

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

December 16, 2021

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.

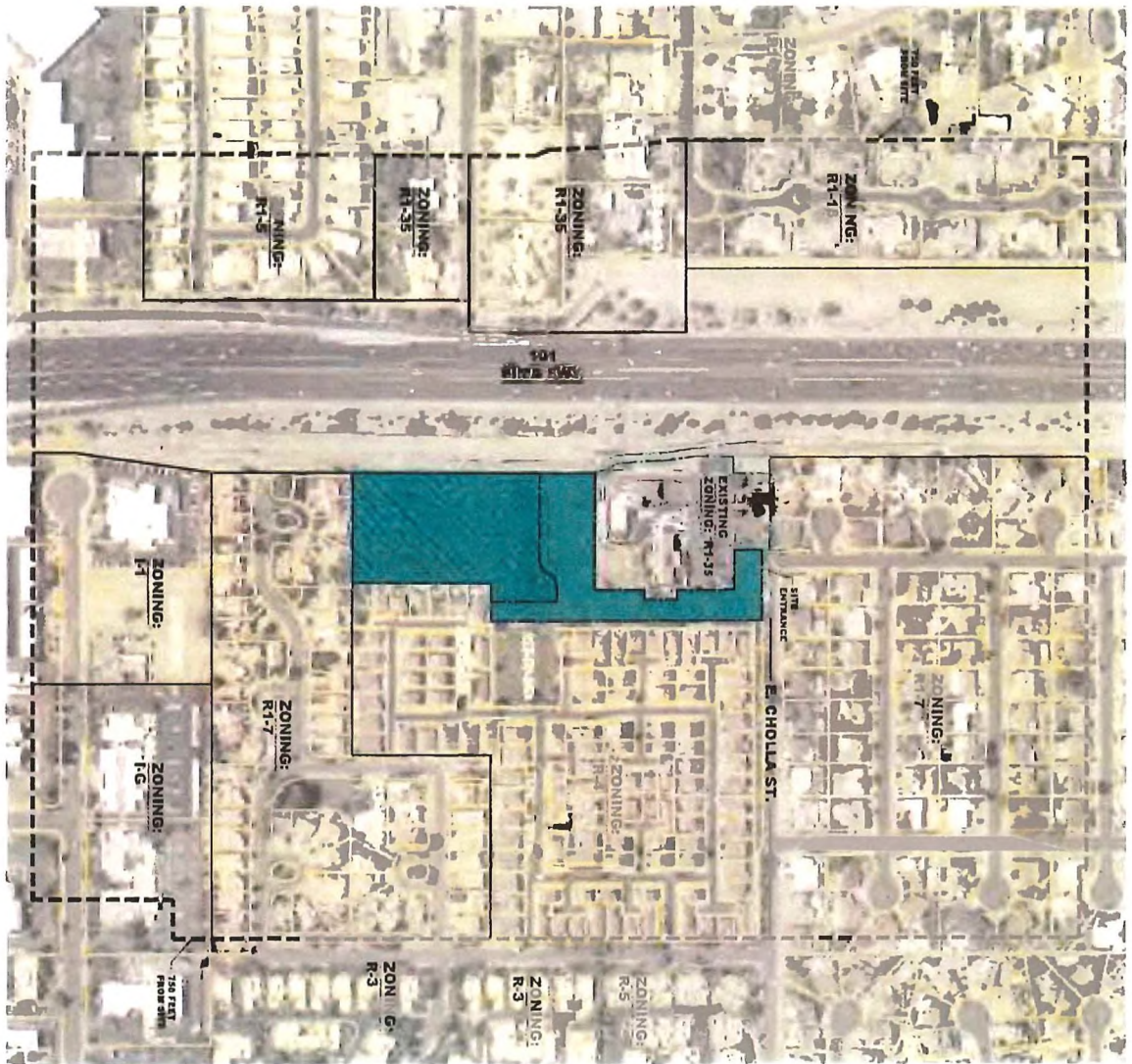
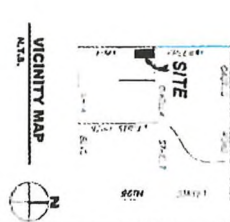
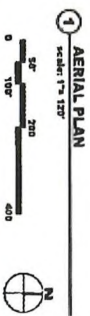
If you have any questions regarding this proposal or are unable to attend the neighborhood meeting, please contact Art Knadjian at AAK Architecture (480-588-5852 / art@aaakaii.com), Tom Bilsten, neighborhood consultant (602-561-3932 / tom.bilsten@gmail.com) or me (602-234-9913 / ebull@bcattorneys.com).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

[illegible]

KEY

PROPOSED A-3 ZONE 1A
APCA

PROPOSED CONDITIONAL
USE PERMIT APLA

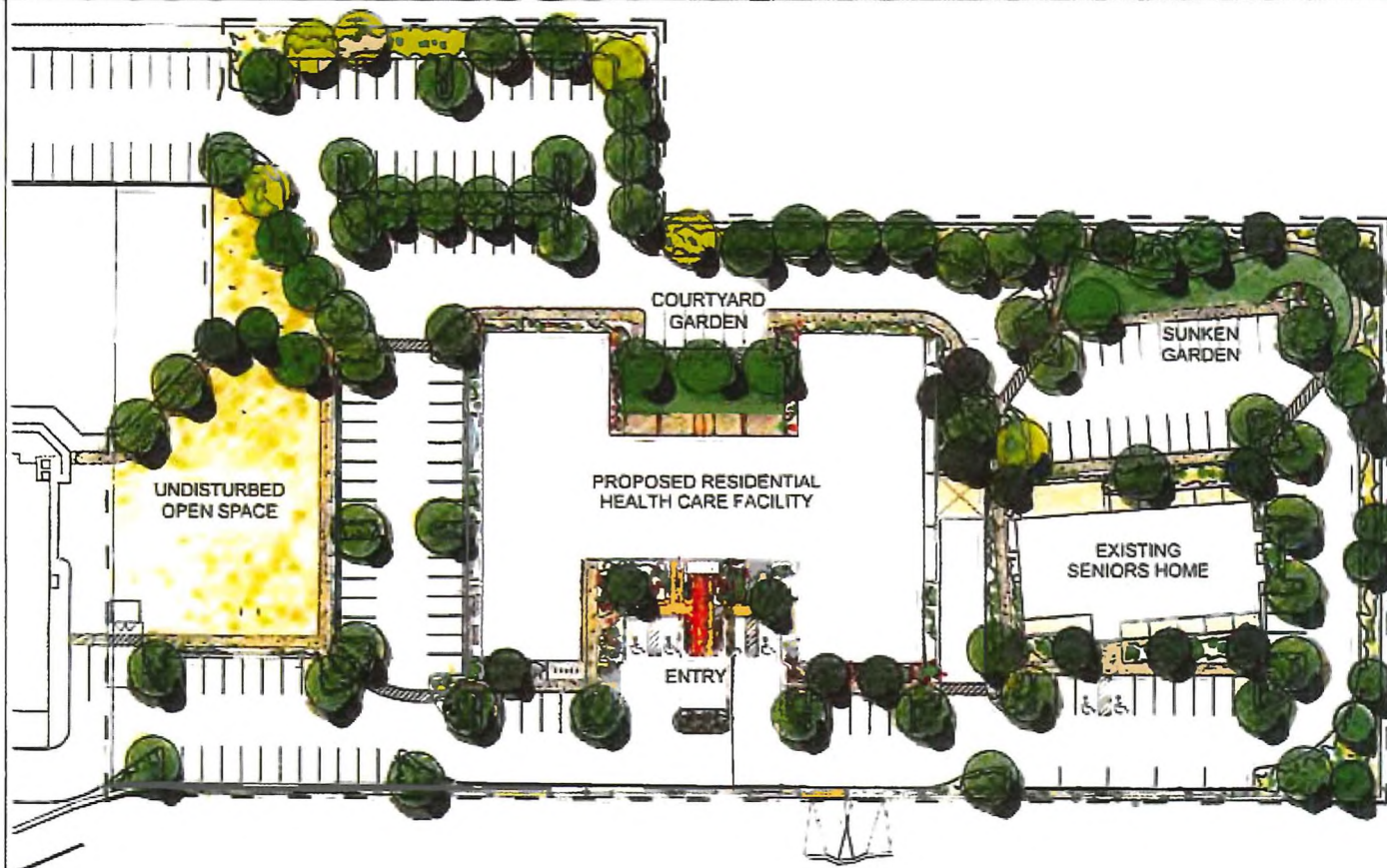
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**MEGERDICHIAN
SENIOR CENTER**
8849 E. CHOLLA ST.
SCOTTSDALE, AZ 85260

