

# CITY COUNCIL REPORT



Meeting Date: December 4, 2024  
General Plan Element: *Land Use*  
General Plan Goal: *Create a sense of community through land uses*

## ACTION

### **Mercado Village 1-GP-2024 & 1-ZN-2024**

#### **Request to consider the following:**

1. Adopt Resolution No. 13243 approving a minor General Plan Amendment to the City of Scottsdale General Plan 2035 from Commercial to Mixed-Use Neighborhoods on +/- 2-acres of the overall +/- 6.64-acre site located at 10299 N. 92<sup>nd</sup> Street and 10301 N. 92<sup>nd</sup> Street.
2. Adopt Ordinance No. 4648 approving a Zoning District Map Amendment from Commercial Office, Planned Community District (C-O PCD) to Planned Unit Development, Planned Community District (PUD PCD) Zoning on +/- 2-acres of the overall +/- 6.64-acre site, with a Development Plan on the entire +/- 6.64-acres of the overall site, located at 10299 N. 92<sup>nd</sup> Street and 10301 N. 92<sup>nd</sup> Street for a mixed-use development including 255 multi-family units and +/- 13,142 sq. ft. of co-work and live-work area.
3. Adopt Resolution No. 13244 declaring the "Mercado Village Development Plan" as a public record.

#### **Goal/Purpose of Request**

The purpose of the request is to allow for a mixed-use development including 255 new multi-family dwelling units with integrated live-work units and co-work space, proposing a mixed-use environment within the limits of the +/- 6.64 acres site boundary.

#### **Key Items for Consideration**

- Proposed change to City of Scottsdale General Plan 2035 land use designation to allow for residential uses within a mixed-use environment on the subject site
- Adding new residential dwellings to the area
- Integrated live-work units and co-work space
- Sets up the ability for cross-access between the subject site and the adjacent project to the east
- Different pattern and character of traffic; new traffic signal installation
- Traffic analysis submitted by applicant
- No amended development standards proposed as part of this request
- Mostly 3-Story Building height with step-back from street

- Public Comments received on this proposal
- Development Review Board heard this case on June 20, 2024 and recommended approval of the Development Plan with a vote of 3-1.
- Planning Commission heard these cases on July 10, 2024 and recommended approval with a vote of 4-2.
- City Council heard these cases on November 12, 2024 and continued them to December 4, 2024, per the applicant's request, with a vote of 6-1.

## OWNER

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Caliber Development LLC  
480-295-7600

## APPLICANT CONTACT

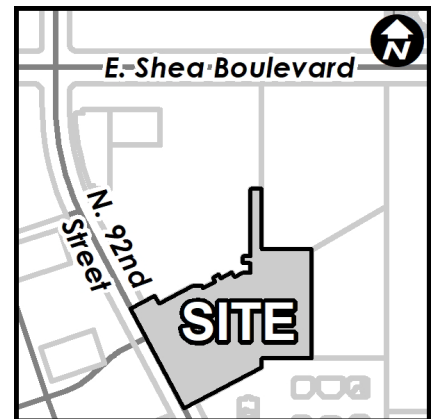
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Kurt Jones  
Tiffany & Bosco, PA  
(602) 452-2729

## LOCATION

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10299 N. 92<sup>nd</sup> Street and 10301 N. 92<sup>nd</sup> Street



## BACKGROUND

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### General Plan

The City of Scottsdale General Plan 2035 Future Land Use Map designates +/- 4.64-acres of the property as Mixed-Use Neighborhoods land use designation and the other +/- 2-acres of the property as Commercial land use designation. The existing +/- 4.64-acres of Mixed-Use Neighborhoods were designated as such via Case 3-GP-2013 to permit the adaptive reuse of existing buildings, allowing for a multi-family residential and office mixed-use project.

Mixed-Use Neighborhoods focus on human-scale development and are located in areas with strong access to multiple modes of transportation and major regional services. These areas accommodate higher-density housing combined with complementary office or retail uses. Mixed-Use Neighborhoods are most suitable near and within Growth and Activity Areas. The Commercial land use category provides a variety of goods and services to the people who live, work, or visit Scottsdale and have been designated throughout the community at various locations. Community- and regional-serving commercial uses should be located on arterial streets for high visibility and traffic volumes and work best when they are integrated with a mix of uses.

Finally, the subject site is located at the edge of a General Plan 2035-designated Activity Area. Activity Areas are locations that can accommodate moderate levels of activity and mix of uses, and where development is concentrated, but to a lesser degree than Growth Areas.



## **Character Area Plan**

The subject site is located within the boundary of the Shea Character Area, which was adopted by the City Council in June 1993. As defined in the Shea Area Plan, the subject site is located within the Shea Corridor Overlay, which is generally located ¼ mile north and south of Shea Boulevard from Hayden Road to the eastern city limit. The Shea Area Plan contains goals, policies, and guidelines to enhance and protect existing neighborhoods, encourage site planning that is sensitive to environmental features, and ensures that new development is compatible with existing development.

## **Zoning**

The site was annexed into the City in 1963 (Ord. #168) and zoned to the Single family Residential (R1-35) zoning designation. The subject property was rezoned from R1-35 to Planned Community district (PCD) under case 57-ZN-1974 with Highway Commercial Planned Community district (C-3 PCD) and Commercial Office Planned Community district (C-O PCD). The Planned Unit Development, Planned Community district (PUD PCD) portion of the property was rezoned under case 6-ZN-2013 with an approved Development Plan.

A mixed-use application request was previously made on this site in 2021, as cases 3-GP-2021 and 6-ZN-2021. Those applications were withdrawn by the applicant in the City Council hearing stage of the process in early 2022. Another mixed-use proposal was made on a larger site area in 2022, as cases 6-GP-2022 and 12-ZN-2022. Those applications were denied by the City Council in late 2022. The current proposal involves different site area, density, and configuration from prior applications at this location.

## **Context**

This site is located south of E. Shea Boulevard at the intersection of N. 92<sup>nd</sup> Street and E. Cochise Drive, on the east side of N. 92<sup>nd</sup> Street. The site is situated in an area predominately comprised of existing commercial, restaurant, and office uses. To the west across N. 92<sup>nd</sup> Street is the hospital campus and other office buildings consisting of mainly two and three-story buildings with the hospital at 90-feet in height. To the north is an adjacent commercial shopping center consisting of mainly one-story buildings. To the south are one-story and two-story office buildings. Please refer to context graphics attached.

## **Adjacent Uses and Zoning**

- North: Shopping center; zoned Highway Commercial Planned Community district (C-3 PCD)
- South: Office buildings; zoned Commercial Office Planned Community district (C-O PCD)
- East: Shopping Center and vacant land; zoned Commercial Office Planned Community district (C-O PCD) and commercial center zoned Highway Commercial Planned Community district (C-3 PCD).
- West: N. 92<sup>nd</sup> Street with medical office buildings and parking structure beyond; zoned Special Campus Planned Community district (S-C PCD)

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

Scottsdale General Plan 2035, as amended

Shea Area Plan

Zoning Ordinance

Transportation Master Plan

**APPLICANT’S PROPOSAL**

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**Development Information**

This proposal is for a mixed-use development including 255 new multi-family dwelling units with integrated live-work units and co-work space, creating a mixed-use environment within the limits of the +/- 6.64 acres site boundary.

- Existing Use: Commercial/Office building and vacant land
- Proposed Use: Mixed-use Development Project
- Parcel Size: 289,152 square feet /6.64 acres (gross)  
264,725 square feet /6.08 acres (net)
- Residential Building Area: 228,025 gross square feet
- Commercial Building Area: 13,140 gross square feet
- Total Building Area: 241,165 gross square feet
- Floor Area Ratio Allowed: 0.8 (commercial floor area only)
- Floor Area Ratio Provided: 0.05 (commercial floor area only)
- Building Height Allowed: 48 feet (excluding rooftop appurtenances)
- Building Height Proposed: 48 feet (excluding rooftop appurtenances)
- Parking Required: 414 spaces
- Parking Provided: 454 spaces
- Open Space Required: 28,915 square feet (10%)
- Open Space Provided: 83,200 square feet (28.77%)
- Number of Dwelling Units Allowed: Per Development Plan
- Number of Dwelling Units Proposed: 255 units
- Density Allowed: Per Development Plan
- Density Proposed: 38.4 dwelling units per acre (PUD area)

**IMPACT ANALYSIS**

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**General Plan**

This request seeks a minor General Plan amendment from Commercial to Mixed-Use Neighborhoods on +/- 2-acres of a +/- 6.64-acre site. A request from Commercial (Category G) to Mixed-Use Neighborhoods (Category G) is defined as a minor General Plan amendment based upon criteria outlined in the City of Scottsdale General Plan 2035. The purpose of this General Plan amendment is to support the mixture of existing commercial with the proposed multi-family residential, as intended by the companion rezoning application for Planned Unit Development (PUD) via case 1-ZN-2024.

The City of Scottsdale General Plan 2035 Land Use Element describes the Mixed-Use Neighborhoods land use designation as areas with strong access to multiple modes of transportation and major regional services, with a focus on human scale development. These areas can accommodate higher-

density housing combined with complementary office or retail uses. Accordingly, the proposal conforms to the General Plan description of Mixed-Use Neighborhoods, providing live-work and co-work spaces as part of the site, integrated with 255 new multi-family dwelling units.

**Policy Implications (General Plan 2035 & Shea Area Plan)**

One of the Seven Community Aspirations, established within City of Scottsdale General Plan 2035, is “Revitalize Responsibly”. This aspiration acknowledges the importance of ensuring that public and private investment work collaboratively to support and maintain the unique features and local identity that make Scottsdale special, and contribute positively to the community’s physical, fiscal, and economic needs and high quality of life. Furthermore, the Shea Area Plan encourages a variety of housing options, as well as investment in vacant properties.

To this end, the General Plan (Land Use Element Goals LU 2 and LU 3; Neighborhood Preservation and Revitalization Element Goals NPR 4 and NPR 5; Growth Areas Element Policy GA 1.5; and, Economic Vitality Element Policy EV 3.7) is supportive of redevelopment or reinvestment that promotes sensitive, context-appropriate integration and transition of development within established areas of the community. Further, as defined in the Shea Area Plan, the subject site is located within the Shea Corridor Overlay, which promotes the creation of a variety of residential housing opportunities (Shea Corridor Goal 1, Policy 1) that blend with existing land use patterns (Goal 1, Policy 1). As such, the applicant proposes to include new multi-family residential opportunities adjacent to an existing commercial center, integrating such via new open space areas as well as pedestrian and vehicular connections.

Further, the General Plan (Land Use Element Goals LU 2, LU 3, and LU 4; and Circulation Element Goals C 2 and C 3) encourages the integration of adjacent, mixed-use areas to ensure enhanced transportation and mobility connectivity within and between sites. Accordingly, the applicant has agreed to share cross-access to the parcel located east of the subject property (parcel 217-36-001P) for its future development. Furthermore, the applicant will be constructing a traffic signal at the intersection of Cochise Drive and 92<sup>nd</sup> Street, thus allowing for shared ingress and egress across multiple development sites.

The General Plan (Character & Design Element Goal CD 4; Land Use Element Policies LU 3.4 and LU 4.2; and Circulation Element Policy C 8.1) and the Shea Area Plan (Goal 3, policy 2) also place importance on meaningful and accessible pedestrian links throughout the community. The applicant proposes to provide an 8-foot-wide, detached landscape separated sidewalk along the 92<sup>nd</sup> Street frontage. Furthermore, all of the new, internalized pedestrian sidewalks will be 6-foot-wide, providing connection and integration between the new multi-family and existing adjacent commercial and office uses around the subject site.

Finally, the General Plan (Character & Design Element Goal CD 5 and Open Space Element Policy OS 8.8) and the Shea Area Plan (Goal 1, Guideline 4) discuss the importance of mature landscaping and its role in the transition between developments and reinforcing the character of an area. Consequently, staff has stipulated that the applicant maintain existing mature trees along 92<sup>nd</sup> Street frontage, and to further ensure that any future landscape materials are compatible with the McCormick Ranch Landscape Master Plan.

**Land Use Impact Model**

In June 2024, Long Range Planning Services contracted with Applied Economics to produce a land use impact model to estimate the socioeconomic, development, and fiscal impacts associated with a change from one General Plan land use designation to another over a 20-year time period (in this instance, 2024-2044). From a fiscal standpoint, the model assesses both revenues generated from development (initial construction expenditures, yearly sales tax generation, etc.) as well as City expenditures (public safety, infrastructure maintenance, etc.), as a means to estimate how fiscally sustainable a project is (or is not) over time – also referred to as Net Present Value (NPV).

In this instance, the model provided a general assessment of the subject site comparing the 20-year outlook of existing +/- 6.64-acres of “employment office” with the proposed +/- 6.64-acres of “mixed use”, in the Central Sub-Area of the City. The model shows a positive NPV for both the existing and proposed uses over a 20-year time period, with the model noting a \$163,221 NPV for “employment office” and a \$543,418 NPV for “mixed use”. In terms of the existing “employment office”, it is important to note that the model includes assumptions based on the vacancy of the existing building envelope on the subject site, where future leases and tenant improvements could occur. Further the model includes +/- 2-acres of vacant “employment office”, and further assumes that a longstanding vacant property would develop. The proposed change to Mixed-Use Neighborhoods, however, provides a minor increase in tax base, resulting from non-residential space (on-site sales tax) as well as new residential dwelling units on the combined +/- 6.64-acres of the site, which would assume to generate an increase in adjacent and on-site sales and property tax.

The full results of the Land Use Impact Model assessment are located in the case file.

### **Planned Community District (PCD) Findings**

As part of the approval or modified approval of an application for a Planned Community District, the Planning Commission and the City Council must find that:

- A. That the development proposed is in substantial harmony with the General Plan, and can be coordinated with existing and planned development of surrounding areas.
  - As discussed in the *Policy Implications* section above, the proposed development is in conformance with the General Plan and blends in with the surrounding area.
- B. That the streets and thoroughfares proposed are suitable and adequate to serve the proposed uses and the anticipated traffic which will be generated thereby.
  - The project is located adjacent to N. 92<sup>nd</sup> Street, a Minor Arterial, with additional access rights through the shopping center to the north.
  - The project is stipulated to provide shared public access to the eastern adjacent property and cross access to the shopping center to the north.
  - A traffic signal is stipulated for the intersection of E. Cochise Drive and N. 92<sup>nd</sup> Street.
  - The proposed residential units introduce a new character of traffic than the traffic anticipated with the existing office and commercial zoning designations. Residential traffic patterns include different hours and days, pedestrians and cyclists, and pets and strollers.

- C. The Planning Commission and City Council shall further find that the facts submitted with the application and presented at the hearing establish beyond reasonable doubt that:
1. In the case of proposed residential development, that such development will constitute a residential environment of sustained desirability and stability; that it will be in harmony with the character of the surrounding area; and that the sites proposed for public facilities, such as schools, playgrounds and parks, are adequate to serve the anticipated population. The Planning Commission and City Council shall be presented written acknowledgment of this from the appropriate school district, the Scottsdale Parks and Recreation Commission and any other responsible agency.
    - No public facilities are proposed with this project. New multi-family residential for a mixed-use project will be in harmony with the character of the surrounding area.
  2. In the case of proposed industrial or research uses, that such development will be appropriate in area, location and overall planning to the purpose intended; and that the design and development standards are such as to create an industrial environment of sustained desirability and stability.
    - No industrial or research facilities are proposed with this project.
  3. In the case of proposed commercial, educational, cultural, recreational and other nonresidential uses, that such development will be appropriate in area, location and overall planning to the purpose intended; and that such development will be in harmony with the character of the surrounding areas.
    - The mixed-use project will be compatible with the surrounding uses.

### **PUD Findings**

As part of the approval or modified approval of an application for a PUD District, the Planning Commission shall recommend, and the City Council shall find that the following criteria have been met:

- a. **The proposed development promotes revitalization, the goals, policies and guidelines of the General Plan, area plans and design guidelines.**
  - *As discussed in the Policy Implications section above, the proposed zoning district map amendment would allow for additional multi-family residential in a mixed-use format, further implementing of the goals of the General Plan 2035 and the Shea Area Plan, which encourage context-appropriate redevelopment and revitalization within established areas of the community.*
- b. **The proposed development's uses, densities or development standards would not otherwise be permitted by the property's existing zoning.**

- *A portion of the site is currently zoned Commercial Office Planned Community District (C-O PCD), which would not allow the proposed development in the requested mixed-use format, with proposed multi-family residential land uses. A portion of the site is currently zoned Planned Unit Development Planned Community district (PUD PCD) with a different development plan. The PUD district zoning and new development plan for the entire property is needed to accommodate the proposed development plan.*
- c. **The proposed development will be compatible with adjacent land uses and promotes the stability and integrity of abutting or adjacent residential neighborhoods.**
  - *The proposed development is compatible in character and scale with other existing development projects in the area and will contribute to a balance between residential and employment/service uses in a largely commercial area.*
- d. **There are adequate infrastructure and city services to serve the development.**
  - *Based on the submitted reports, City staff has determined that there are adequate infrastructure and City services to serve the development.*
- e. **The proposal meets the following location criteria:**
  - i. **The proposed development is not located within any area zoned Environmentally Sensitive Lands Ordinance (ESL), nor within the boundaries of the Downtown Area.**
    - *The project site is not located in the ESL area, nor is it within the Downtown boundary.*
  - ii. **The proposed development fronts onto a major or minor arterial and/or major collector street as designated in the Transportation Master Plan.**
    - *The project site fronts N. 92<sup>nd</sup> Street, which is designated as a Minor Arterial by the Transportation Master Plan.*

The Development Review Board shall review the Development Plan (DP) elements and make a recommendation to the Planning Commission, based on the following considerations:

1. The design contained in the DP is compatible with development in the area that it may directly affect, and the DP provides a benefit to the city and adjacent neighborhoods.
  - *The proposed site design uses the existing access points. The main access at N. 92<sup>nd</sup> Street and E. Cochise Drive will provide a future traffic signal with this development. Further, pedestrian connections are being provided from the proposed site to existing properties adjacent to the site. A shared access drive is contemplated through the site to allow future access potential to and from the adjacent property to the east and for looped emergency vehicle access around the site.*
  - *Most of the new proposed parking is located within a parking structure that is fully integrated into the proposed building which will reduce the potential impervious area on*

*the site and eliminate visibility and associated impacts on adjacent properties. Some surface parking is maintained for guests and the commercial use areas of the project.*

- *The introduction of residential units at this site will support the businesses in the proposed PUD development project and the adjacent commercial and office uses in the surrounding area.*
2. The DP is environmentally responsive, incorporates green building principles, contributes to the city's design guidelines and design objectives, and that any deviations from the design guidelines must be justified by compensating benefits of the DP.
    - *The site is designed to maximize efficient use of space by vertically stacking floor area, rather than spreading it horizontally across the property, which leaves room for more landscaping and several usable open space areas. Although the PUD district only requires 10% of the site to be open space, approximately 28.77% of the site will be open space, including pedestrian hardscape, courtyards, and landscaping.*
    - *Most of the parking for the site has been provided in a fully integrated structure to minimize impervious surfaces, reduce the heat-island effect, and fully screen from view. The landscaping will utilize drought tolerant plant material strategically located to create a pedestrian-friendly environment.*
    - *The design of proposed building on the site uses effective building techniques, such as solar shading, recessed windows, building articulation and varying the roof lines to effectively integrate the site with the surrounding area and promote the unique character of the Sonoran Desert.*
  3. The DP will not significantly increase solar shading of adjacent land in comparison with a development that could be developed under the existing zoning district.
    - *The proposed building is 3-stories and will not exceed 48-feet in height, measured to the top of parapet exclusive of mechanical equipment and other roof top appurtenances. The proposed building has three floors of dwelling units, with ground floor live-work units and co-work space, and a pool amenity area on the roof. The current zoning designations of PUD and C-O within the site allow 48-feet of building height excluding rooftop appurtenances. The proposed building will be generally taller than the existing adjacent buildings, however setbacks from adjacent properties help mitigate any increase in solar shading.*
  4. The DP promotes connectivity between adjacent and abutting parcels and provides open spaces that are visible from the public right-of-way and useful to the development.
    - *The proposed development will include landscaped areas adjacent to N. 92<sup>nd</sup> Street, enhanced sidewalks and landscaping and pedestrian connections around the site and connecting to adjacent properties.*

## Transportation/Trails

The applicant provided a traffic study corresponding to their proposed mixed-use development which was reviewed by City Transportation Staff.

The site is surrounded by a retail center to the north, medical-office buildings to the south, the CVS Health campus to the east, and medical-office buildings to the west. There is an actively proposed mixed-use development project with residential dwelling units on the property to the immediate east of this project site. Site access is provided at 92<sup>nd</sup> Street at the Cochise Drive alignment. To facilitate more effective long-term circulation, the development plan accounts for the ability to have future cross-access capability for the project site to the east, providing access to the proposed signalized intersection at 92<sup>nd</sup> Street and Cochise Drive.

Based on the submitted traffic impact and mitigation analysis (TIMA) and proposed project, the capacity of the adjacent roadway network is anticipated to accommodate the associated traffic to this proposal. Internal to the site, there will be a change in traffic that is more residential in nature than what currently exists with the office buildings on the site. The development proposal is anticipated to increase the number of people walking and biking in the surrounding area, as new residents take advantage of nearby services, retail and recreational opportunities. The applicant has provided a pedestrian circulation plan that depicts on-site pedestrian routing and connections.

### **Water/Sewer**

The applicant provided Basis of Design reports for water and sewer, which have been accepted by the Water Resources Division. The City of Scottsdale is an Arizona Department of Water Resources designated provider with a 100 years Assured Water Supply and will supply water in accordance with City codes, ordinances, and the City's Drought Management Plan. All infrastructure upgrades necessary to serve this project will be completed by the applicant.

### **Overhead Utility Lines**

There are goals and policies that support the burial of existing overhead utility lines; the objective being to provide a public benefit and minimize visual impact. This site does not have any existing conditions of overhead utility lines to be undergrounded as part of this development project.

### **Fire/Police**

The nearest fire station is within 0.9 mile of the site and located at 9045 E. Via Linda. The subject site is served by Police District 3, Beat 13. The proposed development is not anticipated to have a negative impact on public safety services. Existing Fire and Police facilities and resources are sufficient to accommodate the proposed project. As with any project that contributes to growth, the fire department and police department continually anticipate and evaluate resource needs for the city's budget process.

### **Open Space**

The PUD district requires 10% of the site to be open space and the proposed development plan is providing approximately 28.77% of the site as open space.

### **School District Comments/Review**

The Scottsdale Unified School District has been notified of the proposal to serve the proposed residential density.

### **Housing Cost**

Approval of the zoning district map amendment and development plan proposed by the applicant enables the construction of more housing and will introduce the opportunity for a mixed-use



development into an area predominantly compromised of existing commercial and office developments. 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**

The City of Scottsdale promotes public participation in the development of the built environment and has used multiple public outreach methods. The applicant has also complied with the city's suggested best practices for public outreach. As of the writing of this report staff has received public comments regarding these applications which are included in the attachments to the report. Some of the public comments received refer to past emails not included that were submitted relative to prior development applications on this site. Those prior case comments are contained in the archived case records for those withdrawn and denied development applications.

### **Significant Updates to Development Proposal Since Initial Submittal**

From the initial submittal to the current configuration, staff worked with the applicant to adjust the site layout to ensure the development plan could account for future cross access capability with the adjacent development project site proposed to the east. This is expected to create improved circulation allowing vehicular traffic the opportunity to utilize the proposed signalized intersection at Cochise Drive and 92<sup>nd</sup> Street. Similarly, through those modifications staff worked with the applicant to shift the Emergency Access loop around the site to utilize an existing easement on the adjacent property to the east, with the intent of achieving more open space and to avoid creating parallel redundant fire lanes when that project pursues development and requires similar access in that same general location.

The applicant team and the shopping center to the north had discussed and addressed concerns raised about existing truck turning movements south from the east delivery drive aisle of the commercial center, south through the subject site, and exiting out to 92<sup>nd</sup> Street. The applicant team has provided minor drive aisle adjustments to the site plan to accommodate potential for a larger standard of delivery trucks circulating through and out of the site. Those minor development plan adjustments are reflected in the attachments to this report.

### **Community Impact**

Approval of the zoning district map amendment and development plan proposed by the applicant enables the addition of new residential dwellings as part of a mixed-use development in an area predominantly compromised of existing commercial and office developments. This proposal will also result in the construction of a new traffic signal at the currently unsignalized intersection of N. 92<sup>nd</sup> Street and E. Cochise Drive.

## OTHER BOARDS & COMMISSIONS

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### Development Review Board

The associated Development Plan for this request went before the Development Review Board (DRB) at the June 20, 2023 meeting for a recommendation of approval to the City Council. The DRB recommended approval of the Development Plan with a vote of 3-1 (Councilwoman Littlefield dissented. Board Members Brand and Fakih were absent).

### Planning Commission

This request was heard by the Planning Commission on July 10, 2024, which recommended approval with a vote of 4-2 (Commissioners Gonzales and Kaminski dissented, Chair Higgs was absent).

Two members of the public spoke in favor of the request, and one spoke in opposition.

### Staff Recommendation to the Planning Commission:

1. Staff recommends that the Planning Commission find that the proposed minor General Plan Amendment is consistent and conforms with the adopted General Plan, and make a recommendation to City Council for approval, per the attached stipulations.
2. Staff recommends that the Planning Commission find that the Planned Unit Development (PUD) and Planned Community Development (PCD) district criteria have been met and determine that the proposed Zoning District Map Amendment is consistent and conforms with the adopted General Plan, and make a recommendation to City Council for approval, per the attached stipulations.

### City Council

This request was heard by the City Council on November 12, 2024 and continued to December 4, 2024, per the applicant's request, with a vote of 6-1 (Councilmember Janik dissented).

The applicant's continuance request referenced a desire to explore imposing a recorded private deed restriction that would obligate the project to be developed as for-sale dwelling units and allow for some added time to meet with interested parties in the area about that change. Any new information received may be included in a supplemental packet to City Council.

Two members of the public spoke in opposition to the Continuance request.

## STAFF RECOMMENDATION

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### Recommended Approach:

1. Adopt Resolution No. 13243 approving a minor General Plan Amendment to the City of Scottsdale General Plan 2035 from Commercial to Mixed-Use Neighborhoods on +/- 2-acres of the overall +/- 6.64-acre site located at 10299 N. 92nd Street and 10301 N. 92nd Street.
2. Adopt Ordinance No. 4648 approving a Zoning District Map Amendment from Commercial Office, Planned Community District (C-O PCD) to Planned Unit Development, Planned Community District (PUD PCD) Zoning on +/- 2-acres of the overall +/- 6.64-acre site, with a Development Plan on the entire +/- 6.64-acres of the overall site, located at 10299 N. 92nd Street and 10301 N. 92nd Street for a mixed-use development including 255 multi-family units and +/- 13,142 sq. ft. of co-work and live-work area.
3. Adopt Resolution No. 13244 declaring the “Mercado Village Development Plan” as a public record.

## RESPONSIBLE DEPARTMENT

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### Planning and Development Services

Current & Long Range Planning Services

## STAFF CONTACTS

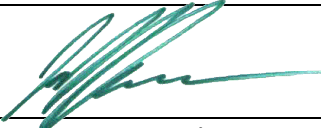
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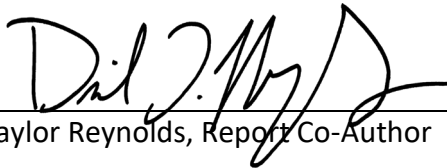
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**APPROVED BY**

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	11/13/2024
Jeff Barnes, Report Author	Date

	11/15/2024
Taylor Reynolds, Report Co-Author	Date

	11/14/2024
Tim Curtis, AICP, Current Planning Director	Date
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Erin Perreault, AICP, Executive Director	Date
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**ATTACHMENTS**

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- 1. Context Aerial
- 1A. Aerial Close-Up
- 2. Resolution No. 13243
  - Exhibit 1: General Plan Land Use Map
- 3. Ordinance No. 4648
  - Exhibit 1: Zoning Map
  - Exhibit 2: Stipulations
- 4. Resolution No. 13244
  - Exhibit 1: Mercado Village Development Plan
- 5. Existing General Plan Land Use Map
- 6. Existing Zoning Map
- 7. Traffic Impact Summary
- 8. Community Involvement Summary
- 9. City Notification Map
- 10. Development Review Board meeting minutes June 20, 2024
- 11. Planning Commission meeting minutes July 10, 2024
- 12. Applicant's November 12, 2024 Continuance request email
- 13. Public Comment





Context Aerial

1-GP-2024 & 1-ZN-2024

ATTACHMENT #1





Close-up Aerial

1-GP-2024 & 1-ZN-2024

ATTACHMENT #1A



RESOLUTION NO. 13243

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, ADOPTING A MINOR GENERAL PLAN AMENDMENT TO THE CITY OF SCOTTSDALE GENERAL PLAN 2035 FROM COMMERCIAL TO MIXED-USE NEIGHBORHOODS ON +/- 2-ACRES OF THE OVERALL +/- 6.64-ACRE SITE LOCATED AT 10299 N. 92ND STREET AND 10301 N. 92ND STREET.

WHEREAS, in consideration of the minor General Plan amendment, the City Council, Planning Commission and City staff have held public hearings and meetings with residents and property owners of Scottsdale and other interest parties, and have considered, wherever possible, the concern or alternatives expressed by those persons regarding the proposed amendment; and

WHEREAS, the Planning Commission held a recommendation hearing on July 10, 2024, concerning the minor General Plan amendment, and

WHEREAS, the City Council, held a public hearing on November 12, 2024 and has incorporated, whenever possible, the concerns and alternatives expressed by all interested persons concerning the minor General Plan amendment.

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 hereby amends the City of Scottsdale General Plan 2035 Future Land Use Map for the City of Scottsdale, for +/- 2 acres of the +/- 6.64-acre site located at 10299 N. 92nd Street and 10301 N. 92nd Street from Commercial to Mixed-Use Neighborhoods land use designation.

Section 2. That the above amendment is described in Case No. 1-GP-2024 (relating to zoning case 1-ZN-2024) and depicted on Exhibit "1", attached hereto and incorporated by this reference.

Section 3. That copies of this General Plan amendment shall be on file in the Office of the City Clerk, located at 3939 N. Drinkwater Boulevard, Scottsdale, Arizona.

PASSED AND ADOPTED by the Council of the City of Scottsdale, Maricopa County, Arizona this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

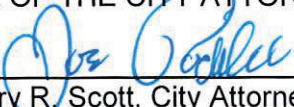
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CITY OF SCOTTSDALE, an Arizona  
Municipal Corporation

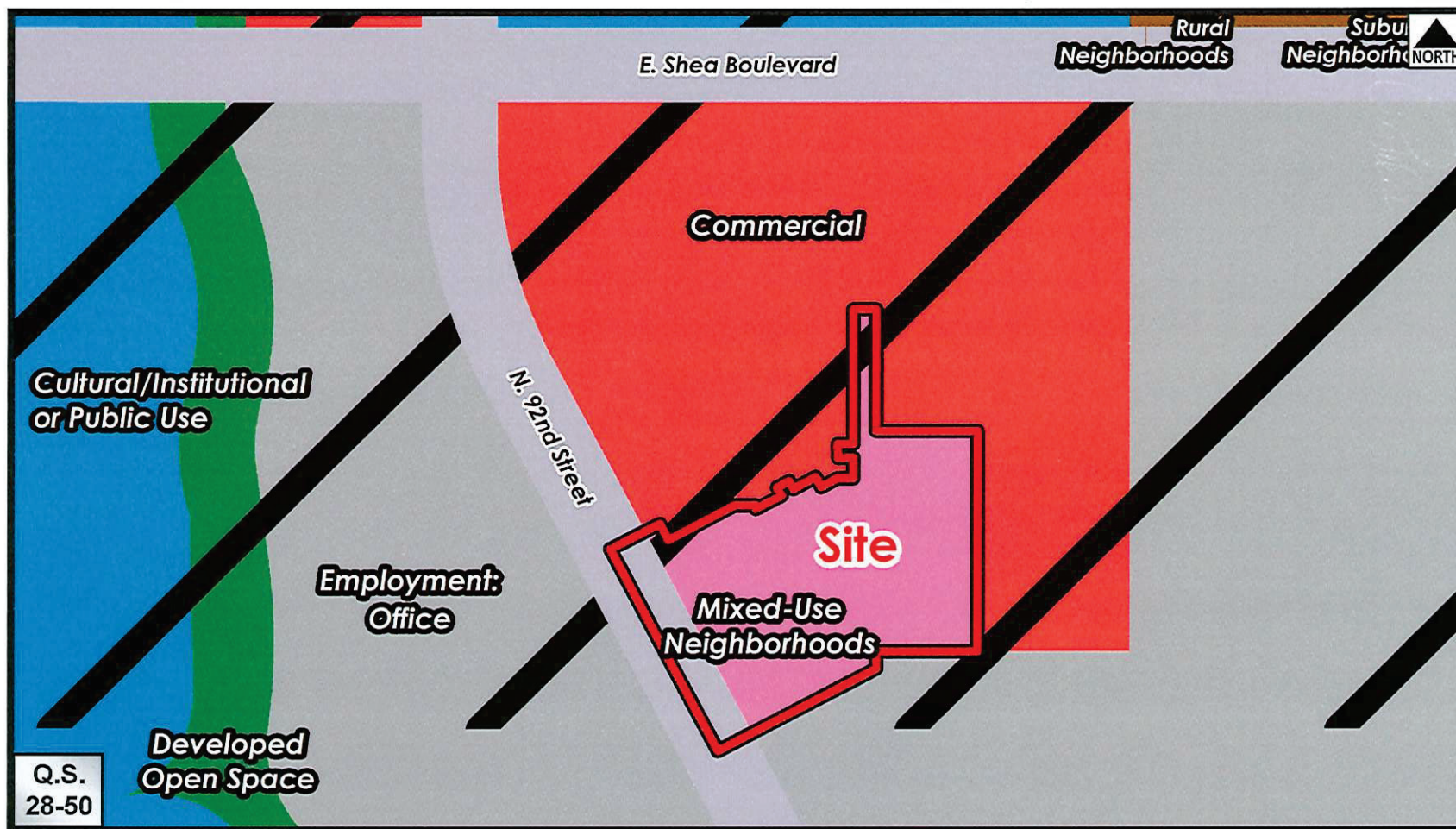
By: \_\_\_\_\_  
Ben Lane  
City Clerk

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





General Plan 2035 Future Land Use Map  
+/- 6.64-acres of Mixed-Use Neighborhoods

1-GP-2024 & 1-ZN-2024

ORDINANCE NO. 4648

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. 1-ZN-2024 FROM COMMERCIAL OFFICE, PLANNED COMMUNITY DISTRICT (C-O PCD) TO PLANNED UNIT DEVELOPMENT, PLANNED COMMUNITY DISTRICT (PUD PCD) ZONING ON +/- 2-ACRES OF THE OVERALL +/- 6.64-ACRE SITE, WITH A DEVELOPMENT PLAN ON THE ENTIRE +/- 6.64-ACRES OF THE OVERALL SITE, LOCATED AT 10299 N. 92ND STREET AND 10301 N. 92ND STREET.

WHEREAS, the Planning Commission held a hearing on July 10, 2024; and

WHEREAS, The Planning Commission has made findings in conformance with the requirements of the PUD district and the City Council also finds:

- A. The proposed development promotes revitalization, the goals, policies, and guidelines of the General Plan, area plans, and design guidelines.
- B. The proposed development's uses, densities, or development standards would not otherwise be permitted by the property's existing zoning.
- C. The proposed development will be compatible with adjacent land uses and promotes the stability and integrity of abutting or adjacent residential neighborhoods.
- D. There is adequate infrastructure and city services to serve the development.
- E. The proposal meets the following location criteria:
  - i. The proposed development is not located within any area zoned Environmentally Sensitive Lands Ordinance (ESL) nor within the boundaries of the Downtown Area.
  - ii. The proposed development fronts onto a major or minor arterial and/or major collector street as designated in the Transportation Master Plan.

WHEREAS, The Planning Commission has made findings in conformance with the requirements of the PCD district and the City Council also finds:

- A. That the development proposed is in substantial harmony with the General Plan, and can be coordinated with existing and planned development of surrounding areas.



- B. That the streets and thoroughfares proposed are suitable and adequate to serve the proposed uses and the anticipated traffic which will be generated thereby.
- C. The Planning Commission and City Council further find that the facts submitted with the application and presented at the hearing establish beyond reasonable doubt that:
  - 1. In the case of proposed residential development, that such development will constitute a residential environment of sustained desirability and stability; that it will be in harmony with the character of the surrounding area; and that the sites proposed for public facilities, such as schools, playgrounds and parks, are adequate to serve the anticipated population.
  - 2. In the case of proposed industrial or research uses, that such development will be appropriate in area, location and overall planning to the purpose intended; and that the design and development standards are such as to create an industrial environment of sustained desirability and stability.
  - 3. In the case of proposed commercial, educational, cultural, recreational and other nonresidential uses, that such development will be appropriate in area, location and overall planning to the purpose intended; and that such development will be in harmony with the character of the surrounding areas.

WHEREAS, the City Council has considered the probable impact of Zoning Ordinance 4648 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. 1-ZN-2024.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Scottsdale, Maricopa County, Arizona, 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 +/- 2 acres of a +/- 6.64 acre site located at the 10299 N. 92nd Street and 10301 N. 92nd Street and marked as "Site" (the Property) on the map attached as **Exhibit 1**, incorporated herein by reference, from Commercial Office Planned Community District (C-O PCD) to Planned Unit Development Planned Community Development District (PUD PCD) Zoning, and by adopting that certain document entitled "Mercado Village Development Plan" declared as public record by Resolution 13244 which is incorporated into this ordinance by reference as if fully set forth herein.

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 \_\_\_\_\_, 2024.

ATTEST:

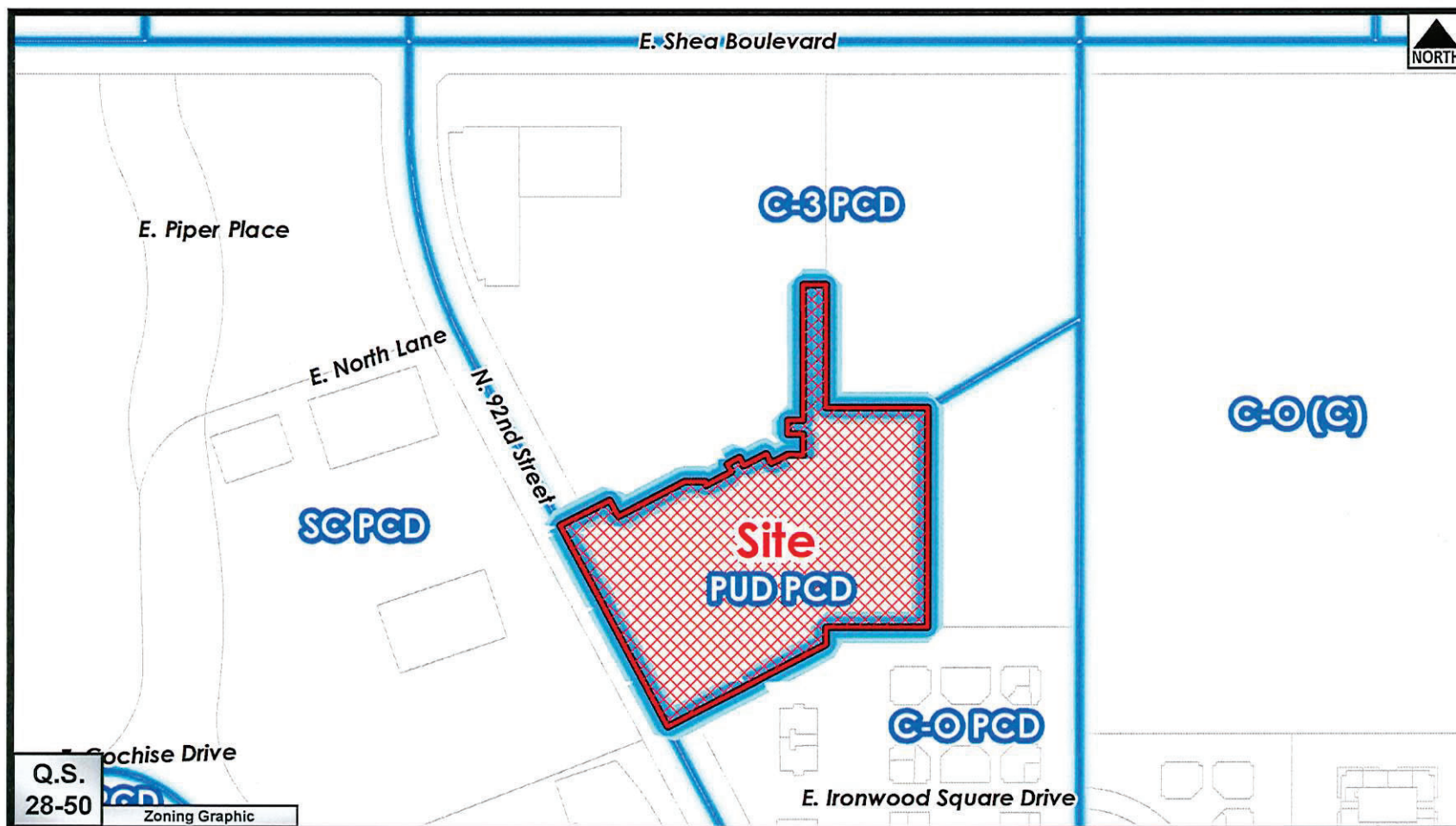
CITY OF SCOTTSDALE, an Arizona  
municipal corporation

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



Zoning

Ordinance No. 4648  
Exhibit 1  
Page 1 of 1

1-GP-2024 & 1-ZN-2024

**Stipulations for the Zoning Application:**  
**Mercado Village**  
**Case Number: 1-GP-2024 & 1-ZN-2024**

These stipulations are in order to protect the public health, safety, welfare, and the City of Scottsdale. Applicant changes ahead of the 12/4/2024 City Council meeting are represented in **bold strikethrough**.

**SITE DESIGN**

1. CONFORMANCE TO DEVELOPMENT PLAN. Development shall conform with the Development Plan, entitled "Mercado Village Development Plan," which is on file with the City Clerk and made a public record by Resolution No. 13244 and incorporated into these stipulations and ordinance by reference as if fully set forth herein. Any proposed significant change to the Development Plan, as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council. Where there is a conflict between the Development Plan and these stipulations, these stipulations shall prevail.
2. MAXIMUM DWELLING UNITS – DENSITY. Maximum dwelling units shall not exceed ~~255~~ **235** dwelling units (equivalent to ~~38.4~~ **35.39** du/gross acre of the Development Plan)
3. LIVE/WORK UNITS. There shall be a minimum of 8 Live-Work units located on the first floor of the building, providing a cumulative total of 13,140sf Live-Work units and Co-Working space.
4. LIVE/WORK UNITS. The Co-working space and non-residential portion of the proposed live/work units shall be constructed to a commercial occupancy standard in conformance with the applicable building codes, as determined by the Chief Development Officer or designee.
5. MAXIMUM BUILDING HEIGHT. No building on the site shall exceed forty-eight (48) feet (plus ten (10) feet for rooftop appurtenances) feet in height measured as provided in the applicable section of the Zoning Ordinance.
6. 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.
7. LAND ASSEMBLAGE. Prior to issuance of any permit for the development project, the property owner shall submit and obtain approval of a final plat assembling all parcels within project development boundaries.
8. OUTDOOR LIGHTING. The maximum height of any outdoor lighting source, except any light sources for patios and/or balconies, shall be 20-feet above the adjacent finished grade.
9. OUTDOOR LIGHTING FOR PATIOS AND BALCONIES. Light sources that are utilized to illuminate patios and/or balconies that are above 20-feet shall be subject to the approval of the Development Review Board.



