graham all dissenting. Commissioner Serena no longer present virtually and was unable to vote on case 19-UP-2018.

REQUEST TO SPEAK: Bob Pejman, Greg Loper, Hagop Naldjian, Teodor Paul, Scott Mardian, Ann Andonyan, Barry Diriz, Jane Allit, Hoory, Mary Sayadian, Grigor Papazyan, Judge Marjorie Nanian, Linda Omeara, Paul Katz, Harout Markarian, Elisabeth Bedrosyan, Artin Knadjian, Pat Frantz, James Buzzard, Gina Topalian.

WRITTEN COMMENTS: Djemile Touresian, Yelena Badalyan, Nael Adhameet, Monica Auedisian, Mark Kopoian, Bedros Touresian, Grigor Papazjan, Nick Kanaras, Maria Apostolatos, John Mardian, Hagop Jacob Naldijian, Saco Hagobian, Cery Arustamor, Korstorntiros Akrivos, Ricki Morowitz, Rev. Zacharia Saribekyan, Adam Bronnenkant.

ADJOURNMENT

With no further business to discuss, the regular session of the Planning Commission adjourned at 9:23 p.m.

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