ADULT PLAN

DATE _____
NAME _____
CITY AND STATE _____

A01



PRELIMINARY PROPOSED ILLUSTRATIVE LANDSCAPE PLAN
SCALE: 1"=50'



PLANT LIST	Quantity	Notes
1. <i>Quercus agrifolia</i>	1	1' x 1' x 1'
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PRELIMINARY - SUBJECT TO CHANGE

MEGERDICHIAN RESIDENTIAL HEALTH CARE FACILITY
8849 E CHOLLA ST, SCOTTSDALE, AZ 85260

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

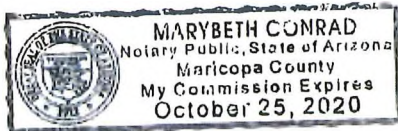
Return completed original notarized affidavit AND pictures to the Current Planning Office no later than 14 days after your application submittal.

Acknowledged before me this the

25th

day of

September 20 18



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 Alheimers' 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	—
Henry Dikranian	908 W. Wagoner Rd. phoenix 85023	
Bely Dikranian	908 W. Wagoner Rd phoenix 85023	
HAL GURMAN	8856 E. CHOLLA ST 85260	
Thomas 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**

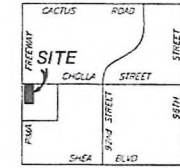
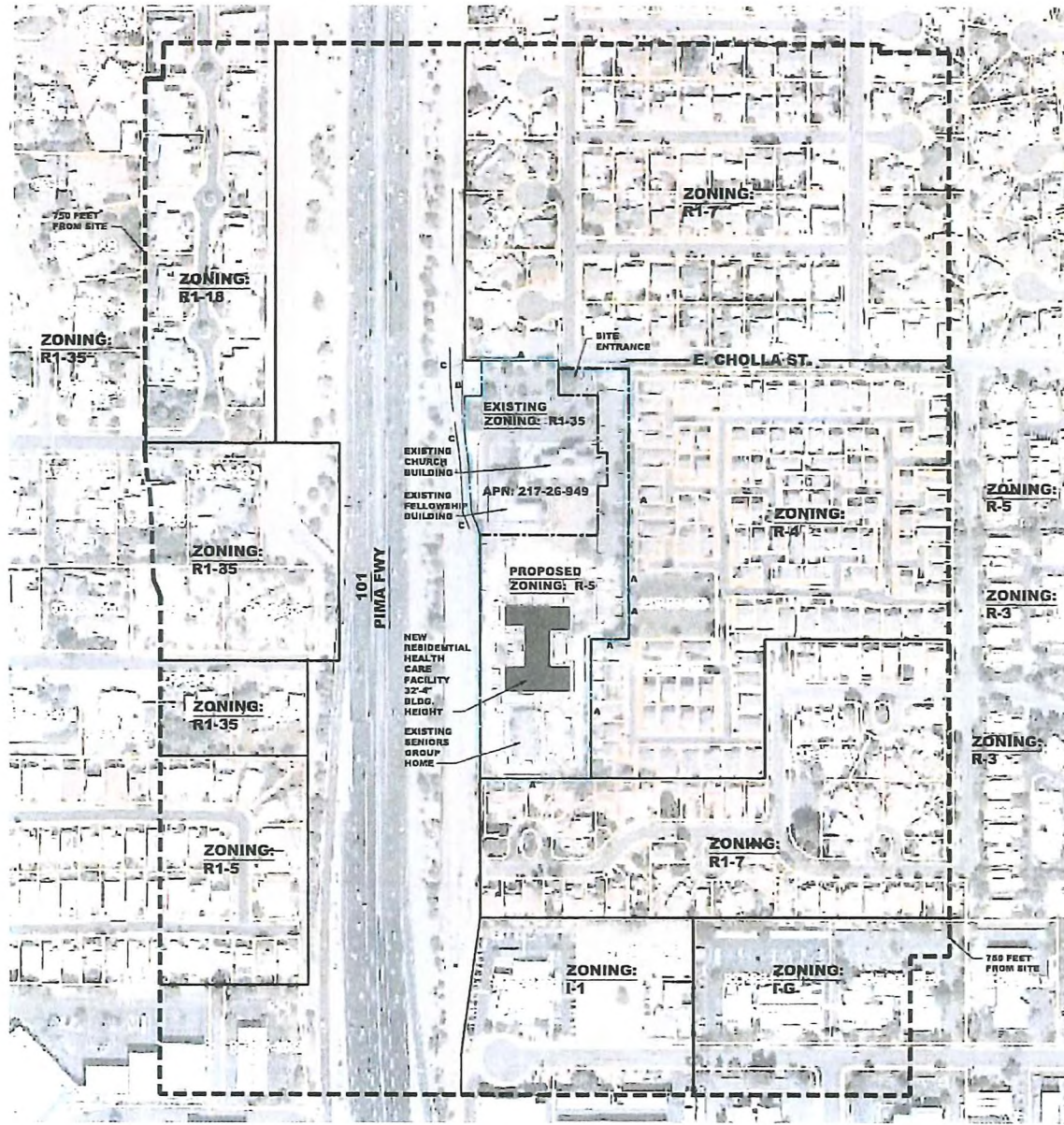
If you have any questions regarding this proposal or are unable to attend the neighborhood meeting, please contact Art Knadjian at AAK Architecture (480-588-5852 / art@aakaii.com), Tom Bilsten, neighborhood consultant (602-561-3932 / tom.bilsten@gmail.com) or me (602-234-9913 / ebull@bcattorneys.com).