10. REFUSE. Prior to issuance of any permit for the development project, the property owner shall submit and obtain approval of construction documents to construct refuse infrastructure in conformance with the Refuse Plan provided in the Development Plan.
11. INTERNATIONAL GREEN CONSTRUCTION CODE (IgCC). Final construction plans shall demonstrate compliance with the IgCC.

### **DEDICATIONS**

12. MOTORIZED ACCESS EASEMENT. Prior to permit issuance, the property owner shall cause to have dedicated motorized access easements over their portions of the development project drive aisles and sidewalks, from the intersection of N. 92<sup>nd</sup> Street and E. Cochise Drive through the development project site, extending to the eastern site boundary. The easement(s) shall provide for pedestrian and vehicular access to and from the adjacent eastern property to N. 92<sup>nd</sup> Street.

### **INFRASTRUCTURE**

13. 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.
14. 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.
15. CIRCULATION IMPROVEMENTS. Prior to issuance of any permit for the development project, the property owner shall submit and obtain approval of construction documents to construct the improvements reflected in the Development Plan.
16. TRAFFIC SIGNAL CONSTRUCTION. Prior to issuance of any permit for the development project, the property owner shall submit and obtain approval of construction documents to construct a traffic signal and associated improvements at the intersection development project main driveway and N. 92<sup>nd</sup> Street. Traffic signal and associated improvements shall be constructed prior to the issuance of any Certificate of Occupancy or Certification of Shell Building, whichever is first.
17. WATER AND WASTEWATER IMPROVEMENTS. The property owner shall provide all water and wastewater infrastructure improvements, including any new service lines, connection, fire-hydrants, and man-holes, necessary to serve the development.
18. FIRE HYDRANT. 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**

19. DRAINAGE REPORT. With the Development Review Board submittal, the property owner shall submit a Drainage report in accordance with the Design Standards and Policies Manual for the development project. In the drainage report, the property owner shall address:

- a. Ensure that the on-site flow can be captured by the underground storage basin. Dedication of the drainage easement and access easement on the final grading/drainage (G/D) and plat plan is required.
- b. The Stormwater Pollution Prevention Plan (SWPPP) and the Arizona Department of Environmental Quality (ADEQ) checklist, as well as the Notice of Intent (NOI), will be required with the final design plan, as per city/ADEQ policy, due to the disturbed area being larger than 1 acre.

### **MASTER PLANS**

20. MASTER INFRASTRUCTURE PLANS. The property owner shall have each Master Infrastructure Plan specified below prepared by a registered engineer licensed to practice in Arizona, and in accordance with the Design Standards and Policies Manual. Each Master Infrastructure Plan shall be accepted by city staff before any Development Review Board submittal. Each Master Infrastructure Plan shall include a complete description of project phasing, identifying the timing and parties responsible for construction.

- a. Master Transportation Systems Plan



RESOLUTION NO. 13244

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, DECLARING AS A PUBLIC RECORD THAT CERTAIN DOCUMENT FILED WITH THE CITY CLERK OF THE CITY OF SCOTTSDALE AND ENTITLED "MERCADO VILLAGE DEVELOPMENT PLAN".

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

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

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

Section 1. That certain document entitled "Mercado Village Development Plan", attached as Exhibit 1, a paper and an electronic copy of which are on file in the office of the City Clerk, is hereby declared to be a public record. Said copies are ordered to remain on file with the City Clerk for public use and inspection.

PASSED AND ADOPTED by the Council of the City of Scottsdale, Maricopa County, Arizona this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

CITY OF SCOTTSDALE, an  
Arizona municipal corporation

ATTEST:

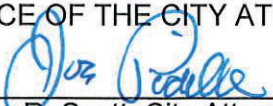
By: \_\_\_\_\_

Ben Lane, City Clerk

By: \_\_\_\_\_

David D. Ortega, Mayor

APPROVED AS TO FORM:  
OFFICE OF THE CITY ATTORNEY

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

# **Mercado Village Development Plan**

**MERCADO VILLAGE  
DEVELOPMENT PLAN  
Development Plan Update  
November 26, 2024**

**The Mercado Village Development Plan has been updated to require:**

- **A maximum of 235 dwelling units.**
- **All residential units will voluntarily have a private deed restriction placed over the property by the Owner limiting the residential units to be for-sale only.**

**The updated development plan clearly indicates that the proposed mixed-use residential project will be for-sale condominiums only. A deed restriction is in the process of being recorded to limit the residential units to for-sale only if this case is approved.**

# MERCADO VILLAGE NON-MAJOR GENERAL PLAN AMENDMENT & REZONE PROJECT NARRATIVE

For property located approximately 1/4 mile south of Shea Boulevard on the east side of 92<sup>nd</sup> Street

## Request

Minor General Plan Amendment to the 2035 General Plan Land Use Element (two (2) acres of Commercial to Mixed-Use)

And

Rezoning from Planned Community District with comparable Commercial Office (PCD C-O) zoning district

To

Planned Community District with comparable Planned Unit Development (PCD PUD) with **NO** amended development standards, **for-sale dwelling units only** and an amendment to an existing Development Plan of an existing Planned Community District with comparable Planned Unit Development (PCD PUD) zoning

## **Case 444-PA-2023**

**First Submittal: January 16, 2024**

**Second Submittal: March 29, 2024**

**Final Submittal: November 26, 2024**

## Development Team

Developer:

**Caliber**

**8901 E Mountain View Rd #150**

Scottsdale, AZ 85258

Contact: Kyle Barichello



Traffic Engineer:

**Summit Land Management**

7144 E Stetson Drive, Suite 300

Scottsdale, AZ 85251

T: (480) 505-3931

Contact: Paul Basha



Engineer:

**SEG**

8280 E. Gelding Dr., Suite 101

Scottsdale, AZ 85260

T: (480) 237-2507

Contact: Ali Fakih



Architect:

**DAVIS**

3033 N. Central Ave., Suite 800

Phoenix, Arizona 85012

T: (480) 638-1125

Contact: Mike Edwards



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### Request

The following is a revised non-major General Plan amendment ("GPA") and rezoning request by Caliber, The Wealth Development Company, a local Scottsdale company ("Owner"), for Maricopa County Assessor's Parcel #'s 217-39-537B, 217-39-536, 217-39-537A, 217-39-537C and 217-36-989B request and seek to create a development plan for an approximate 6.64 gross acre redevelopment. The development plan includes portions of Owner's property with an existing development plan from a 2013 rezoning case (Case 6-ZN-2013). The following outlines the request:

1. Amend the City of Scottsdale General Plan 2035 (non-major) from Commercial to Mixed-use on approximately two (2) gross acres, and
2. Amend the development plan from 6-ZN-2013 for the parcels zoned PCD with comparable PUD zoning for a modification of the site plan, increased density from the original PUD approval and no amendments to the PUD development standards;
3. Rezone Maricopa County Assessor parcel #217-36-989B from PCD with comparable Commercial Office zoning to PCD with comparable PUD zoning, and
4. **All residential units will voluntarily have a private deed restriction placed over the property by the Owner limiting the residential units to be for-sale only.**

The request is a comprehensive redevelopment plan of outdated office buildings and utilizing adjacent vacant land to the east. The proposal is to design an appropriate scaled, for-sale only residential building, with co-working offices and live/work spaces to provide much needed support housing and office space for small businesses, to the Cure Corridor land uses, including the hospital campus and surrounding medical offices and the surrounding commercial and services core. The proposed mixed-use for-sale residential building will not impact any surrounding single-family residential neighborhoods and provide the surrounding commercial centers with much needed customers and potential employees.

### Background/History

The properties in question have sorted histories. The vacant parcel to the east has never been developed or been a part of any development plan other than providing for an overflow parking lot that is in disrepair. The existing office buildings are currently vacant and shuttered. The two-story office building with parking and access underneath has not been in use for approximately ten (10) years. In 2013, the city approved Case 6-ZN-2013 to redevelop that office building and the attached two-story office building (closest to 92<sup>nd</sup> Street and no parking/access underneath). The approved development plan included re-using the office building with the parking and access underneath, by converting that building to residential units, adding a floor on top of the existing two-stories. Even with the enhanced mixed-use zoning, the PUD's approved development plan was never fully

implemented as the office building with parking underneath is an obsolete design and cannot be retrofitted. Cases 3-GP-2021 and 6-ZN-2021 and 6-GP-2022 and 12-ZN-2022 were previous attempts to approve mixed-use proposals for the Property and portions of the adjacent commercial center. **This revised proposal removes any property from the adjacent commercial center, lowers the building heights and commits the proposed residential units to for-sale units only.**

#### Surrounding Context

The Property is adjacent to the existing commercial center with Sprout's and Chompies being the major users within the center. Across 92<sup>nd</sup> Street, is the Honor Health – Shea Campus with the approximately 90-foot hospital building, two, three and four-story medical office buildings and large parking structures. To the south are one- and two-story medical office buildings. To the east is the vacant commercial office zoned property and other vacant property. The CVS Caremark office campus is further to the east.

#### 2035 General Plan

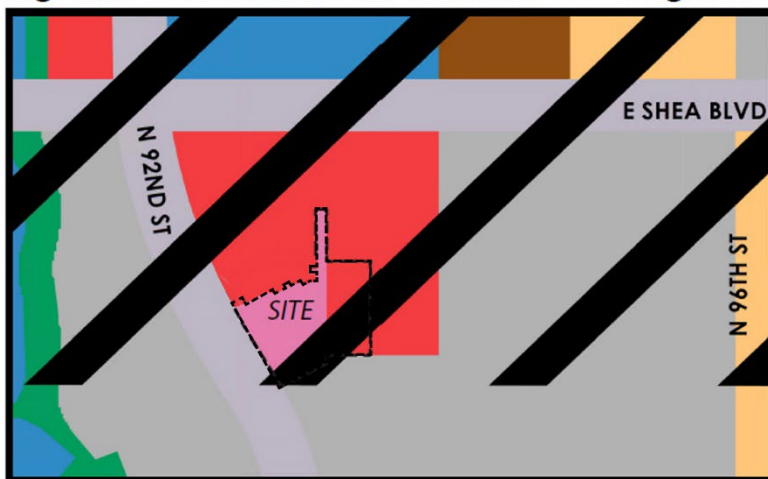
As it relates to the General Plan, **the request is for a minor General Plan amendment to re-designate the Commercial land use on the vacant two (2) acre parcel to Mixed-Use Neighborhoods.** The proposed change will be combined with the existing Mixed-Use designation that encompasses the existing office building parcels along 92<sup>nd</sup> Street.

The requested GPA is a non-major amendment based on the criteria established in the 2035 General Plan, which are:

- 1) Change in Land Use Category.

#### **2035 General Plan Land Use Map**

##### **Existing Land Use: Commercial & Mixed-Use Neighborhoods**

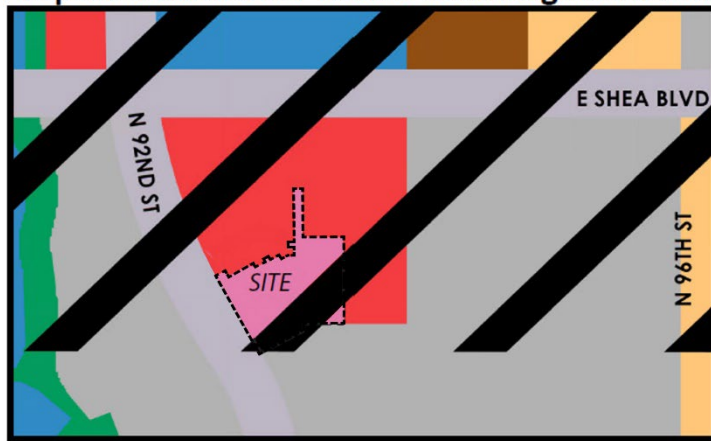


*Response: The Property is currently designated as a mixture of Mixed-Use Neighborhoods and Commercial land use designations, with the Shea Corridor Overlay. The change from Commercial to Mixed-Use Neighborhoods falls within the Group G of the land use matrix*



within the City's General Plan. Since both land uses are within the same group, a major General Plan amendment is not warranted.

#### **Proposed Land Use: Mixed-Use Neighborhoods**



- 2) Area of Change Criteria. The Property falls within Planning Area B, which requires a major General Plan amendment on changes greater than fifteen (15) acres.

*Response: The land use designation change to the Property is less than fifteen (15) acres.*

- 3) Character Area Criteria: The Property is located within the Shea Area Plan. The Shea Area Plan was adopted by the City in June of 1993 and contains policies and guidelines for development/redevelopment along the Shea Boulevard corridor from Hayden Road on the west and the City's eastern boundary with Fountain Hills on the east.

*Response: See below for detailed analysis of the proposal's consistency with the Shea Area Plan.*

- 4) Water/Wastewater Infrastructure Criteria: If a proposal to change the planned land use category results in the premature increase in the size of a master planned water transmission or sewer collection facility, it will qualify as a major amendment.

*Response: Based on the water and wastewater studies provided with the application, the proposed redevelopment of the site will not impact the existing infrastructure systems. Based on the proposed change in land use, the developer will take on all infrastructure costs that may occur if deemed necessary through basis of design reporting.*

- 5) Change to the Amendment Criteria and/or Land Use Category Definitions Criteria A modification to the General Plan Amendment Criteria Section of the General Plan Land Use Element (pages 56-59) and/or a text change to the use, density, or intensity of the General Plan Land Use Category definitions (pages 52-55).

*Response: No changes are proposed to the Amendment Criteria and/or Land Use Category Definitions Criteria A modification to the General Plan Amendment Criteria*

*Section of the General Plan Land Use Element (pages 56-59) and/or a text change to the use, density, or intensity of the General Plan Land Use Category definitions (pages 52-55).*

- 6) Growth Area Criteria. A change in General Plan Land Use Category accompanied by a new or expanded Growth Area.

*Response: Most of the Property is within an Activity Area within the Growth Areas Element of the General Plan. There is no change to the Growth Area criteria with this request.*

7. General Plan Land Use Overlay Criteria. The modification or expansion of an existing General Plan Land Use Overlay Category (specifically regarding the Regional Use Overlay, Shea Corridor Overlay, and Mayo Support District Overlay) or the creation of a new General Plan Land Use Overlay Category.

*Response: This request does not modify or expand any of the overlay districts above.*

8) Exceptions to the General Plan Amendment Criteria Certain exceptions to the General Plan Amendment Criteria are considered in the best interest of the general public and in keeping with the vision, values, and goals of the community. The following exceptions to the General Plan Amendment Criteria will apply:

- An area designated by the Circle Land Use Category on the General Plan Future Land Use Map is determined to already be planned for the land use categories within the Circle Designation, per cases 4-GP-2002 (State Land) and 54-ZN-1989 et al. (DC Ranch), and will be processed as a minor amendment.
- Regional uses [see Regional Use Overlay Category description] within the Regional Use Overlay area on the General Plan Future Land Use Map are determined as already planned land uses for that area and will be processed as a minor amendment.
- Proposed land use changes within the Shea Corridor Overlay and/or Mayo Support District Overlay areas that fully meet the goals, policies, and guidelines of the East Shea Area Plan/Shea Area Plan (1987/1993) will be processed as minor amendments.
- If a project applicant wishes to appeal the determination of a major General Plan amendment, the City Manager, or designee, will evaluate the appeal and make a final major amendment process determination.
- The following are exceptions to Criteria #2 - Area of Change - only:
  - A change greater than ten (10) gross acres from one General Plan Residential Land Use Category to another General Plan Residential Land Use Category of lesser density will be processed as a minor amendment.
  - A change greater than ten (10) gross acres in General Plan Land Use Category to Cultural/Institutional or Public Use with a municipal or non-profit cultural facility that is not adjacent to a Rural or Suburban Neighborhoods General Plan Land Use Category, and it

does not share direct access to any street having single-family residential driveway access within one-half (1/2) mile of the proposal will be processed as a minor amendment.

*Response: The request does not impact any of the above criteria.*

#### Character and Design Element

The Property is designated as an Urban Character Type within the Character and Design Element of the General Plan. Character Types describe the general pattern, form, and intensity of development. Character Types are distinct from zoning districts and land use categories. The Zoning Ordinance will govern specific development standards, such as building height, by zoning district. Per State Statute, Scottsdale must designate and maintain a broad variety of land uses and include density standards pertaining to land use categories that have such.

■ Urban Character Types consist of **higher-density residential**, non-residential, and **mixed-use neighborhoods**, including apartments, **high-density townhouses**, business and employment centers, and resorts. Development in Urban Character Types should have pedestrian orientation, shade, activity nodes, and useable open spaces that encourage interaction among people. Building form and heights typically transition to adjacent Rural and Suburban Character Types. **Taller buildings may be appropriate in Growth Areas**, depending on context (see Growth Areas Element). Examples include Old Town Scottsdale, a mixed-use center of distinct urban districts; mixed-use portions of the Greater Airpark, particularly along Scottsdale Road; areas within the Scottsdale Road and Shea Boulevard Couplet; **and the Honor Health hospital/medical campus near Shea Boulevard and 90th Street.**

*Response: All of the above criteria within the Urban Character Type are being met with the proposal. This proposal met the previous character plan from the 2001 General Plan and continue to meet the goals of the character and design element based on our revised proposal.*

The following are the applicable goals and approaches from the Character and Design Element of the City's General Plan.

Goals and Approaches 1. Determine the appropriateness of all development in terms of community goals, surrounding area character, and the specific context of the surrounding neighborhood.

*Response: The proposal is an appropriate land use for this mixed-use core area lacking nearby residential density to take advantage of the employment, pedestrian connectivity to retail, restaurants, and service uses, including the nearby City path and trail system. The request will remove an antiquated office use and develop vacant land in this mixed-use core.*

Goals and Approaches 2. Develop, maintain, and refine Character Areas and Character Area Plans to foster quality development and consistent character and context within various areas of the community.

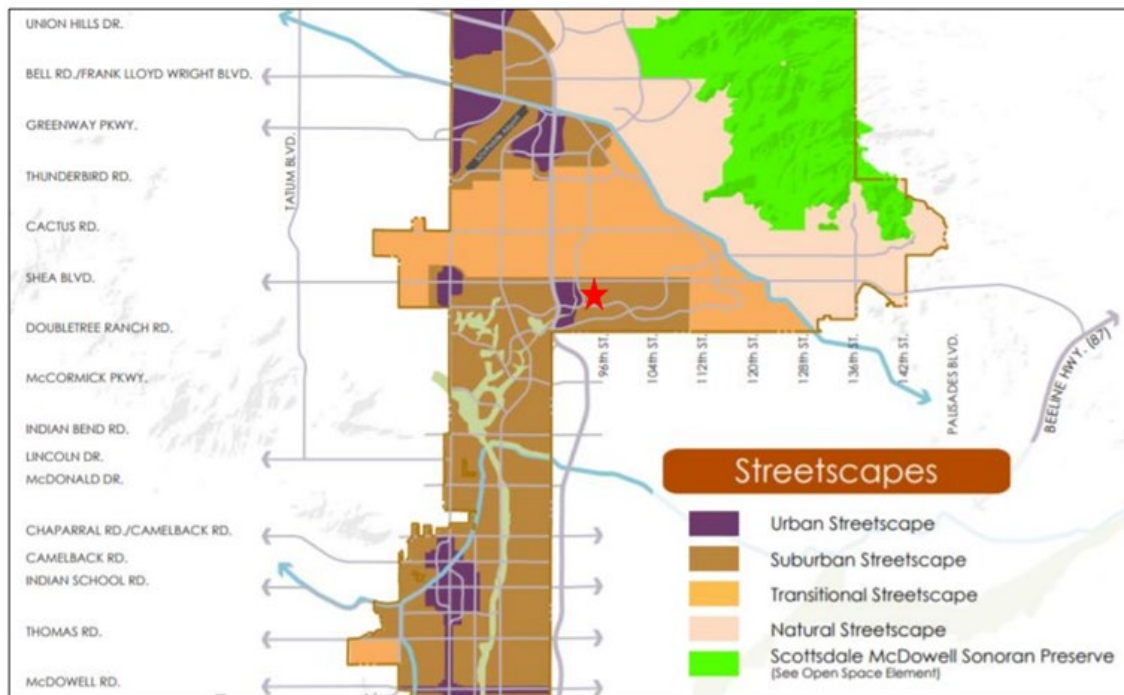
*Response: This area of the city is a highly developed area just east of the City's only freeway corridor and along the Shea Boulevard corridor. The proposal is placed within an already intense and active area. The inclusion of a dense for-sale residential project will compliment and support this important health care corridor of the city.*

Goals and Approaches 4. Enhance the design of streets and public spaces to improve Scottsdale's visual quality, experience, Sonoran Desert context, and social life.

Policy CD 4.1 Promote contextually compatible streetscapes that correspond with the following classifications:

- Urban Streetscapes encourage pedestrian comfort, safety, and accessibility using decorative elements, such as arcade-covered walkways, shade, pedestrian lighting, decorative paving and street crossings, transit shelters, seating, waste receptacles, and landscaping. Urban Streetscapes strive for equality among pedestrians, bicyclists, and automobiles in the design of the public realm.
- Suburban Streetscapes strive to achieve compatibility and safety between automobile traffic, neighborhood amenities (schools and parks), pedestrians, bicyclists, and recreational activities through the use of landscape areas, consideration of sidewalk alignment, and incorporation of a broad tree canopy.

## Streetscapes Map



*Response: The site is located within a Suburban Streetscape and across the street from an Urban Streetscape on the General Plan's Streetscapes Map (see above). Our development plan meets the Suburban Streetscape with open courtyards, tree lined sidewalks, stepbacks on the building and the creation of a pedestrian sidewalk system and*

traffic signal to achieve safety for walkers, bikers, and vehicles. The 92nd Street frontage is minimal as the project will develop deep into the Property off the narrow roadway frontage. The applicant has retained a renowned local architect who will propose a streetscape and building character and design that will fit into the context of the area.

### **Land Use Element – Goals and Approaches**

Goal LU 1 - Enhance Scottsdale's economic viability by encouraging land uses that reinforce the city's reputation as the premier international tourist destination in the Southwest and sustain the city's role as a regional cultural center and economic hub. Land uses should be compatible with Scottsdale's character and physical appearance.

Goal LU 3 - Maintain a balance of land uses to support a high quality of life.

*Response: The goal of the rezoning case and minor amendment to the General Plan is to redevelop property and provide a core of residents that in turn will support the non-residential activities of this and other Scottsdale areas with future employees, customers, and recreationalists. The proposed project enhances Scottsdale's economic viability by providing for an alternative and more affordable for-sale housing option with amenities, places a for-sale housing option directly adjacent to two (2) of Scottsdale's major employers (who previously supported the project). Scottsdale will remain a premier international tourist destination in the Southwest and sustain the city's role as a regional cultural center and economic hub, only if the housing supply is adequately addressed. This proposal, within a mixed-use application of co-work office space and live/work options strengthens and enhances Scottsdale's character and physical appearance.*

### Policies

LU 3.1 Allow for the diversity and innovative development patterns of residential uses and supporting services to provide for the needs of the community.

LU 3.2 Integrate housing, employment, and supporting infrastructure, primarily in mixed-use neighborhoods and Growth and Activity Areas, to support a jobs/housing balance.

LU 3.3 Maintain a citywide balance of land uses, and consider modifications to the land use mix to accommodate changes in community vision, demographic needs, and economic sustainability.

LU 3.4 Provide an interconnected, accessible open space system, which includes pedestrian and equestrian links, recreation areas, canals, and drainage ways.

LU 3.5 Engage the community in all land use discussions.

*Response: The Proposal meets goal 3.1 by providing a diversity and innovative development pattern of residential uses and supporting services to provide for the needs of the community. The adjacent properties to this proposal demonstrates a partnership between land uses that will support each other. Future residents mean future customers and future employees. All these dynamics working together in providing residential living*



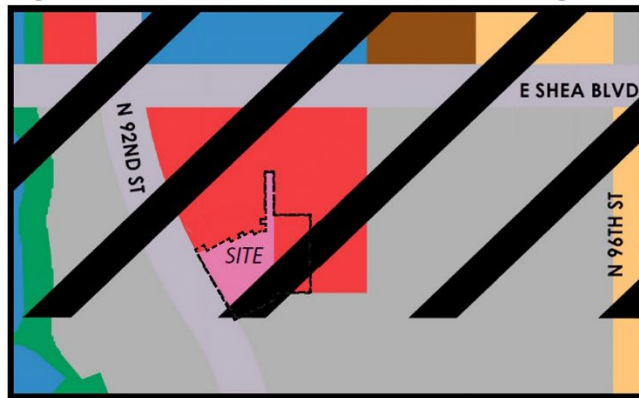
alternatives to the employees of the health care campus, surrounding medical office facilities and commercial uses will strengthen the overall jobs/housing balance. As for the other specific LU 3 Goals, the proposal meets these policies through the design of the project. Finally, with regards to LU 3.5, we held an open house prior to submittal. We intend to engage the public and stakeholders throughout this process.

## General Plan 2035 Land Use Map Comparison

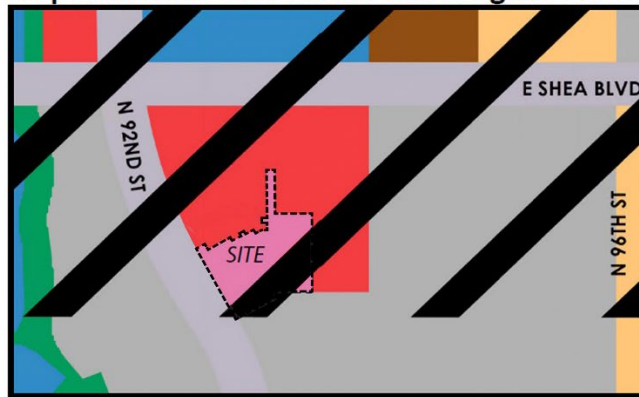
### 1-GP-2024 - Mercado Village

#### Existing and Proposed General Plan 2035 Land Uses

##### Existing Land Use: Commercial & Mixed-Use Neighborhoods



##### Proposed Land Use: Mixed-Use Neighborhoods



#### General Plan 2035 Future Land Use Map Legend

Rural Neighborhoods	Commercial	Regional Use Overlay	Natural Open Space
Suburban Neighborhoods	Employment: Light Industrial/Office	Shea Corridor Overlay	McDowell Sonoran Preserve
Urban Neighborhoods	Employment: Office	Mayo Support District Overlay	
Mixed-Use Neighborhoods	Cultural/Institutional or Public Use	City Boundary Line	
Resorts/Tourism	Developed Open Space		

Request by owner for a minor General Plan amendment to the City of Scottsdale General Plan 2035 to change the land use designation from Commercial to Mixed-Use Neighborhoods on +/- 2 acres of a +/- 6.64-acre site.

Goal LU 6 - Attract and retain diverse employment, business, and retail land uses to improve the economic well-being of Scottsdale's residents.

#### Policies

LU 6.1 Promote opportunities for the expansion and revitalization of employment and commercial uses within the city.

LU 6.2 Support well-planned, clustered employment centers of related or similar uses such as Healthcare and Research and Development land uses.

LU 6.3 Encourage commercial land uses of similar scale and character in proximity to or within medium- to high-density residential areas to promote walkable connections

*Response: The main goal of the proposed redevelopment of the Property is to provide a dense, mixed-use project that supports the adjacent non-residential uses in this evolving activity area. The above citywide policies speak to retaining diverse employment, business, and retail land uses to improve the economic well-being of Scottsdale's residents. Honor Health, CVS Caremark and all of the surrounding retail and commercial uses support this project. Providing a housing alternative in this area of the Shea Corridor will continue to provide potential employees and customers closer to work and surrounding commercial uses. LU 6.3 states encourage commercial land uses of similar scale and character in proximity to or within medium- to high-density residential areas to promote walkable connections. This proposal is the epitome of this land use policy. The project proposes a mixture of uses accessible by numerous points of pedestrian connectivity bridging medium to high-density for-sale residential to adjacent employment and commercial uses.*

#### Mixed-Use Land Use Categories:

■ **MIXED-USE NEIGHBORHOODS:** Mixed-Use Neighborhoods focus on human-scale development and are located in areas with strong access to multiple modes of transportation and major regional services. These areas accommodate higher-density housing combined with complementary office or retail uses. Mixed-Use Neighborhoods are most suitable near and within Growth and Activity Areas. Mixed-Use Neighborhoods may be non-residential in the Greater Airpark Character Area.

*Response: The overall request is to set forth zoning and land use entitlements consistent with the General Plan's Citywide Land Use Policies. The Property is adjacent to an 'Activity' area. The request provides for a high-quality for-sale only multi-family residential living environment in a highly active mixed-use area. The surrounding commercial, office and healthcare properties will benefit from the new residents of the project. In turn, the project will provide prospective and existing employees of the surrounding commercial, office, and healthcare properties a new location to reside and provide for a true live, work and play environment. The proposal balances the land uses in the area and supports the community's vision of residential opportunities for everyone.*

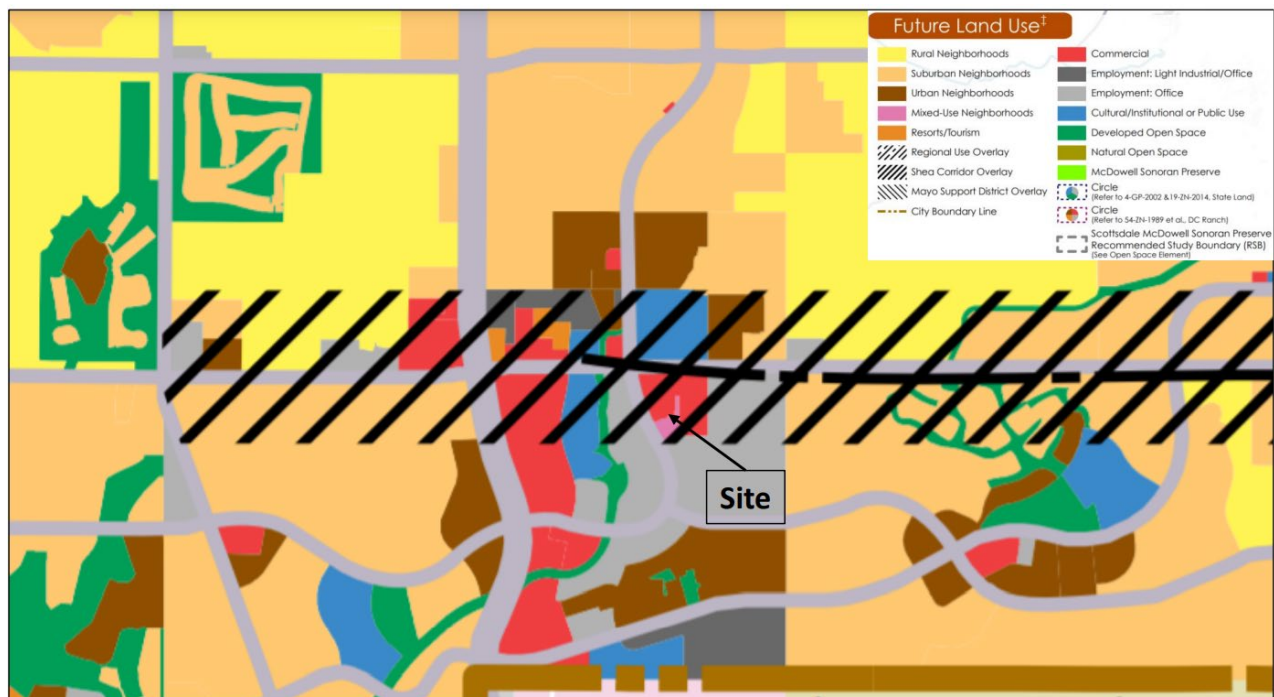
■ **SHEA CORRIDOR OVERLAY:** The Shea Corridor Overlay applies to neighborhoods along

Shea Boulevard. Within this area, specific goals, policies, and guidelines are in effect per the East Shea Area Plan/Shea Area Plan (1987/1993). Policies include:

- Enhance and protect the existing residential areas while allowing flexibility in residential parcels having Shea frontage.
- Allow employers offering uses such as medically related services, corporate headquarters, or hotel accommodations.
- Neighborhood-level retail centers, which provide everyday goods and services, such as groceries, drug stores, and dry cleaning should occur within the neighborhoods, on arterial streets, and outside of the Shea Corridor Overlay so that convenient vehicular and pedestrian access can occur, and local traffic will not need to use Shea Boulevard.

*Response: This proposal falls within the Shea Corridor Overlay (see map below) enhances and protects existing residential areas to the east and south while collaborating with a property with Shea frontage to create residential to support the commercial. As to the third bullet point above, the proposal takes traffic off Shea Blvd. by placing residents adjacent and within walking distance to potential employment and support commercial and service uses, while directing traffic to a safe and effective traffic signal with options for vehicular traffic on roads other than Shea Blvd.*

### Shea Corridor Overlay





The Shea Area Plan contains policies and guidelines that strive to preserve neighborhoods and character in the Shea Boulevard area. The policies and guidelines establish the initial minimum threshold for a project to be considered in the Shea area.

## **Shea Area Plan Goals**

### Main Umbrella Goals, Policies and Guidelines

The following Umbrella goals/policies from the Shea Area Plan apply throughout the study area:

- Compatibility of new development to existing development is sought through monitoring building heights, setbacks, building massing, buffering techniques, project walls (6 feet limitation), and neighborhood review of proposed development.

*Response: The proposal is across the street from the Honor Health hospital building, parking garages and medical office complexes. The hospital buildings and parking garages are some of the largest and tallest structures in the area. Other surrounding projects include single, two, three and four-story office buildings. The mixture of uses and building designs provides for a unique mix of land uses and building design. The proposed for-sale multi-family residential structure within the proposed mixed-use development will not impact any surrounding single family residential uses. The nearest single-family residential property is approximately 1,800 feet to the east. The Applicant/Owner has hired a renowned local architect to design the new residential structure to address building massing and setbacks while providing for a series of open space breaks in the building for livable and useable courtyards for the residents. Although the proposal is for a larger structure than the immediate current structures, the context with the hospital campus and no impacts to established single-family neighborhoods is proposed in fulfillment of the goal. In addition, with community input, the proposed number of residential units has decreased from previous proposals.*

- New development should not destabilize an existing neighborhood nor should assemblages of existing neighborhoods be encouraged.

*Response: Although this proposal is an assemblage of existing developed and non-developed parcels, the proposal does not assemble property that is a part of an existing neighborhood. The goal states that is desirable to unite undeveloped, individually owned parcels into a common development. The goal of this project is to provide connectivity to the commercial center to the north with the future residents and further enhancing the commercial centers success. The proposal removes an outdated office use that was previously planned as part of the PUD zoning case from 2013. The combination of the existing developed parcels and the vacant eastern parcel will create an ideal infill residential property for the area. Furthermore, the proposed mixed-use project does not*

*impact surrounding single family neighborhood traffic and provides for the potential of many modes of transportation being used with the proposal.*

- Environmental protection and site planning that is sensitive to environmental features is encouraged through open space links and preservation, a Scenic Corridor, single story buildings adjacent to the Shea Scenic Corridor, retention of washes in a natural condition, and conformance with the ESLO.

*Response: With a majority of the Property being developed, there is minimal environmental impacts from the proposal. The Property is not directly on Shea Boulevard. The proposal seeks to include pedestrian and non-motorized connections to other open space links in the immediate area. The proposed new zoning category (PCD PUD) will create over two-times the open space required.*

- Provide an efficient road network and promote alternative modes of travel by building Shea Blvd according to anticipated traffic demands and following the Shea Blvd. Transportation/Access Policy (Arterial/Arterial Median Break Policy); maximizing the trail system by providing safe and convenient access to areas north and south of Shea Blvd...

*Response: Shea Boulevard is fully developed in this area of the city. The proposal provides for several cross-access points for the commercial center at the direct southeast corner of 92nd Street and Shea Boulevard. Cross access is being proposed to parcels to the east to ensure minimal impacts to the overall traffic of the Shea Boulevard corridor. A traffic signal is also being proposed, which leads to safer southbound movements away from Shea Blvd.*

2. Mayo Clinic Support District Goals/Policies apply to the area around the Mayo Clinic:
  - Enhance a support services district with uses that include hotels, restaurants, specialty retail, offices, research and development campus, housing, and educational facilities.

*Response: Although not in the Mayo Clinic Support District, the proposal intends to develop a significant amount of non-single family for-sale residential units that could potentially provide for nearby residences for Mayo Clinic employees.*

3. The Scenic Corridor for Shea Boulevard should be a minimum width of 50' for single-family areas, with an average width of 60' and a minimum width of 80' for all other uses, with an average width of 100'.

*Response: The adjacent commercial center to this project has a minimum of 100-foot-wide scenic corridor along its Shea Boulevard frontage.*

Goal – Provide a variety of residential housing choices.

Intent – Create housing opportunities that will allow residents to live near schools and employment areas.

POLICY 1 -Enhance and protect the existing residential areas while allowing flexibility in residential parcels having Shea frontage.

*Response: The proposal includes a new mixed-use for-sale multi-family residential development that will enhance, support, and benefit the adjacent and nearby hospital campus, medical office facilities, commercial centers and City library and recreational elements including the north end of the green belt. The new for-sale residential, mixed-use project will not impact established single-family neighborhoods and will provide for an appropriate density with no impacts to the Shea Boulevard scenic corridor. The internal nature of the Property, off Shea Boulevard, will create an appropriate amount of density to support the successful mainly non-residential mixed-use core at the Loop 101 freeway and Shea Boulevard. The placement of this new type of for-sale residential development in this location will add to the variety of housing choices supporting this Shea Area Plan goal.*

Goal – Allow for new employment opportunities

Intent - Provide opportunities for destination medical or corporate office, and land uses that would support tourism, corporate business, or medical activity. These uses should demonstrate a compatible fit into the unique environment of the Shea Area.

*Response: The placement of this number of for-sale multi-family residential housing units in a central location around corporate and medical office uses will support and provide for future employees and users of the offices, retail, restaurant, and service uses in the area.*

Goal – Provide for a full range of retail services

Intent: Neighborhood retail should be developed in locations currently planned along Via Linda, Frank Lloyd Wright Boulevard, and away from the Shea Corridor. Higher order goods and services should occur in areas planned for this level of retail such as Shea/Pima, as well as other areas outside the Shea Corridor that have been identified by previous planning efforts.

Policy 1 - Neighborhood level retail centers which provide everyday goods and services such as groceries, drug stores, dry cleaning, etc. should occur within the neighborhoods, on arterial streets, and outside of the Shea Corridor so that convenient vehicular and pedestrian access can occur and local traffic will not need to use Shea Boulevard. The umbrella goals, policies, and guidelines should be followed.

*Response: The proposed residents of the project will benefit from the location of the new for-sale residential building to the commercial center and all of the retail, restaurant and service uses. This goal is met by providing for a new land use that will increase the success*

of the adjacent commercial center, while also providing live/work and co-working office spaces. Mention walkability and maybe reduction of automobile dependence given proximity to essential services

### **Economic Vitality Element – Goals and Approaches**

Goal EV 1 - Foster Scottsdale's resiliency to economic change through support of our core industries (e.g., tourism, healthcare, bio/life sciences, advanced business services), assets, regional competitiveness, and economic diversity.

*Response: Honor Health and the CVS/Caremark campus are directly adjacent to the proposed for-sale residential project. Providing for housing alternatives for a city that imports approximately 80% of its workforce is a positive step for fostering Scottsdale's resiliency and supporting Scottsdale's core businesses.*

Goal EV 4 - Ensure that Scottsdale retains fiscal resources needed to effectively govern, provide services at a level consistent with community expectations, and fulfill the community's vision.

#### Policies

EV 4.1 Ensure the highest level of services and public amenities are provided at the lowest costs in terms of property taxes and travel distances.

*Response: The proposal provides an alternative for-sale housing option on under-performing property. The proposal provides future residents an opportunity to live near their work, shop, dine and recreate all in this one area of Scottsdale. Providing additional residents to Scottsdale in an area that has no single-family neighborhood impacts meets this economic development policy. In order for Scottsdale to maintain lower taxes and reduce travel distances, adding quality, for-sale housing alternatives such as this proposal, ensures existing Scottsdale residents lower property taxes.*

EV 4.7 Carefully consider the fiscal implications of land use decisions.

*Response: The proposal intends to redevelop an under-utilized office complex adjacent to the commercial center. Both projects share access and parking, but the large office building has been vacant for many years. The revitalization effort proposed unlocks the potential for additional employees, shopper, diners, and new residents seeking the services offered in this area. This in turn sustains the economic well-being of this particular area of the city. As stated, the development of a dense residential project located directly adjacent to an existing commercial shopping center will benefit all of the uses within the center. In turn, the commercial center will be able to provide a high level of diverse quality retail, restaurant and service uses within the center.*

*There have been numerous articles locally and nationally regarding 'not enough' affordable and alternative housing options for today's middle-class. Other than Nimbyism, this project checks all of the boxes to support Scottsdale's major employers, strengthen a commercial corridor that single family neighborhoods nearby depend on and reduces the 80 +/-% workforce driving into Scottsdale to work problem. Without this proposal, Scottsdale will continue to struggle on housing diversity, providing employers with employees that live near their workplaces and provide undue hardship on commercial uses that desire mixed-use for their fiscal well-being.*

## **Housing Element – Goals and Approaches**

Goal H 1 - Support diverse, safe, resource-efficient, and high-quality housing options.

### Policies

H 1.1 Maintain Scottsdale's quality-driven development review standards for new development.

H 1.2 Promote complementary physical design, building structure, landscaping, and lot layout relationships between existing and new construction.

H 1.3 Ensure community dialogue during zoning and the development review processes to encourage context-appropriate development designs.

H 1.4 Support the creation of mixed-use projects, primarily in Growth and Activity Areas, to increase housing supply within walking distance of employment, transportation options, and services.

H 1.5 Encourage a variety of housing densities in context-appropriate locations throughout Scottsdale to accommodate projected population growth.

H 1.6 Maintain, improve, and create high quality and safe housing for all citizens.

*Response: The proposal provides a new, market ready for-sale residential development to this area. This core area has not seen an update to the housing options as mainly older single and multi-family residential projects have existed in this area. The new housing option is appropriately placed and will be designed so as to blend with the character of the surrounding community. Providing for for-sale residential units in this context appropriate location will ensure these goals and associated policies of this important section of the General Plan are met. Conversely, this proposal hits each and every one of this particular goal and policies within the Housing Element. The density is context appropriate and supports two (2) of Scottsdale's major employers and surrounding businesses.*

Goal H2 - Provide a variety of housing options that meet the socioeconomic needs of people who live and work in Scottsdale.

### Policies

H 2.1 Establish incentives for the development of high-quality, durable, and resource efficient housing that accommodates workforce and low-income levels.

H 2.2 Support programs aimed at increasing homeownership among entry-level and moderate-income households.

H 2.3 Reduce government financial and regulatory constraints, and whenever possible, offer expeditious processing of development proposals and building permits to enhance housing affordability.

H 2.4 Encourage the development and preservation of affordable housing types, including smaller units and older housing stock.

H 2.5 Leverage State and Federal funding opportunities to create and preserve high quality, safe, energy-efficient, and affordable housing.

H 2.6 Support partnerships and initiatives whereby builders and/or major employers help provide housing options for employees.

H 2.7 Encourage the development of workforce housing with the new development and/or expansion of hotels, resorts, and other generators of service-level employment.

