

From: [Kuester, Kelli](#)
To: [Mark Roman Mach](#); ["Dr. Jill Elisabeth Poncé"](#); [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 8, 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.

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Mark R. Mach
11128 N 88TH PL
Scottsdale, AZ 85260-6113
mark.mach@gmail.com
612-281-5608