Thank you.



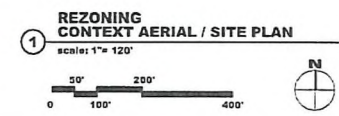
Ed Bull

ECB/rh
Attachment



VICINITY MAP
N.T.S.

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



aakali
architecture + interiors
1015 NORTH 1ST AVE, SUITE 200
SCOTTSDALE, AZ 85260
TEL: 480.344.1111
WWW.AAKALIARCHITECTURE.COM

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

DATE	BY	DATE
12/19/2017		



REZONING CONTEXT AERIAL
SCALE: 1" = 120'
DATE: 03/14/2018
JOB NUMBER: 1727.00

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

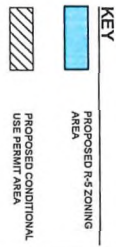
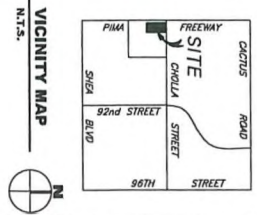
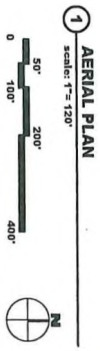
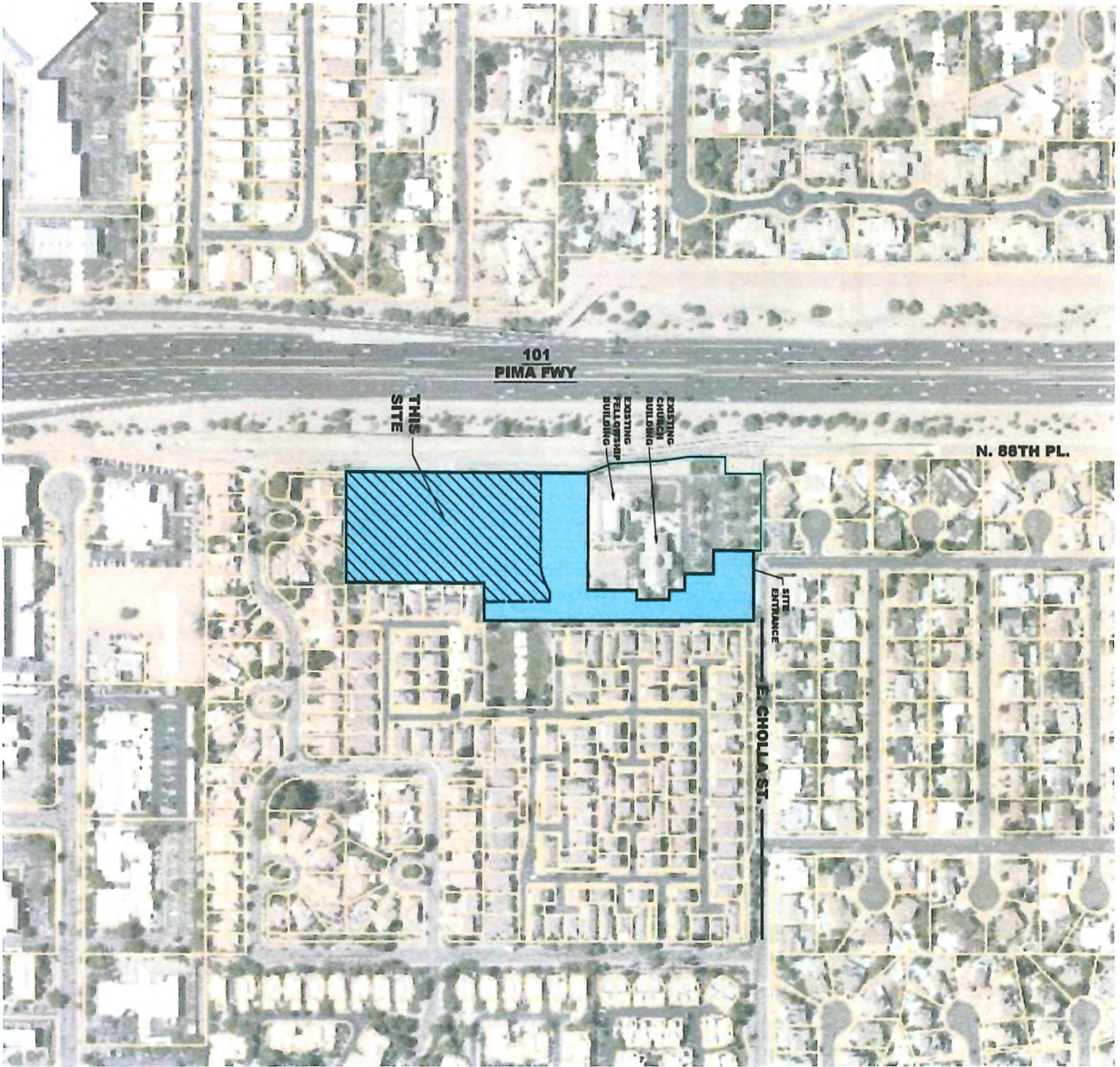
1. Visit bcattorneys.zoom.us
 - a. Click “Join”
 - b. Enter Meeting ID
 - c. Continue with registration
2. A password for the meeting will be sent to you after registration