H 2.8 ‡ Support adjustments to the housing mix based on demographic needs and economic changes within the city.

*Response: The proposal seeks to develop a for-sale housing option for this area of the city that is not currently offered. Many multi-family residential projects are beginning to develop in the city to support the needs of all residents and the workforce. This proposal appropriately places such a housing development where residents can live and work in an approximately 30-square mile area that has not seen multi-family development in the past 15 years. The proposal meets this goal and its associated policies, and the City should be open to all of the benefits versus the perceived negatives.*

### **Conservation, Rehabilitation and Redevelopment Element – Goals and Approaches**

Goal CRR 1 - Support high-quality, context-appropriate redevelopment, rehabilitation, and conservation to promote long-term neighborhood stability.

*Response: The proposal seeks to develop a high-quality, context appropriate for-sale residential development. By removing outdated, now vacant office buildings, the proposal does not impact any surrounding buildings with the provision for taller buildings. The end result will create a thriving mixed-use core adjacent to commercial, office and hospital campus uses. This is a long-term mixed-use neighborhood stability project and classic redevelopment that benefits all of Scottsdale.*

Goal CRR 2 - Sustain long-term economic well-being through redevelopment, rehabilitation, and conservation.

*Response: This site is an unused, obsolete office concept and a vacant parcel with poor visibility to 92<sup>nd</sup> street. The redevelopment of the site, the assemblage of parcels and the close proximity of the commercial center property sustains the long-term economic well-being of the entire mixed-use area. The proposal will strengthen the current commercial uses that are used by single family and nearby multi-family uses. Not providing*



*residents/customers adjacent to employers and commercial businesses does not sustain long-term economic well-being for the area.*

## **Growth Areas – Goals and Approaches**

GA 1.2 Designate Activity Areas in locations:

- Where development is concentrated, but to a lesser degree than Growth Areas, and context based;
- With infrastructure capacity to accommodate moderate levels of activity and a mix of uses; and
- Where infrastructure upgrade/extension will be cost-effective.

GA 1.3 Ensure that such development sensitively responds to neighborhoods, infrastructure, and character within and next to Growth Areas.

GA 1.4 Accommodate the highest intensity of development in designated Growth Areas. In some cases, Character Area Plans may be more specific on appropriate locations for higher intensity development within both Growth and Activity Areas.

*Response: The Property's location is adjacent to and therefore a part of a Growth Area 'Activity Center.' Providing a land use that supports the Activity Center fulfills this goal. There is existing infrastructure to serve the Property, there is a variety of multi-modal transportation options for the proposed residents of this project and the area will be able to sustain the continued growth of this mixed-use project. The proposed higher density meets the GA 1.3 and 1.4 policies by placing development that doesn't have to sensitively respond to a neighborhood but will fit in nicely within this mixed-use core. Most importantly, the proposal is within an area with existing water and sewer capacity and will not negatively impact the City's infrastructure. The City's water studies indicate that this area of the City 'Central Scottsdale' is primarily 90-100% developed. Although the Property and some surrounding properties are proposing redevelopment, the City's water studies have figured into their water needs modeling anticipated growth in this area. The City analysis during the previous 2021 rezoning case at 300+ apartment units did not demonstrate any impacts to the City's water system in the area.*

Goal GA 5 - Recognize and build on the character and diversity of Scottsdale's various Growth and Activity Areas.

### Policies

GA 5.1 Support land use compatibility with nearby neighborhoods through context appropriate development within Growth and Activity Areas.

GA 5.2 Protect key economic and historic assets from incompatible land uses in designated Growth and Activity Areas.

GA 5.3 Support compact development patterns which minimize the need for added public facilities in Growth and Activity Areas.

GA 5.4 Promote new development, revitalization, and redevelopment within Growth and Activity Areas that maintains fiscal sustainability, promotes long-term economic development goals, and enhances quality of life.

*Response: The strong support from two (2) of Scottsdale's iconic employers, Honor Health and CVS/Caremark, as well as the local adjacent and nearby commercial uses, allows this goal and its associated policies to be fully met. To ignore this support and the appropriateness of the placement of for-sale residential units in this area is to ignore the City's newly adopted General Plan goals and policies. There have also been many presentations and documented studies on the need for affordable and alternative housing in Scottsdale.*

### **Connectivity Element – Goals and Approaches**

Goal C 2 - Reduce the number, length, and frequency of automobile trips to improve air quality, reduce traffic congestion, and enhance quality of life and the environment.

#### Policies

C 2.1 Encourage a mix of land uses that will reduce the distance and frequency of automobile trips and support mobility choices.

C 2.2 Integrate a variety of mobility choices along local and regional transportation corridors.

C 2.3 Reduce demands on transportation networks by using trip reduction strategies and travel demand management techniques, including technology and applications, telecommuting, alternative work schedules, carpooling, and transit/bicycling incentives in order to provide travelers with effective choices to improve travel reliability.

C 2.4 Work with employers to provide incentives and encouragement for trip reduction strategies.

C 2.5 Promote non-motorized travel for short neighborhood trips.

*Response: The proposal seeks to locate a significant for-sale residential project directly adjacent to other major non-residential uses and near the City's regional transportation network of the Loop 101 freeway and Shea Boulevard. The project's mix-use component will allow the new residents to work where they reside, to walk or bike to surrounding uses, which in turn will reduce traffic congestion and assist in the areas air quality. Providing for housing alternatives near the large hospital campus and all of the surrounding supporting non-residential uses will enhance the quality of life for the new residents and existing users and employees in the area. The Property's location to the City's green belt path and trail system will reduce the frequency of automobile trips and provide for a healthier way of getting around the area.*

*With regards to traffic, a multi-family unit creates less traffic than a single-family home. The number of trips to and from smaller residential are extremely different from a single-family home. The placement of the main entrance approx. a ¼ mile south of Shea Boulevard*



*provides for alternative ways to and from the site with minimal to no impacts on the congested Shea Blvd. The placement of an for-sale residential project in this location will adhere to all of this goal and its associated policies.*

### **PUD Criteria**

**Section 5.5003** of the Zoning Ordinance states that the development proposals shall comply with the following criteria:

A. PUD Zoning District Approval Criteria,

1. As part of the approval or modified approval of an application for a PUD district, the Planning Commission shall recommend and the City Council shall find that the following criteria have been met:

- A. The proposed development promotes revitalization, the goals, policies, and guidelines of the General Plan, Area Plans and Design Guidelines.

*Response: As described throughout the General Plan analysis of this narrative, the proposal meets many of the City's goals and approaches outlined in the many elements of the General Plan. The proposal revitalizes a crucial, yet under-utilized property in an intense, mainly non-residential mixed-use core of office, commercial and medical campus.*

- B. The proposed development's uses, densities, or development standards would not otherwise be permitted by the property's existing zoning.

*Response: A majority of the Property is already zoned PUD. The goal of the proposed zoning case is to bring into the fold the vacant underutilized parcel (APN 217-36-989B), thereby creating a comprehensive set of land uses, densities and development standards not afforded in the two (2) separate zoning districts.*

- C. The proposed development will be compatible with adjacent land uses and promotes the stability and integrity of abutting or adjacent residential neighborhoods.

*Response: The existing retail, restaurants, service uses, offices, medical facilities and hospital will all benefit from the introduction of a significant for-sale residential development on vacant and under-utilized land in this core area. The proposal will strengthen the stability and integrity of the non-residential uses and will have minimal to no impacts on any single-family residential neighborhoods. This is one of the few cases whereby the PUD proposal does not impact any single-family neighborhoods.*

- D. That there is adequate infrastructure and City services to serve the development.

*Response: We have met with the city staff and there is adequate infrastructure to serve the proposed development. In addition, the City staff would like us to provide easements for*

infrastructure for surrounding properties. Any infrastructure costs will be borne by the developer.

- i. The proposed development is not located within any areas zoned environmentally sensitive lands ordinance (ESL) nor within the boundaries of the Downtown Plan.

*Response: The proposed development is not located within any areas zoned environmentally sensitive lands ordinance (ESL) nor within the boundaries of the Downtown Plan.*

- ii. The proposed development fronts onto a major or minor arterial and/or major collector street as designated in the City's transportation master plan.

*Response: Yes, 92nd Street qualifies as a major collector street.*

**The PUD zoning allows for amended development standards. THIS REQUEST DOES NOT SEEK ANY AMENDED DEVELOPMENT STANDARDS.** The intent is to meet the required building height allowances within the PUD District. The Property's original PCD zoning district allows for consideration of amending all development standards. As such, since the proposed for-sale multi-family residential building has no impacts to any single-family neighborhoods and no requested amended development standards, the proposal fits within the existing major development standards of the existing zoning districts. With the stepbacks and no amended height standards, the project has no impacts to any pedestrian, vehicular or single-family residential views. **In addition, the number of residential units has been reduced to 235 for-sale residential units from previous proposals.**

### **Rezoning Proposal**

The 'Purpose' statement of the City's PUD zoning district states:

The purpose of the planned unit development district is to promote the goals of the general plan, area plans, and design guidelines in areas of the city that are designated by the general plan for a combination of land uses in a mixed-use development pattern of either horizontal or vertical design. This zoning district recognizes that adherence to a traditional pattern of development standards, i.e., height, setback, lot coverage, space, bulk and use specifications contained elsewhere in this code would preclude the application of the more flexible PUD concept. Commercial, employment, hospitality, multi-family residential, and townhouse residential uses are encouraged to be provided with intensities and densities that promote a mix of day and nighttime activities. Developments within this district shall be compatible with development characteristics as expressed in the city's design standards and policies.

The goal of utilizing the PUD zoning is to create a useable zoning district that implements all of the above purpose statement. The central portion of the proposal is already zoned with the PUD zoning district. The combination of the vacant parcel allows the proposal to truly

integrate into the surrounding mixture of uses. The proposal will allow a significant for-sale residential building to be integrally placed into one of the City's thriving mixed-use core areas. The proposal will create integrated site plans with adjacent properties as to vehicular and pedestrian access while placing future shoppers, diners, and employees for the hospital campus, surrounding medical office facilities and commercial uses.

### **Site Plan**

**The proposal is for a primarily three (3) story for-sale residential building with a rooftop pool and fitness center. The current request reduces the number of dwelling units from previous proposals to 235 for-sale only units.**

The site plan is oriented towards the 92nd Street frontage utilizing the existing two (2) access points from the street. The northern most driveway will be the main access to the project with cross access between the commercial shopping center to the north. This multiple cross access solution will allow for a new traffic signal to be placed at this main entrance driveway across from one of the hospital campuses main driveways (E. Cochise Dr.). The placement of the traffic signal will allow for the future residents of this project safe and efficient pedestrian access across 92nd Street to access the hospital campus and the City's green belt path and trail system. This will also allow commercial delivery trucks to access a full-access driveway on 92nd Street and a traffic signal that currently does not exist. This will result in safe and efficient commercial and residential movement from the mix of uses onto 92nd Street and not Shea Blvd.

The proposed residential component of the mixed-use site plan is a three-story for-sale multi-family residential structure wrapping a main parking structure. Access to the parking structure is off the main access driveway on the north side of the building and off the secondary southern driveway from 92nd Street to the south side of the building/structure. The building is designed so as to screen the entirety of the parking structure. The buildings design creates several large courtyards to break up the massing of the building, but also allow residents on all floors views into small courtyards, thereby enhancing the living experience. A large courtyard is also placed along the narrowest portion of the proposed building to provide internal open space for the units along 92nd Street.

The provision of the large open spaces on the project will allow for future resident social and passive recreation areas onsite. The pool and other amenities will be placed on the central portion of the roof of the parking structure and not be viewable from the public right-of-way. The projects distance to single-family neighborhoods will ensure these amenity areas have no impacts to those neighborhoods.

### **Live-Work/Co-Working Space**

The proposal for mixed-use includes several live-work units on the ground floor facing the commercial center. These units will have direct access to the entryway-parking field between the projects. With the potential for home offices available for rent and access by customers, the proposal provides a unique opportunity for sustainable live-work

conditions. In addition, these units will have accessible routes and entrances from the parking areas to these live-work units.

Live-work units are spaces designed to accommodate both living and working activities within the same area. They are a type of mixed-use development that aims to provide convenience and efficiency for individuals who want to integrate their personal and professional lives seamlessly. Some of the design considerations are as follows:

- Typically include a designated area for residential purposes, such as a bedroom, bathroom, and living space. These areas are designed to provide comfortable living accommodations for the occupants.
- Feature designated areas for work or professional activities. This could include a studio, office space, or workshop, depending on the needs of the occupants. The workspace is often designed to be flexible and adaptable to accommodate various types of businesses or professions.
- Integration of living and working spaces. This integration allows individuals to easily transition between their personal and professional activities without the need for separate commutes or spaces.
- Designed to be flexible to accommodate a variety of uses and lifestyles. This flexibility may include features such as movable partitions, adjustable furniture, or multi-purpose spaces that can be easily reconfigured to meet the changing needs of the occupants.
- Typically located in mixed-use or urban areas, providing easy access to amenities, services, and transportation options. This central location allows occupants to take advantage of nearby resources while minimizing the need for long commutes.

Caliber intends to market these for-sale units accordingly and work closely with the buyers to determine the necessary final design considerations.

The Co-Working space is something the office market has been experiencing for years now, whereby several un-related office users may utilize this space for their work place. Residents within the for-sale residential complex will have the ability to utilize the co-work space for office use (cubicles and meeting space). In addition, local workers may rent similar space within the co-work space to be near the hospital campus, the commercial center or just plainly out of the convenience and flexibility of the space. This unique use will provide another type of workspace to an area already heavy with medical and standard office space, hospital related uses, commercial use and restaurants uses. The location is positioned to be prime co-work space in a very large mixed-use area of the Shea/101 corridor.

### **Economic Impact**

By providing a significant for-sale residential density into the commercial, office and hospital core area, there is strong potential for future growth of those industries. The future

residents will be able to walk and bike to shop and dine at the adjacent and nearby medical and commercial centers. The future residents will provide for customers to the medical office and other related industries in the area. The future for-sale residential building will provide for another residential housing alternative not presently offered in this area for the surrounding businesses and hospital and health care core. The provision of housing alternatives so close to all of these non-residential uses will allow for increased customer traffic and increase the potential for employees to live in close proximity of their workplace. Just as Downtown Scottsdale is thriving with the number of residential projects supporting that area of the city, the same interaction and success will occur by providing a similar mixture of residential and non-residential uses. The blending of uses as proposed serves the City's economic interests in reducing the in-migration of employees from other communities and providing for an affordable housing option in the central portion of the City.

### **Circulation**

As described above, the two (2) driveways on 92nd Street will remain. The proposed site plan is oriented towards the 92nd Street frontage utilizing the existing two (2) access points from the street. The northern most driveway will be the main access to the project with cross-access between the commercial shopping center to the north and vacant parcels to the east. This multiple cross access design will allow for a new traffic signal to be placed at this main entrance driveway across from one of the hospital campuses main driveways (E. Cochise Dr.). The placement of the traffic signal will allow for the future residents of this project safe and efficient pedestrian access across 92nd Street to access the hospital campus and the City's green belt path and trail system and is supported by Honor Health Shea Campus.

The cross access with the commercial center will ensure vehicles will be utilizing cross-access driveways to find the appropriate entrance and exit points to the multiple sites and not create pinch points or non-recommended vehicular movements because of lack of signalized access. This main driveway will also serve as the exit point for most commercial vehicles servicing the rear of the adjacent commercial center at a safe, signalized intersection. The proposed circulation system with the adjacent properties provides for safe and efficient traffic and finalizes the traffic challenges to these properties.

The creation of this main driveway to the project assists with logical and safe cross-access. Furthermore, in gaining community support for this revised proposal, Both the McCormick Ranch Property Owners Association ("MRPOA") and Scottsdale Ranch Homeowners Association ("SRHOA") have both weighed in on the proposal and favor the cross-access easement to the vacant property to the east. This cooperative effort from the major projects in the area will ensure vehicular and pedestrian circulation is master planned so as to benefit circulation for the entire area and limit direct access to Shea Blvd. The attached traffic analysis demonstrates that the roadways 'not named Shea Blvd.' are significantly under capacity in the area. The 235 for-sale residential units do not significantly impact any of the surrounding under capacity roadways while impacting Shea Blvd. at a



very small percentage. The coordination with the hospital on a traffic signal at the main entrance to the proposal allows for the Sprouts shopping center, hospital campus and residential community a safe and efficient signalized intersection for ingress and egress.

### **Neighborhood Outreach**

We have submitted a comprehensive citizen participation plan as part of this submittal. We met with stakeholders throughout 2023 to assess and understand building type, design, density, access and other considerations. We held an open house on January 8, 2024 at Caliber corporate offices to discuss our new request. This open house is required prior to submitting a complete application per the City's development submittal process.

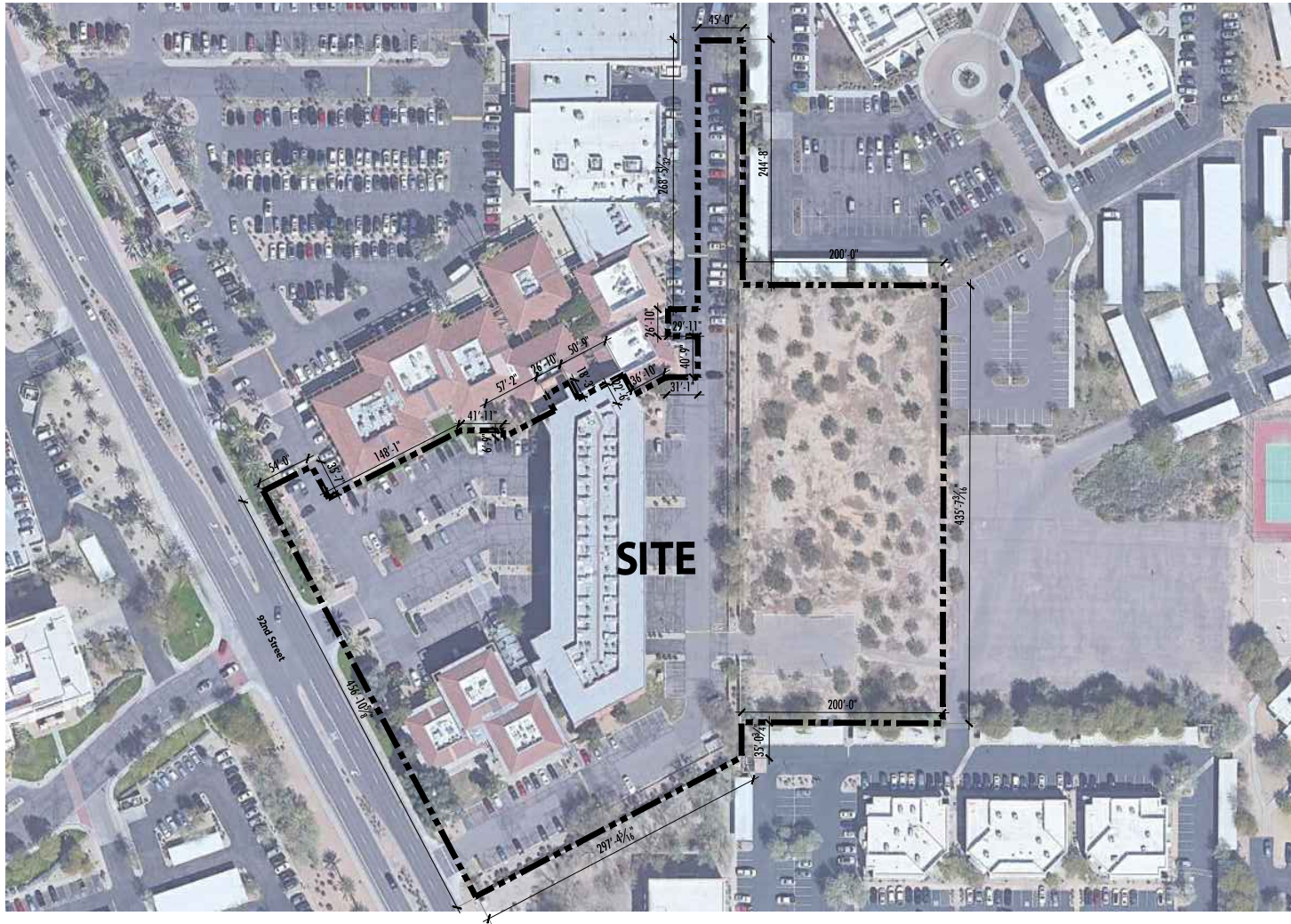
We have received a letter of support with conditions from MRPOA and a letter of neutrality from SRHOA with a favorable recommendation on keeping vehicular cross-access with the vacant parcels to the east. We held additional open houses as requested and continued to communicate with residents and stakeholders throughout this entitlement process. Furthermore, the net result of this outreach was our major modification to the proposal to ensure all of the residential units proposed are for-sale condominiums as requested by many of the stakeholders during the public outreach effort.

### **Summary & Conclusion**

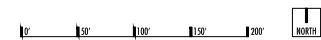
As discussed throughout this narrative, the proposed mixed-use request will reinvigorate and redevelop an under-utilized infill parcel and the vacant parcel to the east. The influx of new residents will provide for new users of the surrounding non-residential uses. The mixed-use proposal creates safe and efficient access between the properties. The proposed site plan creates access points in logical locations away from Shea Boulevard and directs traffic to surrounding roadways that are under capacity. The combination of new residential traffic within non-residential traffic will benefit from a signalized intersection at the north driveway and the hospital campuses E. Cochise Drive intersection at 92nd Street. The influx of new residents will then have a safe pedestrian and bicycle route across 92nd Street to the City's green belt path and trail system.

This area of the city is a growing core area with the large hospital campus, several commercial, retail and restaurant concentrations and large employer/office users. The provision of an additional for-sale housing alternative with this proposal will be future users of the above-mentioned non-residential uses. The new for-sale residential housing alternative will benefit the major employers in the area including the hospital and related facilities and several commercial offices uses throughout this core area. As with the McDowell Road corridor, Downtown Scottsdale, the Airpark and other core areas of Scottsdale, the provision of quality for-sale residential and mixed-use projects creates the ideal land use synergy, lessens traffic congestion, and provides for housing alternatives in an evolving economy. The adding of new residents to an area with significant employment users, service uses, retail uses, and restaurant uses will create an economic benefit to the entire area and lessen the influx of workers from outside the city.

Finally, this proposal creates a series of co-working office space and live-work housing options for potential new residents and independent office users. As a result, the proposed mixed-use for-sale multi-family proposal will enhance the quality of life for the future residents and ensure future success of the adjacent commercial businesses.



### Boundaries of Rezoning Application



20157- 12-20-23



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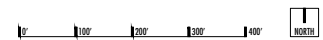
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## Context Aerial



20157- 3-8-24



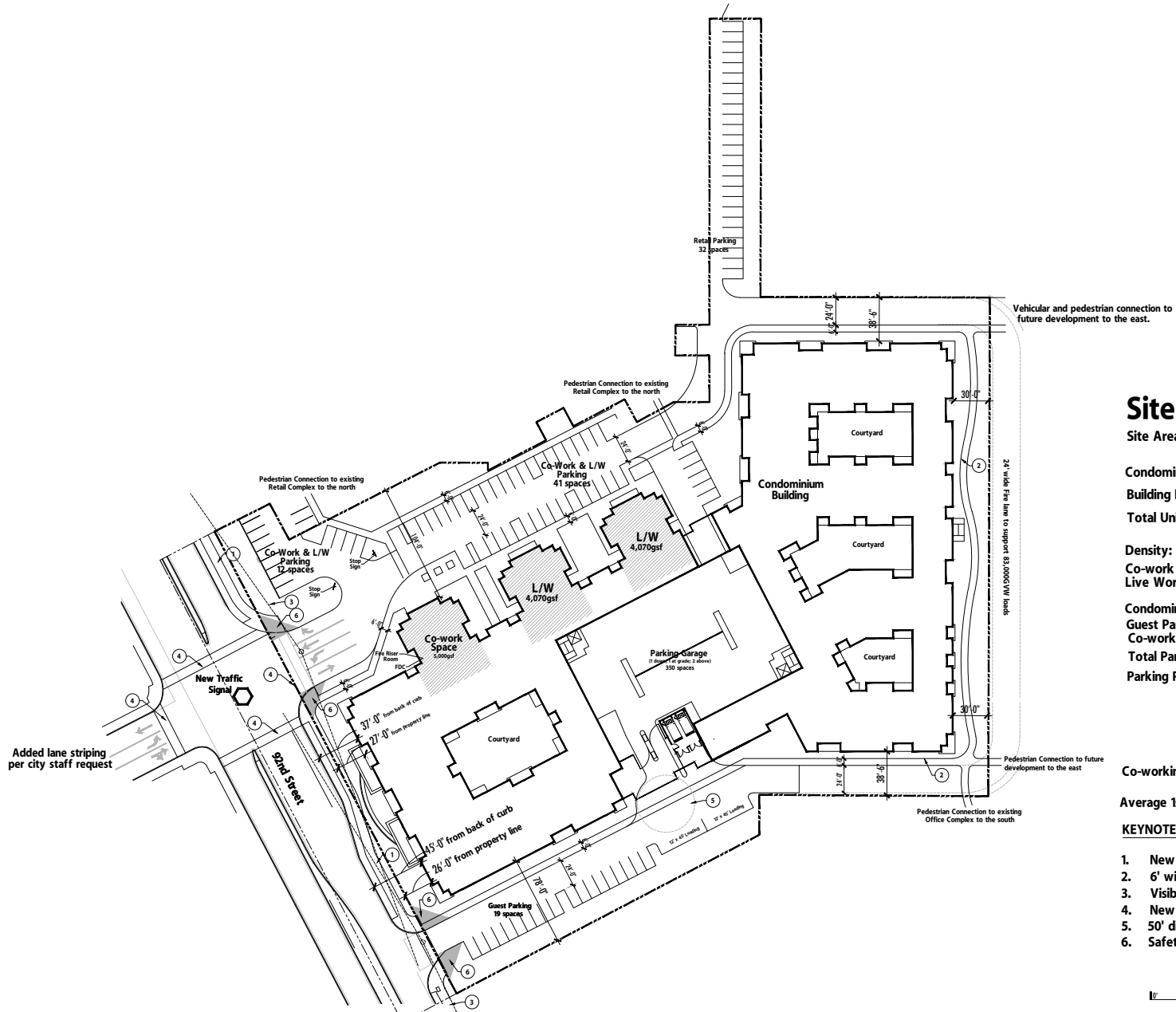
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## Site Plan

Site Area:	6.64 acres gross (289,152sf) 6.08 acres net (264,725sf)
Condominium Area:	229,150sf for-sale area
Building Height:	48'-0" (3 Stories+Roof Amenity)
Total Units:	235 units (8 L/W; 145 1-bdrm; 82 2-bdrm.) (975sf average)
Density:	35.39 units / gross acre
Co-work Space:	5,000gsf
Live Work:	8,140gsf
Condominium Parking Required:	339 spaces (1.3/1-bdrm; 1.7/2-bdrm.)
Guest Parking Required:	40 spaces (1 space / 6 units)
Co-work Required:	17 spaces (1.0/300sf)
Total Parking Required:	396 spaces
Parking Provided:	350 parking garage spaces 53 surface spaces (Co-work & L/W) 19 surface spaces (Guest) 32 surface spaces (Retail) 454 spaces total

Co-working/Live-work at 1st Floor: 

Average 1st Floor Building Setback along 92nd Street is 29'-0"

### KEYNOTES

1. New 8' Detached Concrete Sidewalk
2. 6' wide Sidewalk Connection
3. Visibility Triangle (30" max. landscape height)
4. New Pedestrian Crosswalk with Traffic Signal
5. 50' diameter Guest Turn-Around
6. Safety Triangle Easement per DSPM 5-3.123



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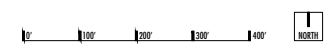
## Pedestrian and Vehicular Circulation

The development will have numerous opportunities for pedestrian connectivity to existing retail, restaurant and office venues adjacent to the property.

The project will provide a new signalized crossing at 92 Street and Cochise Drive to provide access from the site to the Honor Health Medical Campus and greenbelt system.

There will be approximately 25.8% of open space located throughout the property in courtyards and pedestrian-oriented locations.

Pedestrian Circulation:   
Vehicular Circulation: 



20157- 5-7-24



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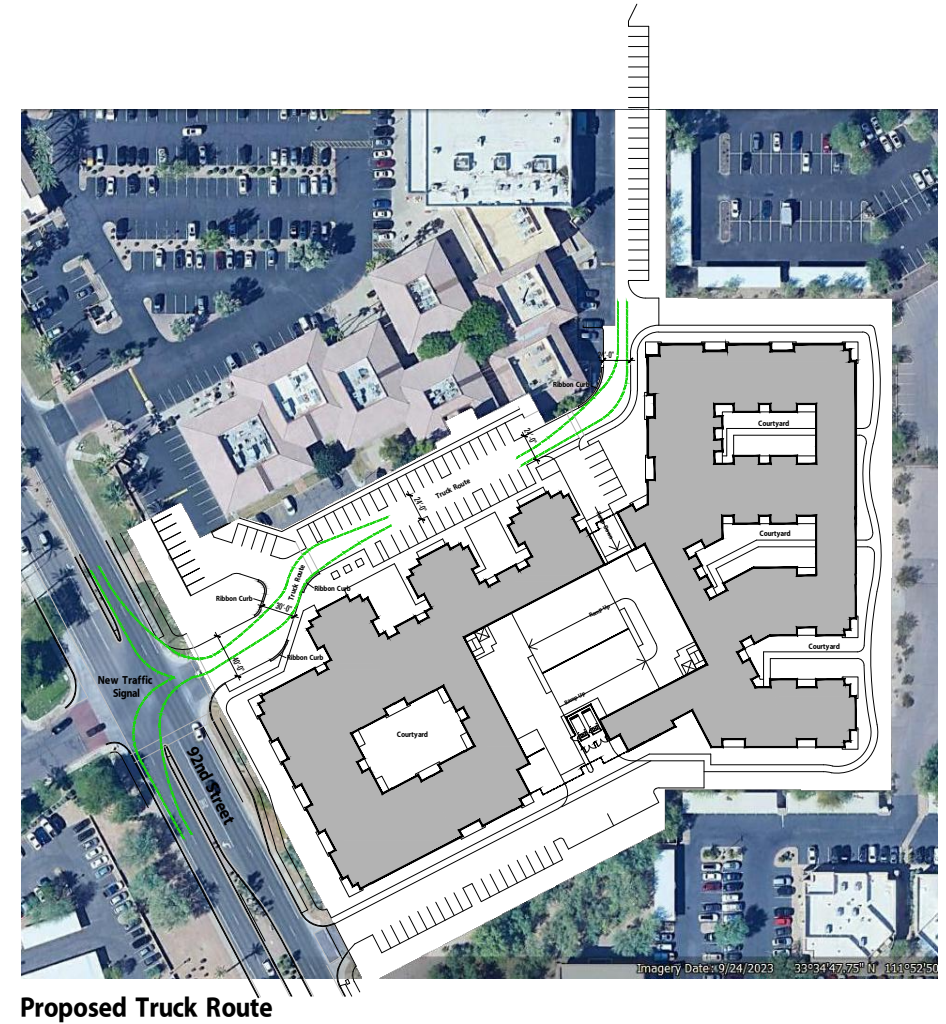
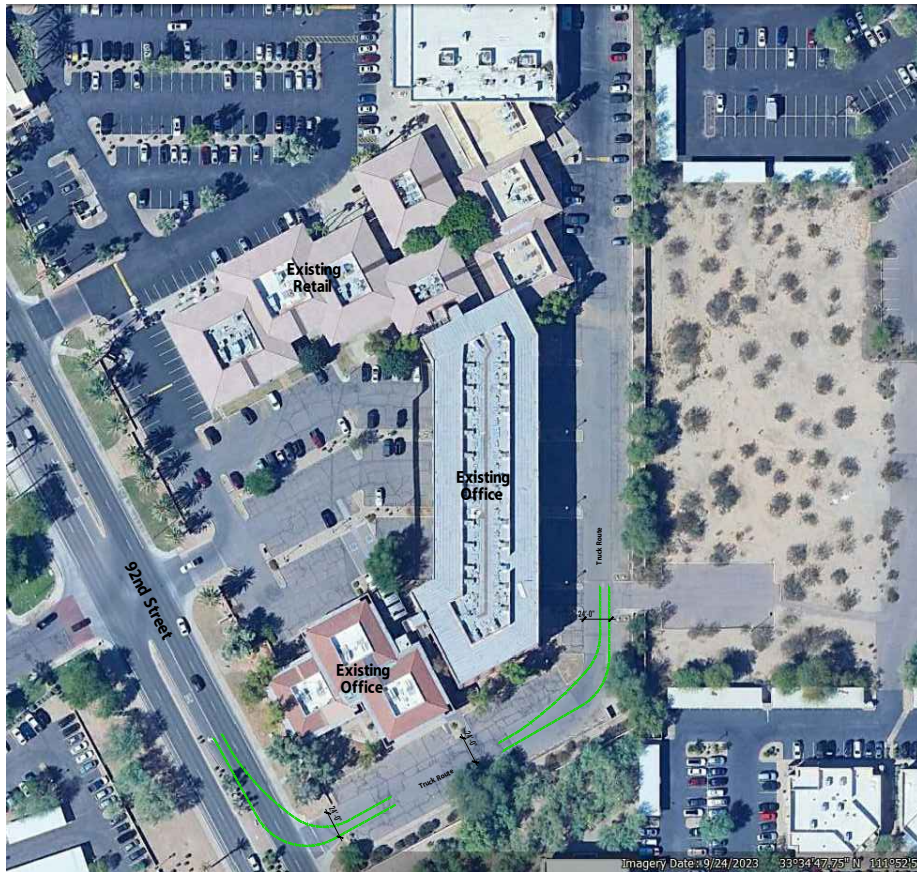
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## Truck Access Site Plan

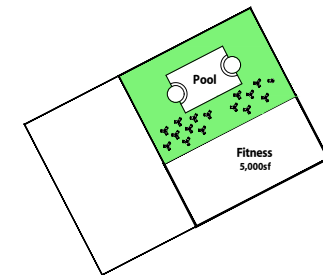
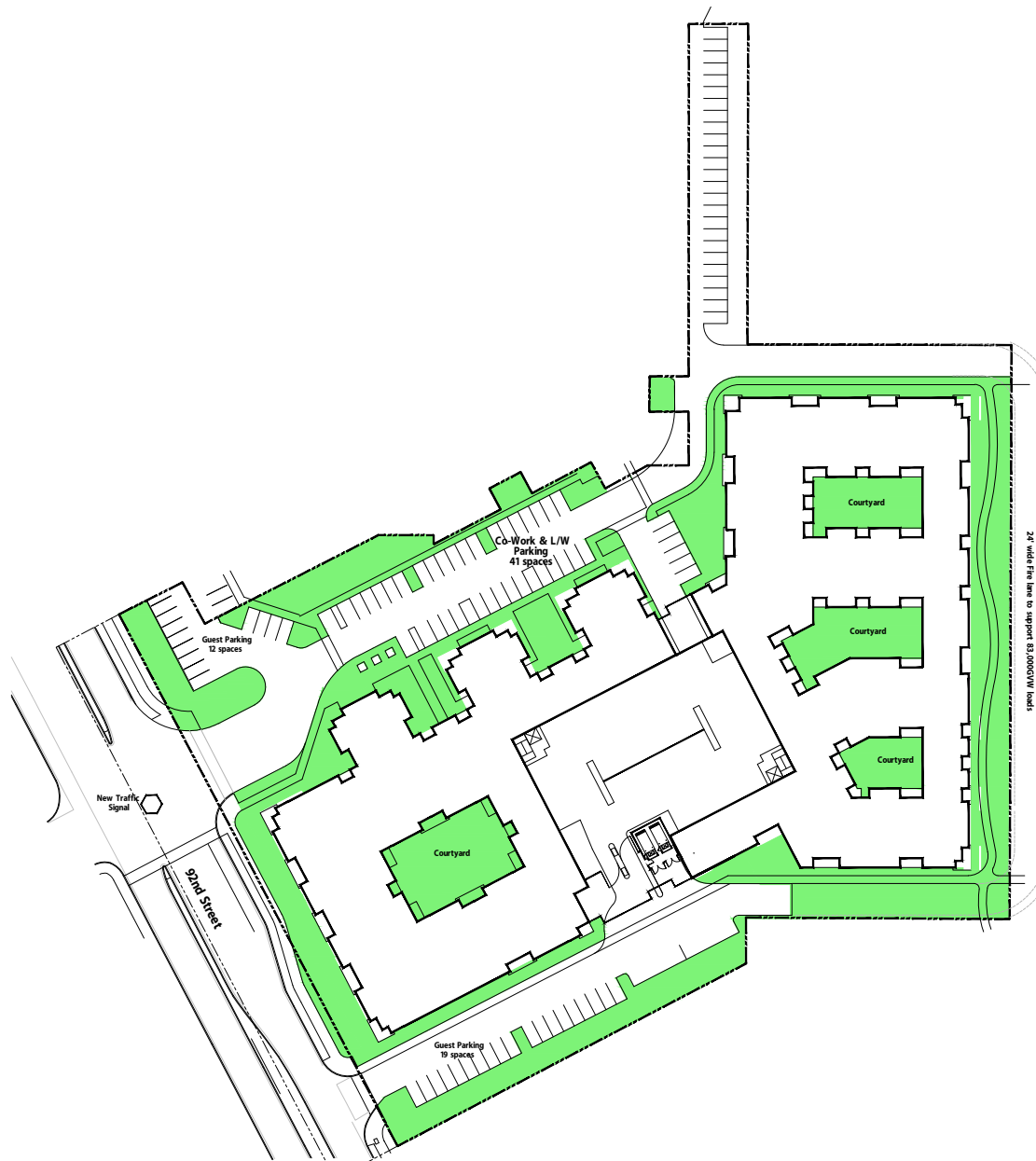
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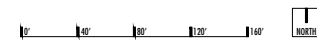
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## Open Space Worksheet

Site Area:	6.64 acres gross (289,152sf)
	6.08 acres net (264,725sf)
Common Open Space Required:	28,915sf (10.0% gross site)
Common Open Space Provided:	83,200sf (28.77%)
	(includes pool deck)
Private Outdoor Required:	14,457sf (5.0% gross residential area)
Private Outdoor Provided:	30,147sf



20157-6-19-24



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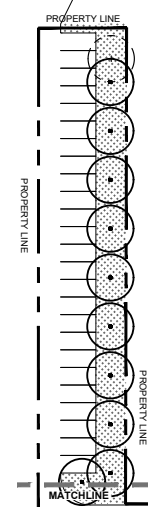
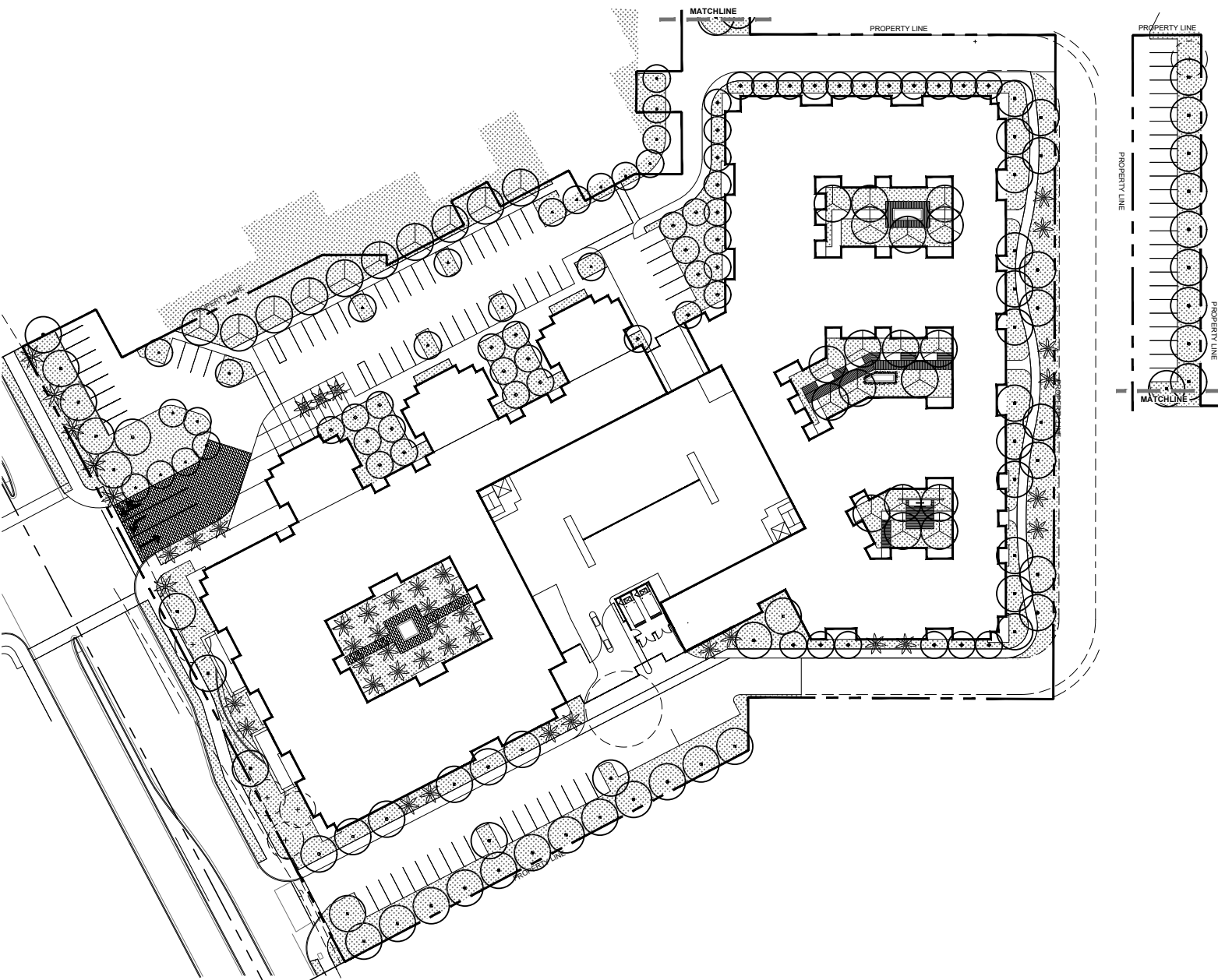
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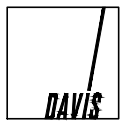


**PLANT LEGEND:**

SYMBOL	TYPE	SIZE
<b>TREES</b>		
(Symbol: star in circle)	Existing Tree to Remain	
(Symbol: star in circle)	Existing Palm to Remain	
(Symbol: circle with cross)	<i>Chilopsis linearis</i> Desert Willow	48" box
(Symbol: circle with dot)	<i>Olea europaea</i> European Olive	48" box
(Symbol: star in circle)	<i>Phoenix dactylifera</i> Date Palm	15' crown height
(Symbol: circle with cross)	<i>Prosopis juliflora</i> 'Cooper' Cooper Mesquite	48" box
(Symbol: circle with dot)	<i>Ulmus parvifolia</i> Chinese Elm	48" box
<b>SHRUBS</b>		
(Symbol: circle with cross)	<i>Calliandra eriophylla</i> Pink Fairy Duster	5 Gallon
(Symbol: circle with dot)	<i>Cordia alliodora</i> Texas olive	15 Gallon
(Symbol: circle with cross)	<i>Justicia spicigera</i> Mexican Honeysuckle	5 Gallon
(Symbol: circle with dot)	<i>Lantana thurstonii</i> Oreocete	15 Gallon
(Symbol: circle with cross)	<i>Ruellia equisetiformis</i> Coral Fountain	5 Gallon
(Symbol: circle with dot)	<i>Tecoma stans</i> Yellow Bell	15 Gallon
(Symbol: circle with cross)	<i>Tecoma hybrid</i> Sierra Apricot	15 Gallon
<b>ACCENTS</b>		
(Symbol: circle with cross)	<i>Aloe barbadensis</i> Yellow Blooming Aloe	5 Gallon
(Symbol: circle with dot)	<i>Aloe x Blue Elf</i> Blue Elf Aloe	5 Gallon
(Symbol: circle with cross)	<i>Dioscorea wheeleri</i> Desert Spoon	5 Gallon
(Symbol: circle with dot)	<i>Hesperaloe parviflora</i> Breaklight Red Yucca	5 Gallon
(Symbol: circle with cross)	<i>Hesperaloe parviflora</i> Red Yucca	5 Gallon
(Symbol: circle with dot)	<i>Hesperaloe parviflora</i> Desert Flamingo	5 Gallon
(Symbol: circle with cross)	<i>Hesperaloe parviflora</i> Giant Hesperaloe	15 Gallon
(Symbol: circle with dot)	<i>Muhlenbergia rigens</i> Deer Grass	5 Gallon
(Symbol: circle with cross)	<i>Opuntia ficus indica</i> Pecan Prickly Pear	15 Gallon
(Symbol: circle with dot)	<i>Pedicularis bracteatus</i> Tall Slipper Plant	5 Gallon
(Symbol: circle with cross)	<i>Portulacaria afra</i> Elephant's Foot	5 Gallon
(Symbol: circle with dot)	<i>Sarcocolla bifasciata</i> Mother-in-Law's Tongue	5 Gallon
(Symbol: circle with cross)	<i>Yucca pallida</i> Pale Leaf Yucca	5 Gallon
(Symbol: circle with dot)	<i>Yucca rostrata</i> Beaked Yucca	5 Gallon
(Symbol: circle with cross)	<i>Yucca rupicola</i> Twisted Leaf Yucca	5 Gallon
<b>Groundcovers/Vines</b>		
(Symbol: circle with cross)	<i>Ficus pumila</i> Creeping Fig	5 Gallon
(Symbol: circle with dot)	<i>Lantana 'New Gold'</i> New Gold Lantana	5 Gallon
(Symbol: circle with cross)	<i>Parthenocissus</i> sp. Hacienda Creeper	5 Gallon
(Symbol: circle with dot)	<i>Bougainvillea</i> sp. Bougainvillea vine	5 Gallon

SYMBOL TYPE  
FIRE LINE  
NOTE: ALL PLANTING AREAS COVERED WITH 2" DEPTH DECOMPOSED GRANITE

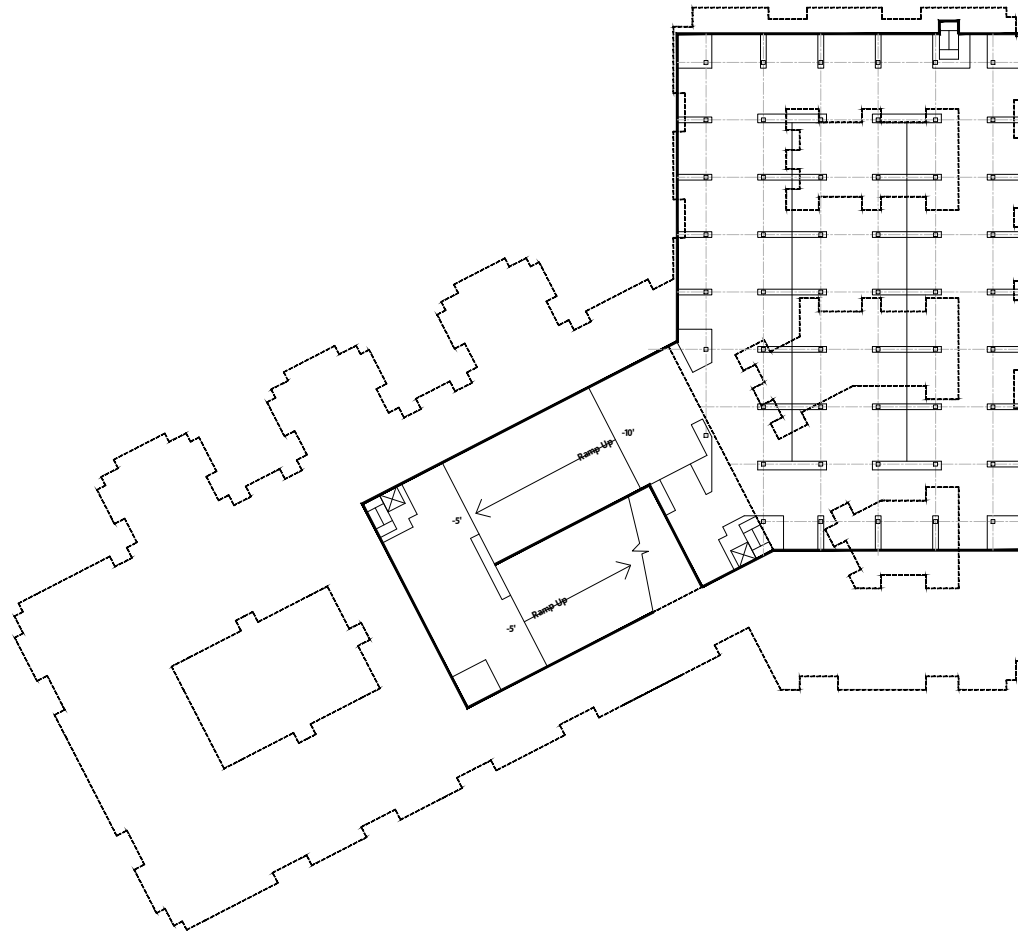
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phoenix, az 85004  
1 480.382.4244  
www.trueformstudio.com



**L1.02**  
planting plan

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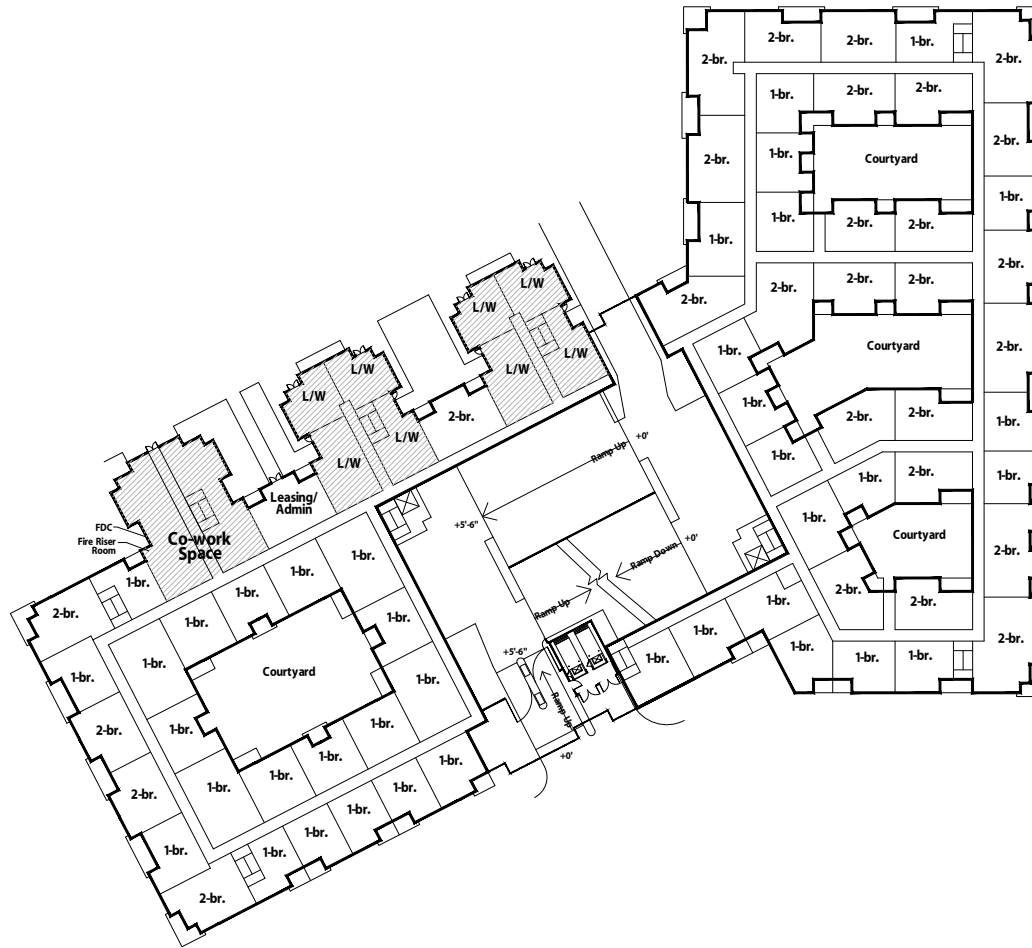


**Sublevel One (-10'-0")**  
**195 spaces**



20157- 11-26-24





**First Floor (+0'-0'')**  
**73,300sf for-sale area**  
**75 units**  
**40 spaces**

Co-working/Live-work: 

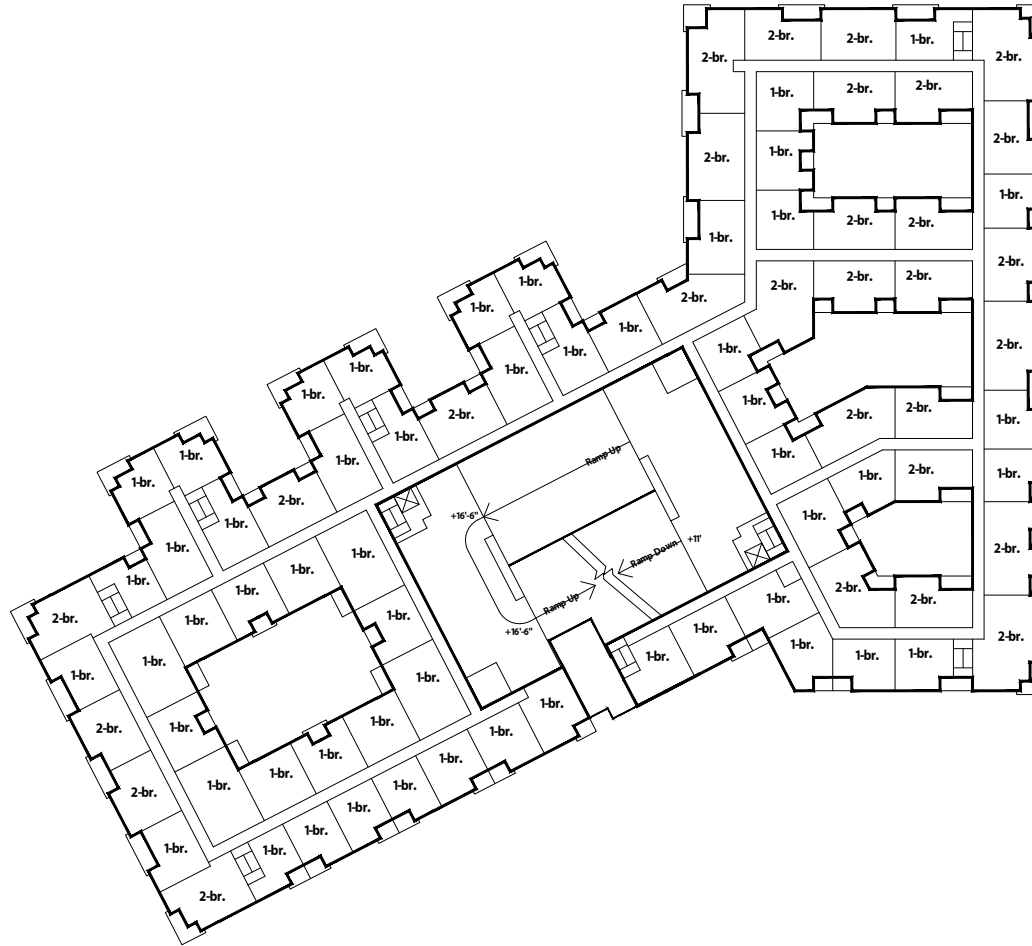


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**Second Floor (+11'-0")**  
**81,000sf for-sale area**  
**83 units**  
**60 spaces**

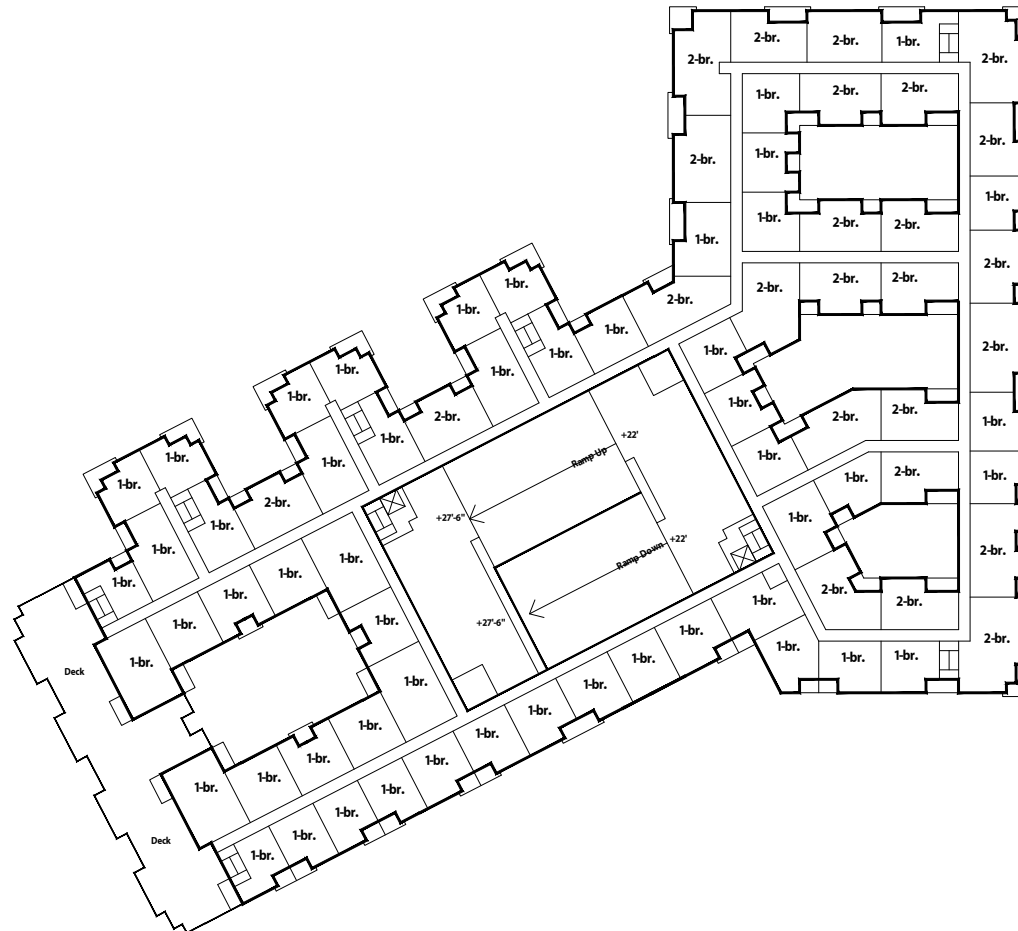


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**Third Floor (+22'-0")**  
**74,850sf for-sale area**  
**77 units**  
**55 spaces**



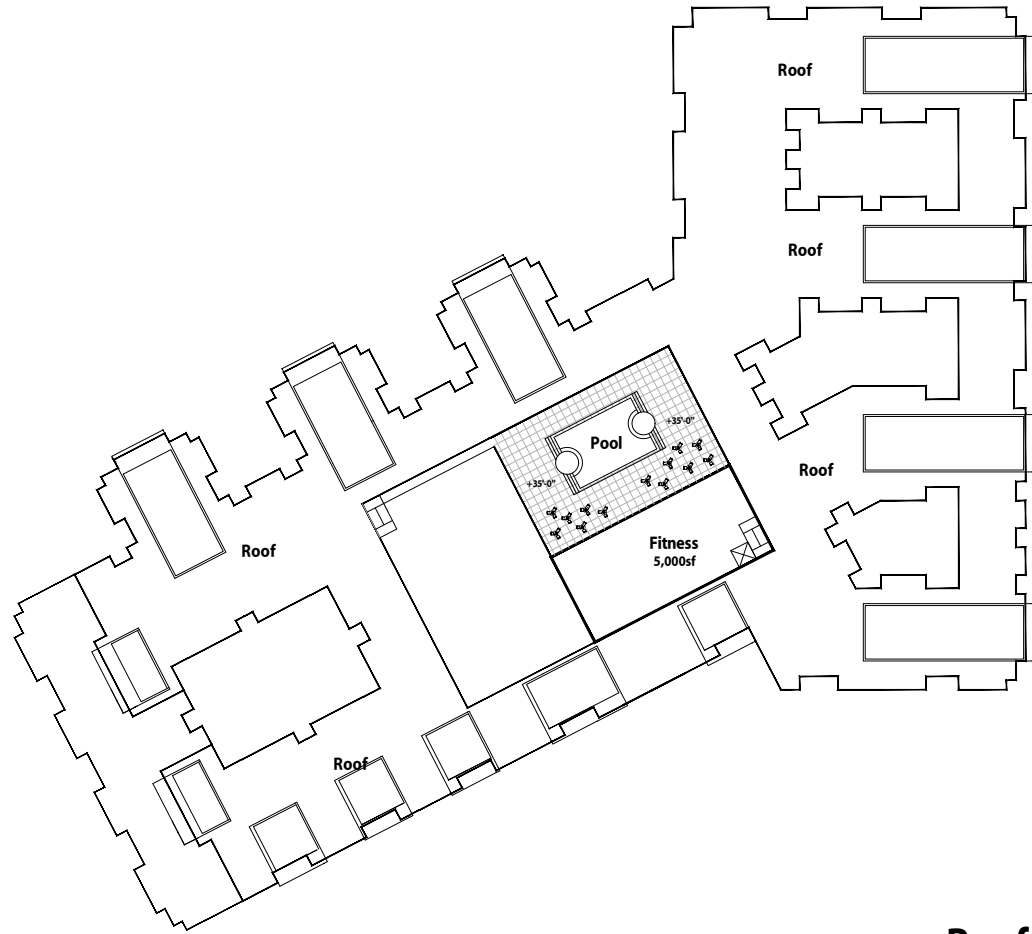
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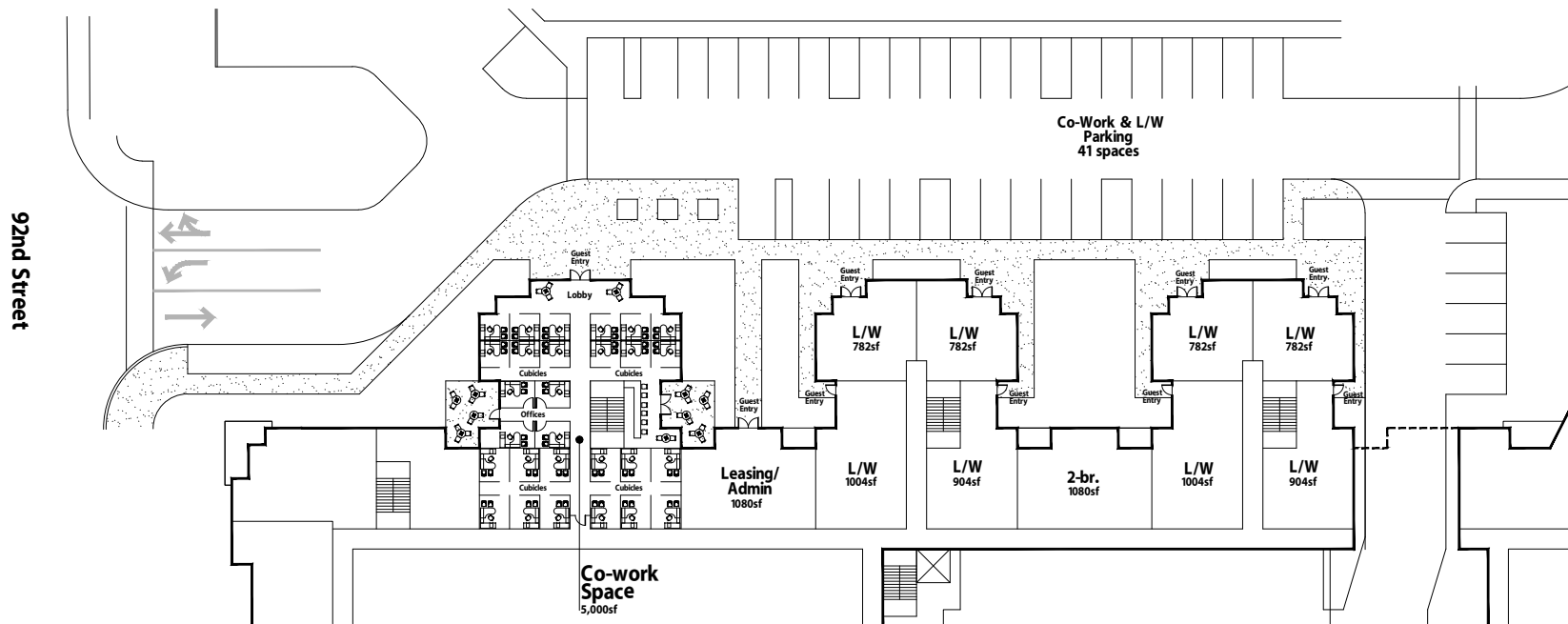
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**Roof / Amenity Deck (+35'-0")**



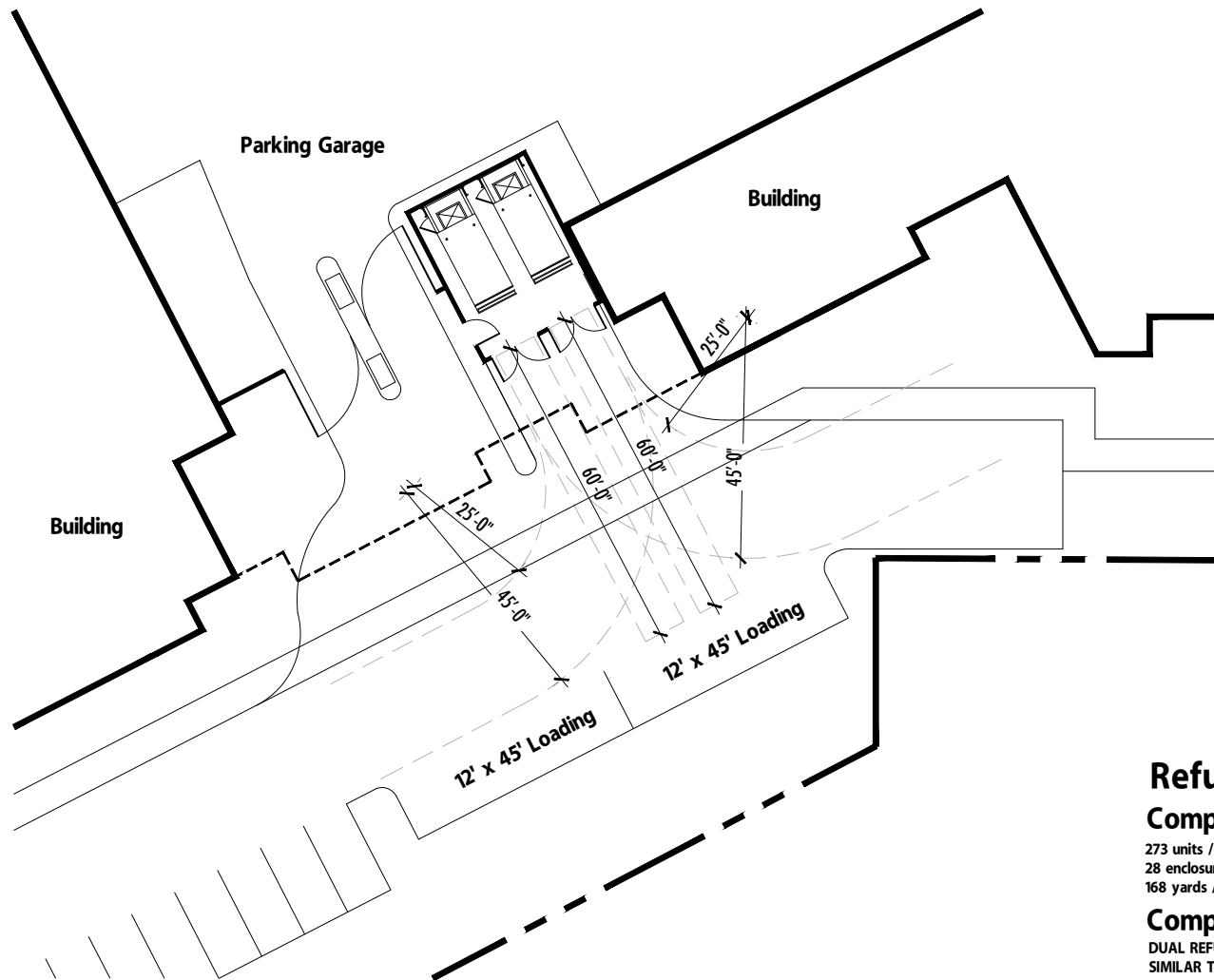
## Co-working / Live-work Plan

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## Refuse Plan

### Compactor Calculation:

273 units / 20 units x 2 enclosures with recycling = 28 enclosures

28 enclosures x 6 yards per enclosure = 168 yards

168 yards / 4:1 C.O.S. compaction ratio = 42 yards

### Compactor Type and Capacity:

DUAL REFUSE / RECYCLING COMPACTOR,  
SIMILAR TO MARATHON RJ-250SC (32YD)

(Concierge refuse service to be provided.)



20157- 3-8-24



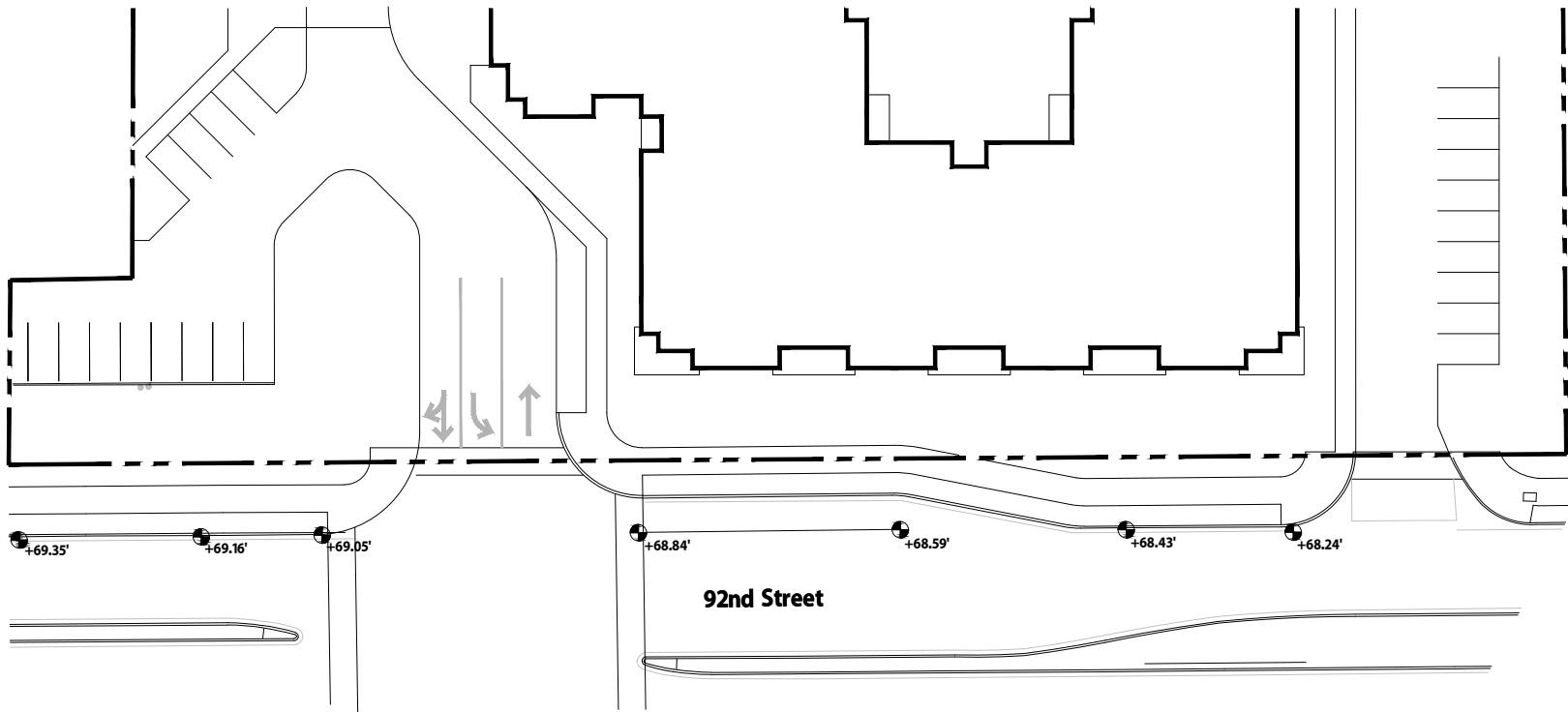
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#### Curb Elevations

69.35'  
69.16'  
69.05'  
68.84'  
68.59'  
68.43'  
68.24'

TOTAL: 481.66'

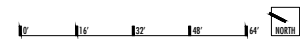
÷ 7

68.80'

+12" allowance per code

Height Measurement Datum Point: 69.80'

### Average Curb Elevation Exhibit



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**North Elevation**



48'-0" T.O. High Parapet  
39'-0" T.O. Mech Screen  
35'-0" T.O. Low Parapet  
(35'-0" T.O. Amenity Deck)  
0'-0" Fin. Floor  
(Finish Floor: 71.25')  
Datum Point: average curb + 12" = 69.50'

**East Elevation**



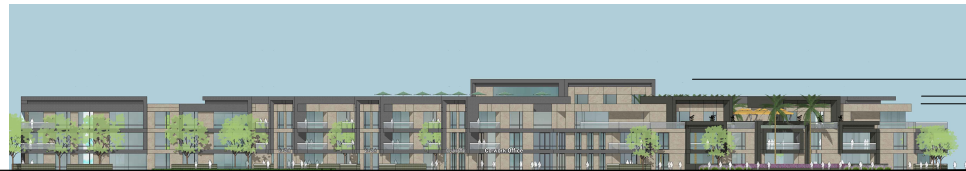
48'-0" T.O. High Parapet  
39'-0" T.O. Mech Screen  
35'-0" T.O. Low Parapet  
(35'-0" T.O. Amenity Deck)  
0'-0" Fin. Floor  
(Finish Floor: 71.25')  
Datum Point: average curb + 12" = 69.50'

**South Elevation**



48'-0" T.O. High Parapet  
39'-0" T.O. Mech Screen  
35'-0" T.O. Low Parapet  
(35'-0" T.O. Amenity Deck)  
0'-0" Fin. Floor  
(Finish Floor: 71.25')  
Datum Point: average curb + 12" = 69.50'

**West Elevation**



48'-0" T.O. High Parapet  
39'-0" T.O. Mech Screen  
35'-0" T.O. Low Parapet  
(35'-0" T.O. Amenity Deck)  
0'-0" Fin. Floor  
(Finish Floor: 71.25')  
Datum Point: average curb + 12" = 69.50'

**92nd Street Elevation**



48'-0" T.O. High Parapet  
39'-0" T.O. Mech Screen  
35'-0" T.O. Low Parapet  
(35'-0" T.O. Amenity Deck)  
0'-0" Fin. Floor  
(Finish Floor: 71.25')  
Datum Point: average curb + 12" = 69.50'

**Building Elevations / Elevations Worksheet**

0' 30' 60' 90' 120'

MERCADO VILLAGE- Scottsdale, Arizona

20157- 3-20-24

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**Aerial View from Southwest**

**MERCADO VILLAGE- Scottsdale, Arizona**

20157- 3-20-24

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**Aerial View from Northwest**

**MERCADO VILLAGE- Scottsdale, Arizona**

20157- 3-20-24

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**View from 92nd Street Entry**

**MERCADO VILLAGE- Scottsdale, Arizona**

20157- 3-20-24

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**View from Southwest**

**MERCADO VILLAGE- Scottsdale, Arizona**

20157- 3-20-24

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**Aerial View from Northeast**

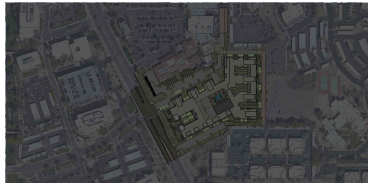
**MERCADO VILLAGE- Scottsdale, Arizona**

20157- 3-20-24

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December 21st 6:00am



December 21st 9:00am



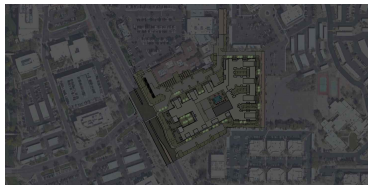
December 21st 12:00pm



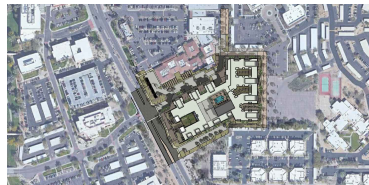
December 21st 3:00pm



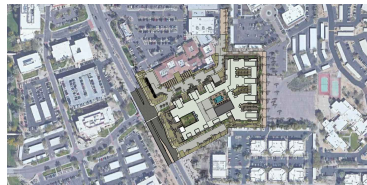
December 21st 6:00pm



September 21st 6:00am



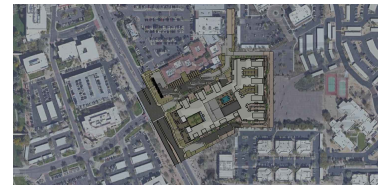
September 21st 9:00am



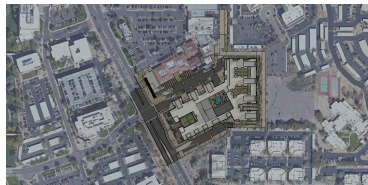
September 21st 12:00pm



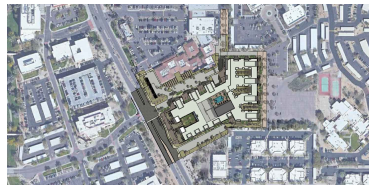
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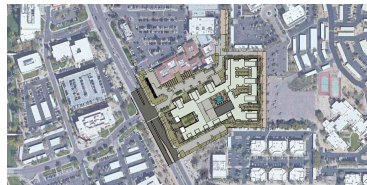
September 21st 6:00pm



June 21st 6:00am



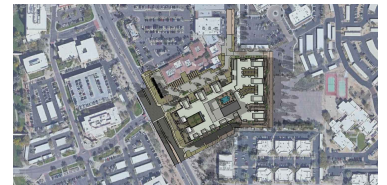
June 21st 9:00am



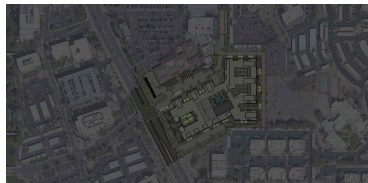
June 21st 12:00pm



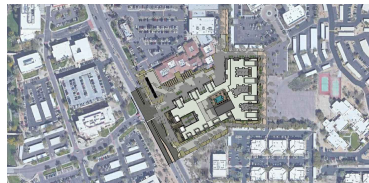
June 21st 3:00pm



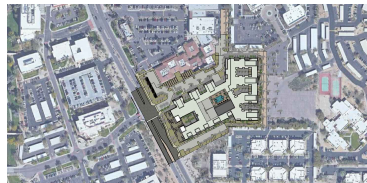
June 21st 6:00pm



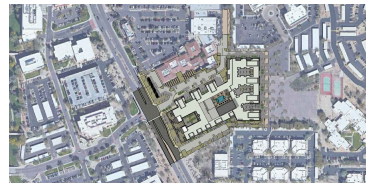
March 21st 6:00am



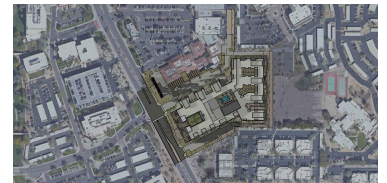
March 21st 9:00am



March 21st 12:00pm



March 21st 3:00pm



March 21st 6:00pm

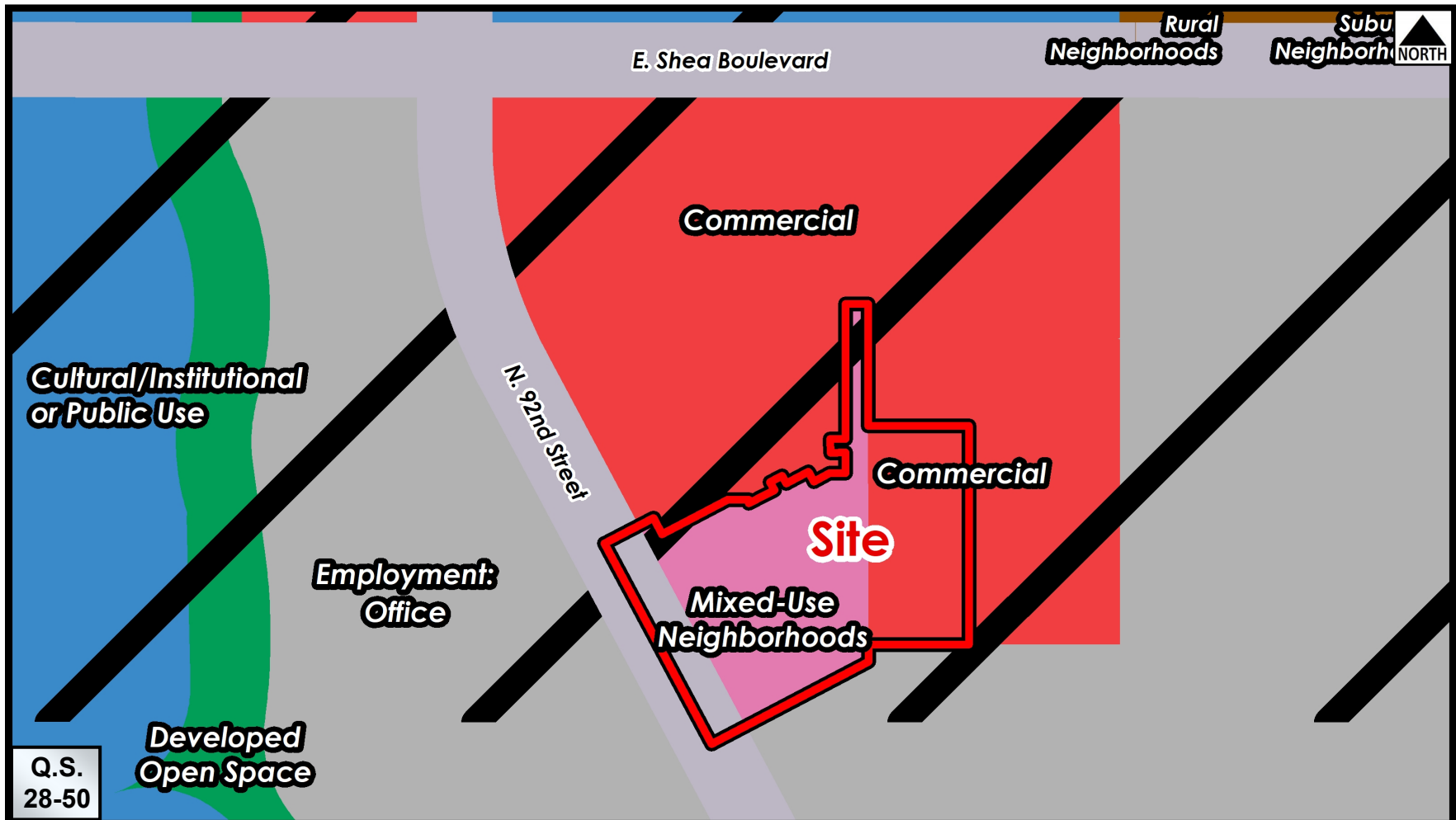
## MERCADO VILLAGE- Scottsdale, Arizona

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**Solar Analysis**

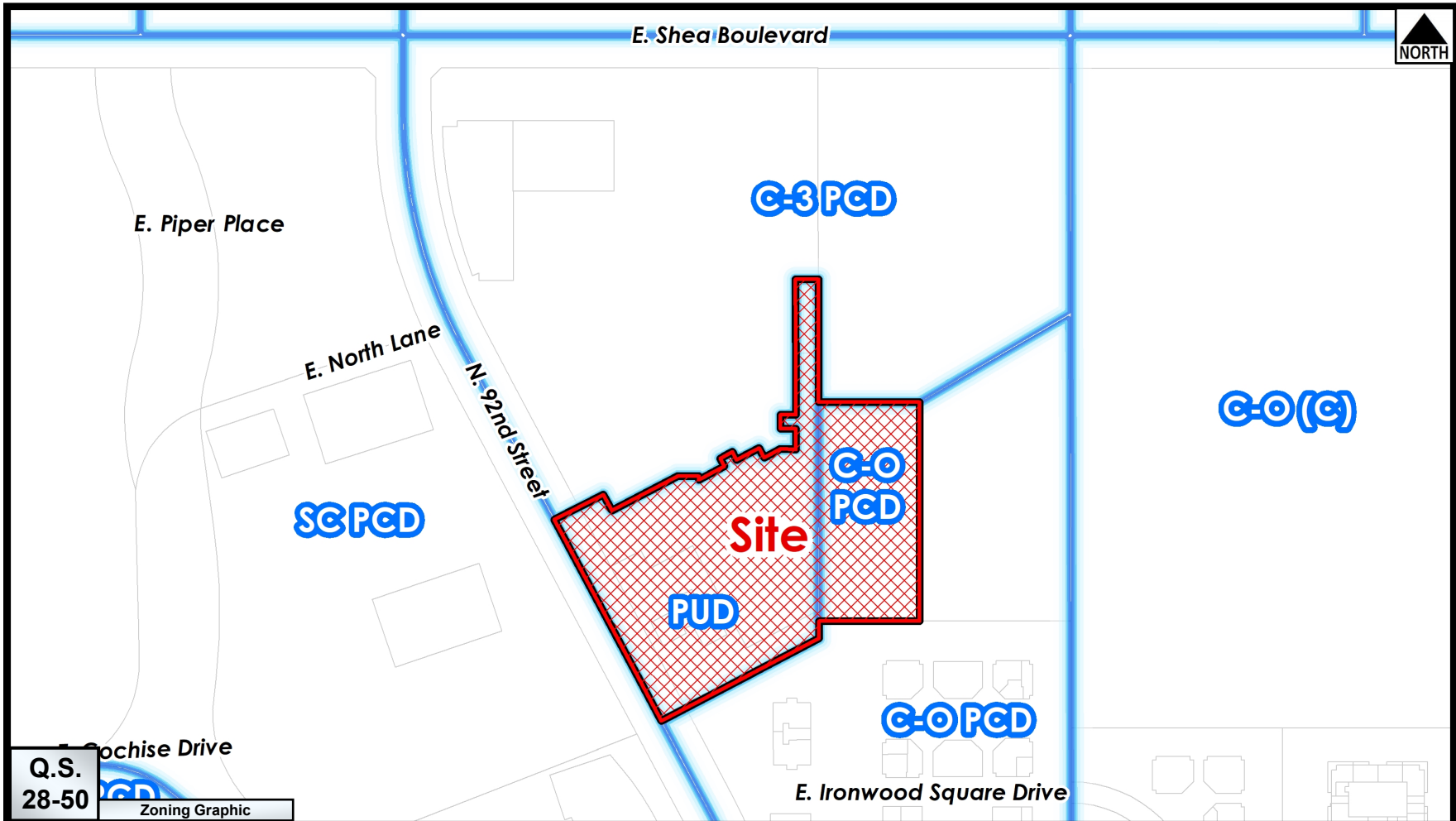
20157- 12-20-2023





Existing General Plan 2035 Future Land Use Map  
+/- 2-acres of Commercial

1-GP-2024 & 1-ZN-2024



Existing Zoning

1-GP-2024 & 1-ZN-2024



## Executive Summary

### Introduction

92 Ironwood Partners are planning to develop Mercado Village in the City of Scottsdale, immediately east of 92<sup>nd</sup> Street, and coincident with the Cochise Drive alignment. Mercado Village will consist of 255 three-story apartments; 8,140 square feet of live / work space; and 5,000 square feet of co-work space.