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.**



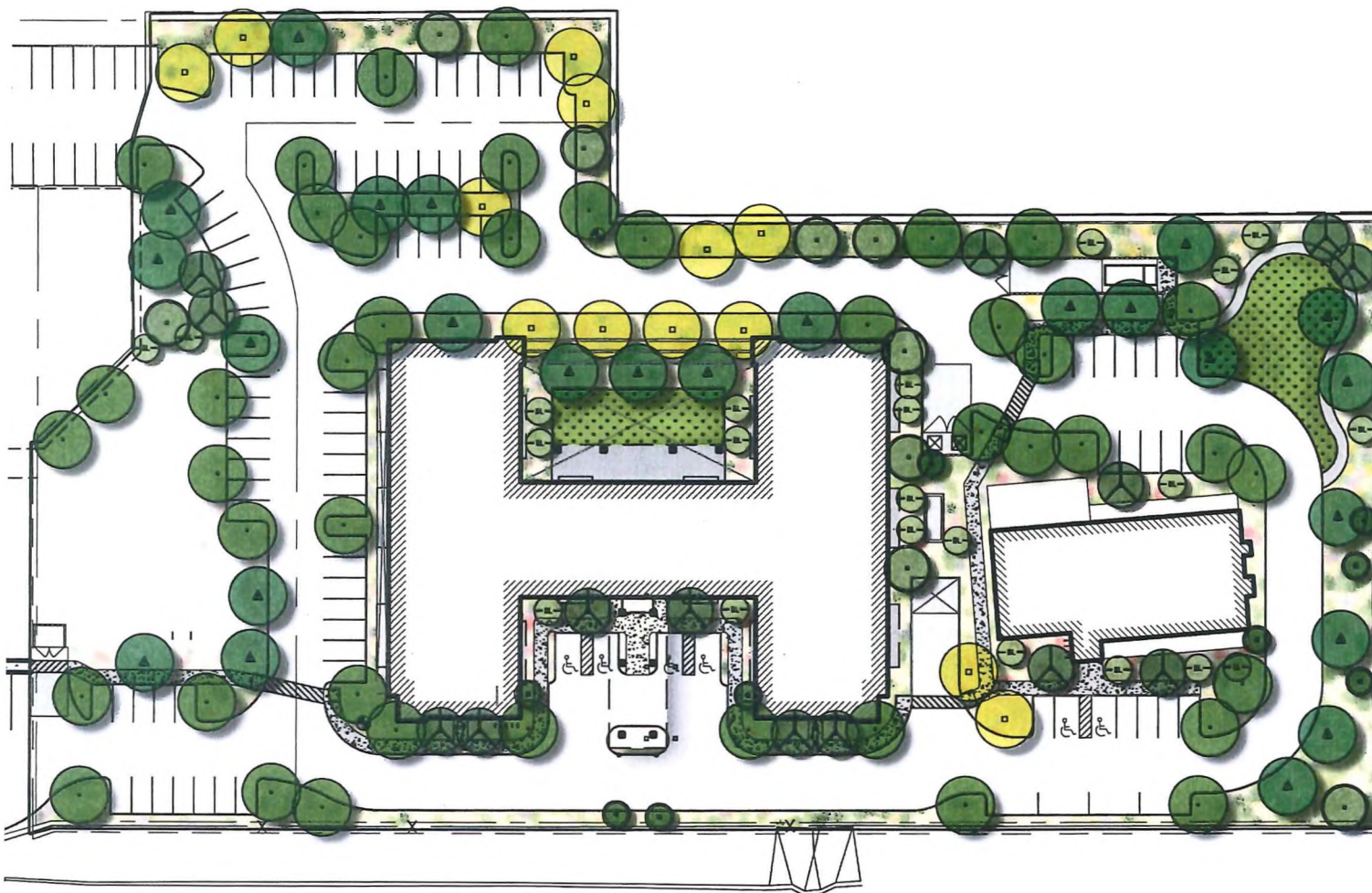
NOTE:
AERIAL PHOTOS FROM MARICOPA COUNTY ASSESSORS OFFICE WEB SITE

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

aakaii architecture + interiors

DATE	DESCRIPTION
07-15-2019	PRELIMINARY DESIGN
08-03-2019	REVISIONS & CLAR.
08-03-2019	FINAL DESIGN
08-03-2019	FINAL DESIGN
08-03-2019	FINAL DESIGN
08-03-2019	FINAL DESIGN
08-03-2019	FINAL DESIGN
08-03-2019	FINAL DESIGN
08-03-2019	FINAL DESIGN
08-03-2019	FINAL DESIGN

PROJECT TITLE	AERIAL PLAN OVERALL
SCALE	1" = 120'
DATE	08-03-2019
BY	1727-20
CHECKED BY	
DATE	
APPROVED BY	
DATE	



PROPOSED ILLUSTRATIVE LANDSCAPE PLAN
SCALE: 1"=50'



PLANT LEGEND:					
Symbol	Botanical Name Common Name	QTY	Container- Box Size	Remarks - Height x Width - Caliper size	
	<i>Banksia laevifolia</i> Anacacho Orchid	17	24" Box	4.0-5.0' 3.0-4.0' .75"-1.0"	
	<i>Candidum "Desert Museum"</i> Desert Museum Palo Verde	35	24" Box	multi-trunk 3.0-5.0' 3.0-4.0' .75"-1.25"	
	<i>Candidum praecox</i> Palo Verde	9	24" Box	multi-trunk 3.0-5.0' 3.0-4.0' .75"-1.25"	
	<i>Olea europaea "Swan Hill"</i> Fruitless Olive	14	36" Box	10.0-12.0' 5.0-7.0' 2.0" min.	
	<i>Olneya tesota</i> Ironwood	7	48" Box	10.0-12.0' 8.0-10.0' 2.0" min.	
	<i>Prosopis hybrid "Phoenix"</i> Phoenix Mesquite	20	48" Box	multi-trunk 8.0-10.0' 7.0-9.0' 2.0" min.	
	<i>Sophora secundiflora</i> Texas Mountain Laurel	9	36" Box	multi-trunk 8.0-10.0' 7.0-9.0' 2.0" min.	
	Symbol	Botanical Name Common Name	QTY	Container- Box Size	
ACCENTS					
	<i>Agave</i> sp.	41	5 Gallon		
	<i>Aloe barbadensis</i> "Yellow" Yellow Blooming Aloe	135	5 Gallon		
	<i>Dasylirion wheeleri</i> Desert Spoon	62	5 Gallon		
	<i>Euphorbia antisyriaca</i> Candelabra	101	5 Gallon		
	<i>Hesperaloe parviflora</i> Red Yucca	245	5 Gallon		
	<i>Hesperaloe funifera</i> Gold Hesperaloe	33	5 Gallon		
	<i>Muhlenbergia</i> sp.	0	5 Gallon		
	<i>Opuntia ficus-indica</i> Indian Fig	25	5 Gallon		
	<i>Pereskia</i> sp. Slender Plant	0	5 Gallon		
	<i>Yucca</i> sp.	20	15 Gallon		
Symbol	Botanical Name Common Name	QTY	Container- Box Size		
GROUNDCOVERS/VINES					
	<i>Ficus pumila</i> Creeping Fig	0	5 Gallon		
	<i>Ipomoea batatas</i> Sweet Potato Vine	0	1 Gallon		
	<i>Portulacacanthus quadrifidus</i> Virginia Creeper	45	5 gallon		
	<i>Setcreasea pallida</i> Purple Heart	106	1 Gallon		
	<i>Wedelia trilobata</i> Yellow Dot	0	1 Gallon		
Symbol	Botanical Name Common Name	QTY	Container- Box Size		
SPICE					
	<i>Calliandra eriophylla</i> Native Fairy Duster	122	5 Gallon		
	<i>Cordia alliodora</i> Texas Olive	8	5 Gallon		
	<i>Dodonaea viscosa</i> Hopbush	49	5 Gallon		
	<i>Encelia farinosa</i> Brittlebush	78	1 Gallon		
	<i>Encarnia laevis</i> Turquoise Bush	0	1 Gallon		
	<i>Justicia californica</i> Choparrua	0	5 Gallon		
	<i>Lantana montevidensis</i> Lantana	187	1 Gallon		
	<i>Leucophyllum</i> sp.	57	5 Gallon		
	<i>Larrea tridentata</i> Creosote Bush	25	5 Gallon		
	<i>Rhus</i> sp. Rue	0	5 Gallon		
	<i>Russelia equisetiformis</i> Coral Fountain	0	5 Gallon		
	<i>Tecoma stans</i> Yellow Bells	73	5 Gallon		
Symbol					