### Results

The existing 2023 traffic counts at the 92<sup>nd</sup> / Cochise intersection – the primary access for Mercado Village – reveal that 76% of the daily westbound Cochise traffic turns left to travel south on 92<sup>nd</sup> Street.

The proposed Mercado Village is anticipated to generate; as a total of both directions; 2,029 daily; 123 morning peak hourly; and 175 evening peak hourly vehicles.

The existing property includes 71,000 square feet of vacant medical office buildings. A portion of the property is vacant, which would allow an additional 60,000 square feet of medical office building. This 131,000 medical office building area would generate; as a total of both directions; 5,521 daily; 406 morning peak hourly; and 530 evening peak hourly vehicles.

If 131,000 square feet of medical office were constructed on the Mercado Village property; the traffic volumes on Shea Boulevard at 92<sup>nd</sup> Street would increase by an estimated 1,134 vehicles-per-day. If the proposed Mercado Village were constructed, the traffic volumes on Shea Boulevard at 92<sup>nd</sup> Street would increase by an estimated 254 vehicles-per-day; 22% fewer daily vehicles than medical office would generate.

**Table 1** and **Table 2** summarize the intersection level-of-service results for 2023 and 2025, without and with Mercado Village. These tables indicate the number of intersections, approaches, and turning movements at each level-of-service for each condition. Their purpose is to provide a convenient comparison between the different years, without and with Mercado Village. (Both analyses are without the possible 131,000 square feet of medical office.

**Table 1: Peak Hours Level-of-Service Summary for All Signalized Intersections**

	MORNING PEAK HOUR				MID-DAY PEAK HOUR				EVENING PEAK HOUR			
	2023		2025		2023		2025		2023		2025	
	EXISTING	WITH SITE	AMBIENT	WITH SITE	EXISTING	WITH SITE	AMBIENT	WITH SITE	EXISTING	WITH SITE	AMBIENT	WITH SITE
A	7	24	25	24	8	25	25	24	8	21	24	21
B	3	3	2	2	1	1	1	2	1	5	3	5
C	17	15	16	16	14	13	15	12	17	17	15	16
D	7	9	8	9	11	11	10	12	8	8	9	9
E	0	0	0	0	0	1	0	1	0	0	0	0
F	0	0	0	0	0	0	0	0	0	0	0	0
	34	51	51	51	34	51	51	51	34	51	51	51

The signalized intersection mid-day peak level-of-service “E” is an eastbound left-turn at the 92<sup>nd</sup> / Shea intersection. The boundary between level-of-service “D” and “E” is a delay of 55 seconds. This mid-day peak delay for 2023 without Mercado Village traffic volumes is 54.9 seconds, this delay for 2023 with Mercado Village is 55.5 seconds. Therefore a 0.6 second delay increase changes the level-of-service from “D” to “E”.

**Table 2: Peak Hours Level-of-Service Summary for All Unsignalized Intersections**

	MORNING PEAK HOUR				MID-DAY PEAK HOUR				EVENING PEAK HOUR			
	2023		2025		2023		2025		2023		2025	
	EXISTING	WITH SITE	AMBIENT	WITH SITE	EXISTING	WITH SITE	AMBIENT	WITH SITE	EXISTING	WITH SITE	AMBIENT	WITH SITE
A	29	26	27	26	25	24	25	24	31	28	26	24
B	11	11	8	7	13	11	12	3	12	12	13	11
C	5	6	12	7	6	6	7	13	6	5	10	8
D	5	4	4	6	2	4	3	4	1	0	2	2
E	1	2	0	2	3	1	2	0	1	2	0	1
F	0	2	0	3	2	5	2	7	0	4	0	5
	51	51	51	51	51	51	51	51	51	51	51	51

The unsignalized intersection levels-of-service of “E” and “F” are left-turns from either North Lane or Cochise Drive onto 92<sup>nd</sup> Street. A traffic signal at the 92<sup>nd</sup> / Cochise intersection would improve the levels-of-service at the 92<sup>nd</sup> / Cochise intersection from “E” and “F” to “B”.

A traffic signal is within two (2) vehicles in one hour of satisfying the traffic signal warrants at the 92<sup>nd</sup> / Cochise intersection with 2025 plus Mercado Village traffic volumes. A traffic signal at the 92<sup>nd</sup> / Cochise intersection would improve the operation of both directions of Cochise Drive without diminishing the operation of either direction of 92<sup>nd</sup> Street, comparing the existing stop sign condition to the signal condition.

Furthermore, both east and west of 92<sup>nd</sup> Street, North Lane and Cochise Drive are directly connected apart from 92<sup>nd</sup> Street. On the west side of 92<sup>nd</sup> Street, Cochise Drive and Ironwood Lane are directly connected apart from 92<sup>nd</sup> Street. Therefore, drivers who wish to turn onto 92<sup>nd</sup> Street from west of 92<sup>nd</sup> Street at either North Lane or Ironwood Lane, could do so at either a stop sign or a signal. Drivers who wish to turn left onto 92<sup>nd</sup> Street from east of 92<sup>nd</sup> Street at North Lane can also do so at either a stop sign or a signal.

Additionally, a signal at Cochise; which is also the apartment, condominium, medical office, and retail left-turn access; would allow residents of Mercado Village who work at HonorHealth or the adjacent medical office buildings south of Shea Boulevard and west of 92<sup>nd</sup> Street, to walk across 92<sup>nd</sup> Street at a signal-protected intersection. This traffic signal would also aid HonorHealth and medical office employees west of 92<sup>nd</sup> Street either driving or walking to the businesses and restaurants east of 92<sup>nd</sup> Street.

### ***Recommendations without Mercado Village***

The City of Scottsdale should consider including a southbound right-turn arrow at the intersection of 92<sup>nd</sup> Street and Shea Boulevard. The right-turn arrow should be operated in conjunction with the eastbound and westbound left-turn arrows. A southbound right-turn arrow typically requires prohibition of the eastbound-to-westbound U-turns, and thereby this operation may not be acceptable at this intersection.

### ***Recommendations with Mercado Village***

A traffic signal should be installed at the intersection of 92<sup>nd</sup> Street and Cochise Drive with the Mercado Village development.

A northbound right-turn lane is required on 92<sup>nd</sup> Street at Cochise Drive, and separate left-turn lane and shared straight-and-right-turn lane are required on westbound Cochise Drive at 92<sup>nd</sup> Street.

The City of Scottsdale minimum turn lane lengths are 150 feet for turn lanes on arterial streets and 100 feet for turn lanes on streets that intersect arterial streets. Therefore, the 92<sup>nd</sup> / Cochise intersection should have a 150-foot long northbound right-turn lane, a 150-foot long southbound left-turn lane, a 100-foot long westbound left-turn lane, and a 100-foot long westbound shared-straight-right-turn lane.





**Mercado Village  
Minor GPA & Rezoning  
Citizen Review Plan &  
Report January 17, 2024**

---

The following is an initial citizen review plan and report (“Report”) for the proposed general plan amendment (non-major) and rezoning request by Caliber (“Owner”) for the Mercado Village project located southeast of the southeast corner of Shea Boulevard and 92<sup>nd</sup> Street (“Property”) to create a development plan for a mixed-use redevelopment project. The development plan includes portions of Owner’s property with an existing development plan from a 2013 rezoning case (Case 6-ZN-2013).

As part of the Citizen outreach we will comply with the City’s requirements as follows:

The City requires the Plan to include, prior to submittal:

1. Where and when the open house will be held
2. How and when the public will be notified

We notified all property owners and stakeholders within 1,250 feet of the property of our open house we held on January 8, 2024 from 6pm to approximately 8pm at Caliber’s corporate offices approximately 1 mile from the Property. During the meeting, the Owners and Mr. Kurt Jones, the Owners representative, were present and delivered a presentation for the attendees to discuss the revised mixed-use proposal. We also posted the site with a large white notification sign facing 92<sup>nd</sup> Street with information on the request, the date, time and location of the open house and our contact information. Refer to **Tab 1** for a photo and affidavit of the site posting and updated site posting. Refer to **Tab 2** for a copy of the letter that was mailed on 12/28/2023 to all property owners within 1,250 feet of the Property and those listed on the City’s notification list. Refer to **Tab 3** for the list of property owners within 1,250 feet of the Property.

At the open house, there were approximately fifty (50) attendees including Caliber representatives, City Council members, and members of the community. There were also at least two (2) members from the local press at the open house.

With regards to the open house discussion, approximately half of the attendees spoke in opposition to the proposal with the following main points:

- Property should be left commercial/keep medical office. Owner clarified the larger front portion is already zoned for the mixed-use residential and the need to add the two acres of vacant land in the rear (east).
- Property rights of neighbors (neighbors are limited on what they can do on their property; why should Caliber be any different?).



- Attendees don't want apartments and lack of notification of open house meeting. Owner rep walked through city notification requirements.
- Traffic light will cause a backup and create a bigger mess. Attendees don't think nurses or first responders will actually rent it.
- Discussion on City traffic report every two years – the data Caliber is using is two years old and no longer accurate. People moved here for a suburban lifestyle and traffic is getting unbearable.
- Traffic is bad now and adding 250 apartments, it will get even worse. A stoplight and a right turn lane won't solve the problem. Area can't hold the volume.
- McCormick Ranch HOA Board approved it, but they didn't get approval from McCormick Ranch residents.
- Attendee said there are new apartments in the area; Gold Dust; plans for more along Shea; assisted living. There are plenty of other places to live, they don't need to be here. Parking at Sprouts is already challenged.
- Attendee was concerned with crime and these types of projects create more crime.
- Discussion led to a homeless problem with the potential of apartments at this site and effect on tourism

With regards to the attendees in favor of the project, approximately 7-8 attendees spoke about the following:

- Attendee stated it's much improved from the previous version – "love what you've done".
- Attendee believes plan is a holistic plan that can create walkability experience to the greenbelt, employment, living, retail.
- Attendee spoke about support for apartments. Employers need people to live nearby.
- Attendee spoke about need for apartments in Scottsdale to meet the need. Believed the open house and public process is working. The development has improved – reduced height – and traffic is being mitigated. Zombie buildings are not good for city. We need to get buildings filled again. There's no other land around the current site to build on.
- Attendee appreciated the walkability the lifestyle provides when/if they downsize from their current single family home. Would be a significant improvement from what is there now. There are a lot of empty office buildings post-COVID. We don't need more office buildings.
- Attendee was supportive of the project; medical office will still bring traffic. People want to move back to the area they're from and this is a desirable area, and this project will help bring people back to the area
- Attendee who works in commercial real estate affirmed that the office market has bottomed out and the landscape has changed. Believes the use proposed by Caliber is appropriate and current building is not adaptable to today's office market.
- Attendee who is a McCormick Ranch resident for 36 years. Has lived in a variety of housing stock in the community. Not opposed to this. A variety of types of residences and ages creates a community. Generalized an apartment as unsafe is inaccurate and believes this project is much improved.



While a majority of the open house attendees were not in favor of the revised mixed-use proposal, there were attendees in favor of the revised proposal. The following questions and answers were also discussed during the open house:

**Questions:**

- Questioned traffic modeling.
  - Talked about the light instead of modeling initially; engineer believes light will drastically improve traffic flows. Walked through increase of medical office trips compared to residential.
- What is vacant land zoned for along Mountain View Road?
  - All HonorHealth property.
  - Approval of this plan limits additional housing to the west because no vehicular access provided.
- How long has site been zoned PUD?
  - Larger portion of property along 92<sup>nd</sup> Street zoned PUD since 2013. Owner walked through addition of two acres creates a cohesive plan and avoids the orphan lot.
- What will rent rates be? Asked about traffic numbers.
  - Market rate. Owner committed to adding more info on NextDoor for neighbors. Noted traffic numbers were from traffic engineer.
- What's the difference in setbacks? Addition of green space?
  - Owner walked through revised site plan.
- "You've done a tremendous job on elevations." However, you'll have 300 new cars with the apartments – can't people enter and exit through the finger to the north? Can we expand another lane?
  - Owner explained the 'finger to the north' being behind Sprouts/Chompies center
- How has proposal addressed water situation.
  - Owner responded that multifamily is most efficient housing stock as it pertains to water.
- Asked clarification of where traffic light will be; asked about truck traffic route
  - Owner explained proposed truck traffic route
- Question about affordability and being priced out of the market
- Question about Caliber's experience developing residential property.
  - Owner walked through portfolio in Texas, Colorado, and Arizona.
- Will you sell these once you develop them?
  - Owner responded that this one will be owned.
- Asked if condos are still part of the project.
  - Owner responded that in order to meet three stories we had to reduce and eliminate the four story building in the back that would have been condos.

Other Outreach



**TIFFANY  
& BOSCO**  
P.A.

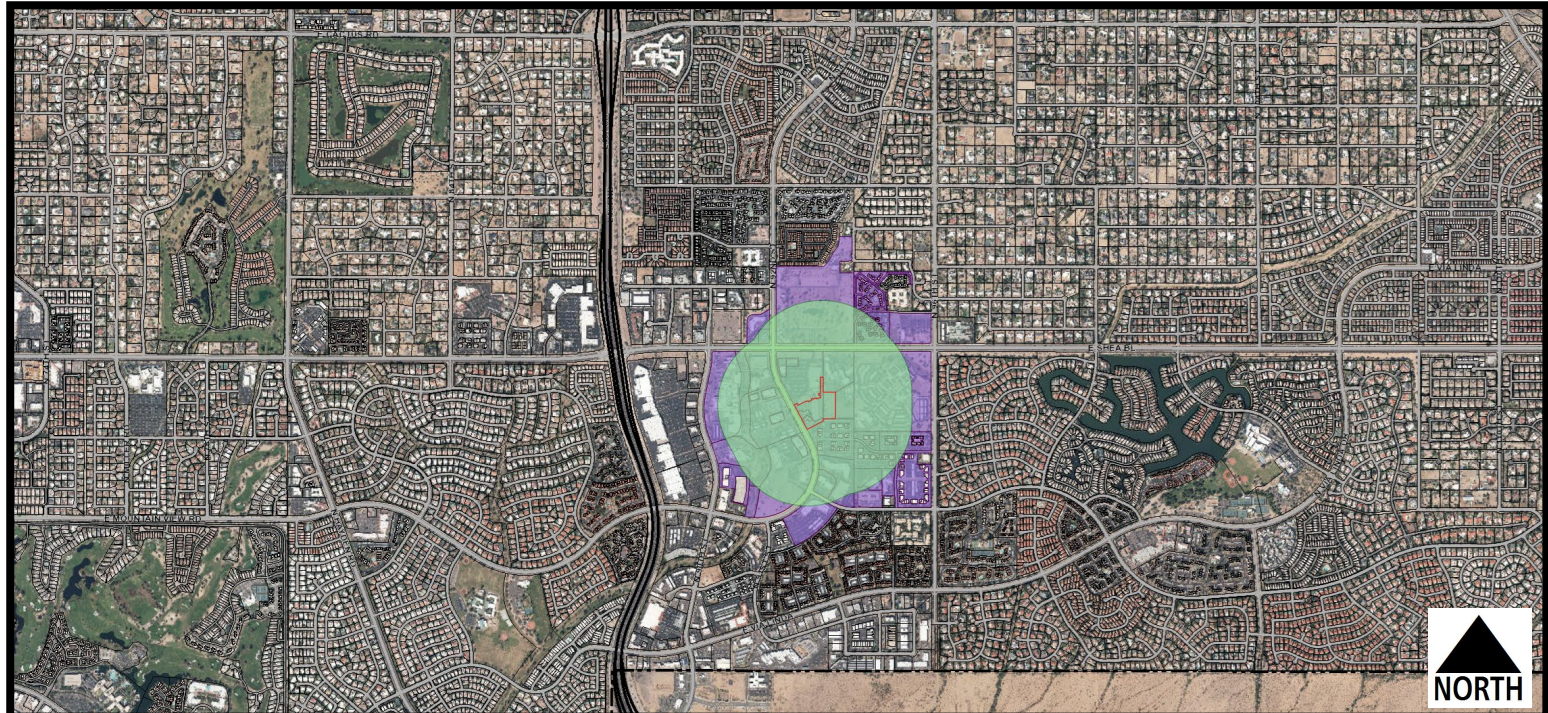
The Property is located within the McCormick Ranch master planned community. As such, we will work with the McCormick Ranch Property Owners Association (“MRPOA”) for their review and approval of this request. We met with the MRPOA on January 15, 2024, and presented the initial submittal package for the January 2024 submittal. We had a good dialogue with the MRPOA requesting additional information and we will be returning to continue to work with their board. We also have a meeting scheduled for late January with the Scottsdale Ranch master planned communities board. We will continue our outreach post submittal. There have been no phone calls to our office since we sent out the notices. If contacted, we will attempt to explain the request over the phone. If follow-up meetings are required, we will meet with those parties interested.

We will provide an update to this Report if major input is received or there is significant outreach that staff should be aware of.



# City Notifications – Mailing List Selection Map

## Mercado Village



Labels Pulled  
June 17, 2024

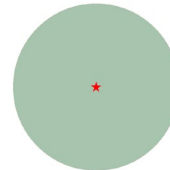
### Additional Notifications:

Interested Parties List  
Adjacent HOA's  
P&Z E-Newsletter  
Facebook  
Nextdoor.com  
City Website-Projects in the hearing process

### Map Legend:



Site Boundary



Properties within 1250-feet

Postcards: 223

**1-GP-2024 & 1-ZN-2024**





**SCOTTSDALE DEVELOPMENT REVIEW BOARD  
KIVA-CITY HALL  
3939 DRINKWATER BOULEVARD  
SCOTTSDALE, ARIZONA  
Thursday, June 20, 2024**

**\*SUMMARIZED REGULAR MEETING MINUTES\***

**PRESENT:** Kathy Littlefield, Councilwoman / Chair  
Renee Higgs, Planning Commissioner  
David Mason, Development Member  
Ed Peaser, Design Member

**ABSENT:** Ali Fakih, Design Member  
Jeff Brand, Design Member

**STAFF:** Brad Carr  
Shane Morrison  
Karissa Rodorigo  
Caitlin Clark  
Jeff Barnes  
Taylor Reynolds  
Katie Posler  
Jason McWilliams

**CALL TO ORDER**

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

**ROLL CALL**

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

**PUBLIC COMMENT – NON-AGENDIZED ITEMS**

Public Comment time is reserved for citizens to comment on non-agendized items that are within the Development Review Board's jurisdiction. No official Development Review Board action can be taken on the items.

**NO SPOKEN OR WRITTEN PUBLIC COMMENT RECEIVED AT HEARING FOR NON-AGENDIZED ITEMS.**

**ADMINISTRATIVE REPORT**

1. Identify supplemental information, if any, related to June 20, 2024 Development Review Board agenda items, and other correspondence.

\* Note: These are summary minutes only. An audio/video recording of the meeting is available on the Development Review Board website at: [http://scottsdale.granicus.com/ViewPublisher.php?view\\_id=36](http://scottsdale.granicus.com/ViewPublisher.php?view_id=36)

## **MINUTES**

2. Approval of the June 6, 2024 Development Review Board Regular Meeting Minutes.  
**COMMISSIONER HIGGS MOVED TO APPROVE THE JUNE 6, 2024 DEVELOPMENT REVIEW BOARD REGULAR MEETING MINUTES AS PRESENTED, 2ND BY BOARD MEMBER PEASER. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY COUNCILWOMAN LITTLEFIELD, COMMISSIONER HIGGS, BOARD MEMBERS MASON AND PEASER WITH A VOTE OF FOUR (4) TO ZERO (0).**

## **CONSENT AGENDA**

3. 21-DR-2002#2 (Vargo Quarter Horses (VQHS))  
Request for approval of an updated site plan and building elevations for an amendment to previous case 21-DR-2002 for an existing Ranch located at 29607 N. Hayden Road, with Single-family Residential, Environmentally Sensitive Lands, Foothills Overlay (R1-190 ESL FO) zoning.  
Staff Contact is Jeff Barnes, 480-312-2376  
Applicant Contact is Ryan Altenburg, (307) 215-7430
4. 30-DR-2023 (Hawaiian Bros)  
Request for approval of a site plan, landscape plan, and building elevations for a new drive-through restaurant located at 8970 E. Shea Boulevard, with Central Business (C-2) zoning.  
Staff Contact is Katie Posler, 480-312-2703  
Applicant Contact is Lisa Van Handel, (920) 322-1607  
**BOARD MEMBER MASON MOVED TO APPROVE CASES 21-DR-2002#2 AND 30-DR-2023 ON THE CONSENT AGENDA, WITH AN ADDITIONAL STIPULATION FOR CASE 30-DR-2023 THAT THE APPLICANT WORK WITH STAFF TO REVISE THE LOCATION OF THE TEAL COLOR ON THE BUILDING, 2ND BY BOARD MEMBER PEASER. THE MOTION PASSED UNANIMOUSLY IN FAVOR BY COUNCILWOMAN LITTLEFIELD, COMMISSIONER HIGGS, BOARD MEMBERS MASON AND PEASER WITH A VOTE OF FOUR (4) TO ZERO (0).**

## **WRITTEN PUBLIC COMMENT (30-DR-2023):** **PAMELA CARTER**

## **REGULAR AGENDA**

5. 1-ZN-2024 (Mercado Village)  
Pursuant to the requirements of the Planned Unit Development (PUD) zoning district, Zoning Ordinance Sec. 5.5003., the applicant is requesting a recommendation from the Development Review Board to the Planning Commission and City Council regarding the Development Plan elements related to design compatibility, environmental responsiveness, solar shading, connectivity, and open space for a Zoning District Map Amendment from Commercial Office, Planned Community District (C-O PCD) zoning to Planned Unit Development, Planned Community District (PUD PCD) zoning for a mixed-use development including 255 multi-family units and +/- 13,142 square feet of co-work and live-work area on a +/- 6.64-acre site located at 10299 N. 92<sup>nd</sup> Street and 10301 N. 92<sup>nd</sup> Street.  
Staff Contact is Jeff Barnes, 480-312-2376  
Applicant Contact is Kurt Jones, (602) 452-2729  
**BOARD MEMBER PEASER MOVED TO RECOMMEND APPROVAL OF CASE 1-ZN-2024 TO THE PLANNING COMMISSION AND CITY COUNCIL, 2ND BY COMMISSIONER HIGGS. THE MOTION PASSED IN FAVOR BY COMMISSIONER HIGGS, BOARD MEMBERS MASON AND PEASER WITH A VOTE OF THREE (3) TO ONE (1), WITH COUNCILWOMAN LITTLEFIELD DISSENTING.**

**SPOKEN PUBLIC COMMENT:**

**VAL TEICH**

**BOB LETTIERI**

**PETER PETRINOVIC**

**DENISE McCUE**

**ROSE PETRINOVIC**

**JOEL BRODER**

**MATT METZ**

**WRITTEN PUBLIC COMMENT:**

**PAMELA CARTER**

**MARA COLLAZZO**

**DENISE McCUE**

**STANLEY PELCHES**

**PETER PETRINOVIC**

**ROSE PETRINOVIC**

**NON-ACTION AGENDA**

6. 475-PA-2024 (Old Town Scottsdale urban Design & Architectural Guidelines Update)  
Staff update to the Old Town Scottsdale Urban Design & Architectural Guidelines.  
Staff Contact is Taylor Reynolds, 480-312-7924

**DEVELOPMENT REVIEW BOARD DISCUSSION AND FEEDBACK TO STAFF. NO ACTION  
TAKEN BY THE BOARD.**

**ADJOURNMENT**

With no further business to discuss, the regular meeting of the Development Review Board adjourned at 2:30 PM.



**SCOTTSDALE PLANNING COMMISSION  
KIVA-CITY HALL  
3939 DRINKWATER BOULEVARD  
SCOTTSDALE, ARIZONA**

**WEDNESDAY, JULY 10, 2024**

**\*SUMMARIZED MEETING MINUTES\***

**PRESENT:** Joe Young, Vice Chair  
Barney Gonzales, Commissioner  
Diana Kaminski, Commissioner  
George Ertel, Commissioner  
Michal Ann Joyner, Commissioner  
William Scarbrough, Commissioner

**ABSENT:** Renee Higgs, Chair

**STAFF:** Tim Curtis  
Shane Morrison  
Jeff Barnes  
Brad Carr  
Becca Cox  
Jason McWilliams  
Caitlin Clark

**CALL TO ORDER**

Vice Chair Young called the regular session of the Scottsdale Planning Commission to order at 5:00 p.m.

**ROLL CALL**

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

**MINUTES REVIEW AND APPROVAL**

1. Approval of the June 12, 2024 [Regular Meeting Minutes](#).

**Commissioner Joyner made a motion to approve the June 12, 2024 regular meeting minutes. Second by Commissioner Ertel, the motion carried unanimously by a vote of six (6) to zero (0) by Vice Chair Young, Commissioner Gonzales, Commissioner Kaminski, Commissioner Ertel, Commissioner Joyner and Commissioner Scarbrough.**

\* 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"

## REGULAR AGENDA

2. [1-GP-2024 \(Mercado Village\)](#)  
Request by owner for a minor General Plan Amendment to the City of Scottsdale General Plan 2035 from Commercial to Mixed-Use Neighborhoods on +/- 2-acres of the overall +/- 6.64-acre site located at 10299 N. 92nd Street and 10301 N. 92nd Street. Staff contact person is Jeff Barnes, 480-312-2376. **Applicant contact person is Kurt Jones, (602) 452-2729.**
3. [1-ZN-2024 \(Mercado Village\)](#)  
Request by owner for a Zoning District Map Amendment from Commercial Office, Planned Community District (C-O PCD) to Planned Unit Development, Planned Community District (PUD PCD) Zoning, with a Development Plan on the entire +/- 6.64-acres of the site, located at 10299 N. 92nd Street and 10301 N. 92nd Street for a mixed-use development including 255 multi-family units and +/- 13,142 sq. ft. of co-work and live-work area. Staff contact person is Jeff Barnes, 480-312-2376. **Applicant contact person is Kurt Jones, (602) 452-2729.**

**Items No. 2 & 3; Commissioner Joyner made motion for recommendation of approval to City Council for cases 1-GP-2024 and 1-ZN-2024 per the staff recommend stipulations after finding that the Planned Unit Development (PUD) and Planned Community Development (PCD) district criteria have been met and that the proposed Zoning District Map Amendment is consistent and conforms with the adopted General Plan. Second by Commissioner Ertel, the motion carried by a vote of four (4) to two (2) by Vice Chair Young, Commissioner Ertel, Commissioner Joyner and Commissioner Scarbrough with Commissioner Gonzales and Commissioner Kaminski dissenting.**

4. [596-PA-2024 \(Adaptive Reuse Major General Plan Amendment and Text Amendment\)](#)  
Request by City of Scottsdale to initiate a major General Plan amendment to the City of Scottsdale General Plan 2035 and a text amendment to the City of Scottsdale Zoning Ordinance (Ordinance No. 455) for the purpose of amending applicable sections, consistent with State of Arizona House Bill 2297. **Staff contact person is Brad Carr, AICP, LEED-AP**

**Item No. 4; Commissioner Kaminski made a motion to initiate project 596-PA-2024 for the major General Plan amendment and text amendment. Second, by Commissioner Scarbrough the motion carried unanimously by a vote of six (6) to zero (0) by Vice Chair Young, Commissioner Gonzales, Commissioner Kaminski, Commissioner Ertel, Commissioner Joyner and Commissioner Scarbrough.**

5. [597-PA-2024 \(ADU Major General Plan Amendment and Text Amendment\)](#)  
Request by City of Scottsdale to initiate a major General Plan amendment to the City of Scottsdale General Plan 2035 and a text amendment to the City of Scottsdale Zoning

\* 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"



Ordinance (Ordinance No. 455) for the purpose of amending applicable sections, consistent with State of Arizona House Bill 2720. **Staff contact person is Brad Carr, AICP, LEED-AP**

**Item No. 5; Commissioner Ertel made a motion to initiate project 597-PA-2024 for the major General Plan amendment and text amendment. Second, by Commissioner Gonzales the motion carried unanimously by a vote of six (6) to zero (0) by Vice Chair Young, Commissioner Gonzales, Commissioner Kaminski, Commissioner Ertel, Commissioner Joyner and Commissioner Scarbrough.**

6. [598-PA-2024 \(Middle Housing Text Amendment\)](#)

Request by City of Scottsdale to initiate a text amendment to the City of Scottsdale Zoning Ordinance (Ordinance No. 455) for the purpose of amending applicable sections, consistent with State of Arizona House Bill 2721. **Staff contact person is Brad Carr, AICP, LEED-AP**

**Item No. 6; Commissioner Ertel made a motion to initiate project 598-PA-2024 for the text amendment. Second, by Commissioner Gonzales the motion carried unanimously by a vote of six (6) to zero (0) by Vice Chair Young, Commissioner Gonzales, Commissioner Kaminski, Commissioner Ertel, Commissioner Joyner and Commissioner Scarbrough.**

## **ADJOURNMENT**

With no further business to discuss, the regular session of the Planning Commission adjourned at 7:17 p.m.

## Barnes, Jeff

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**From:** Kurt A. Jones <kajones@tblaw.com>  
**Sent:** Tuesday, November 12, 2024 3:17 PM  
**To:** Thompson, Jim; Perreault, Erin; Lane, Benjamin  
**Cc:** Barnes, Jeff; Curtis, Tim  
**Subject:** FW: Mercado Village Continuance (1-GP-2024 & 1-ZN-2024)

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

[Correct email for Jim](#)

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**From:** Kurt A. Jones  
**Sent:** Tuesday, November 12, 2024 3:15 PM  
**To:** 'jthompson@scottsdaleaz.gov' <jthompson@scottsdaleaz.gov>; 'Perreault, Erin' <eperreault@scottsdaleaz.gov>; 'blane@scottsdaleaz.gov' <blane@scottsdaleaz.gov>  
**Cc:** Barnes, Jeff <JBarnes@Scottsdaleaz.gov>; Curtis, Tim <tcurtis@scottsdaleaz.gov>  
**Subject:** Mercado Village Continuance (1-GP-2024 & 1-ZN-2024)

Mr. Thompson, Ms. Perreault and Mr. Lane, I apologize for this late request. In discussing some late changes to the above Mercado case on tonight's City Council agenda, we are respectfully requesting a continuance to the December 4, 2024 City Council agenda. In response to much of the stakeholder and citizen input on this case, we are proposing to place a deed restriction on the property to limit the residential use to for-sale dwelling units only. Second, we want to take the time between today and December 4 to reach out to a majority of stakeholders to inform them of this proposal. Please let me know if there is anything else you need from us regarding this continuance request. Thank you. Kurt

Kurt A. Jones | Senior Planner | 602.452.2729



## Barnes, Jeff

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**From:** Kelly, John  
**Sent:** Tuesday, May 21, 2024 2:31 PM  
**To:** Barnes, Jeff  
**Subject:** FW: Vote NO on Mercado Village Zoning Amendment Request (near 92nd and Shea)

Public comment regarding 1-ZN-2024

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**From:** Leslie Saftig <lsaftig@gmail.com>  
**Sent:** Tuesday, May 21, 2024 2:30 PM  
**To:** Planning Customer Relations <PlanningInfo@scottsdaleaz.gov>  
**Subject:** Vote NO on Mercado Village Zoning Amendment Request (near 92nd and Shea)

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

I am a Scottsdale resident homeowner living close to the proposed Mercado Village development. I'm writing to voice my strong opposition to the zoning amendment request.

You're familiar with the many objections voiced recently and often by many residents. Ever increasing traffic to go anywhere nearby, causing congestion, slowdowns, frustration and dangerous accidents. Ever increasing congested living, befitting crowded urban centers, not our beautiful Scottsdale. The irresponsible increasing burden on our resources. Enough developments (way too many, actually) are already approved, in the pipeline and being built. They are changing the character of Scottsdale day by day, visible to all.

This proposed development is in an already crowded area. As a nearby neighbor, I greatly appreciate the weekend and evening traffic/congestion respite provided by the current zoning. Adding residences to that space would add an untenable overcrowded presence 24/7/365, with no respite.

This is a huge quality of life issue. Please vote no on the zoning amendment request.

Sincerely,

Leslie Saftig  
9624 E Turquoise Ave.  
Scottsdale 85258

**ATTACHMENT #13**

March 20, 2024

Mr. Kyle Barichello  
Caliber Real Estate  
8901 E. Mountainview Rd., Ste. 150  
Scottsdale, AZ 85258

Re: Mercado Villages – 1-GP-2024 & 1-ZN-2024

Dear Mr. Barichello:

Thank you for allowing the Scottsdale Ranch Community Association (SRCA) Governmental Committee and Board of Directors the opportunity to review the latest revisions to the Mercado Villages project. We appreciate the continued changes you have made to address some of our concerns, including reduction in height and mass, and eliminating the PUD.

Your – and our – outreach to Scottsdale Ranch residents shows many of our SRCA residents remain opposed to multi-family housing in this location; these citizens have encouraged Scottsdale Ranch to send a letter of opposition to this project.

However, the Scottsdale Ranch Board of Directors believes some multifamily housing is likely for this location, and we believe our role should be to minimize any adverse impacts of such a project on SRCA residents. Specifically, the largest potential direct impact of any development in this area (your property and the property directly to the east) is likely the negative effect of any traffic exiting directly to the south, as this traffic would then likely flow west to 96<sup>th</sup> Street or south to Mountain View.

We know that any development of the property to the east of your proposed development is very much land-locked; the only current likely points of access for that property would be north (to Shea), or south, through the Ironwood medical complex. This southern access point is our concern, as stated above. That's why providing vehicular access to the planned traffic light at 92<sup>nd</sup> for this land-locked parcel is so important, as it would allow sealing off vehicular entry and exit to the south.

Therefore, based on your promise that your project will provide access to 92<sup>nd</sup> Street for any development to the east, we are withholding our opposition to the project and are providing instead this letter of neutrality. Furthermore, we request that your company makes no mention of Scottsdale Ranch Community Association in any of its advertising or public notices.

We hope you continue to keep SRCA engaged going forward regarding any future changes to the project. Thank you again for keeping us involved.

Respectfully,



Matt Metz  
SRCA Board President



Kathe M. Barnes, PCAM  
Executive Director

cc: City of Scottsdale

**Barnes, Jeff**

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**From:** Carr, Brad  
**Sent:** Thursday, June 20, 2024 10:57 AM  
**To:** Barnes, Jeff  
**Subject:** FW:

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**From:** PATRICIA BADENOCCH <guardbadenoch@cox.net>  
**Sent:** Thursday, June 20, 2024 10:57 AM  
**To:** Carr, Brad <BCarr@scottsdaleaz.gov>  
**Subject:**

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

Safety ability to navigate on Shea Blvd. should be your first priority and consideration. And by the way who pays for infrastructure needs for the road improvements? And what roll does Ali Fakhri play in the process of this development? Is there a conflict of interest?

To the DRB please vote no. Our streets are too crowded now. We need a pause on growth. Regards, Patty Badenoch




**Barnes, Jeff**

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**From:** Carr, Brad  
**Sent:** Thursday, June 20, 2024 9:35 AM  
**To:** Barnes, Jeff  
**Subject:** FW: Mercado apartments!

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

From: Annette Baron <akbaron@sbcglobal.net>  
Sent: Thursday, June 20, 2024 9:32 AM  
To: Carr, Brad <BCarr@scottsdaleaz.gov>  
Subject: Mercado apartments!

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

Auto congestion will be a huge problem! And getting to emergency services at Honor Health could endanger lives. Why is it “necessary” anyway?

Reject this development for the health and safety of the community!

Thank you.  
Annette Baron

Sent from my iPhone


## Barnes, Jeff

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**From:** Carr, Brad  
**Sent:** Thursday, June 20, 2024 8:25 AM  
**To:** Barnes, Jeff  
**Subject:** FW: Mercado Courtyards

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

From: Ginny Bertoncino <ginny@yourinsurancesolution.net>  
Sent: Thursday, June 20, 2024 7:55 AM  
To: Carr, Brad <BCarr@scottsdaleaz.gov>  
Subject: Mercado Courtyards

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

Please consider the traffic congestion this project will bring to an already busy section of our neighborhood. Along with congestion will come more crime. We moved to Scottsdale Ranch because we love the quiet little neighborhood. We drive to our business on 92nd Street and Shea every day. Please don't allow this project to be built.

Instead, Caliber should consider single family homes or townhomes, where permanent residents and fewer vehicles will contribute to the betterment of our community.

Most sincerely,

Virginia A. Bertoncino  
10005 E Mission Ln  
Scottsdale, AZ 85258

Sent from my iPhone  
Please excuse brevity and typos.

**Barnes, Jeff**

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**From:** Carr, Brad  
**Sent:** Wednesday, June 19, 2024 2:17 PM  
**To:** Barnes, Jeff  
**Subject:** Fw: Development Review Board Public Comment

**From:** WebServices <WebServices@scottsdaleaz.gov>  
**Sent:** Wednesday, June 19, 2024 7:05 AM  
**To:** Development Review Board <DevelopmentReviewBoard@Scottsdaleaz.gov>  
**Subject:** Development Review Board Public Comment

**Name:** Jan Buckley  
**Address:** 9400 N 114th Way Scottsdale AZ 85259  
**Email:** halandjanb@msn.com  
**Phone:**

**Comment:**

**Please! Slow down! Over the years, have people been attracted to Scottsdale bec of high rise apartments? No! We should not want to be just another city with congested roads & high-rise buildings.**


## Barnes, Jeff

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**From:** Carr, Brad  
**Sent:** Thursday, June 20, 2024 8:26 AM  
**To:** Barnes, Jeff  
**Subject:** FW: New Apartments

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

From: MICHAEL D'AMICO <michaeldamico@cox.net>  
Sent: Thursday, June 20, 2024 8:08 AM  
To: Carr, Brad <BCarr@scottsdaleaz.gov>  
Subject: New Apartments

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

Please stop building apartments in Scottsdale. We are quickly losing "The WEST MOST WESTERN TOWN". We will no longer have the charm of Scottsdale and will look like every other city in the valley. Please stop these apartments before it's too late.

Michael DAmico  
12051 North 138th Street  
Scottsdale, AZ

Sent from my iPad

## Barnes, Jeff

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**From:** Carr, Brad  
**Sent:** Thursday, June 20, 2024 11:15 AM  
**To:** Barnes, Jeff  
**Subject:** FW: Application re:Mercado Courtyards

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**From:** Trisia <tdeojoy@gmail.com>  
**Sent:** Thursday, June 20, 2024 11:03 AM  
**To:** Carr, Brad <BCarr@scottsdaleaz.gov>  
**Subject:** Application re:Mercado Courtyards

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

Greetings:

I am writing regarding the Mercado Courtyards apartment project located south of Sprouts at 92nd and Shea. This project is projected to generate 1000 new car trips per day as calculated by traffic studies. This added development impacts my quality of life.

At what point will those hired and elected to protect our city's quality of life determine *high density* impacts negatively, all of our resources ( roads, healthcare access, water, safety...) and say ---we need to pause this type of development for critical analysis?

How many multi-units dwellings are in the pipeline to date?

How do these developments impact, for example:

- Traffic:

My insurance company says rates are up because our area is rated #2 at rush hour for traffic fatalities.

- Water:

*Sustainability Plan* indicates residents need to conserve water. Is not adding high density housing a variable that can be easily managed for preserving future water need?

Where is the responsibility from those in key decision-making positions to protect Scottsdale's quality of life?



*Scottsdale, the West's most Western City* is no longer a motto guiding City Council, and those who inform their actions.

How to destroy a vibrant city attractive to home owners and tourists? Take away characteristics that create the location's unique reputation.

How are we doing preserving Scottsdale unique motto?

Respectfully submitted,

Patricia Deojay

Scottsdale resident

**McWilliams, Jason**

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**From:** Jerry Grover <jgrover126@cox.net>  
**Sent:** Thursday, June 20, 2024 7:16 AM  
**To:** Planning Customer Relations; Whitehead, Solange  
**Subject:** Mercado Village ReZoning

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

I am strongly opposed to the zoning amendment request for Mercado Village. The developer bought the property knowing it was zoned commercial. Now that residential is more valuable than commercial, they are asking that the city and the residents of Scottsdale help them make a better return on their investment. What do the residents get ?

More congestion and more apartments. It already takes at least two cycles of the red light at 90th st and Shea to get through.

If I make a bad investment, I don't petition the city to bail me out. The developer bought a commercial property, period

Jerry Grover  
11625 N 124th Way  
Scottsdale, AZ 85259

**Barnes, Jeff**

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**From:** ANNETTE HARTSOCK <jacs0031@msn.com>  
**Sent:** Thursday, June 20, 2024 1:34 PM  
**To:** Barnes, Jeff; Carr, Brad; Planning Customer Relations  
**Subject:** DR 1-ZN-2024: VOTE NO on Mercado Village Zoning Amendment request

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

**PLEASE ATTACH TO THE CAPTIONED PROPOSAL**

I strongly oppose the request to Re-Zone this property. This has been heavily opposed by residents in the past. Nothing new here! Where are all the emails previously sent??

PLEASE VOTE NO!!

Sincerely,  
Annette Hartsock  
10487 E Clinton St, 85259

## Barnes, Jeff

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**From:** Carr, Brad  
**Sent:** Thursday, June 20, 2024 8:28 AM  
**To:** Barnes, Jeff  
**Subject:** FW: VOTE NO on the MERCADO COURTYARDS PROJECT

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**From:** Thomas Kube <tkube@kubeco.com>  
**Sent:** Thursday, June 20, 2024 8:26 AM  
**To:** Carr, Brad <BCarr@scottsdaleaz.gov>  
**Subject:** VOTE NO on the MERCADO COURTYARDS PROJECT

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

To the members of the Development Review Board:

I'm a 26 year resident of Scottsdale and am writing to ask the DRB to ***VOTE No on the MERCADO COURTYARDS PROJECT*** and ***NOT*** approve this project to move forward.

The Shea Corridor from the 101 Freeway to 90<sup>th</sup> Street to 92<sup>nd</sup> Street to 96<sup>th</sup> Street is already heavily travelled and is a main access point to both the Honor Health Hospital and related Medical Offices, particularly at 92<sup>nd</sup> Street.

The plan to up-zone the property and allow nearly 300 apartments will only add to this congestion with likely close to 1,000 or more new vehicles trips daily entering and exiting the property and 92<sup>nd</sup> Street just for this project.

The proposal calls for a controlled intersection to allow for access to the property, as the only entrance and exit points. Let's look at the intersection at 92<sup>nd</sup> Street and Shea, this proposed intersection at the Mercado Courtyards, the intersection at Mountain View and 92<sup>nd</sup> Street and the Intersection at 90<sup>th</sup> Street and Mountain View. This amounts to a short distance of less than ¼ mile. And, with 4 controlled intersections over this span, traffic snarls will increase significantly.

Traffic flow from the Apartments will move North on 92<sup>nd</sup> Street to Shea, or turn South toward 90<sup>th</sup> Street and ultimately to the Via Linda and 90<sup>th</sup> Street Intersection (*Already congested in both directions*), then moving on through the increasing commercial development South of Via Linda to the 101 Freeway.

Let's not forget about the 102 new Apartments at 90<sup>th</sup> Street and San Victor, now under Construction and nearly finished, -- *and providing excellent shade to the Green Way, due to its height*. This alone will likely

contribute significant additional vehicles heading south toward the Via Linda and 90<sup>th</sup> Street Interchange, or North to the 90<sup>th</sup> Street and Shea Intersection. The latter consistently backs up at Shea to the 101 Freeway.

Now the area will include two additional massive projects, including a Hard Rock Hotel on the Tribal lands South of Via Linda at Pima and 90<sup>th</sup> Street that will add incredible traffic and safety issues to the area.

***Has anyone considered the aggregate impact that these projects will inflict on this area?***

***The answer is YES, it's the residents in the area and they do not want these projects.***

**Scottsdale can't do anything about the Reservation projects, but you can stop the urbanization of the city today and now.**

This project keeps coming back annually and has been consistently rejected. I attended the original Community Meeting when it was called 92 Ironwood held in the sweltering Summer heat. During the next iteration, over 150 people in opposition attended the one at St Patrick's Church after the project was again re-branded to move it forward. And, now it's back to grind us down to get an approval. On some level it is really insulting to the community that keeps opposing this project.

***Almost exclusively, the community is opposed to it and remains opposed.***

Apparently, by again re-branding the project the several hundred original letters and emails in opposition were discarded as it became a "New Project", giving the appearance that there is no longer opposition. There is plenty.

**When is NO going to remain NO.**

I ask you to vote NO on this proposal and please don't approve it.

I thank you for considering my comments.

Sincerely,

Tom Kube

Thomas Kube  
12740 E. Sunnyside Drive  
Scottsdale, AZ 85259



(480) 227-6025

## Barnes, Jeff

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**From:** Carr, Brad  
**Sent:** Thursday, June 20, 2024 8:25 AM  
**To:** Barnes, Jeff  
**Subject:** FW: Development Review Board Public Comment

**Importance:** High

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**From:** WebServices <WebServices@scottsdaleaz.gov>  
**Sent:** Thursday, June 20, 2024 7:58 AM  
**To:** Development Review Board <DevelopmentReviewBoard@Scottsdaleaz.gov>  
**Subject:** Development Review Board Public Comment  
**Importance:** High

**Name:** Susan Leeper  
**Address:** 12309 N. 90th Way, Scottsdsale 85260  
**Email:** [susan@leeper.com](mailto:susan@leeper.com)  
**Phone:** (480) 998-5022

**Comment:**

My issue with the Mercado project is about traffic congestion. This project is projected to generate 1000 new car trips per day as calculated by traffic studies. With the hospital located within 1/2 mile from the property, I am concerned about access to emergency services when cars are stuck in traffic. This is a busy area by day right now. We don't want more congestion. The emails we sent previously are not being included in the City's presentation. Developers won't give up. Like gila monsters holding on. Residents DON'T WANT this.

## Barnes, Jeff

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**From:** Carr, Brad  
**Sent:** Thursday, June 20, 2024 8:26 AM  
**To:** Barnes, Jeff  
**Subject:** FW: Mercado Courtyards

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**From:** lehmn66@aol.com <lehmn66@aol.com>  
**Sent:** Thursday, June 20, 2024 8:20 AM  
**To:** Carr, Brad <bcarr@scottsdaleaz.gov>  
**Subject:** Mercado Courtyards

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

As a 38 year resident of Scottsdale I am upset (disgusted would be a better description) at the prospect of another apartment complex adding more people and traffic to an already congested area. I'm referring to the Mercado Courtyards project on 92nd Street.

It is already difficult and dangerous trying to exit the Sprouts driveway next to Starbucks with constant traffic coming in both directions as well as traffic exiting Honor Health Hospital. Adding any additional traffic to that area would make it next to impossible and even more dangerous. That is in addition to the high number of traffic crossing 92nd at Shea when trying to exit the north driveway of Sprouts onto Shea.

It is high time that the Scottsdale City Council started paying more attention to the desires of and impact to their residents than to developers who don't care about the impact their projects will make.

Please consider this when making your decision whether or not to allow this project to go forward.

Jane Myers

## Barnes, Jeff

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**From:** Carr, Brad  
**Sent:** Thursday, June 20, 2024 10:30 AM  
**To:** Barnes, Jeff  
**Subject:** FW: Development Review Board Public Comment

**Importance:** High

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**From:** WebServices <WebServices@scottsdaleaz.gov>  
**Sent:** Thursday, June 20, 2024 10:19 AM  
**To:** Development Review Board <DevelopmentReviewBoard@Scottsdaleaz.gov>  
**Subject:** Development Review Board Public Comment  
**Importance:** High

**Name:** Matt Metz  
**Address:** 9978 E Bayview Dr, Scottsdale, AZ 85258  
**Email:** [scottsdaleranch@mattmetz.com](mailto:scottsdaleranch@mattmetz.com)  
**Phone:** (480) 948-1066

**Comment:**

This comment is being submitted from the website in case I am unable to attend the 6/20/24 hearing in person. Thank you chair Whitehead and other members of the DRB. Regarding 6/20/24 hearing, item 5 (1-ZN-2024, Mercado Village). I am writing on behalf of Scottsdale Ranch Community Association (SRCA). My name is Matt Metz and I live at 9978 E Bayview Drive, in Scottsdale Ranch. I am the President of SRCA and am submitting this input on behalf of SRCA. The Board of Directors of SRCA wishes to thank the developer for working with us, and they have made several changes during these discussions that address some of the concerns of Scottsdale Ranch residents. Scottsdale Ranch is withholding its opposition to this project proposal, conditioned on the agreement that the developer will provide a shared access drive through the site to allow any proposed development at 9400 Shea to have access to the signaled intersection at N. 92nd Street and E. Cochise Drive.


**Barnes, Jeff**

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**From:** Carr, Brad  
**Sent:** Thursday, June 20, 2024 8:32 AM  
**To:** Barnes, Jeff  
**Subject:** FW: Mercado

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

From: Susan Petty <susan.petty@cox.net>  
Sent: Thursday, June 20, 2024 8:30 AM  
To: Carr, Brad <BCarr@scottsdaleaz.gov>  
Subject: Mercado

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

I've lived in McCormick Ranch (3 min from the proposed project) for 30 years and have observed the traffic in that area going from busy to crazy. I can't imagine adding more cars to this already congested area. I strongly oppose this plan.

Thank you,  
Susan Petty

Susan Petty (mobile)



## Barnes, Jeff

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**From:** Carr, Brad  
**Sent:** Thursday, June 20, 2024 8:24 AM  
**To:** Barnes, Jeff  
**Subject:** FW: Development Review Board Public Comment  
  
**Importance:** High

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**From:** WebServices <WebServices@scottsdaleaz.gov>  
**Sent:** Thursday, June 20, 2024 7:12 AM  
**To:** Development Review Board <DevelopmentReviewBoard@Scottsdaleaz.gov>  
**Subject:** Development Review Board Public Comment  
**Importance:** High

**Name:** Rick Plumhoff  
**Address:** 9822 E Mission Ln, Scottsdale, AZ 85258  
**Email:** [rwplumhoff@me.com](mailto:rwplumhoff@me.com)  
**Phone:** (951) 264-4776

**Comment:**

Please do not approve the rezoning for the apartment project "Mercado Village." The developer is planning to take our residents much needed medical offices and turn them into unwanted apartments. We don't have the water or the traffic capacity on 92nd, 96th, and Shea Blvd to support this project. Thank you.


**Barnes, Jeff**

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**From:** Carr, Brad  
**Sent:** Thursday, June 20, 2024 8:26 AM  
**To:** Barnes, Jeff  
**Subject:** FW: Mercado project

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

From: LARRY REYNOLDS <reylrjr@aol.com>  
Sent: Thursday, June 20, 2024 8:09 AM  
To: Carr, Brad <BCarr@scottsdaleaz.gov>  
Subject: Mercado project

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

This project is not good for Scottsdale, we have expressed our concerns many times.  
Please save our city from urban sprawl by not approving this project to go forward.  
I am adamantly opposed to this project.  
Larry Reynolds - Scottsdale

Sent from my iPad

## Barnes, Jeff

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**From:** Carr, Brad  
**Sent:** Thursday, June 20, 2024 12:46 PM  
**To:** Barnes, Jeff  
**Subject:** FW: Mercado project

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**From:** LARRY REYNOLDS <reylrjr@aol.com>  
**Sent:** Thursday, June 20, 2024 12:04 PM  
**To:** Carr, Brad <BCarr@scottsdaleaz.gov>  
**Subject:** Mercado project

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

I live very close ( about 1.5 miles ) from this proposed project.

One of my concerns with the project is about traffic congestion. This project is projected to generate 1000 new car trips per day as calculated by traffic studies.

With the hospital located within 1/2 mile from the property, I am concerned about access to emergency services when cars are stuck in traffic.

I understand that all of the previous emails that have been sent , in opposition to this project are **not** being included in today's prevention.

We do not need and Do Not want this project, please listen to the residents of Scottsdale.

A Very concerned Scottsdale resident.

Sent from my iPad


**Barnes, Jeff**

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**From:** Carr, Brad  
**Sent:** Thursday, June 20, 2024 9:34 AM  
**To:** Barnes, Jeff  
**Subject:** FW: Mercado project

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

From: LARRY REYNOLDS <reylrjr@aol.com>  
Sent: Thursday, June 20, 2024 9:19 AM  
To: Carr, Brad <BCarr@scottsdaleaz.gov>  
Subject: Mercado project

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

Oh no not again, I live in the area and have voiced my concern many times along with many many others, please vote NO on the rezoning request and the project as a whole.

Jane Reynolds - Scottsdale

Sent from my iPad

**Barnes, Jeff**

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**From:** Carr, Brad  
**Sent:** Thursday, June 20, 2024 8:25 AM  
**To:** Barnes, Jeff  
**Subject:** FW: Please Vote Against Mercado Courtyard Apts

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**From:** Lynn Smith <lynnsmith76@outlook.com>  
**Sent:** Thursday, June 20, 2024 7:57 AM  
**To:** Carr, Brad <BCarr@scottsdaleaz.gov>  
**Subject:** Please Vote Against Mercado Courtyard Apts

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

I live at 92nd and Shea and already experience serious traffic congestion. The addition of 1,000 more cars is a big concern from a safety and liveability standpoint. I have lived here for 23 years.

Please vote against this development. It is irresponsible and unnecessary.

Thank you,  
Lynn Smith

Sent from my Verizon, Samsung Galaxy smartphone

## Barnes, Jeff

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**From:** Carr, Brad  
**Sent:** Thursday, June 20, 2024 8:26 AM  
**To:** Barnes, Jeff  
**Subject:** FW: Traffic issue with Shea corridor

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**From:** alison swanson <94sophia@cox.net>  
**Sent:** Thursday, June 20, 2024 8:03 AM  
**To:** Carr, Brad <BCarr@scottsdaleaz.gov>  
**Subject:** Traffic issue with Shea corridor

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

Please consider that Shea road is already congested now and building a large scale apartment or townhome complex with only make it worse. And you can't say that the people living there will work in that area, because the cost of apartments in North Scottsdale is already higher than most peoples house payments. Soon the traffic going to the hospital will be slowed to a crawl. Vote no, do the right thing for the people of Scottsdale!!!

Alison Swanson

[Sent from Yahoo Mail for iPhone](#)



**Barnes, Jeff**

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**From:** Carr, Brad  
**Sent:** Thursday, June 20, 2024 12:45 PM  
**To:** Barnes, Jeff  
**Subject:** FW: Mercado Village  
**Attachments:** Response to Mercado2024.docx

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**From:** Valerie Teich <mvvt.az121@gmail.com>  
**Sent:** Thursday, June 20, 2024 11:23 AM  
**To:** Carr, Brad <BCarr@scottsdaleaz.gov>  
**Subject:** Mercado Village

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

Hello Mr. Carr

Enclosed are my comments regarding the mercado Village rezoning application. Please consider the residents who currently work & live in this area before agreeing to support this change in zoning.

Thank you

Val Teich

## Rezoning of 10299 N. 92<sup>nd</sup> St. Mercado Village

This is a comment in regards to the rezoning of the land adjacent to the Sprouts commercial center called Mercado village

Although, I am appreciative of redeveloping tired and underutilized areas of our city, I am against rezoning that negatively impacts community neighborhoods, increases density, or adds additional strain on city, community or local services & increases traffic in an already congested area, with no allowance or ability to expand parking, streets, parks, & other amenities that current residents enjoy. one traffic light is only going to increase the strain and back up's along 92<sup>nd</sup> street. 6.64 acres is a huge area in comparison to the current Sprouts center, almost 1/3 larger. Looking at the map and the surrounding area, those buildings will be a massive intrusion in the current area. How much of the 1 ½ acre of open space will be made like a park? How much will have grass? How much will be for the actual people to use, play and enjoy? Or will it be all rocks, boulders, a few trees and benches?

My family has lived in this area for decades. We had a business in the center in the late 80's & 90's. We are very familiar with the neighborhood and community & we are concerned with the rezoning of land with the intention of urbanizing Scottsdale neighborhoods by making the population denser than what was originally intended as well as making it more difficult for residents to move about and enjoy their local shopping areas.

According to a quick search today –the population of just Scottsdale Ranch is approximately 5879. By adding 255 units, the city is allowing over 4% increase in population with one development. With 255 units, comes at least one car or 1.5 cars per unit, adding 385+ cars directly to the neighborhood per day. 255 units will add at least 255 people but mostly likely at least 2 people per unit for a total of close to 500 additional residents in just that block, who all need access to grocery stores, hospital visits, parks & recreation, shopping & other city services, including water, sewer, waste/trash. According to the Sustainability Plan, Scottsdale city council wants to reduce the heat island effect, reduce water usage, reduce waste/trash by 90% by 2050, reduce sewer, etc. Currently Scottsdale is paying residents to remove their precious grass which keeps the yards, areas and neighborhoods cooler. A “3” story building which can be built up to 48 feet high, adding 400 plus residents, will only increase water, waste, trash usage and contribute to a continuing heat island effect, making our neighborhood hotter. According to the Extreme Heat Existing Efforts Report, there is nothing mentioned of curbing high density development. According to the Scottsdale heat map, the coolest areas of Scottsdale are located on the green belt and golf courses, leading me to believe that grass, helps to alleviate extreme heat. We live in the desert, where it is hot and has been hot for centuries, but more concrete and urbanization leads to the spaces being even hotter.

Regarding city parks – we have no more land in the area to commit to building an additional park. Scottsdale Ranch park is already highly utilized by current residents, including many neighborhoods besides SR, & parking is severely limited. Our family was a part of the little

league for over 10 years, in the 90's & early 2000's. Parking wasn't great at that time. Now it's worse. When our grandson played this past season, many families resorted to parking in the senior center parking lot for games and had to walk across difficult and unstable terrain to get to the fields. Adding 300-400 additional residents to the community will only put additional strain and burden on the park & other local resources in addition to adding to the traffic congestion.

Regarding the hospital – How many people can the hospital treat? Is there anyway that the hospital can add areas of treatment for current residents and others that utilize the facility? A family member (who is in healthcare field) was in the ER in the fall & said it was overcrowded, dirty, and not very inviting as opposed to how it was years ago.

One more tidbit of trivia – Scottsdale Demographics – more boys than girls from ages 0-19, then women outnumber men for the rest of their lives in Scottsdale. Why are the young men leaving?

I am urging the design & review board to not approve the change in zoning for this project. There is still plenty of need for office and medical space. Even though the General Plan was approved, which calls for denser living conditions for this area, it is inconceivable that city planners would vote to continual change zoning which would ultimately lead to higher usage of natural resources, reduce optimal living conditions for current residents, increase crime, school classroom size, crowd our stores, reduce police services, & add to more traffic & accidents.

Thank you for your time,

Valerie Teich  
Resident /employee & business owner,  
Scottsdale for 40 years.


**Barnes, Jeff**

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**From:** Carr, Brad  
**Sent:** Thursday, June 20, 2024 8:25 AM  
**To:** Barnes, Jeff  
**Subject:** FW: Mercado

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

From: Carol Terracciano <carolt1946@gmail.com>  
Sent: Thursday, June 20, 2024 7:56 AM  
To: Carr, Brad <BCarr@scottsdaleaz.gov>  
Cc: Susan Wood <samw1222@aol.com>  
Subject: Mercado

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

I have emailed earlier that I'm against the Mercado apartments or condos. That is a very busy area and the Honor Health campus. The traffic is horrendous and many accidents always occur on 92 Street and 96 street. We don't need any more congestion in any area of Scottsdale. Carol Terreacciano, resident, homeowner, tax payer and voter. I would be at the meeting this afternoon, but I volunteer at Honor Health 2days a week. Thursday and Friday. Thank you.  
Sent from my iPhone

**Barnes, Jeff**

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**From:** Carr, Brad  
**Sent:** Wednesday, June 19, 2024 2:17 PM  
**To:** Barnes, Jeff  
**Subject:** Fw: Development Review Board Public Comment

**From:** WebServices <WebServices@scottsdaleaz.gov>  
**Sent:** Tuesday, June 18, 2024 6:39 PM  
**To:** Development Review Board <DevelopmentReviewBoard@Scottsdaleaz.gov>  
**Subject:** Development Review Board Public Comment

**Name:** susan wood  
**Address:** E. Yucca St.  
**Email:** samw1222@aol.com  
**Phone:** (480) 540-4648

**Comment:**

Why are the previous emails from residents regarding this project not included in the agenda? The timing of this meeting is suspicious. I know so many people who are out of town right now. I would recommend you delay this meeting until August.

**Barnes, Jeff**

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**From:** Susan Wood <samw1222@aol.com>  
**Sent:** Thursday, June 20, 2024 12:21 PM  
**To:** Barnes, Jeff  
**Subject:** Fw: Mercado Village - DR Board June 20  
**Attachments:** Shea east bound at 90th st.jpg; freeway june 20.jpg

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

Here is a photo of Shea Blvd. at 90th St. at 12:15 today June 20..

And here is a photo of the 101 at a standstill at 11:45 today, June 20.

Shea corridor residents do not want any more apartments built in this neighborhood.

Susan Wood





N 90th

EXPEDITION

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X3

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CJ-38112

35146





## Barnes, Jeff

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**From:** Barnes, Jeff  
**Sent:** Thursday, June 20, 2024 10:14 AM  
**To:** Jerry Davis  
**Cc:** Curtis, Tim  
**Subject:** RE: Case 1-ZN-2024 Mercado Village

Jerry,

I appreciate the email and indication of your opposition to the shared access and circulation. My understanding is that the Kaplan site has an existing dedicated Public Access Easement (established by recorded Map of Dedication [MCR 630-20](#)) that Caliber is intending to utilize a portion of for the indicated shared fire lane and cross-access circulation connection. Perhaps your analysis of that easement has yielded different information? It has been my understanding that staff's intention through each proposed iteration of development on both the Caliber and Kaplan sites has been to have that cross-access extended to connect out to 92<sup>nd</sup> Street and to have a singular shared fire lane rather than 2 in parallel.

### Jeff Barnes

Principal Planner  
City of Scottsdale  
Planning & Development Services  
[jbarnes@scottsdaleaz.gov](mailto:jbarnes@scottsdaleaz.gov)  
(480) 312-2376

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#### Checkout Our Online Services:

<https://eservices.scottsdaleaz.gov/bldgresources>

- Avoid long waits at the One Stop Shop Service Counters by checking real-time wait times:  
<https://eservices.scottsdaleaz.gov/bldgresources/WaitTimes>
- Explore our Planning and Development Services page:  
<https://www.scottsdaleaz.gov/planning-development>

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**From:** Jerry Davis <jdavis@kapcorp.com>  
**Sent:** Wednesday, June 19, 2024 11:58 AM  
**To:** Barnes, Jeff <jbarnes@ScottsdaleAZ.gov>; Curtis, Tim <tcurtis@ScottsdaleAZ.gov>  
**Subject:** Case 1-ZN-2024 Mercado Village

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

Jeff –

I saw where Caliber is on the DRB agenda for tomorrow with their Mercado Village project. I thought it was important to inform you that their site plan shows a fire lane on the Kaplan property to the east. Kaplan has told Caliber several times that they cannot use our property for their fire lane as we are looking at commercial uses which would not allow said fire lane. They also show pedestrian and vehicle circulation into the Kaplan property which Kaplan has not approved (nor will we). I know this is not a typical issue for the DRB, but wanted the Planning Staff to be aware. See attached exhibits.

Thanks

**Jerry D Davis**

**President – Western Region**

**Kaplan Multifamily**

7150 E. Camelback Rd., Suite 444

Scottsdale, AZ 85251

(O) 480.477.8119 (C) 949.230.6681 (F) 480.477.8001

[jdavis@kapcorp.com](mailto:jdavis@kapcorp.com) [www.kapcorp.com](http://www.kapcorp.com)





The Coalition of Greater Scottsdale  
8711 E Pinnacle Peak Road  
PMB 220 Scottsdale, AZ 85255-3517  
[www.CoalitionofGreaterScottsdale.org](http://www.CoalitionofGreaterScottsdale.org)  
[info@cogsaz.org](mailto:info@cogsaz.org)

27 June 2024

To: Planning Commissioners

Re: Mercado Village 1-ZN-2024 and 1-GP-2024

The Coalition of Greater Scottsdale does not support the update Mercado Village project located at 10299 and 10301 North 92<sup>nd</sup> Street. Our members continue with their concerns of additional residential density and subsequent increase of traffic near the Shea Corridor.

***The Request*** Request by owner for a Zoning District Map Amendment from Commercial Office, Planned Community District (C-O PCD) to Planned Unit Development, Planned Community District (PUD PCD) Zoning, with a Development Plan on the entire +/- 6.64-acres of the site, located at 10299 N. 92nd Street and 10301 N. 92nd Street for a mixed-use development including 255 multi-family units and +/- 13,142 sq. ft. of co-work and live-work area.

Respectfully submitted,

COGS BOARD OF DIRECTORS

*Marilyn Atkinson, Jim Davis, Sonnie Kirtley, Cathy McKeever, Stan Morganstern,*

*Howard Myers, Copper Phillips, Christopher Schaffner and Andrew Scheck*

**Barnes, Jeff**

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**From:** Ginny Bertoncino <huntersgg@me.com>  
**Sent:** Thursday, July 4, 2024 4:25 PM  
**To:** Carr, Brad  
**Subject:** Mercado Apartment Project

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

PLEASE, PLEASE, PLEASE DO NOT VOTE TO APPROVE THIS PROJECT.

Neighbors have expressed their concerns time and time again..we do NOT want these apartments built in our already congested neighborhood.

We do not want more renters, more cars and more crime.

Please just say no. ~G

Virginia A. Bertoncino  
10005 E Mission Ln  
Scottsdale

Sent from my iPhone  
Please excuse brevity and typos.



**Barnes, Jeff**

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**From:** L RH <latonyaharrison99@gmail.com>  
**Sent:** Thursday, July 4, 2024 1:17 PM  
**To:** Carr, Brad  
**Subject:** Objection to Mercado Village

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

Hi there, this is to let you know that as a citizen of Scottsdale Arizona since 1986, I opposed the Mercado Village apts, 255 units, south of Sprouts on 92nd St, mostly for traffic and other related concerns.

I expect my representatives on the Scottsdale City Council to represent my voice.


Thank you!

LaTonya Harrison

**Barnes, Jeff**

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**From:** James H Davis <jimdavisestancia@gmail.com>  
**Sent:** Thursday, July 4, 2024 10:55 AM  
**To:** Carr, Brad  
**Subject:** Mercado Village

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

Dear Scottsdale Planning Commission Members:

We strongly oppose more residential development at this very busy section of Scottsdale. This is not a location for more apartments in this very high trafficked portion of Scottsdale. Please reject this application.

Jim Davis  
Francine Hitchcock  
27483 N 103rd Way  
Scottsdale, 85262

## Barnes, Jeff

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**From:** Jeri Kaiser <jkaiser5050@gmail.com>  
**Sent:** Thursday, July 4, 2024 4:17 PM  
**To:** Carr, Brad  
**Subject:** Please say no to this Mercado development

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

To Whom It May Concern:

Please do not push through this development through as this area is already saturated with cars and horrible traffic. Scottsdale needs to remain a quieter, safer, and scenic community, but it appears it is going to be a battle as it keeps coming back to be voted on.

Why the powers that be in this lovely community want to keep overbuilding is such a mystery. It's obvious the people do not want these developments yet they keep retooling the project to get their way. That is just not right. It's like they totally want apartments, traffic and more cars in absolutely every single area they can squeeze them in. How is this preserving the beautiful Scottsdale? It isn't.

Please listen to the people in this community on this as they've said no to the project every single time it surfaced. It will only add stressful situations and unbearable traffic to an already congested area. We live in this area, so we know how it is. It isn't possible to continue to build in Scottsdale to please these builders without ruining the environment and beauty. It almost feels because of the influx of people moving to AZ due to other states becoming unbearable places to live, they want them moving to Scottsdale.....so then build, build, build to accommodate. Scottsdale cannot be the city to accommodate this unnecessary building. It's irrational thinking and very poor planning. The main folks winning on this will be the developers. Someone along the line with common sense needs to say no to this.

Thank you for listening to our concerns and concerned we are. Again, please say no to this. Please.

Kaisers

Sent from my iPhone

**Barnes, Jeff**

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**From:** Fran Kaplan <franik1121@cox.net>  
**Sent:** Thursday, July 4, 2024 9:10 AM  
**To:** Carr, Brad  
**Subject:** Mercado Apartments

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

I have lived at 92nd and Cholla for over 32 years!!

The traffic is so congested and dangerous on Shea and 92nd Street.

I can hear the ambulances near the hospital with all the collisions.

We don't need apartments and more congestion in our community.

Sincerely,  
Fran Kaplan  
11475 N. 93rd Way

**Barnes, Jeff**

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**From:** John Lader <jmlader@gmail.com>  
**Sent:** Thursday, July 4, 2024 9:56 PM  
**To:** Carr, Brad  
**Subject:** Not a Good Idea

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

Please stop this apartment project.

That area around Shea and 92nd St. is already too congested.

Mary and John Lader  
10800 E Cactus Rd, Scottsdale, AZ 85259

**Barnes, Jeff**

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**From:** Shanyn Lancaster <shanynlancaster@gmail.com>  
**Sent:** Thursday, July 4, 2024 8:21 PM  
**To:** Carr, Brad  
**Subject:** Opposition to Mercado Village Apts

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

To whom it may concern:

May this email serve as declaration of opposition to the Mercado Village Apartments.

As a 10 year Scottsdale resident, this is not what Scottsdale needs or deserves. Furthermore, traffic in this area is already too congested and adding more is negligent.

-SCL

Sent from my iPhone.

Sorry for any typos- Always on the run!! 🧐



**Barnes, Jeff**

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**From:** STEVEN LUGO <slugo1@cox.net>  
**Sent:** Thursday, July 4, 2024 9:27 AM  
**To:** Carr, Brad  
**Subject:** Mercado apartments

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

I live and work within a mile of this place and strongly oppose apartments. An absence of individual ownership would cause instability via frequent turnover and lack of respect for the calm of the community.


Steve Lugo

[Sent from Yahoo Mail for iPhone](#)

**Barnes, Jeff**

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**From:** mandy patel <mandytaichi@yahoo.com>  
**Sent:** Thursday, July 4, 2024 3:22 PM  
**To:** Carr, Brad  
**Subject:** Mercado Village Apartments

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

Hello,

It is with deep concern that I am writing regarding the Mercado Village Apartments.

That area already has a huge traffic presence. There is no need for more unaffordable apartments. I have lived in Scottsdale for over 40 years and have witnessed all the changes. Please listen to the people of Scottsdale and not to the almighty dollar. Vote NO for this apartment complex.

Sincerely,


Mandy Patel

Sent from my iPad

**Barnes, Jeff**

---

**From:** john rizk <jrizk1234@gmail.com>  
**Sent:** Thursday, July 4, 2024 11:22 AM  
**To:** Carr, Brad  
**Subject:** Mercado apts.

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

Just get rid of this development for good , we don't want any more apartments .enough already!

**Barnes, Jeff**

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**From:** THOMAS SMITH <tsmith170@cox.net>  
**Sent:** Thursday, July 4, 2024 9:55 AM  
**To:** Carr, Brad  
**Subject:** Mercado Village Apts

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

This is to advise you that we are opposed to the subject project. Scottsdale does not need another ugly project of this type. The 255 units will be another traffic clogging effort and one that is not in keeping with the Scottsdale image and lifestyle. Again, we are opposed to this project

Thomas Smith  
10239 N. 100th Place  
85258

[Sent from Yahoo Mail for iPhone](#)

**Barnes, Jeff**

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**From:** Audrey Warfel <audwar9@gmail.com>  
**Sent:** Thursday, July 4, 2024 8:26 AM  
**To:** Carr, Brad  
**Subject:** Apartments at 92nd St

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

I am a 4 year full time resident just off of Mountain View and I walk every day around this block. I am opposed to 255 more cars and residents in this area. I would rather see a business put in this vacant spot.

I vote NO!

A. Warfel

## Barnes, Jeff

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**From:** Christopher Chu <dubhsstuka@gmail.com>  
**Sent:** Saturday, July 6, 2024 3:03 PM  
**To:** Carr, Brad  
**Subject:** Mercado Village Apartments

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

Dear representative,

It has become clear that any addition to Shea Blvd area will result in a negative impact to residents and travelers in that area.

I am opposed to this particular project as it does not properly gauge the true impact of the current homeowners vs. the need for hospital and health care employees who require residences. I fear the developers have misled city leaders in believing this is what our tax paying and voting citizens of Scottsdale want.

Please take the time to examine the number of motor vehicle accidents in that small stretch of roadway between the 101 and Via Linda. Collect the number of field contacts the police have made of non residents in the area. How has crime impacted the area?

In my opinion, we have more problems to address before we invite more people to the area.

As homeowners in the neighborhood, my wife and I have agreed that any improvements made to our residence would be for the positive contribution to the value of the house. Making sure that the positives outweigh the negatives in our final decision.

Please do the same. Make sure that positive impact to the neighborhood and its taxpaying and voting homeowners outweigh the impact to future apartment renters who might or might not actually work in the nearby health care facilities.

As I stated above, I am very opposed to this project and believe it is the burden of the council to represent its citizens and not cater to developers who only wish to fill the pockets of the parties involved at the expense of homeowners in the great community.

Thank you for this opportunity to provide my opinion.

Homeowner, voter,  
Christopher Chu



**Barnes, Jeff**

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**From:** noemi Perez-Frette <noemi25@msn.com>  
**Sent:** Friday, July 5, 2024 11:40 AM  
**To:** Carr, Brad  
**Subject:** apartments

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

To Whom it may concern,

I was born and raised in Arizona. I grew up and lived in Phoenix until 2012 when my husband I decided to buy a home in Scottsdale. Scottsdale does not need any more apartments. Scottsdale needs more homes not apartments. There are plenty of apartments in Scottsdale. The area that is being considered for the new apartment complex is already convoluted. The area already has a ton of traffic from all the businesses in the area. The hospital alone brings in as ton of traffic from employees to visitors as well as the medical offices in that area. There is also traffic from the local shopping complex and restaurants. We cannot handle any more traffic. The accidents that will happen from this new development could be prevented. I am requesting that the council hears the residents of Scottsdale and votes No on this development. We have enough vacant apartments in Scottsdale and border Phoenix/Scottsdale area. Too many apartments and hotels being built in Scottsdale city council needs to be concern taht we could become LA's CECE Hotel. Please vote no!


Thank you.

Noemi Frette  
12299 N 84<sup>th</sup> Place  
Scottsdale, AZ 85260

**Barnes, Jeff**

---

**From:** Patrick Lancaster <pslanc@gmail.com>  
**Sent:** Saturday, July 6, 2024 10:11 PM  
**To:** Carr, Brad  
**Subject:** Mercado Village Apts.

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

I am strongly opposed to the Mercado Village Apt. proposal. A definite no for me. It is not in the best interest of the community.

Sent from my iPhone

## Barnes, Jeff

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**From:** Curtis, Tim  
**Sent:** Tuesday, July 9, 2024 2:42 PM  
**To:** Barnes, Jeff  
**Subject:** FW: Planning Commission Public Comment  
  
**Importance:** High

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**From:** WebServices <WebServices@scottsdaleaz.gov>  
**Sent:** Sunday, July 7, 2024 12:05 PM  
**To:** Planning Commission <Planningcommission@scottsdaleaz.gov>  
**Subject:** Planning Commission Public Comment  
**Importance:** High

**Name:** Susan Leeper  
**Address:** 12309 N. 90th Way  
**Email:** [susan@leeper.com](mailto:susan@leeper.com)  
**Phone:** (480) 998-5022

**Comment:**

It has been almost 3 years, (September 2021) since neighbors mounted the fight against the Mercado Project at 92nd St south of Shea. Each and every opportunity we could neighbors and residents presented our objections and protests. Why can't you get the message? We don't want this project to continue NOW or EVER. Stop harrassing Scottsdale citizens with overdevelopment.

**Barnes, Jeff**

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**From:** VIVIAN <vpainter792@msn.com>  
**Sent:** Friday, July 5, 2024 8:15 AM  
**To:** Protect Scottsdale  
**Cc:** Carr, Brad  
**Subject:** Re: Mercado Village Apartments - Planning Commission July 10th

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

I am a resident off of Shea Blvd. and I am not in favor of the Mercado Village Apartments. Too Much traffic and Scottsdale has built enough apartments.

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**From:** Protect Scottsdale <protectscottsdale@gmail.com>  
**Sent:** Thursday, July 4, 2024 4:05 PM  
**To:** susan wood <ProtectScottsdale@gmail.com>  
**Subject:** Fwd: Mercado Village Apartments - Planning Commission July 10th

----- Forwarded message -----

**From:** **Protect Scottsdale** <[protectscottsdale@gmail.com](mailto:protectscottsdale@gmail.com)>  
**Date:** Thu, Jul 4, 2024 at 9:03 AM  
**Subject:** Mercado Village Apartments - Planning Commission July 10th  
**To:** susan wood <[ProtectScottsdale@gmail.com](mailto:ProtectScottsdale@gmail.com)>

Can you believe it has been almost 3 years, (September 2021) since neighbors mounted the fight against this project? And now it is back.

The Planning Commission will be meeting on Wednesday, at 5:00 at City Hall to approve the Mercado Village apts, 255 units, south of Sprouts on 92nd St. You can send your opposition emails to: [BCarr@ScottsdaleAz.gov](mailto:BCarr@ScottsdaleAz.gov).

If you haven't signed up for my email notifications, you can respond to this email. Or you can sign up on the website: <https://protectscottsdale.com/>

Susan Wood  
Protect Scottsdale

# PLANNING COMMISSION MEETING

July 10, 2024

## Mercado Village

Proposal Is Back

255 apartments on 92nd St.  
South of the Sprouts Center



City Hall 3939 N. Civic Center

Send comments to:

[BCarr@scottsdaleaz.gov](mailto:BCarr@scottsdaleaz.gov)

sign up at [ProtectScottsdale.com](https://ProtectScottsdale.com)

**Barnes, Jeff**

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**From:** Elisa V <elisa@go-redconsult.com>  
**Sent:** Friday, July 5, 2024 8:17 AM  
**To:** Carr, Brad  
**Subject:** Mercado Village

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

Hi -

I am a concerned resident of Scottsdale- who lives not far from where this proposed project wants to be built. I am against this project for the following reasons.

1. This project will bring too much traffic into an already overcrowded area. Traffic is bad and will get worse.
2. This additional traffic is too close to the hospital and emergency room. This could have life threatening consequences if ambulances are stuck and can't get into the ER.
3. Where is the water coming from for this additional growth? As a resident - the city is constantly pressuring us to cut back our usage- so why do you have unlimited water for these apartments?
4. This project has been rejected by residents multiple times- why is this project allowed to continue? It doesn't seem to follow the rules. After all the dirty tricks - holding neighborhood input sessions outside in the sun & heat, negative complaints missing & donations to council members who support this project, there needs to be an investigation into the corruption that this project is riddled with.
5. There are so many projects already approved- build those before causing more problems for local residents.

Thank you for your time and consideration.

Elisa Verhille  
11429 N 109th Way  
Scottsdale 85259

Get [Outlook for iOS](#)



## Barnes, Jeff

---

**From:** NoReply  
**Sent:** Monday, July 8, 2024 1:48 PM  
**To:** Barnes, Jeff  
**Subject:** 1-GP-2024 and 1-ZN-2024, MERCADO VILLAGE



Hi, hope you're well! I strongly oppose cases 1-GP-2024 and 1-ZN-2024, MERCADO VILLAGE, due to many reasons including heavy, congested, often unsafe traffic already in this area as well as water usage restrictions. It's important the city council and residents focus on sustaining Scottsdale and not approving additional development. -- sent by Jessica Batory (case# 1-GP-2024)



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**Barnes, Jeff**

---

**From:** Alicia A <abercj@gmail.com>  
**Sent:** Monday, July 8, 2024 3:39 PM  
**To:** Carr, Brad  
**Subject:** Mercado Village

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

Good afternoon,

I am a Scottsdale resident and oppose this project! That area is already congested enough.

Thank you,  
Alicia Aber

**Barnes, Jeff**

---

**From:** Jessica Batory <jessicabatory@gmail.com>  
**Sent:** Monday, July 8, 2024 1:47 PM  
**To:** Carr, Brad  
**Subject:** 1-GP-2024 and 1-ZN-2024 MERCADO VILLAGE

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

Hi, hope you're well! I strongly oppose cases 1-GP-2024 and 1-ZN-2024, MERCADO VILLAGE, due to many reasons including heavy, congested, often unsafe traffic already in this area as well as water usage restrictions. It's important the city council and residents focus on sustaining Scottsdale and not approving additional development.

**Barnes, Jeff**

---

**From:** Loren Marson <lorenmarson@hotmail.com>  
**Sent:** Monday, July 8, 2024 7:42 AM  
**To:** Carr, Brad  
**Subject:** Opposition to Mercado Village Apartments

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

To Whom It May Concern:

I am a Scottsdale resident, residing in Scottsdale Ranch. I am a native, and I am horrified at the number of apartments that have been built in the past five years.

Traffic is horrific, especially on Shea, Scottsdale Road, and the 101; if we continue to build apartments at the current rate, we obviously are increasing the stress on our streets and resources. Building more apartments in Scottsdale is ruining the quality of life, especially for those of us with children. We chose Scottsdale Ranch because of the beautiful single -family homes, community, and the quality of life. We feel that adding more apartments to the area will decrease the quality of life (for a multitude of reasons), and are greatly apposed to it.

Therefore, I am emailing you to let you know that I am opposed to the Mercado Village apartments, and ask that the city deny the permit. If you want to keep quality of life high in Scottsdale, please stop building apartments, and consider building more family communities.

Thank you,  
Loren Klimowicz

**Barnes, Jeff**

---

**From:** Thomas Kube <tkube@kubeco.com>  
**Sent:** Wednesday, July 10, 2024 10:01 AM  
**To:** Carr, Brad; Curtis, Tim  
**Subject:** Please vote no on the Mercado Village Project

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

**PLEASE INCLUDE THIS IN THE COMMENT PACKAGE FOR THE MERCADO VILLAGE  
PROJECT**

To the members of the Scottsdale City Planning Commission

RE: Mercado Village Project

As a 27 year Resident of Scottsdale, I always appreciate the opportunity to weigh in on matters that I believe have an impact on my family and on the residents of the city.

Over my career I was in charge of Strategic Planning for AAA National Headquarters for 8 years covering 168 Motor Clubs in 50 states. I also ran an NGO that developed and built residential facilities for developmentally disabled adults in Arlington, Virginia. I served as the CEO of the Council of Educational Facility Planners for 11 years. CEFPI was actively engaged at the local, state and federal levels in the planning, development and construction of K-12 school facilities and college campuses facilities across the US.

I am personally very familiar with the laws and regulations surrounding Facility Planning -- Facility Placement -- and Community Engagement, particularly what it takes to get a commercial project from Concept to Occupancy. It's not easy

I also totally get that the owner wants to develop the property, and they have that right.

**They just don't have the right to change the zoning to do it.**

So like many people in proximity to this proposed development, and ***each time*** this project comes back - **I speak against it.**

The Shea Corridor from the 101 Freeway to 90<sup>th</sup> Street -- to 92<sup>nd</sup> Street -- to 96<sup>th</sup> Street is already heavily travelled and is a main access point to both the Honor Health Hospital and related Medical Offices, particularly at 92<sup>nd</sup> Street.

The owner says this project will alleviate that. The large number of residents attending all the open houses consistently reject the project and that assertion.

If allowed, we will then have 4 controlled intersections from Shea to 90<sup>th</sup> street in a short span. Then two more to 101 Freeway at Via Linda. They back up significantly now.

Traffic, Safety and Congestion will surely increase. Other relevant concerns on high density were enough to get the City Council to Table the Draft Sustainability Plan.

Traffic from the 102 new Apartments at San Victor (***with no controlled access***) will congest the area further and likely increase traffic loads on 91<sup>st</sup> and Via Linda.

The plan to up-zone the property and allow over 250 apartments will only add nearly 1,000 or more new vehicles trips daily entering and exiting the property and 92<sup>nd</sup> Street just for this project.

Traffic flow from the Mercado Village will move North on 92<sup>nd</sup> Street to Shea, or turn South toward 90<sup>th</sup> Street and ultimately to the Via Linda and 90<sup>th</sup> Street Intersection (*Already congested in both directions*), then moving on through the increasing commercial development South of Via Linda to the 101 Freeway.

Remember, we now have the 102 new Apartments at 90<sup>th</sup> Street and San Victor (Across from Fry's), just being completed. This alone will likely contribute significant additional vehicles heading south toward the Via Linda and 90<sup>th</sup> Street Interchange, or North to the 90<sup>th</sup> Street and Shea Intersection. The latter consistently backs up at Shea to the 101 Freeway. It is also not unforeseeable that the traffic from these apartments will divert to 91<sup>st</sup> Street to Via Linda, further stressing the traffic there to the 90<sup>th</sup> Street interchange.

The owner of Mercado Village is also the announced developer for the Massive 100 acre Riverwalk property, located alongside the 101 Freeway from Talking Stick Way on the south to Via de Ventura. Adding more Traffic and Safety Concerns in this corridor of Scottsdale.

But, before we drive to the Riverwalk location, we have to pass ***The Edge*** - located at the northeast corner of 90th Street and Loop 101, providing executive housing and other amenities – intuitively adding more traffic.



And yet, just south of ***The Edge*** will lie the 26-acre entertainment concept of ***The Sydney***, a mixed-use, entertainment-focused development. That development will feature the first Hard Rock Hotel in Arizona. ***The Reverb Hotel*** - a 195-room music-focused property.

Industry benchmarks say a 100 room luxury hotel requires about 240 employees, now extrapolate that to a 200 room facility and these other three locations. Add in the suppliers, guests, customers and so forth and the volume of traffic, safety and congestion will become unbearable

This corner of Scottsdale will be overwhelmed by traffic, congestion and lead to increased safety issues.

Make no mistake -- Traffic from the Mercado will burden Scottsdale – ***Can we at least stop the high density projects that the city can control and finally say no to this proposal?***

The owners currently have zoning rights to develop the property, I say let them build by right. Please vote to deny the up zoning and density increase.

Thank you.