Symbol
TURF-TIFFWAY

1/2" 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

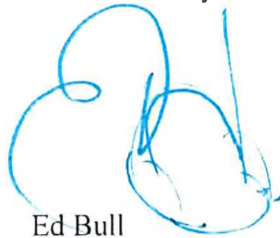
8849 E. Cholla Street

Scottsdale, AZ 85260

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

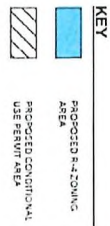
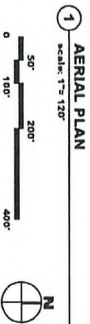
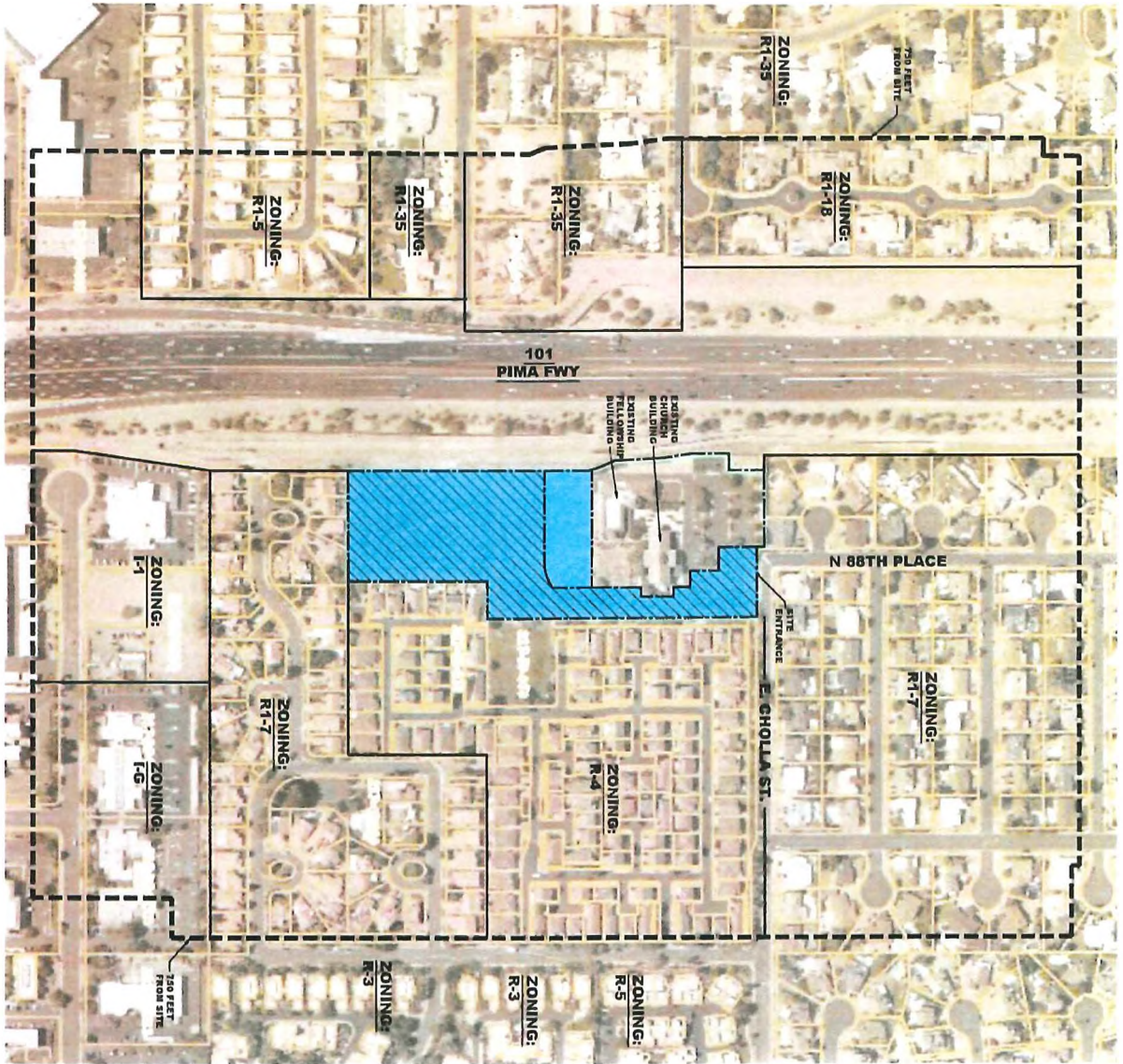
If you have any questions regarding this proposal, please contact Art Knadjian at AAK Architecture (480-588-5852 / art@aakaii.com), Tom Bilsten, neighborhood consultant (602-561-3932 / tom.bilsten@gmail.com), Ricki Horowitz at Burch & Cracchiolo (602-234-8728) / rhowitz@bcattorneys.com, or me (602-234-9913 / 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/rlh
Attachments