Thomas Kube  
12740 E. Sunnyside Drive  
Scottsdale, AZ 85259  
(480) 227-6025

June 26, 2024

To: Scottsdale City Council Members

Thank you for your review of my letter as well as consideration of the resident's concerns regarding this issue of overdevelopment in Scottsdale.

This is a comment in specific regards to the rezoning of the land adjacent to the Sprouts commercial center called Mercado village as well as any other upzoning or rezoning for our city which adds significant increases in residential development within commercial zoning. This communication also addresses some of the Sustainability Plan in relation to the increased urbanization, upzoning and increased density of apartment development.

Although, I am appreciative of redeveloping tired and underutilized areas of our city, I am against rezoning that negatively impacts community neighborhoods, increases density, or adds additional strain on city, community or local services & increases traffic in an already congested area, with no allowance or ability to expand parking, streets, parks, & other amenities that current residents enjoy.

My family has lived in this area for decades. We had a business in the center in the late 80's & 90's. We are very familiar with the neighborhood and community & we are concerned with the rezoning of land with the intention of urbanizing Scottsdale neighborhoods by making the population denser than what was originally intended as well as making it more difficult for residents to move about and enjoy their local shopping & medical areas.

According to a quick search, the population of just Scottsdale Ranch is approximately 5879, not including the myriad of other neighborhoods that use the Mercado Shopping area, hospital, parks etc. By adding 255 units, the city is allowing over 4% to 8% increase in population with one development. With 255 units, comes at least one or two cars per unit, adding 385+ cars directly to the neighborhood per day, as well as adding at least 255 people but mostly likely at least 2 people per unit for a total of close to 500 additional residents in just that block, who all need access to grocery stores, hospital, medical, parks & recreation, shopping & other city services, including water, sewer, waste/trash. According to the Sustainability Plan, Scottsdale city council wants to reduce the heat island effect, reduce water usage, reduce waste/trash by 90% by 2050, reduce sewer, etc. Currently Scottsdale is paying residents to remove their precious grass which keeps the yards, areas and neighborhoods cooler. A "3" story building which can be built up to 48 feet high, adding 400 plus residents, will only increase water, waste, trash usage and contribute to a continuing heat island effect, making our neighborhood hotter. According to the Extreme Heat Existing Efforts Report, there is nothing mentioned of curbing high-density development. According to the Scottsdale heat map, the coolest areas of Scottsdale are located on the green belt and golf courses, leading me to believe that grass helps

to alleviate extreme heat. We live in the desert, where it is hot and has been hot for centuries, but more concrete and urbanization leads to the spaces being even hotter.

Regarding city parks – we have no more land in the area to commit to building an additional park. Scottsdale Ranch park is already highly utilized by current residents, including many neighborhoods besides SR, & parking is severely limited. Our family was a part of the little league for over 10 years, in the 90's & early 2000's. Parking wasn't great at that time. Now it's worse. When our grandson played this past season, many families resorted to parking in the senior center parking lot for games and had to walk across difficult and unstable terrain to get to the fields. Adding 300-500 additional residents to the community will only put additional strain and burden on the park & other local resources in addition to adding to the traffic congestion.

Regarding the hospital – How many people can the hospital treat? Is there any way that the hospital can add areas of treatment for current residents and others that utilize the facility? A family member (who is in healthcare field) was in the ER in the fall & said it was overcrowded, dirty, and not very inviting as opposed to how it was years ago. How are we going to provide appropriate & good quality health care for current residents by continuing to add thousands of new residents?

I am urging the City Council to not approve the change in zoning for this project. There is still plenty of need for office and medical space. Even though the General Plan was approved, which calls for denser living conditions for this area, it is inconceivable that city planners/council would vote to continually change zoning which would ultimately lead to higher usage of natural resources, reduce optimal living conditions for current residents, increase crime, school classroom size, crowd our stores, reduce police services, & add to more traffic & accidents. This is not the best answer for this area, for our city in general or the residents within 3-5 miles, who use this area and surrounding resources every week.

Thank you for your time,

Valerie Teich  
Resident /employee & business owner,  
Scottsdale for 40 years.

Angel Vail  
Manager of Property  
Lease Administration  
5455 E. High Street,  
Phoenix, AZ 85054  
angelvail@sprouts.com

April 10, 2024

Sent via Email to: citycouncil@scottsdaleaz.gov

Scottsdale City Council  
3939 N Drinkwater Blvd  
Scottsdale, AZ 85251  
.

RE: Zoning Case: (12-ZN-2022 and 6-GP-2022)  
Sprouts Farmer's Market ("Sprouts") Approval

Dear Scottsdale City Council Members:

On behalf of Sprouts Farmers's Market, I am writing to reaffirm SUPPORT for the proposed new development known as Mercado Courtyards ("Residential Development"). As you may already know, Sprouts has operated at this location and has served the local community for over 20 years. We believe the proposed Residential Development will enhance the value of Shopping Center as well as increase traffic to the store and surrounding businesses.

Notwithstanding anything to the contrary contained in this letter or previously provided support letters, Sprouts hereby supports the Residential Development, subject to the following conditions ("Conditions"):

1. Our Landlord and the Developer shall enter into an REA that grant Sprouts its customers, guests, invitees, vendors, contractors and employees full ingress and egress to and from the Shopping Center, the Premises and our loading area and truck dock via "**Sprouts New Truck Route**" as shown on **Exhibit A** attached hereto. With the caveat that Tenant has not formally approve the Sprouts New Truck Route and is in the process of verifying whether or not such truck route will be sufficient to support a WB-67 Truck.
2. The Developer shall use commercially reasonable efforts to ensure that the construction of the Residential Development (i) is completed in a prompt and orderly manner, (ii) does not materially and adversely interfere with the business operations of Sprouts, and (iii), does not materially and adversely interfering with full ingress and egress to and from the Sprouts Premises and the Shopping Center or interfering with the existing truck access to the Shopping Center, Tenant's loading area and truck dock, all of which shall remain open and unobstructed at all times.
3. At all times, the Shopping Center and Tenant's loading area shall have uninterrupted and unobstructed access sufficient to reasonably accommodate WB-67 tractor-trailer trucks ("Typical trucks").



If you have further questions regarding the above referenced support or conditions, please do not hesitate to give me a call.

Sincerely,

*Angel Vail,*

Angel Vail

Manager of Property and Lease Administration

## EXHIBIT A

### Sprouts Existing and New Truck Route



Truck Access Site Plan



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



RE: Zoning case: (I-GP-2024 and I-ZN-2024)

I am writing to express my full SUPPORT for the Mercado Village Zoning Case. As a business owner near the shopping center on the southeast corner of 92nd & Shea, I believe that this project will greatly benefit our community.

The proposed project includes a new traffic light, improving access and safety for customers and employees. The addition of residential units will attract new residents, increasing foot traffic and potential customers for our businesses. Furthermore, the proposed project will address the issue of unhoused individuals who currently frequent the unused portion of the shopping center. This will create a safer and more inviting environment.

I urge the council to approve the Mercado Village project, as it will enhance our community, provide additional revenue sources, and bring vibrancy for years to come. Thank you for considering my support.

Please vote to APPROVE this project.

Sincerely,

Ashleigh Stagmiller

A handwritten signature in black ink, appearing to read "Ashleigh Stagmiller", with a horizontal line drawn through it.

Chipotle

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



RE: Zoning case: (I-GP-2024 and I-ZN-2024)

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I urge the council to approve the Mercado Village project, as it will enhance our community, provide additional revenue sources, and bring vibrancy for years to come. Thank you for considering my support.

Please vote to APPROVE this project.

Sincerely,

Kayla Camp  
Club Pilates

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



RE: zoning case: (I-GP-2024 and I-ZN-2024)

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I urge the council to approve the Mercado Village project, as it will enhance our community, provide additional revenue sources, and bring vibrancy for years to come. Thank you for considering my support.

Please vote to APPROVE this project.

Sincerely,

A handwritten signature in black ink, appearing to read "Jennifer".

Hello Laser

General Manager

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



RE: Zoning Case: (1-GP-2024 and 1-ZN-2024)

I am writing to express my full SUPPORT for the Mercado Village Zoning Case. As a business owner near the shopping center on the southeast corner of 92nd & Shea, I believe that this project will greatly benefit our community.

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I urge the council to approve the Mercado Village project, as it will enhance our community, provide additional revenue sources, and bring vibrancy for years to come. Thank you for considering my support.

Please vote to APPROVE this project.

Sincerely,

*Peter Vassallo*

February 1, 2024

RE: Zoning Case: (1-GP-2024 and 1-ZN-2024)

Dear Members of the Scottsdale City Council:

On behalf of Sprouts Farmers Market, this letter serves as our written support for the zoning case for Mercado Village. As you may already know, we have been operating at this location and serving the local community for over 20 years. It is our belief that the proposed project will not only enhance the center but also help ensure the long-term viability of our store and surrounding businesses for years to come.

As an added detail of our support, it is our belief that the addition of a new traffic signal and pedestrian access on 92<sup>nd</sup> Street will provide much safer access for customers and guests to the center. Furthermore, we support the relocation of the existing drive aisle which will serve as our primary truck delivery egress. The above referenced additions will also help ensure a safer truck exit than what is currently existing.

This letter shall not be deemed Sprouts' consent or acknowledgement to any other matter other than to affirm Sprouts' support for the Mercado Village development plan as shown on the attached Exhibit "A". We are excited to see this project move forward and strongly believe this will be a wonderful addition to the community.

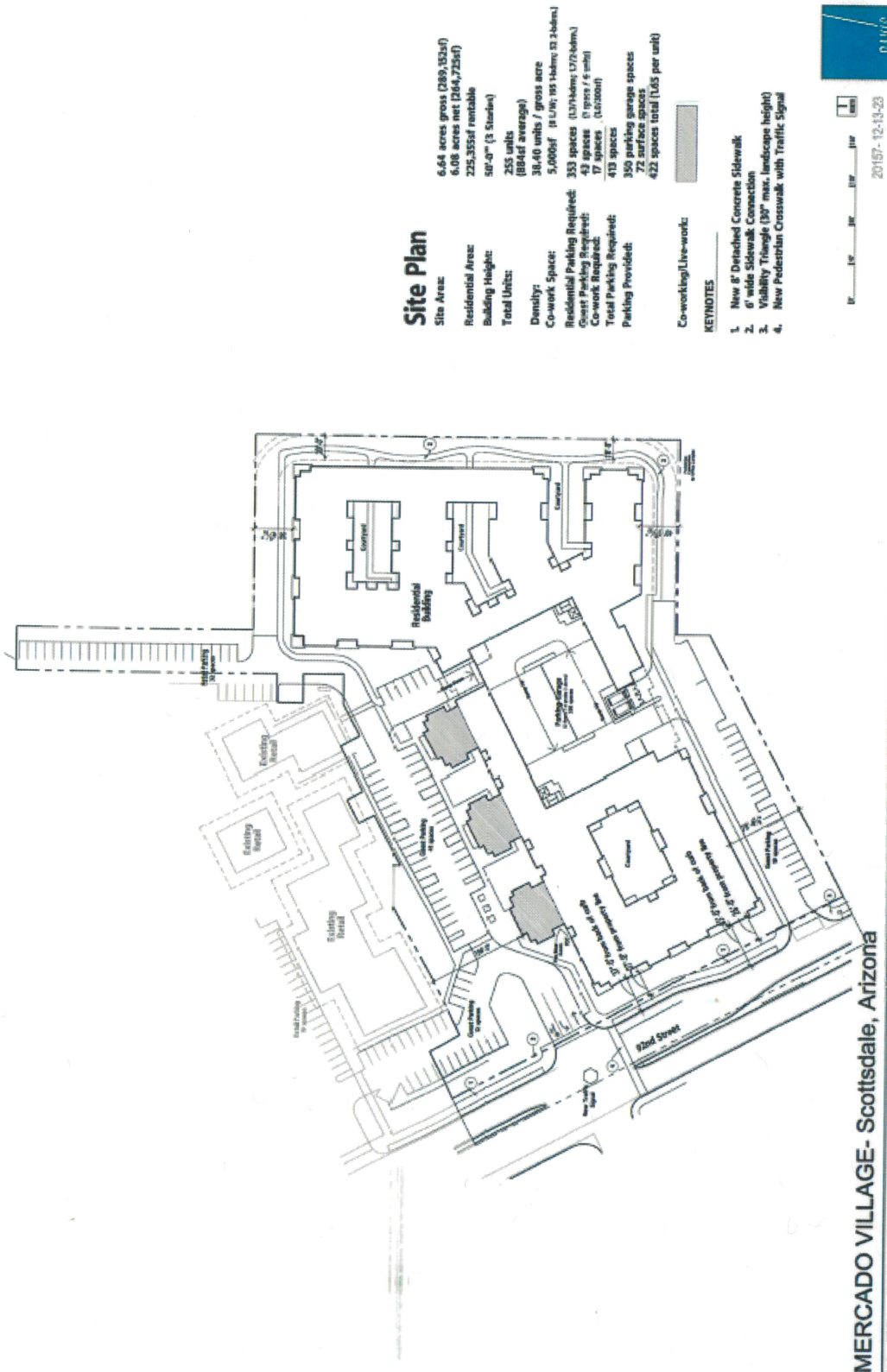
Should you have any questions, please feel free to contact me directly at:  
[DanielDeLaCerde@sprouts.com](mailto:DanielDeLaCerde@sprouts.com), or phone at: 480-436-4400.

Sincerely,

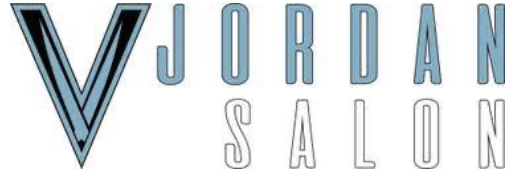


Daniel De La Cerda  
Senior Manager, Real Estate

### EXHIBIT A



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



RE: Zoning Case: (I-GP-2024 and I-ZN-2024)

I am writing to express my full SUPPORT for the Mercado Village Zoning Case. As a business owner near the shopping center on the southeast corner of 92nd & Shea, I believe that this project will greatly benefit our community.

The proposed project includes a new traffic light, improving access and safety for customers and employees. The addition of residential units will attract new residents, increasing foot traffic and potential customers for our businesses. Furthermore, the proposed project will address the issue of unhoused individuals who currently frequent the unused portion of the shopping center. This will create a safer and more inviting environment.

I urge the council to approve the Mercado Village project, as it will enhance our community, provide additional revenue sources, and bring vibrancy for years to come. Thank you for considering my support.

Please vote to APPROVE this project.

Sincerely,

A handwritten signature in black ink, appearing to read 'C. N. C. y.' with a long, sweeping underline.

MANAGER AT  
VJORDAN SALON





# WRITTEN COMMENTS

5

This card is used to submit written comments to the Board or Commission.  
Written comment cards may be submitted to the Staff at any time. Cards submitted after public testimony has begun will be provided to the Board or Commission at the conclusion of the testimony for that item.

NAME (print) Rose Petrino MEETING DATE 6-20-24

NAME OF GROUP/ORGANIZATION (if applicable) PROTECT SCOTTSDALE

ADDRESS 13493 N 101ST WAY ZIP 85260

HOME PHONE 480-809-2125 WORK PHONE \_\_\_\_\_

E-MAIL ADDRESS(optional) \_\_\_\_\_

AGENDA ITEM # #5 ☐ SUPPORT ☒ OPPOSE

COMMENTS (additional space is provided on the back) \_\_\_\_\_

① LEAD TO HORRIBLE TRAFFIC VOTE NO

② WILL LEAD TO DEATHS, FOR PEOPLE WHO CAN'T GET TO HOSPITAL VOTE NO

③ WILL HURT OUR POLICE + FIRE - TOO MANY

This card constitutes a public record under Arizona law. — DO YOU EVER LIVE IN SCOTTSDALE  
WANT YOUR ADDRESS SO I CAN BUILD AN APT NEXT TO YOU

Written Comment cards may be submitted to Staff at any time. Cards submitted after public testimony has begun will be provided to the Board or Commission at the conclusion of the testimony for that item.

PEOPLE VOTE NO

① WILL HURT OUR WATER SUPPLY

② WILL COST RESIDENTS WHO HAVE  
~~PAID A LOT TO~~ MORE MONEY FOR  
WATER. VOTE NO

③ APS - <sup>25% MORE THAN SRP</sup> WHO ALREADY CHARGES TOO  
MUCH WILL RAISE PRICES AGAIN  
DUE TO TOO MUCH ELECTRICAL USAGE - VOTE NO

④ WILL CREATE LOTS OF CRIME  
I HAVE BEEN BEATEN UP + ROBBED,  
AT GUNPOINT AT APTS - VOTE NO <sup>1 W/ A GUN</sup>

REQUEST TO SPEAK: Citizens wishing to address the Board or Commission in person may obtain a blue Request to Speak card from staff located at the Staff table in the Kiva.

⑤ VOTE NO ON THIS - ~~WANT YOUR ADDRESS~~



# WRITTEN COMMENTS

5

This card is used to submit written comments to the Board or Commission.

Written comment cards may be submitted to the Staff at any time. Cards submitted after public testimony has begun will be provided to the Board or Commission at the conclusion of the testimony for that item.

NAME (print) Peter Petrovich MEETING DATE 6-20-24

NAME OF GROUP/ORGANIZATION (if applicable) \_\_\_\_\_

ADDRESS 13493 N. 101 Way, Scottsdale ZIP 85260

HOME PHONE 480-808-7185 WORK PHONE \_\_\_\_\_

E-MAIL ADDRESS(optional) \_\_\_\_\_

AGENDA ITEM # 3 ☐ SUPPORT ☒ OPPOSE

COMMENTS (additional space is provided on the back) \_\_\_\_\_

See over



Written Comment cards may be submitted to Staff at any time. Cards submitted after public testimony has begun will be provided to the Board or Commission at the conclusion of the testimony for that item.

1. Wrong place for apartments - will cause congestion, traffic delays, & overcrowding in area already overcrowded - Sprouts is already crowded; let the owner build the office building already allowed by zoning, which we need for medical offices
  2. Unjust Enrichment. Rezoning gives a windfall profit, via a higher property value, to owner - in contravention of the AZ Constitution
  3. Even if you must have apartments here, these are not of Scottsdale quality. Owner bragged at a community meeting about how they are like the ones in Mesa they built; I've seen those & they are pretty bad & ugly. Scottsdale deserves better than Mesa quality
  4. Design is not compatible with development in the area.
- 5th VOTE NO on this request

**REQUEST TO SPEAK:** Citizens wishing to address the Board or Commission in person may obtain a blue Request to Speak card from staff located at the Staff table in the Kiva.



# WRITTEN COMMENTS

5

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Written comment cards may be submitted to the Staff at any time. Cards submitted after public testimony has begun will be provided to the Board or Commission at the conclusion of the testimony for that item.

NAME (print) Stanley Pelcher MEETING DATE 6/20/24

NAME OF GROUP/ORGANIZATION (if applicable) DC Ranch Precinct

ADDRESS 16356 N. Thompson Peak Pkwy Apt 1017 N, Scottsdale, AZ ZIP 85260

HOME PHONE 602-909-0298 WORK PHONE \_\_\_\_\_

E-MAIL ADDRESS(optional) stanley.pelcher@gmail.com

AGENDA ITEM # 1-IN-2024 ☐ SUPPORT ☐ OPPOSE

COMMENTS (additional space is provided on the back) I Feel the (Mercado Village) project should be denied!



# WRITTEN COMMENTS

5

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Written comment cards may be submitted to the Staff at any time. Cards submitted after public testimony has begun will be provided to the Board or Commission at the conclusion of the testimony for that item.

NAME (print) DENISE MCGUE MEETING DATE 6-20-24

NAME OF GROUP/ORGANIZATION (if applicable) Project Scottsdale

ADDRESS 8706 E. San Rafael ZIP 85258

HOME PHONE 480-422-1833 WORK PHONE N/A

E-MAIL ADDRESS(optional) \_\_\_\_\_

AGENDA ITEM # 5 ☐ SUPPORT ☒ OPPOSE

COMMENTS (additional space is provided on the back) ① Employees having difficulty coming to and FROM Work place

② Travel is so dense within 2 blocks of the exit of the apartment complex. North and South

③ Possibly consider another Commercial Property Development that would

This card constitutes a public record under Arizona law.



Written Comment cards may be submitted to Staff at any time. Cards submitted after public testimony has begun will be provided to the Board or Commission at the conclusion of the testimony for that item.

- allow less traffic to and FROM. For Ex. a Storage Rental ~~to~~ Building
- ④ As a resident, the completion of a apartment complex on 90th St, 1 block North of Via Linda, so we are already bombarded with this traffic.
- ⑤ Emergency personnel - ambulance and emergency personnel to the hospital due to the traffic.

**REQUEST TO SPEAK:** Citizens wishing to address the Board or Commission in person may obtain a blue Request to Speak card from staff located at the Staff table in the Kiva.





# WRITTEN COMMENTS

15

This card is used to submit written comments to the Board or Commission.

Written comment cards may be submitted to the Staff at any time. Cards submitted after public testimony has begun will be provided to the Board or Commission at the conclusion of the testimony for that item.

NAME (print) Mara Collazo MEETING DATE 6/20/24

NAME OF GROUP/ORGANIZATION (if applicable) \_\_\_\_\_

ADDRESS 18550 North 98th Way, Scottsdale ZIP 85255

HOME PHONE 480-636-7124 WORK PHONE \_\_\_\_\_

E-MAIL ADDRESS(optional) \_\_\_\_\_

AGENDA ITEM # 12N-2024 ☐ SUPPORT ☒ OPPOSE

COMMENTS (additional space is provided on the back) No to rezoning to allow for  
Building apartments in this area across from Medical  
facilities



# WRITTEN COMMENTS

5

This card is used to submit written comments to the Board or Commission.  
Written comment cards may be submitted to the Staff at any time. Cards submitted after public testimony has begun will be provided to the Board or Commission at the conclusion of the testimony for that item.

NAME (print)

Pamela Carter

MEETING DATE

6-20-24

NAME OF GROUP/ORGANIZATION (if applicable)

ADDRESS

9342 E Purdue Ave

ZIP

85258

HOME PHONE

9342 480 8180084

WORK PHONE

E-MAIL ADDRESS(optional)

AGENDA ITEM #

5



SUPPORT



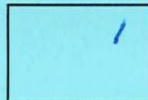
OPPOSE

COMMENTS (additional space is provided on the back)

Live in the area no!  
Too much traffic for more apartments



# REQUEST TO SPEAK



*"As a member of the Scottsdale community, I will genuinely listen; speak respectfully; and be accountable for my words and actions."*

Request to Speak cards must be submitted to the City Staff **BEFORE** public testimony begins.

Public testimony is limited to three (3) minutes per speaker.

Additional time MAY be granted to speakers representing two or more persons.

Cards for designated speakers and the person(s) they represent must be submitted together.

NAME (print) Val Teich MEETING DATE 6/20

NAME OF GROUP/ORGANIZATION (if applicable) \_\_\_\_\_

ADDRESS 10360 E. Shangri-La Rd ZIP 85260

PHONE 480-201-0873 E-MAIL ADDRESS MVUT.az121@gmail.ca

☒ I WISH TO SPEAK ON AGENDA ITEM # 5 ☐ I WISH TO DONATE MY TIME TO \_\_\_\_\_

☐ I WISH TO SPEAK DURING "PUBLIC COMMENT"\* CONCERNING \_\_\_\_\_

\*Citizens may complete one Request to Speak "Public Comment" card per meeting and submit it to the City Staff. "Public Comment" time is reserved for citizen comments regarding non-agendized items. The Board/Commission may hear "Public Comment" testimony, but is prohibited by state law from discussing items which are not listed on the agenda.

**This card constitutes a public record under Arizona law.**





# REQUEST TO SPEAK

2

*"As a member of the Scottsdale community, I will genuinely listen; speak respectfully; and be accountable for my words and actions."*

Request to Speak cards must be submitted to the City Staff **BEFORE** public testimony begins.

Public testimony is limited to three (3) minutes per speaker.

Additional time MAY be granted to speakers representing two or more persons.

Cards for designated speakers and the person(s) they represent must be submitted together.

NAME (print) Bob Lettieri MEETING DATE 6/20/2024

NAME OF GROUP/ORGANIZATION (if applicable) \_\_\_\_\_

ADDRESS 8921 N 87th St Scottsdale ZIP 85258

PHONE 602-316-5962 E-MAIL ADDRESS BobLettieri@outlook.com

☒ I WISH TO SPEAK ON AGENDA ITEM # 5 ☐ I WISH TO DONATE MY TIME TO \_\_\_\_\_

☐ I WISH TO SPEAK DURING "PUBLIC COMMENT"\* CONCERNING Mercedo Village

\*Citizens may complete one Request to Speak "Public Comment" card per meeting and submit it to the City Staff. "Public Comment" time is reserved for citizen comments regarding non-agendized items. The Board/Commission may hear "Public Comment" testimony, but is prohibited by state law from discussing items which are not listed on the agenda.

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# REQUEST TO SPEAK

3

*"As a member of the Scottsdale community, I will genuinely listen; speak respectfully; and be accountable for my words and actions."*

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Cards for designated speakers and the person(s) they represent must be submitted together.

NAME (print) Peter Petrinovic MEETING DATE 6-20-24

NAME OF GROUP/ORGANIZATION (if applicable) \_\_\_\_\_

ADDRESS 13493 N. 101<sup>st</sup> Way, Scottsdale AZ ZIP 85260

PHONE 480-809-2185 E-MAIL ADDRESS \_\_\_\_\_

☒ I WISH TO SPEAK ON AGENDA ITEM # 5 ☐ I WISH TO DONATE MY TIME TO \_\_\_\_\_

☐ I WISH TO SPEAK DURING "PUBLIC COMMENT"\* CONCERNING \_\_\_\_\_

\*Citizens may complete one Request to Speak "Public Comment" card per meeting and submit it to the City Staff. "Public Comment" time is reserved for citizen comments regarding non-agendized items. The Board/Commission may hear "Public Comment" testimony, but is prohibited by state law from discussing items which are not listed on the agenda.

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# REQUEST TO SPEAK

4

*"As a member of the Scottsdale community, I will genuinely listen; speak respectfully; and be accountable for my words and actions."*

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Additional time MAY be granted to speakers representing two or more persons.

Cards for designated speakers and the person(s) they represent must be submitted together.

NAME (print) Denise McCue MEETING DATE 6-20-24  
NAME OF GROUP/ORGANIZATION (if applicable) Protect Scottsdale  
ADDRESS 8706 E San Rafael ZIP 85258  
PHONE 480-427-8333 E-MAIL ADDRESS dmccue31@yahoo.com  
☒ I WISH TO SPEAK ON AGENDA ITEM # 5 ☐ I WISH TO DONATE MY TIME TO \_\_\_\_\_

☐ I WISH TO SPEAK DURING "PUBLIC COMMENT"\* CONCERNING \_\_\_\_\_

\*Citizens may complete one Request to Speak "Public Comment" card per meeting and submit it to the City Staff. "Public Comment" time is reserved for citizen comments regarding non-agendized items. The Board/Commission may hear "Public Comment" testimony, but is prohibited by state law from discussing items which are not listed on the agenda.

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# REQUEST TO SPEAK



*"As a member of the Scottsdale community, I will genuinely listen; speak respectfully; and be accountable for my words and actions."*

Request to Speak cards must be submitted to the City Staff **BEFORE** public testimony begins.

Public testimony is limited to three (3) minutes per speaker.

Additional time MAY be granted to speakers representing two or more persons.

Cards for designated speakers and the person(s) they represent must be submitted together.

NAME (print) Rose Terriore MEETING DATE \_\_\_\_\_

NAME OF GROUP/ORGANIZATION (if applicable) PROTECT SCOTTSDALE

ADDRESS 13493 N 101ST WAY ZIP 85260

PHONE 480-809-2185 E-MAIL ADDRESS ALPHA275@yahoo.com

☒ I WISH TO SPEAK ON AGENDA ITEM # 5 ☐ I WISH TO DONATE MY TIME TO \_\_\_\_\_

☐ I WISH TO SPEAK DURING "PUBLIC COMMENT"\* CONCERNING \_\_\_\_\_

\*Citizens may complete one Request to Speak "Public Comment" card per meeting and submit it to the City Staff. "Public Comment" time is reserved for citizen comments regarding non-agendized items. The Board/Commission may hear "Public Comment" testimony, but is prohibited by state law from discussing items which are not listed on the agenda.

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# REQUEST TO SPEAK

6

*"As a member of the Scottsdale community, I will genuinely listen; speak respectfully; and be accountable for my words and actions."*

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Additional time MAY be granted to speakers representing two or more persons.

Cards for designated speakers and the person(s) they represent must be submitted together.

NAME (print) JOEL BRODER MEETING DATE 6/20/24

NAME OF GROUP/ORGANIZATION (if applicable) \_\_\_\_\_

ADDRESS 10185 E. Bella Vista DR. ZIP 85258

PHONE 602-524-8588 E-MAIL ADDRESS JBRODER@VQholdings.com

☒ I WISH TO SPEAK ON AGENDA ITEM # 5 ☐ I WISH TO DONATE MY TIME TO \_\_\_\_\_

☐ I WISH TO SPEAK DURING "PUBLIC COMMENT"\* CONCERNING \_\_\_\_\_

\*Citizens may complete one Request to Speak "Public Comment" card per meeting and submit it to the City Staff. "Public Comment" time is reserved for citizen comments regarding non-agendized items. The Board/Commission may hear "Public Comment" testimony, but is prohibited by state law from discussing items which are not listed on the agenda.

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# REQUEST TO SPEAK

7

***"As a member of the Scottsdale community, I will genuinely listen; speak respectfully; and be accountable for my words and actions."***

Request to Speak cards must be submitted to the City Staff **BEFORE** public testimony begins.

Public testimony is limited to three (3) minutes per speaker.

Additional time MAY be granted to speakers representing two or more persons.

Cards for designated speakers and the person(s) they represent must be submitted together.

NAME (print) MATT METZ MEETING DATE 6/20/24

NAME OF GROUP/ORGANIZATION (if applicable) SCOTTSDALE RANCH COMMUNITY CENTER

ADDRESS 9978 E. BAYVIEW DR. ZIP 85258

PHONE 480.948.1066 E-MAIL ADDRESS scottsdale@mattmetz.com

☒ I WISH TO SPEAK ON AGENDA ITEM # 5 ☐ I WISH TO DONATE MY TIME TO \_\_\_\_\_

☐ I WISH TO SPEAK DURING "PUBLIC COMMENT"\* CONCERNING \_\_\_\_\_

*\*Citizens may complete one Request to Speak "Public Comment" card per meeting and submit it to the City Staff. "Public Comment" time is reserved for citizen comments regarding non-agendized items. The Board/Commission may hear "Public Comment" testimony, but is prohibited by state law from discussing items which are not listed on the agenda.*

**This card constitutes a public record under Arizona law.**

## Barnes, Jeff

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**From:** Barnes, Jeff  
**Sent:** Friday, November 8, 2024 2:26 PM  
**To:** Jerry Davis  
**Cc:** Curtis, Tim  
**Subject:** RE: Mercado Village 1GP-2024 & 1ZN-2024  
**Attachments:** Scottsdale - 9400 Shea Council Letter - Barnes.pdf; RE: Case 1-ZN-2024 Mercado Village

Thank you for reaching out again indicating your opposition to the shared access and circulation. As previously explained in response to your June email (attached), and as was discussed as part of the dialogue at the July Planning Commission hearing, the Kaplan site has an existing dedicated blanket Public Access Easement that was dedicated to the city in Map 630-20 (MCR 2003-0450937). Caliber is intending to utilize a portion of that existing recorded public easement for the indicated shared fire lane and cross-access circulation connection and it has been staff's intention through each proposed iteration of development on both the Caliber and Kaplan sites to have that cross-access extended to connect out to 92nd Street and to have a singular shared fire lane rather than unnecessarily creating 2 fire lanes in parallel. The easement language of the recorded plat implies that the easement is intended to be used by the public for transportation-related purposes, which would reasonably include the proposed fire lane and pedestrian access. Again, if your analysis of that easement has yielded different information we would be happy to take it under consideration.

### Jeff Barnes

Principal Planner  
City of Scottsdale  
Planning & Development Services  
[jbarnes@scottsdaleaz.gov](mailto:jbarnes@scottsdaleaz.gov)  
(480) 312-2376

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<https://eservices.scottsdaleaz.gov/bldgresources>

- Avoid long waits at the One Stop Shop Service Counters by checking real-time wait times:  
<https://eservices.scottsdaleaz.gov/bldgresources/WaitTimes>
- Explore our Planning and Development Services page:  
<https://www.scottsdaleaz.gov/planning-development>

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**From:** Jerry Davis <jdavis@kapcorp.com>  
**Sent:** Monday, November 4, 2024 5:10 PM  
**To:** Barnes, Jeff <jbarnes@ScottsdaleAZ.gov>  
**Subject:** Mercado Village 1GP-2024 & 1ZN-2024

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

Jeff –

Please see attached letter which was delivered to Council today regarding Kaplan issues with Caliber's site plan.

Thanks

**Jerry D Davis**  
**President – Western Region**

**Kaplan Multifamily**

7150 E. Camelback Rd., Suite 444

Scottsdale, AZ 85251

(O) 480.477.8119 (C) 949.230.6681 (F) 480.477.8001

[jdavis@kapcorp.com](mailto:jdavis@kapcorp.com) [www.kapcorp.com](http://www.kapcorp.com)



7150 E. CAMELBACK ROAD, SUITE 444  
SCOTTSDALE, ARIZONA 85251  
P: (480) 477-8119  
F: (480) 477-8001  
WWW.KAPCORP.COM

November 4, 2024

Dear Jeff Barnes:

Re: Mercado Village  
1GP-2024 & 1ZN-2024

Kaplan noticed that the site plan submitted to the City for approval of Mercado Village ( 1-GP-2024 and 1ZN-2024) on the November 12 agenda includes fire lane access across our Kaplan property ( See page 61 Fire Access site plan). Additionally, they show vehicular and pedestrian access to our property on page 60 - Public Access Easement Plan. Kaplan has NOT approved this access, nor will we be able to approve this access based upon our forthcoming plan for a non-residential development we intend to pursue for our vacant parcel.

We informed the Planning Staff prior to the DR hearing and the Planning Commission hearing of this issue, but it was not raised at either hearing. The City of Scottsdale cannot mandate access on property that is not part of a zoning decision, this would be an illegal taking of private property. The City can mandate fire access for a project, but it must be contained on the subject project's own property, not on another parcel to which there is no legal access. We are mystified as to why the City has not corrected this issue prior to putting this project on an agenda for approval.

The City must rectify this issue before it can move forward with an approval of a site plan that contains an attempt to illegally use another owner's parcel.

Respectfully,

A handwritten signature in blue ink, appearing to read "Jerry D Davis", with a long horizontal flourish extending to the right.

Jerry D Davis  
President



## Barnes, Jeff

---

**From:** Barnes, Jeff  
**Sent:** Thursday, June 20, 2024 10:14 AM  
**To:** Jerry Davis  
**Cc:** Curtis, Tim  
**Subject:** RE: Case 1-ZN-2024 Mercado Village

Jerry,

I appreciate the email and indication of your opposition to the shared access and circulation. My understanding is that the Kaplan site has an existing dedicated Public Access Easement (established by recorded Map of Dedication [MCR 630-20](#)) that Caliber is intending to utilize a portion of for the indicated shared fire lane and cross-access circulation connection. Perhaps your analysis of that easement has yielded different information? It has been my understanding that staff's intention through each proposed iteration of development on both the Caliber and Kaplan sites has been to have that cross-access extended to connect out to 92<sup>nd</sup> Street and to have a singular shared fire lane rather than 2 in parallel.

### Jeff Barnes

Principal Planner  
City of Scottsdale  
Planning & Development Services  
[jbarnes@scottsdaleaz.gov](mailto:jbarnes@scottsdaleaz.gov)  
(480) 312-2376

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<https://eservices.scottsdaleaz.gov/bldgresources/WaitTimes>
- Explore our Planning and Development Services page:  
<https://www.scottsdaleaz.gov/planning-development>

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**From:** Jerry Davis <jdavis@kapcorp.com>  
**Sent:** Wednesday, June 19, 2024 11:58 AM  
**To:** Barnes, Jeff <jbarnes@ScottsdaleAZ.gov>; Curtis, Tim <tcurtis@ScottsdaleAZ.gov>  
**Subject:** Case 1-ZN-2024 Mercado Village

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

Jeff –

I saw where Caliber is on the DRB agenda for tomorrow with their Mercado Village project. I thought it was important to inform you that their site plan shows a fire lane on the Kaplan property to the east. Kaplan has told Caliber several times that they cannot use our property for their fire lane as we are looking at commercial uses which would not allow said fire lane. They also show pedestrian and vehicle circulation into the Kaplan property which Kaplan has not approved (nor will we). I know this is not a typical issue for the DRB, but wanted the Planning Staff to be aware. See attached exhibits.

Thanks

**Jerry D Davis**

**President – Western Region**

**Kaplan Multifamily**

7150 E. Camelback Rd., Suite 444

Scottsdale, AZ 85251

(O) 480.477.8119 (C) 949.230.6681 (F) 480.477.8001

[jdavis@kapcorp.com](mailto:jdavis@kapcorp.com) [www.kapcorp.com](http://www.kapcorp.com)

**Kurth, Rebecca**

---

**From:** LARRY REYNOLDS <reylrjr@aol.com>  
**Sent:** Thursday, November 7, 2024 4:56 PM  
**To:** City Council  
**Subject:** Mercado Village project re-zoning request 1-GP-2024 and 1-ZN-2024

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

The residents of Scottsdale that will be impacted the most by this project and others have repeatedly voiced our significant concerns surrounding this project.

Please do what is right and deny the request for this zoning variance.

Larry Reynolds  
Scottsdale resident ( a impacted resident )

Sent from my iPhone

## Kurth, Rebecca

---

**From:** Rick Plumhoff <rwplumhoff@me.com>  
**Sent:** Thursday, November 7, 2024 4:47 PM  
**To:** City Council  
**Cc:** Brianna; Patrick Keon  
**Subject:** Mercado Village 1-ZN-2024

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

Council Members,

I am writing you today for the 4th time now regarding the large apartment complex Mercado Village that is once again being submitted for your approval at Shea & 92nd and 9400 Shea. As a Scottsdale Ranch resident, I can tell you that we absolutely do not have the road and traffic infrastructure required to support this project and it's added congestion. I understand that a traffic study was conducted, but that study was paid for by the developer and should therefore be nullified. Shea, N. 90th St, and N. 92nd St. are already over crowded at nearly every hour of the day. The new 101 project has made this an even larger issue, and the recent election results have shown loud and clear where Scottsdale residents stand on these development projects.

Furthermore, I purchased my current home purposely away from the dense housing areas. Scottsdale Ranch is a quiet, low density residential housing development. These high density residential developments have no place in this area, hence the current zoning already in place. Our residence also need more medical offices, not less. These new apartments would remove much needed medical office space.

Scottsdale is also facing a water shortage, a fact supported by the city's request for residents and businesses to cut water usage by 5%. I sit here writing this looking at a cards mailed out by the city, using taxpayer money, that tells me not to winter seed my grass because we do not have the water. If current residents need to cut back on our most precious resource for sustainability, then why is the City Council approving high density residential projects over and over? Please do the right thing for the city and it's residents by voting NO on the Mercado Courtyard Village rezoning/development.

Feel free to contact me any time to discuss this matter or the affected area. Thank you all for your time and I hope this is the last time I'll have to write you regarding this matter.

Sincerely,  
Rick W. Plumhoff

R. W. Plumhoff  
Rwplumhoff@me.com  
+1 (951) 264-4776

**Kurth, Rebecca**

---

**From:** Dana Weston <danalweston@gmail.com>  
**Sent:** Thursday, November 7, 2024 4:32 PM  
**To:** City Council  
**Subject:** Mercado Village 1-ZN-2024

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

See correction in subject line

My opinion is  
NO  
to 92nd Apartment Complex

Dana L Weston  
Charter Point  
10390 E Lakeview Dr  
Scottsdale , Az 85258

Dana Weston

**Kurth, Rebecca**

---

**From:** Dana Weston <danalweston@gmail.com>  
**Sent:** Thursday, November 7, 2024 4:28 PM  
**To:** City Council  
**Subject:** Mercado Village I-2N-2024

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

Please record my opinion as  
NO  
to Shea 92nd Apartment Complex

Dana L Weston  
Charter Point  
10390 E Lakeview Dr  
Scottsdale, Az 85358

Sent from my iPhone  
Dana Weston



**Kurth, Rebecca**

---

**From:** Laura Kluczenko <lkluczenko@yahoo.com>  
**Sent:** Thursday, November 7, 2024 3:02 PM  
**To:** City Council  
**Subject:** Mercado Village 1-ZN-2024

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

Dear City Council,

I would like to express my extreme disapproval for this proposed project to move forward.

I have a lot of health issues, so I frequent the area regularly and it's always very busy with lots of traffic. I'm actually anxious when crossing the intersections around the Shea Boulevard and 92nd Street because there are so many accidents. Additional housing in this area would only increase traffic congestion.


I am opposed to Mercado Village 1-ZN-2024.

Thank you,  
Laura Kluczenko

**Kurth, Rebecca**

---

**From:** mdhayes hayes <mdhayes@cox.net>  
**Sent:** Thursday, November 7, 2024 2:43 PM  
**To:** City Council  
**Subject:** New residency voting

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

I am against the new 92nd street and any development in the area. You are ruining the culture and lifestyle of Scottsdale. No vote for any future apartments or condo developments in Scottsdale. Trying to push new proposals prior to new installment of city council is unacceptable and a disrespectful to the citizens of Scottsdale that voted.  
Sent from my iPhone

## Kurth, Rebecca

---

**From:** Judy Achter <judyachter@aol.com>  
**Sent:** Thursday, November 7, 2024 2:43 PM  
**To:** City Council  
**Subject:** Mercado Village 1-ZN-2024

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

As I have stated before I am totally against the building of 255 apartment units! I can barely drive around the neighborhood, both Shea and Via Linda are always backed up with traffic. Our school system is already packed with too many students as it is now, you should be here when the school bus unloads on Via Linda!

I thought the Scottsdale City Council was supposed to improve the area for the existing residents of Scottsdale, not new people moving into the area and not business interests. The Scottsdale City council is more interested in making money and not helping the residents of this community. Come voting time your names will be remembered!

Judith Walker  
10103 N. 106th Place  
Scottsdale AZ 85258  
602-315-4919

[Sent from the all new AOL app for iOS](#)

**Kurth, Rebecca**

---

**From:** Eli Gruber <eligruber@yahoo.com>  
**Sent:** Thursday, November 7, 2024 2:42 PM  
**To:** City Council  
**Subject:** Shea and 92 apartments

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

Please vote against this project next week.

Regards,

Eli Gruber

## Kurth, Rebecca

---

**From:** carol rose <desertrose8891@yahoo.com>  
**Sent:** Thursday, November 7, 2024 1:30 PM  
**To:** City Council  
**Subject:** 92 st project

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

I just love how this vote is being done in such an underhanded way. I am so disgusted with how we as residents of this community are kept in the dark about issues until it's too late. I understand there was a national election but we voted against this project once so now you're just trying to sneak it through. The city of Scottsdale has been destroyed by the ugly apartment complexes being built everywhere. They are ruining our landscape and blocking our beautiful Mountain views. They are disturbing the habitat forcing bobcats, Javelina, coyote and snakes to seek food in neighborhoods making it unsafe for us to walk our dogs.

It is also driving up the cost of housing making it unaffordable for people to rent and difficult to sell homes

We also do not have the infrastructure to support the influx of population not to mention where the water is going to come from.