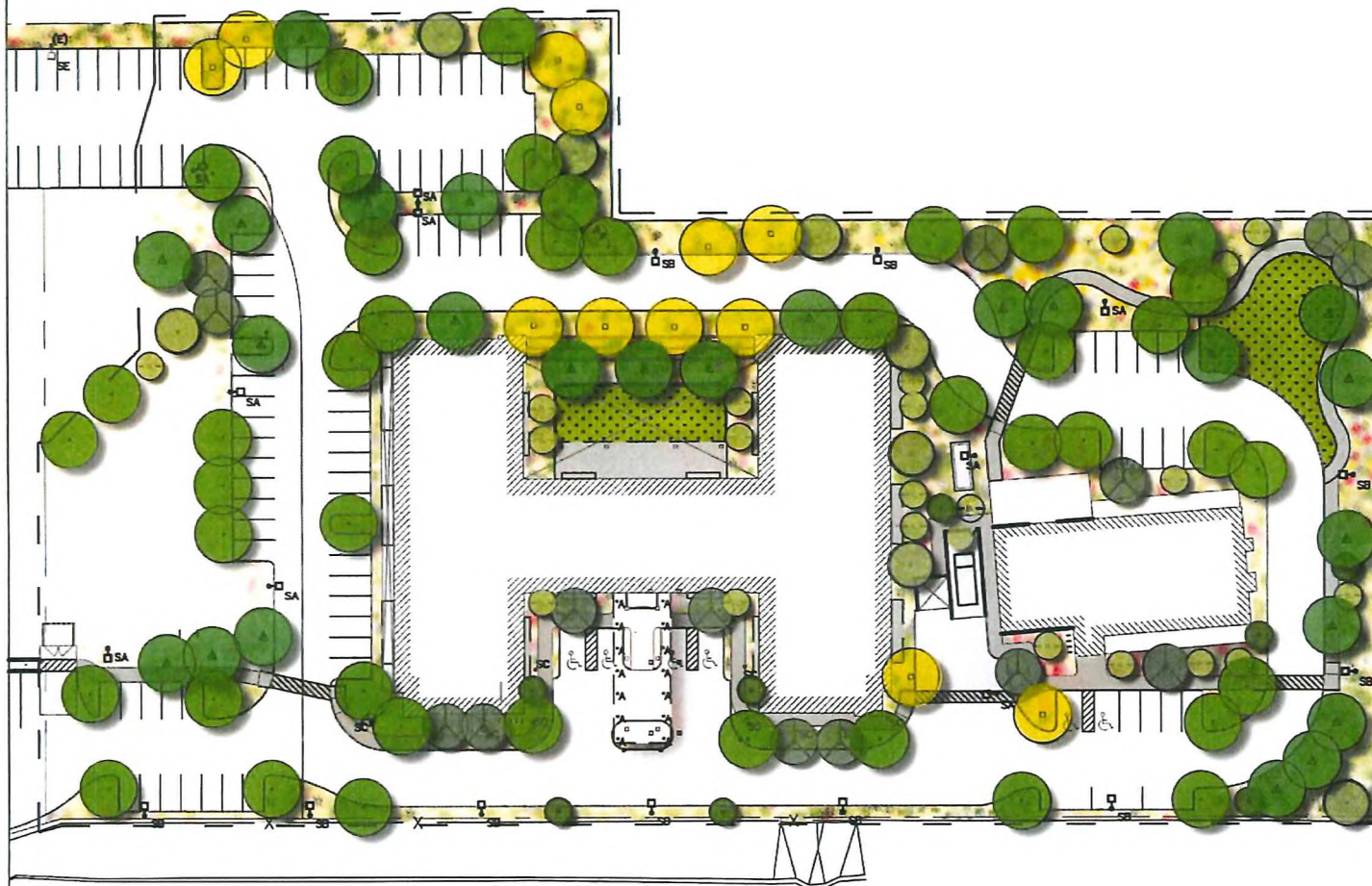


NOTE: PHOTOS ACQUIRED FROM AERIAL PHOTOGRAPHY AND COUNTY ASSESSORS OFFICE WEB SITE

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

aakrai architecture + interiors

AERIAL PLAN OVERALL
A01



PROPOSED ILLUSTRATIVE LANDSCAPE PLAN
SCALE: 1"=50'



aakai architecture + interiors

7001 E. Indian Rd. Suite 100, Scottsdale, AZ 85261
480.595.3042
www.aakai.com
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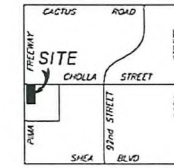
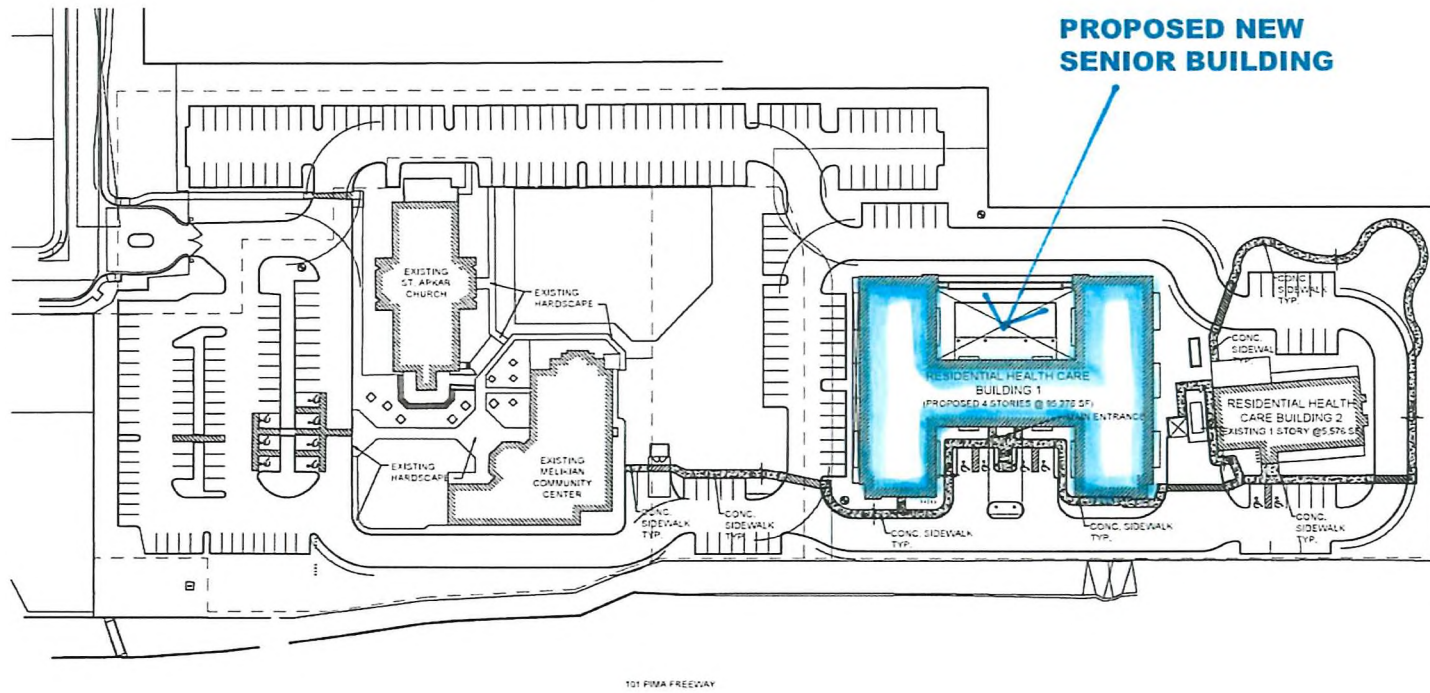
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PLANT LEGEND					
Symbol	Botanical Name	Common Name	Qty	Container Size	Height x Width x Spacing
	<i>Quercus agrifolia</i>	Live Oak	17	24" Box	42.5' x 12.4' x 12' x 12'
	<i>Quercus laevis</i>	Live Oak	36	24" Box	42.5' x 12.4' x 12' x 12'
	<i>Quercus laevis</i>	Live Oak	6	24" Box	42.5' x 12.4' x 12' x 12'
	<i>Quercus laevis</i>	Live Oak	14	24" Box	42.5' x 12.4' x 12' x 12'
	<i>Quercus laevis</i>	Live Oak	7	48" Box	10.0' x 12.0' x 12' x 12'
	<i>Quercus laevis</i>	Live Oak	20	48" Box	10.0' x 12.0' x 12' x 12'
	<i>Quercus laevis</i>	Live Oak	9	24" Box	42.5' x 12.4' x 12' x 12'
Symbol	Botanical Name	Common Name	Qty	Container Size	Height x Width x Spacing
	<i>Quercus laevis</i>	Live Oak	41	5 Gallon	
	<i>Quercus laevis</i>	Live Oak	135	5 Gallon	
	<i>Quercus laevis</i>	Live Oak	62	5 Gallon	
	<i>Quercus laevis</i>	Live Oak	101	5 Gallon	
	<i>Quercus laevis</i>	Live Oak	245	5 Gallon	
	<i>Quercus laevis</i>	Live Oak	33	5 Gallon	
	<i>Quercus laevis</i>	Live Oak	0	5 Gallon	
	<i>Quercus laevis</i>	Live Oak	25	5 Gallon	
	<i>Quercus laevis</i>	Live Oak	0	5 Gallon	
	<i>Quercus laevis</i>	Live Oak	20	15 Gallon	
Symbol	Botanical Name	Common Name	Qty	Container Size	Height x Width x Spacing
	<i>Quercus laevis</i>	Live Oak	0	5 Gallon	
	<i>Quercus laevis</i>	Live Oak	0	5 Gallon	
	<i>Quercus laevis</i>	Live Oak	45	5 Gallon	
	<i>Quercus laevis</i>	Live Oak	106	5 Gallon	
	<i>Quercus laevis</i>	Live Oak	0	5 Gallon	
Symbol	Botanical Name	Common Name	Qty	Container Size	Height x Width x Spacing
	<i>Quercus laevis</i>	Live Oak	122	5 Gallon	
	<i>Quercus laevis</i>	Live Oak	6	5 Gallon	
	<i>Quercus laevis</i>	Live Oak	49	5 Gallon	
	<i>Quercus laevis</i>	Live Oak	79	5 Gallon	
	<i>Quercus laevis</i>	Live Oak	0	5 Gallon	
	<i>Quercus laevis</i>	Live Oak	0	5 Gallon	
	<i>Quercus laevis</i>	Live Oak	167	5 Gallon	
	<i>Quercus laevis</i>	Live Oak	07	5 Gallon	
	<i>Quercus laevis</i>	Live Oak	25	5 Gallon	
	<i>Quercus laevis</i>	Live Oak	0	5 Gallon	
	<i>Quercus laevis</i>	Live Oak	0	5 Gallon	
	<i>Quercus laevis</i>	Live Oak	73	5 Gallon	

12" Min. Diameter Quantity in all Planting Areas
2" Depth Color is match existing

MEGERDICHIAN RESIDENTIAL HEALTH CARE FACILITY
8849 E CHOLLA ST, SCOTTSDALE, AZ 85260

11/01/2024 10:00 AM



VICINITY MAP
N.T.S.



aakali
architecture + interiors

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

NO.	DESCRIPTION	DATE
1	DESIGN & C.D.P.	10/24/2024
2	REVISED	11/01/2024

NO.	DESCRIPTION	DATE
1	DESIGN & C.D.P.	10/24/2024
2	REVISED	11/01/2024

SHEET TITLE
HARDSCAPE PLAN

SCALE
DATE 11/01/2024
JOB NUMBER 1727-05

A03

1 HARDSCAPE PLAN
scale: 1" = 40'



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
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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
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Jenny Armbrust	Scottsdale		3/4	Jenny Armbrust

PROJECT ADDRESS: 8849 Cholla St. Scottsdale, AZ 85260

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

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

FULL NAME	CITY OF RESIDENCE	EMAIL	DATE	SIGNATURE
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CASE NO: 25-ZN-2018 and 19-UP-2018

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

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

[illegible]

PROJECT ADDRESS: 8849 Cholla St. Scottsdale, AZ 85260 **CASE NO: 25-ZN-2018 and 19-UP-2018**

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

[illegible]

PROJECT ADDRESS: 8849 Cholla St. Scottsdale, AZ 85260	CASE NO: 25-ZN-2018 and 19-UP-2018
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PROJECT ADDRESS: 8849 Cholla St. Scottsdale, AZ 85260	CASE NO: 25-ZN-2018 and 19-UP-2018
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[illegible]

Electronic Signatures of Support from MSC Scottsdale Website

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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!

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SISSA KARAM

First

Last

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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!

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First Last

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Address

Scottsdale

Address Line 1

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City State

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!

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First

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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

City State
Scottsdale Arizona

Zip Code
85260

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

City

85260

Zip Code

State

ARIZONA

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 *

Aggi Glukhovskiy
First Last

Your Current City of Residence *

Gilbert

Email *

Aganni Glukhovskiy@yahoo.com

Address

1126 Sherry Ave
Address Line 1

Address Line 2

Gilbert ARIZONA
City 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

Your Current City of Residence *

surprise

Email *

danny.dikran@yahoo.com

Address

Address Line 1

Address Line 2

Address Line 2

City State

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

Khalafaghian

Last

Your Current City of Residence *

Glendale

Email *

dikranraffi@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
mary Alashanian

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: Last:

Your Current City of Residence *

Email *

Address

Address Line 1

Address Line 2

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 *

First: Hunter Last: Guney

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

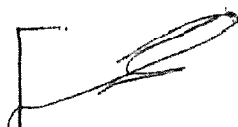
85308

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. AFRICAN 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

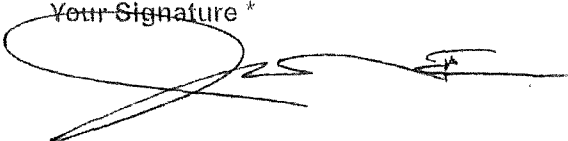
State

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 *

Suro 5@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

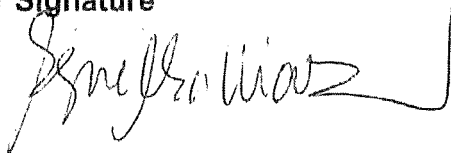
State

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	Kenikyan
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

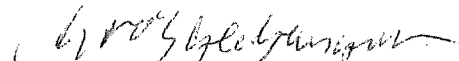
85021

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

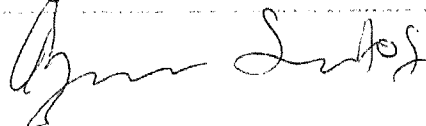
Address Line 2

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

710 E Palm Ln apt 9

Address Line 1

Address Line 2

Phoenix ARIZONA

City

State

85006

Zip Code

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 *

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 *

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

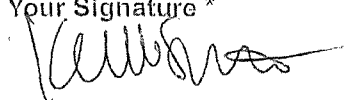
State

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 *ARIZONA*

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@phoo.com

Address

Address Line 1

Address Line 2

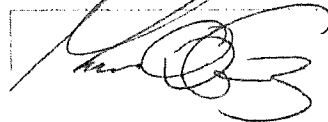
	ARIZONA
City	State

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

Kerklaupian

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 Kerklaupian

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 *

First Sue	Last MOSIS
--------------	---------------

Your Current City of Residence *

Phoenix

Email *

none

Address

7600 N 32nd St #104

Address Line 1

--

Address Line 2

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

City

State

85032

Zip Code

Comment or Message

--

Your Signature *

Sue

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

First

REKLAKIAN

Last

Your Current City of Residence *

407 W. JONES FARM RD.

Email *

1390

Address

Address Line 1

Address Line 2

City

ARIZONA

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	OWISHO
First	Last

Your Current City of Residence *

PHOENIX AZ

Email *

YM313 2003 @ Yahoo.com

Address

2201 E. MENADOTA DR

Address Line 1

--

Address Line 2

PHOENIX	ARIZONA
---------	---------


City

State

PHOENIX

Zip Code

Comment or Message



Your Signature *

--



RE: ASE NO: 25-ZN-2018 and 19-UP-2018
Project Address: 8849 Cholla St. Scottsdale, AZ 85260

I am writing to express my support for the senior living project of the Armenian Church at 8849 E. Cholla St. Scottsdale, AZ 85260.

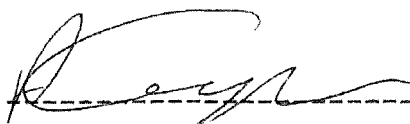
It is comforting to learn that the Church fully intends to own the property and not develop it with the hopes of turning it around and selling it for a profit. This will ensure that the grounds and use is maintained in alignment with the mission of the Church.

This project will bring more middle-class jobs to the immediate community and provide housing for those that are in need.

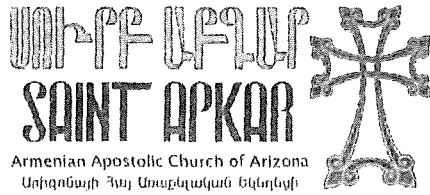
I hope the City of Scottsdale will value the benefit of having a mission driven senior living facility within our city.

Respectfully,

Anahid Gasparian

Signed by: 

Date: 7-17-2021



RE: ASE NO: 25-ZN-2018 and 19-UP-2018
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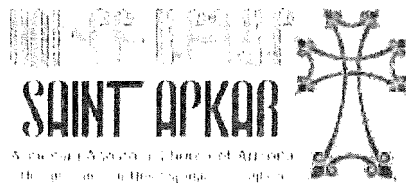
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Respectfully,

BAGHDASAR GASPARIAN

Signed by: _____

Date: _____



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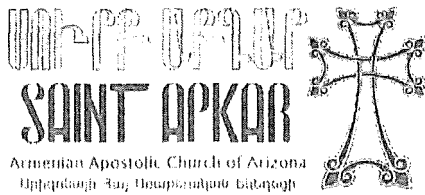
Respectfully,

Signed by:

Christopher MARDIAN

Date:

7/27/21



RE: ASE NO: 25-ZN-2018 and 19-UP-2018
Project Address: 8849 Cholla St. Scottsdale, AZ 85260

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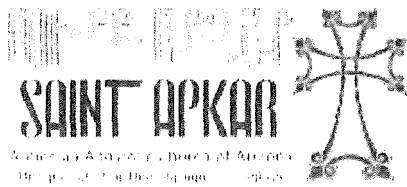
Respectfully,

Signed by: _____

Date: _____

7/16/21

Karen Cizek
5201 N. 104th Drive
Glendale AZ 85307



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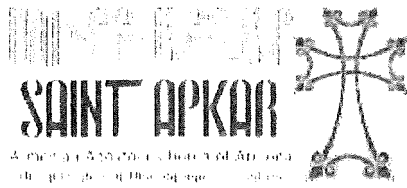
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Respectfully,

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



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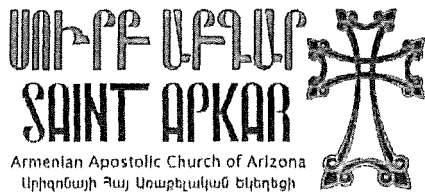
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Date: _____



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Respectfully,

Signed by: ROSE KABAJOUZIAN

Date: 8-29-21



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Project Address: 8849 Cholla St. Scottsdale, AZ 85260

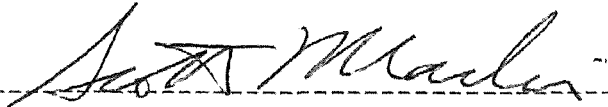
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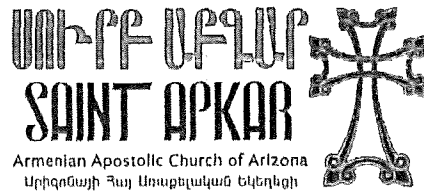
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Respectfully,

Signed by: 

Date: 8-3-21



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Respectfully,

Signed by: TOROS KABAJOZIAN

Date: 8-28-21



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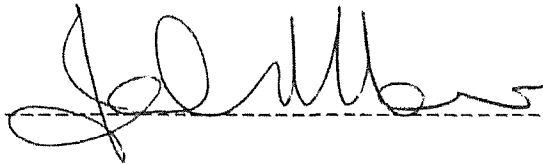
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Signed by: _____



Date: 7/15/21_____



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Respectfully,

Signed by: _____

Date: _____

4/1/2021
8-1-2021



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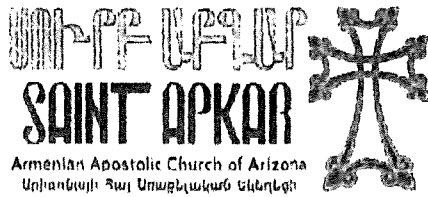
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Respectfully,

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Date: 7/15/2021



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Respectfully,

Signed by: Jack L. Wilmore

Date: Oct. 08th 2021



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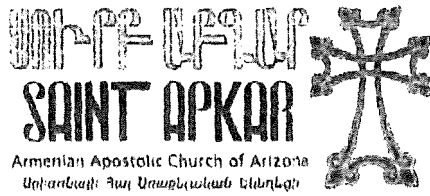
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Signed by: Norah Athanasian

Date: 10/08/2020



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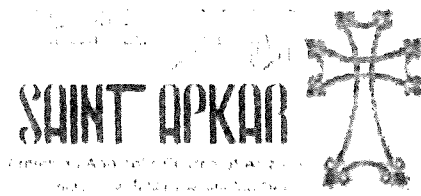
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Respectfully,

Signed by: 
Date: 10/8/21



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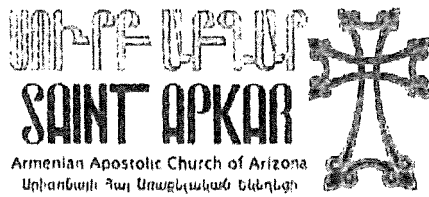
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Respectfully,

Signed by:  _____ nick.kanaras@gmail.com

Date: 10-8-21



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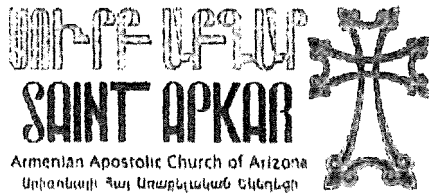
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Respectfully,

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