Enough is enough. What I hope is that all this overbuilding will result in empty apartments not being leased. The city politicians and builders will deserve it.

Very unhappy resident  
Sent from my iPad

## Kurth, Rebecca

---

**From:** Alicia A <abercj@gmail.com>  
**Sent:** Thursday, November 7, 2024 12:47 PM  
**To:** City Council  
**Subject:** Mercado Village 1-ZN-2024

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

Good afternoon,

I do not wish for this project to go forward. This will bring more traffic and congestion to an already congested area. I understand you do not think this is the case but you don't live there and apparently never drive in the area. Many people did not want the first project. Please consider a "no" vote for this mixed use project.


Thank you,  
Alicia Aber



**Kurth, Rebecca**

---

**From:** MarieAritta <zezzz98@yahoo.com>  
**Sent:** Thursday, November 7, 2024 9:43 PM  
**To:** City Council  
**Subject:** Shea 92nd 255 Unit Apartment Project is BACK for a Vote Next Tuesday by the Lane Duck Council

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


This project will not serve this overly crowded corridor. Please do not build anything that would add more traffic to this area. It's already congested enough!

Sent from my iPad

**Kurth, Rebecca**

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**From:** anne georger <ageorger1@gmail.com>  
**Sent:** Thursday, November 7, 2024 10:31 PM  
**To:** City Council  
**Subject:** Mercado village


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

Please do not approve this construction. Tge traffic in this area is already impossible.  
Sent from my iPhone

## Kurth, Rebecca

---

**From:** Gerald O'Keefe <gokeefe2@icloud.com>  
**Sent:** Friday, November 8, 2024 5:21 AM  
**To:** City Council  
**Subject:** Shea 92nd St Apartment Complex

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

Sent from my iPhone

We are against the above because of Density, Infrastructure, Congestion issues.

Gerald O'Keefe, DMD

Mary Louise O'Keefe, RN

## Kurth, Rebecca

---

**From:** carol rose <desertrose8891@yahoo.com>  
**Sent:** Friday, November 8, 2024 7:13 AM  
**To:** City Council  
**Subject:** 92 st project


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

I just love the underhanded way this  
Sent from my iPad

**Kurth, Rebecca**

---

**From:** mandy patel <mandytaichi@yahoo.com>  
**Sent:** Friday, November 8, 2024 7:28 AM  
**To:** City Council  
**Subject:** Mercado Village 1-ZN-2024

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

I implore you to vote NO on this agenda item. The traffic and congestion in this area is terrible. Adding 225 apartments will just multiply that congestion. Vote NO and save us the frustration of driving in this area.

Sincerely,


M. C. Patel

Sent from my iPad

**Kurth, Rebecca**

---

**From:** Lizbeth Congiusti <lizbeth\_congiusti@yahoo.com>  
**Sent:** Friday, November 8, 2024 7:42 AM  
**To:** City Council  
**Subject:** "Mercado Village 1-ZN-2024")

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

Please vote No on the  
"Mercado Village 1-ZN-2024"  
Project.  
Lizbeth Congiusti

Sent from my iPhone



## Kurth, Rebecca

---

**From:** Jim Krimbill <JKrimbill@dmbclubs.com>  
**Sent:** Friday, November 8, 2024 9:52 AM  
**To:** City Council  
**Subject:** Shea and 92nd Apartments

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

Please do not approve more apartment complexes to be built.

Jim Krimbill  
9180 N. 106<sup>th</sup> Place  
Scottsdale AZ 85258



**Jim Krimbill** | General Manager | USPTA Master Professional & Pickleball Certified  
DC Ranch Village Health Clubs & Spas | P 480.502.8844  
     | W [www.villageclubs.com](http://www.villageclubs.com)

## Kurth, Rebecca

---

**From:** cregier <cregier@gmail.com>  
**Sent:** Friday, November 8, 2024 10:08 AM  
**To:** City Council  
**Subject:** Stop Mercado Village

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

Dear Council Members,

As a Scottsdale resident living in this area, I strongly oppose the Mercado Village development at 92nd Street and Shea due to increased traffic, an additional traffic light at Cochise and the lack of solar shading.

Please start mandating green space for multi-housing units! Stop ignoring the heat island effect and global warming. Approving these developments without considering this is irresponsible and degrades our quality of life.

Thank you for your consideration,  
Cheryl Regier

## Kurth, Rebecca

---

**From:** Renee Osterhoudt <jrna1@icloud.com>  
**Sent:** Friday, November 8, 2024 10:43 AM  
**To:** City Council  
**Subject:** Project 92nd and shea

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

Too many projects or tenaments going up in Scottsdale. Please try to be more creative and build affordable single family homes or at least small patio homes w garags(S) and not attached to each other so young families can afford to live here and have a nice home and not have to worry about going out in the area they live.. Thanks for renaming a project the citizens of scottsdale did not approve the first time around (sarcasm) so some current council could sneak it through again!.I know who I voted for this election and who I hope is not returning to Scottsdale city council to make the city ugly or look like every other city in the world and also to block the beautiful views we once had here. I hope voters also are aware of the unaffordable projects that will go up and who voted the council members in who approve them. Regards to council members who generally go with the citizens wishes and not new transplants citizens from other states that are for the blight.

## Kurth, Rebecca

---

**From:** Renee Osterhoudt <jrna1@icloud.com>  
**Sent:** Friday, November 8, 2024 10:53 AM  
**To:** City Council  
**Subject:** reference "Mercado Village 1-ZN-2024")

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

This is in reference to this above for the tenements that were once voted down but renamed in order to let the city council members pass it again with a new name. (I know some are against and I am pretty sure I know who voted for it) Please just don't!!! Scottsdale citizens voted against it under a different name. Have you seen how ugly the ones are at 101 near Desert Ridge (it's a shame that small family homes can't be built where people can own them and not pay outrageous fees to rent a tiny apt with HOA fees that they can't afford also most look like tenements/projects in big cities and they block beautiful views. Let's keep Scottsdale beautiful and quick blocking mountain views with the height as well. I am hoping the City council members that vote for all of these projects but ignore public input will soon be gone from the City council and that the citizens know your intent on this project that they formally did not approve.

## Kurth, Rebecca

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**From:** James FitzGibbons <jamesf@fitzgibbonsco.com>  
**Sent:** Friday, November 8, 2024 12:29 PM  
**To:** City Council  
**Subject:** Mercado Village 1-ZN-2024

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

Good afternoon,


It is my understanding that the council will address whether to approve these apartments. As someone who has lived at or very near 92nd and Shea for over 30 years, I believe this project should not be approved. it would be bad for this area and bad for Scottsdale generally.

Thank you,  
James FitzGibbons

## Kurth, Rebecca

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**From:** Robert Egger <bob@regger2.com>  
**Sent:** Friday, November 8, 2024 1:11 PM  
**To:** City Council  
**Subject:** Shea 92nd apartment complex

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

This should be a no approval item—Enough Scottsdale residents have voiced their opinions—and the City Council keeps moving ahead cluttering up the once viable community. It would be a bad decision to approve this previously approved item in different clothing.

Robert and Rebecca Egger



**Kurth, Rebecca**

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**From:** Jim Clawson <jaclawson@gmail.com>  
**Sent:** Friday, November 8, 2024 1:48 PM  
**To:** City Council  
**Cc:** bobpejman@gmail.com; Kiery Clawson  
**Subject:** Mercado Village 1-ZN-2024

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

Please listen to the voters who made their objections clear last time this was up for consideration. The minor changes made to this proposal do not alter the public's wishes.

Thank you,  
Jim Clawson

**Kurth, Rebecca**

---

**From:** THOMAS SMITH <tsmith170@cox.net>  
**Sent:** Friday, November 8, 2024 1:48 PM  
**To:** City Council  
**Subject:** 92nd Shea Project

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

Once again, I will go on record opposing the subject project! Please vote no on the project in the coming council meeting!

Thomas Smith  
10239 N 100 th Place  
Scottsdale az. 85258

[Sent from Yahoo Mail for iPhone](#)

**Kurth, Rebecca**

---

**From:** MIKE WADDLE <mmwaddle@cox.net>  
**Sent:** Friday, November 8, 2024 1:49 PM  
**To:** City Council  
**Subject:** Mercado Village 1-ZN-2024

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

Dear Scottsdale City Council,

I just received an e-mail from another Scottsdale resident regarding Mercado Village 1-ZN-2024. My understanding is that this project will be voted on to be approved in the next City Council meeting on November 12th.

I am writing to ask that this vote be postponed.

I believe that the public outreach for this project, which is an integral part of the process, has not taken place or, if so, not effectively based on so many of us being surprised it is in the works and being voted on next Tuesday. The project is being presented as "new" and though the developer is the same and the land usage is the same, Scottsdale residents have not been given the opportunity to review the changes made to the original plan and ask questions of the developer to understand it fully.

So, in fairness to our Scottsdale residents, the developer and our City Council, please postpone this vote and allow more time and effort to be given toward the public outreach which will enforce a more transparent process.

Thank you for your time and attention on this item.

Mary Waddle  
7577 E. Windrose Dr.  
Scottsdale, AZ 85260

## Kurth, Rebecca

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**From:** Kathryn Myers <kamyers75@gmail.com>  
**Sent:** Friday, November 8, 2024 2:04 PM  
**To:** City Council  
**Subject:** Shea 92nd Apartment Project

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

I strongly urge you to take a stand against this 255 unit apartment project planned for an already congested area for both esthetic and environmental reasons. It makes not sense to further burden that area with more traffic and further tax the State's water crisis with more construction. It's time to say NO!

Kathryn Myers  
Scottsdale resident  
Concerned environmentalist  
Sent from my iPad

## Kurth, Rebecca

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**From:** Jim Rohn <rohns@rohnaz.com>  
**Sent:** Friday, November 8, 2024 3:03 PM  
**To:** City Council  
**Subject:** No to more apartments

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

Especially ANY proposed for the Shea corridor

Jim Rohn  
8601 East Sutton Dr.

**Kurth, Rebecca**

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**From:** Jim Rohn <rohns@rohnaz.com>  
**Sent:** Friday, November 8, 2024 3:05 PM  
**To:** City Council  
**Subject:** No for 92nd street & Shea apartments

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

Please acknowledge my opposition to any further apartments, especially apartments along the Shea corridor

There is no way the infrastructure can support that, little alone the streets

Jim Rohn  
8601 East Sutton Dr.



## Kurth, Rebecca

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**From:** Mike FitzGibbons <mjf@fitzgibbonsco.com>  
**Sent:** Friday, November 8, 2024 3:06 PM  
**To:** City Council  
**Subject:** Mercado Village 1-ZN-2024

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

Shea and 92<sup>nd</sup> street corridor running from Shea south and then west to 90th Street cannot absorb any more congestion.

I've bee a resident in the area since early 1990's.

Best to negotiate a parcel on the Reservation.

Thanks for Listening

Mike

**Michael J. FitzGibbons**  
**FitzGibbons and Company, Inc.**  
**8701 E. Vista Bonita Dr.**  
**Suite 200**  
**Scottsdale, AZ 85255**  
**480.948.4351 (P)**

## Kurth, Rebecca

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**From:** Ginny Bertoncino <ginny@yourinsurancesolution.net>  
**Sent:** Friday, November 8, 2024 3:08 PM  
**To:** City Council  
**Subject:** Mercado Village

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

As I've requested before, PLEASE do not vote in favor of this project. It is NOT fair to the residents of Scottsdale to attempt to push this albatross through before the new Council takes its seat.

The residents of Scottsdale have spoken out loudly for months...WE DO NOT WANT MORE APARTMENTS IN OUR NEIGHBORHOOD. WE DO NOT WANT MORE TRAFFIC CONGESTION IN THE SHEA CORRIDOR.

Please do the right thing and either postpone the vote or vote NO. ~G

Ginny Bertoncino  
10005 E Mission Ln  
Scottsdale AZ 85258

Sent from my iPad

**Kurth, Rebecca**

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**From:** Ignacio del Valle <iggymsg@gmail.com>  
**Sent:** Friday, November 8, 2024 3:18 PM  
**To:** City Council  
**Subject:** Mercado apartment project

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

Dear City Council,

This is a very important issue which city council has debated for years. The recent vote of city council more than proves that the citizens of Scottsdale Do Not Want any more apartments in Scottsdale until the 15,000 approved apartments are built. The residents voted down 2 of 3 pro density councilmembers and the mayor.

If the city council has ANY respect for its citizens, it will deny approval or atleast pass it to the 2025 city council.

Sincerely  
Ignacio del Valle  
9275 N 103rd Pl,  
Scottsdale, AZ 85258

**Kurth, Rebecca**

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**From:** Gwen Russo <gwen.russo@gmail.com>  
**Sent:** Friday, November 8, 2024 3:26 PM  
**To:** City Council  
**Subject:** 92 and Shea apartment complex

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

To the city council,

I'm very concerned about the vote for the mixed use apartment project for the 92 and Shea area. It seems to me one apartment complex after another is being constructed in an incredibly congested area.

I'm shocked the council does not seem to care what the residents in this area's deep concern are. Please vote against yet another apartment complex.

Sincerely,

Gwen Russo

## Kurth, Rebecca

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**From:** THOMAS SMITH <tsmith170@cox.net>  
**Sent:** Friday, November 8, 2024 3:30 PM  
**To:** City Council  
**Subject:** 92nd Shea Project

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

Please be advised that I oppose the subject project and I urge to vote no on the approval at the next council meeting.

Nancy R. Smith nsmith170@cox.net  
10239 N. 100th Pl  
Scottsdale, AZ 85258

[Sent from Yahoo Mail for iPhone](#)

## Kurth, Rebecca

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**From:** Jeanne Suliere <jsuliere1@gmail.com>  
**Sent:** Friday, November 8, 2024 3:33 PM  
**To:** City Council  
**Cc:** Jeanne Suliere  
**Subject:** 92nd St and Shea Complex

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

Dear Scottsdale City Council Members,

It has come to light that yet again this project is up for approval by you. The project has been renamed how many times now?

It has come to light that because it is now considered a “new” project by you and the Planning Dept, the hundreds and hundreds of emails and letters sent directly to you from the residents surrounding the complex OPPOSING the building of this project, including my objection, will not be considered in the “new” proposal.

This is basically called DIRTY POOL and is completely unacceptable to me and many other residents of our community.

I would respectfully ask the council members to strongly OPPOSE this development. The very last thing we need is more traffic and congestion along the already now gridlocked Shea Blvd, specifically in the exact area where this property resides.

I personally live very close to it and I know first hand how horrible traffic is in this area. Please do not IGNORE the residents! We vote you in and those of you who continue to vote against our wishes, have been voted OUT in the recent election process. Unfortunately, the transition to the new council members being onboard will not take place until January 2025.

Therefore I ask you to reach into your conscience and say NO to this project!  
DO THE RIGHT THING.

Sincerely,

Jeanne Suliere

## Kurth, Rebecca

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**From:** Brenda <bkcarp25@gmail.com>  
**Sent:** Friday, November 8, 2024 4:21 PM  
**To:** City Council  
**Subject:** Shea 92nd Apartments, New Build

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

To: City Council Members

It is insane to build over 200 apartments at Shea 92nd St!

The streets are clogged NOW. It will take longer for ambulances to bring critical ill patients to HH Hospital from many northern areas of Scottsdale. You are hiding the beautiful deserts and mountains with all their beauty for many residents.

Have you no common sense? Why do you cave to developers? Does it give you prestige or other?

I'm guessing at least 90% of residents do not want this apartment complex to be built. We do not have to be a walkable city. We want to see nature and the views. That's why we moved here.

Please vote "NO" on this building project.

In kindest regards,

Brenda Carpenter

630-740-7137

Sent from my iPhone



**Kurth, Rebecca**

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**From:** Andrew Kish <andrew.kish@outlook.com>  
**Sent:** Friday, November 8, 2024 4:24 PM  
**To:** City Council  
**Subject:** Mercado Village 1-ZN-2024

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

City Council,

I'm writing to express my disapproval of the Mercado Village 1-ZN-2024 project. There is already too much traffic in the area of this proposed development, and 255 additional apartments will add too much additional traffic. Furthermore, there are already far too many high density apartment developments underway in the Central Scottsdale area and we don't need any more, including this one.

Regards,  
Andrew Kish

**Kurth, Rebecca**

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**From:** John Hoskins <jphsgx@gmail.com>  
**Sent:** Friday, November 8, 2024 6:00 PM  
**To:** City Council  
**Subject:** You got to stop builind these apartments

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

Have you tried to drive around town lately? The snowbirds are not totally back, and the tourists haven't started to arrive. You are creating another LA.

Thank you,

John  
480-235-5582

## Kurth, Rebecca

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**From:** Layne Herber <layneherber@yahoo.com>  
**Sent:** Friday, November 8, 2024 6:05 PM  
**To:** City Council  
**Subject:** Mercado Village, 1-ZN-2024

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

My wife and I are Scottsdale residents who reside off 100th St just south of Shea. We STRONGLY OPPOSE the proposed apartment development on 92nd St South of Shea Blvd called Mercado Village.

Traffic on Shea between the 101 and 96th street is a nightmare and the side streets south of this area are becoming clogged with area residents trying to avoid Shea. Additional apartments will bring additional traffic, further congesting a jam packed area. Parking lots in all the businesses in this area are dangerous due to too many cars competing for spots.

The last thing our area needs is hundreds of overpriced new rental apartments to ruin the quality of life here.

Do the right thing and vote AGAINST THIS DEVELOPMENT!!!


Thank you,  
Layne and Therese Herber  
10081 E Ironwood Drive  
Scottsdale 85258

Sent via the Samsung Galaxy A54 5G, an AT&T 5G smartphone  
Get [Outlook for Android](#)

**Kurth, Rebecca**

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**From:** STEVEN LUGO <slug1@cox.net>  
**Sent:** Friday, November 8, 2024 6:17 PM  
**To:** City Council  
**Subject:** Proposed apartment complex at 92nd street near Shea

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

Higher density housing may be profitable for some but it ruins the quality of life that attracted me to move here

Steve Lugo  
Sent from my iPhone

## Kurth, Rebecca

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**From:** Jeri Kaiser <jkaiser5050@gmail.com>  
**Sent:** Friday, November 8, 2024 6:24 PM  
**To:** City Council  
**Subject:** No to the 92nd development

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

Dear City Council:

I can't begin to state how this should not move forward. The residents of Scottsdale do not want this gridlock in this area. Many, many times this has come up and the public have spoken. Yet it continues to resurface.

People who work in Scottsdale can choose to live in the hundreds and hundreds of apartments being built on Scottsdale Road. I don't think any of us lived 3 blocks from where we worked. Scottsdale Road isn't that far away. The amount of apartments being built there it should eliminate the need for this development in the area on 92nd. The unsightly look of these apartments are a real eyesore, sad to say, but at least they aren't on 92nd where the traffic has already gotten to be horrendous.

This is not a complex issue. The residents do not want this for serious and legitimate reasons. When it keeps coming up, the people continue to say no. There is already speeding, car accidents, too many lane change drivers, dangerous distracted drivers in this area of Scottsdale. This unwanted development will only add to problems that are already here.

Lastly, why does the council want to continue to ruin the beautiful atmosphere and views here in Scottsdale? It actually baffles us as the scenery has been peaceful and serene until the city council started pushing all this crazy development projects. The people have spoken and now here it is again. It's unsettling why some people want to ruin the desert look with being so overbuilt. There are other areas if this is such a push for apartments, but not here. This development doesn't even need to be in this city. There are others suburbs in the Phoenix area; what is the obsession with this 92nd street area and adding to the gridlock that is already here? It's mind boggling.

Thank you for taking the time to read and hear our concerns. It is a deep frustration for us as we live in the area. It's already stressful to drive on 92nd, but we've said it many times before with emails to the city council when this development surfaces.

Please do the right thing here by saying no and saving Scottsdale. Think outside the box and please listen to the residents over the developers. Money isn't always the answer; people's safety, keeping a family oriented neighborhood, and the fact that it's not wanted are concerns needing to be heard. Do any of us want Scottsdale to look and feel like LA? This is another real concern as it has been going in that direction. The answer is no - people do not want this lovely city to resemble LA.

Please don't CA this beautiful AZ city.

Thank you.

Sincerely,  
Kaiser Family

Sent from my iPhone

## Kurth, Rebecca

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**From:** Jeanne Viola-Balding <violabalding.j@gmail.com>  
**Sent:** Friday, November 8, 2024 8:58 PM  
**To:** City Council  
**Subject:** Shea 92nd Apartment Complex

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

Please do not allow this proposed complex to be approved. WAY too many apartments for this particular area. A much smaller complex would enhance the area, & this size would just cause untold problems, making property values decline, & stressing our already taxed services.

Thank you,  
Jeanne Viola-Balding  
10061 E San Salvador Dr, Scottsdale, AZ 85258

**Kurth, Rebecca**

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**From:** Ron Kovacs <rfkinaz@icloud.com>  
**Sent:** Friday, November 8, 2024 9:00 PM  
**To:** City Council  
**Subject:** Shea 92nd apartment complex

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

Dear council members,

Please be advised that our family strongly opposes approval of the Shea 92nd apartment complex development under consideration. We urge the outgoing council to table this project, due to the negative impact it will have on us and our neighbors, and let the newly elected council make the best decision for our community and Scottsdale.

Sincerely,

Ronald & Maureen Kovacs  
8778 E San Raphael Drive



**Kurth, Rebecca**

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**From:** Kiery Clawson <kieryc@gmail.com>  
**Sent:** Friday, November 8, 2024 10:05 PM  
**To:** City Council  
**Subject:** Mercado Village 1-ZN-2024

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

Dear Council,

I am opposed to the Mercado Village apartments because:

- **Shea Blvd and the 101 interchange are already too congested because there are not enough roads in this area due to it neighboring the reservation.** As the only major thoroughfare to Fountain Hills, congestion will worsen with the development of all the vacant land between the freeway and Fountain Hills. High density projects like this will only compound that problem. We just don't have the infrastructure available like other areas of the city do.
- **The modern architecture of this building is NOT consistent with the residential architecture of McCormick Ranch and Scottsdale Ranch.**  
This council already dealt a blow to our neighborhoods when you approved the hideous new 55+ complex at 90th and San Victor Drive. **Don't compound the problem by approving another huge unattractive project!!!** A luxury design with a more mediterranean influence, like MANOR SCOTTSDALE on Scottsdale Rd would be much more appropriate for this area. If Caliber Development wants this project approved so badly that they've resubmitted it multiple times under different names, why haven't they listened to community feedback and at least designed a project that is consistent with the architecture of our Ranch communities?

Please don't approve this project the way it is! We must have lower density and a more appropriate architectural design!

Thank you,

Kiery Clawson

## Kurth, Rebecca

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**From:** k DiCenso <kdicenso6244@gmail.com>  
**Sent:** Saturday, November 9, 2024 4:07 AM  
**To:** City Council  
**Subject:** When is this going to stop???? You people have destroyed beautiful Scottsdale!!

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

Regarding yet ANOTHER MONSTROUS APARTMENT COMPLEX/STRUCTURE at 92nd and Shea Blvd.....When are you people going to realize these monsters structures are not helping with climate change!!!!???? They lock in the heat instead allowing the air flow from the desert to come into this CONCRETE MESS YOU HAVE CREATED AND FORCED UPON CITIZENS! Furthermore.....THEY ARE UGLY!

For those of you who were not re-elected.....don't let the door hit you on the way out!

Kathleen DiCenso  
Scottsdale, Az

Sent from my iPad

## Kurth, Rebecca

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**From:** Imaz <lmaz@cox.net>  
**Sent:** Saturday, November 9, 2024 5:47 AM  
**To:** City Council  
**Subject:** Mercado Village 1-ZN-2024

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

I own a townhouse in LA Contessa and am opposed to this project.

The traffic issues are my main concern.

Thank you  
Lori Mazza  
11011 N 92nd St

Sent from my Verizon, Samsung Galaxy smartphone

## Kurth, Rebecca

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**From:** Debi Smolinski <debismo@me.com>  
**Sent:** Saturday, November 9, 2024 7:02 AM  
**To:** City Council  
**Cc:** Dan Rubin  
**Subject:** Mercado Village 1-ZN-2024

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

Dear Council Members,

Please vote NO on the Shea 92nd Apartment complex and STOP the continued reconsideration. This is a waste of all of our time, the people of Scottsdale do NOT want more apartment complexes as we have stated in the past. The traffic is already incredibly challenging and specifically in that area. Do you live in the neighborhood? Because we do the the frustration of getting anywhere is this particular area is getting worse and would be made worse with an extra 255+ cars needing to move about in this area. The reasoning about it being housing “for the local healthcare staff” is ridiculous as none of them could afford the ridiculous pricing of this sort of housing as it stands. Again, please vote NO and shut down the continued attempts to build apartments in this area.

Sincerely, Debi Smolinski

**Kurth, Rebecca**

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**From:** Bob Saeger <pbunyan44@cox.net>  
**Sent:** Saturday, November 9, 2024 7:04 AM  
**To:** City Council  
**Subject:** Mercado Village 1-ZN-2024

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

Mayor and City Council:

How many iterations of multi-story, multi-family (aka “Apartments”) does Caliper Development have to present to our City before they realize this is a death by overdose? Each new iteration is termed a “New Project”, thus rendering all previous citizen voter communication against approval past history and in the shredder.

The lifeblood citizen voters of Scottsdale are absolutely sick and tired of apartments, and this came through with significant exclamation with the results of our November 5<sup>th</sup> Election.

I propose that Caliper, or another company, design a quality one story single family housing development in a gated HOA community that will greatly enhance the appearance of this area and generate high property taxes. The new mindset is housing ownership, not rentals!

Do you lame duck Mayor and Council members now want to listen and understand that our Scottsdale voters want you to firmly reject this project by just saying “NO”?

Thank you,

Dr. Bob Saeger

**Kurth, Rebecca**

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**From:** Gloria Saeger <gloria.saeger@gmail.com>  
**Sent:** Saturday, November 9, 2024 7:21 AM  
**To:** City Council  
**Subject:** Mercado Village 1-ZN-2024

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

Dear Mayor and City Council;

Home ownership is one of the hallmarks of our city.

Having attended several meetings at various locations for this project, it now resembles a cancer that goes into remission and re-emerges anew via rebranding and a slight reduction in units, etc. while disregarding past citizens' concerns.

Instead of more rental units, focus on quality single-family housing and townhouses, which will also help mitigate traffic issues that plague the city. Voters elected you to represent us with homeownership opportunities and resort-like communities, not more rentals and concrete jungles.

I respectfully request that your last days in office reflect your campaign promises from 4 years ago. Please vote NO on this project.

Sincerely,

Gloria Saeger

PS: Thank you Mayor Ortega, and Councilors Durham, Janik, and Caputi for your service.

**Kurth, Rebecca**

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**From:** Evan Davidson <evanrdavidson@gmail.com>  
**Sent:** Saturday, November 9, 2024 7:29 AM  
**To:** City Council  
**Subject:** Mercado Village 1-GP-2024 & 1-ZN-2024

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

City Council. This is up for approval on November 12th, 2024. I oppose passing this new complex.

Thank you,

Evan Davidson



**Kurth, Rebecca**

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**From:** gail rubenstein <seniorsoul1944@yahoo.com>  
**Sent:** Saturday, November 9, 2024 8:15 AM  
**To:** City Council  
**Subject:** No more apartments

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

Traffic on Shea at 90-freeway is impossible. The roads can't hold anymore cars. Stop the building now.

[Sent from Yahoo Mail for iPhone](#)

**Kurth, Rebecca**

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**From:** Jim Bloch <jgbloch@gmail.com>  
**Sent:** Saturday, November 9, 2024 9:15 AM  
**To:** City Council  
**Subject:** 92nd and Shea and more

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

We sure hope the lame duckies on your council do not show their disappointment and vindictiveness by approving this and more before years end. Please listen to and understand the mandate we all witnessed, the will of the people, not the agenda of the few!

Jim Bloch

## Kurth, Rebecca

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**From:** Louise Short <lpsbridge@icloud.com>  
**Sent:** Saturday, November 9, 2024 9:33 AM  
**To:** City Council  
**Subject:** 92nd and Shea

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

Please stop building in Scottsdale. It is losing it's charm and getting more money in taxes is cruel.  
Louise Short

## Kurth, Rebecca

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**From:** lrcollins1313@gmail.com  
**Sent:** Saturday, November 9, 2024 9:48 AM  
**To:** City Council  
**Subject:** Shame! Shame! More apartments approved!

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

Hi city Council,

I thought the apartments that were originally approved for 92nd and Shea was defeated. The traffic and growth has gotten out of control here in Scottsdale, Arizona. I just saw something on next-door neighbor app that this project has now been approved. I had to write to express my disappointment.

Our mountains disappear here every day and our way of life is changing


Scottsdale resident,

Lisa R. Collins

## Kurth, Rebecca

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**From:** John Enriquez <chingon1950@gmail.com>  
**Sent:** Saturday, November 9, 2024 9:54 AM  
**To:** City Council  
**Subject:** 90th st and Shea apartments

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

Don't approve more apartments in this area. There's enough traffic now.  
Sent from my iPhone

**Kurth, Rebecca**

---

**From:** Kevin Flynn <kevin@flynnfamilyfarm.com>  
**Sent:** Saturday, November 9, 2024 10:29 AM  
**To:** City Council  
**Subject:** Mercado Village 1-ZN-2024

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

Dear COS,

We have lived off of Shea for 30 years now and we have seen the traffic and accidents go through the roof. We have submitted our opposition on multiple occasion like all other residents. How can you keep bringing this back to the table? Although most off you are leaving office you should not screw the citizens that [placed you in office on the way out the door. Please DO NOT vote yes and keep overpopulating Scottsdale with the high density eyesores.

Kevin Flynn

**Kurth, Rebecca**

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**From:** Leslie and Doug Grubenhoff <doulesgrube@gmail.com>  
**Sent:** Saturday, November 9, 2024 10:36 AM  
**To:** City Council  
**Subject:** 255 Unit 92nd/Shea

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

To Whom It May Concern:

We vehemently object to yet another ugly apartment complex in our beautiful Scottsdale. It adds no beauty, creates more traffic and brings in more transients, who don't have vested interest in our community! Why, why, why???? Haven't you lined your pockets enough?!


From Concerned Taxpayers,  
Doug and Leslie Grubenhoff



## Kurth, Rebecca

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**From:** Reita Hutson <reitahutson@gmail.com>  
**Sent:** Saturday, November 9, 2024 10:58 AM  
**To:** City Council  
**Subject:** No more apartments in Scottsdale. STOP

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

Sent from my iPhone

## Kurth, Rebecca

---

**From:** Deborah Mitchell <debmitch331@gmail.com>  
**Sent:** Saturday, November 9, 2024 11:04 AM  
**To:** City Council  
**Subject:** Mercado development

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


Please do not approve this development. If this area did not have gridlocked throughout the day and a hospital in the middle of it too where ambulances get stuck in the traffic, this may be a rational plan, but that is not the case. At this time I, along with many others living nearby, avoid this area. I can't image what a nightmare it would be if approved.

Deborah Mitchell  
Scottsdale homeowner

## Kurth, Rebecca

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**From:** DeAnn Guthrie <cow17boy@icloud.com>  
**Sent:** Saturday, November 9, 2024 11:31 AM  
**To:** City Council  
**Subject:** More Apts!

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

Sent from my iPhone.

Please no more apartments at 90 th  
and 92n and Shea! The traffic is already terrible!

**Kurth, Rebecca**

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**From:** Terry Arth <terryarth@hotmail.com>  
**Sent:** Saturday, November 9, 2024 12:19 PM  
**To:** City Council  
**Subject:** New Apartments 92nd St Shea Area

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

Please, for the love of God, stop the building “up”. Shea is a parking lot much of the day, and 92<sup>nd</sup> Street became a common thoroughfare when it was set as a detour route for ramp construction.  
Please...

Terry

## Kurth, Rebecca

---

**From:** Cindy Kern <catcindyk@hotmail.com>  
**Sent:** Saturday, November 9, 2024 12:27 PM  
**To:** City Council  
**Subject:** New apartments near 92nd and Shea

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

Please do NOT allow these apartments to be built near 92nd and Shea.  
The traffic is terrible already, water is short, and many other issues make this a very bad idea.

You must not live near the project or you would not allow it. Please don't give approval.

Sincerely,

Gerald and Cynthia Kern


10474 N. 97th St.

Scottsdale, AZ 85258

**Kurth, Rebecca**

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**From:** Carol Witt <wittycarolaz@gmail.com>  
**Sent:** Saturday, November 9, 2024 12:31 PM  
**To:** City Council  
**Subject:** Too much traffic.....

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

Please do not add to the congestion by having more apartments & people added to It ! I in the condos at The Villages at 94th & Mt View. Carol W.

Sent from my iPhone

**Kurth, Rebecca**

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**From:** maureenxsa@gmail.com  
**Sent:** Saturday, November 9, 2024 12:39 PM  
**To:** City Council  
**Subject:** Traffic on Shea and 90th street Scottsdale Az

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

This area has become a danger to the public way too busy more apartments will only make it ten times more dangerous stop all new apartments buildings being built here Maureen Levin Sent from my iPhone



**Kurth, Rebecca**

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**From:** Dan L. <DL@centurylink.net>  
**Sent:** Saturday, November 9, 2024 1:10 PM  
**To:** City Council; 'Solange Whitehead'; Melnychenko, Mark; Worth, Daniel  
**Subject:** High percentage of Speeders on Miller Road

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

All.

There is a high percentage of speeders on Miller Rd not observing and blatantly disregarding posted speed limit signs.

Instead of installing traffic calming devices you promised heavy police patrol presence when the bridge and road opens, but we see none.

Drag racing and burn outs on the new bridge.

A 35MPH speed limit sign is needed on the west side of Miller Rd, right of the southbound lane, heading south at the end of our line of homes, at the south end of our community as cars are rapidly accelerating and hitting the gas south of Parkview Lane, behind the last southmost homes, and racing over the bridge. Very noisy for us and unsafe for all. Need a wall here!

Please ask SPD to beef up the patrol and help slow the violators as was promised. We have yet to see a SPD patrol car.

regards,  
Dan Lundberg

**Kurth, Rebecca**

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**From:** T Hughes <thughes160@gmail.com>  
**Sent:** Saturday, November 9, 2024 1:20 PM  
**To:** City Council  
**Subject:** Mercado Village 1-ZN-2024

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

Hello,

I am wondering how many times over the last dozen years I have voted for City Councilmen who purport to at least slow down the rampant over-development of our once-beautiful city. Then, immediately after election and when the developers' money starts flowing before you know it hundreds of more apartments are approved clogging up our already stressed roads.

The area around the Loop 101/90<sup>th</sup> Street/Via Linda is already a gigantic mess with no relief in sight and now you want more apartments in that area! Crazy. This critical junction 90<sup>th</sup>/Via Linda is on the way to a fire station, a police station, a major trauma hospital – access to all being impeded by horrible traffic. When will someone die waiting to get through that intersection? (HINT: obviously solution is to run 96<sup>th</sup> Street south from Via Linda to connect to Via de Venture by the butterfly museum).

When will the Council finally listen to the voters??

STOP OVER DEVELOPMENT NOW.

Tom Hughes

**Kurth, Rebecca**

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**From:** rlippy <rlippy@cox.net>  
**Sent:** Saturday, November 9, 2024 3:42 PM  
**To:** City Council  
**Subject:** "Mercado Village 1-ZN-2024"

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

Enough with the building already. We are starting to look like California.

What is going to happen when we have to start rationing water?

We do not have enough water to fill Lake Powell.

I do not approve Mercado Village.

***Randy Lippincott***  
***21613 N 78th St***  
***Scottsdale, AZ 85255***

Gutta cavat lapidem, non vi sed saepe cadendo

**Kurth, Rebecca**

---

**From:** mssam@juno.com  
**Sent:** Saturday, November 9, 2024 3:46 PM  
**To:** City Council  
**Subject:** Mercado Village

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

We citizens have repeatedly told this council how we feel about height and density in our part of the city. To say nothing of traffic, water usage, etc. Respectfully, I do not believe that an apartment complex is the right use of this particular property. Please put your multi-family dwelling units in the parts of the city where they belong.

Elena Samfilippo

## Kurth, Rebecca

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**From:** John <jrizk1234@gmail.com>  
**Sent:** Saturday, November 9, 2024 4:07 PM  
**To:** City Council  
**Subject:** Mercado village

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

No, No ,No, haven't we voted this down enough times we don't want or need any more apts. Enough already !!! No No No

## Kurth, Rebecca

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**From:** Carol Terracciano <carolt1946@gmail.com>  
**Sent:** Saturday, November 9, 2024 4:28 PM  
**To:** City Council  
**Cc:** Susan Wood  
**Subject:** 92 Street Project

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

OMG. Are you all still considering this. Scottsdale is a mess now with all the condos being build here. The traffic is horrendous. And all, or at least some of you keep pushing for more and more condos. The accidents are also horrendous. The car insurance keeps going up and there is no relief from traffic issues. Red light runners, people cutting off others, etc. South Scottsdale is completely ruined. I remember when I first moved here, I would love to go to South Scottsdale and now I wouldn't go if I was paid to go. Carol Terracciano, resident, tax payer and voter. It is such a shame 😞

Sent from my iPad

## Kurth, Rebecca

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**From:** carol Romley <carolann2574@cox.net>  
**Sent:** Saturday, November 9, 2024 5:04 PM  
**To:** City Council  
**Subject:** Mercado Development

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

Please vote No on this development at 92nd St and Shea. The area is already way too congested. We do not want this built in that area.

Thank you.

Carol Romley  
Scottsdale Ranch



## Kurth, Rebecca

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**From:** Susan Dathe-Douglass <sue.dd@outlook.com>  
**Sent:** Saturday, November 9, 2024 6:25 PM  
**To:** City Council  
**Subject:** NO on apts at 92nd and Shea

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

Dear City Council,  
Please vote NO on the apts being proposed at 92nd and Shea.  
Ridiculous to consider more congestion and traffic at this already impossible corner.  
Thank you,  
Susan Douglass  
9173 N 116th Place  
Scottsdale, AZ 85259  
Sue.dd@outlook.com

Sent from my iPad

## Kurth, Rebecca

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**From:** Kim Beres <kberes20@gmail.com>  
**Sent:** Saturday, November 9, 2024 10:49 PM  
**To:** City Council  
**Subject:** Mercado Village 1-ZN-2024

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

Dear Mayor Ortega and Scottsdale City Council,

I am writing to ask that you oppose the Shea 92nd apartment complex project, now called Mercado Village 1-ZN-2024.

I've heard from other neighbors that because the apartments proposed in this version of the Mercado Village project were 'resubmitted' under a new name and as a new rezoning application code, the hundreds of emails residents had previously sent opposing this project will be excluded as public input and won't appear on your Council Report. That's a huge mistake.

Let us not have short memories: hundreds of Scottsdale residents have already vocally opposed the previous submissions for apartments in this Mercado Village area. Their voices should not be silenced by an administrative bait and switch tactic pretending to be a 'new' proposal with a new rezoning application code proposing a very similar number of apartments as previous proposals. The bottom line is, Scottsdale residents just do not want any more apartments or traffic in this already congested area.

I live in Scottsdale in the Cactus Corridor, very near to Shea/92nd Street and I know this area and (its horrific traffic!) very well. With the HonorHealth Scottsdale-Shea Hospital, the Fry's strip mall, the Sprouts strip mall, and the many restaurants and doctors offices nearby, the vehicular traffic on Shea is already significantly over-congested and an apartment complex with 255 units will only add to this congestion.

In an area with a large and busy hospital, having severe traffic congestion can mean a life or death situation for people trying to reach the hospital quickly in an emergency when critical seconds count. Adding more apartments to this area will add more vehicles and traffic and make getting to the hospital even more difficult than it already is. Lives are literally at stake.

As you consider this project, please note the results of the recent City Council and Mayoral election, in which every incumbent who ran for re-election was soundly defeated. These defeats clearly indicate how little faith residents have in our current City Council and its development decisions.

In my opinion, it is both inappropriate and unethical for 4 lame-duck members making up a majority on a council of 7 to decide the fate of a project which has been highly contentious and has had numerous iterations and re-submissions. It would be best to postpone the vote on this project until the new Council and Mayor is seated.

Again, please vote NO on the Shea 92nd apartment complex project/Mercado Village 1-ZN-2024. The area does not need additional multi-family residential growth into this area. We need less traffic around the hospital, not more.

Sincerely,  
Kim Beres  
8020 E Sharon Dr, Scottsdale, AZ 85260

**Kurth, Rebecca**

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**From:** Don Moskovitz <don.moskovitz@cox.net>  
**Sent:** Sunday, November 10, 2024 8:44 AM  
**To:** City Council  
**Subject:** Shea 92nd 255 Unit Apartment Project

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

Dear city Council,

I am vehemently opposed to this project. It was voted down and I sent you an email the last time and my stance is not changed. Traffic is very heavy in this area and I don't see the need to increase the population and traffic stress in the area.

Don Moskovitz  
9244 N 117TH Way  
Scottsdale,AZ85259

## Kurth, Rebecca

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**From:** Elena Samfilippo <esamfilippo@gmail.com>  
**Sent:** Sunday, November 10, 2024 12:05 PM  
**To:** City Council  
**Subject:** Mercado Village

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

Please, please, please, please, please DO NOT allow more apartments to be built at this site! We have already made known our reasons why not - traffic, noise, water issues, etc. Don't you think a better solution would be either senior housing, or housing for homeless people? There would be little to no need for more cars, and it would be an answer to two very important problems in this part of town. Thank you for your time.

Elena Samfilippo

**Kurth, Rebecca**

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**From:** Ryan Dick <ryandick@hotmail.com>  
**Sent:** Sunday, November 10, 2024 1:20 PM  
**To:** City Council  
**Subject:** Mercado Village

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

Honorable members,

I am writing to you in response to the re-submission of the Mercado Village project.

Please note that this is substantially unchanged from the prior submission.

I encourage you to maintain Scottsdale's current zoning and reject this proposal.

Please represent us, the citizens and residents of Scottsdale, rather than developers.

Best regards,  
Ryan Dick  
623.215.5227

## Kurth, Rebecca

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**From:** Juli Feinberg <julif@jclam.com>  
**Sent:** Sunday, November 10, 2024 2:34 PM  
**To:** City Council  
**Subject:** New itgems

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

Dear Council, As you are well aware the Sustainability Plan and Mercado Courtyard projects are VERY unpopular with the residents of Scottsdale. You say we have water problems as per the Sustainability plan yet you want to add to this problem with approving a development we have fought for 3 years. and will surely not improve our water situation, and traffic. None of it makes logical sense and residents of Scottsdale are not for any of these items. We are not stupid we know you are trying to approve because many of you have lost in the current election. You lost because the residents do not want our city changed or destroyed by over development. You did not listen but forged ahead to your electoral demise. And any remaining members who vote for this will be ousted on the next election. Sustainability Plan was not discussed widely by the population and frankly this is control plan to make Scottsdale not better but worse. I am in real estate and as I thought would happen you would be amazed at the large numbers of how owners who are leaving the valley with many going to the White Mountains to get away from your poor decisions to change Scottsdale. We are a suburban city not urban and the residents are tired of coming in last on your poor decisions. This is the main reason why many of you lost as you do not listen to the residents who have made Scottsdale what it is. Wonderful!

Do not vote these through perhaps try to do the right things and say NO

Sincerely,  
Juli Feinberg  
Scottsdale Resident  
Real estate Broker  
PC LD3



**Kurth, Rebecca**

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**From:** Joan Ostrowski <jostrowski2@cox.net>  
**Sent:** Sunday, November 10, 2024 2:43 PM  
**To:** City Council  
**Subject:** Mercado Village 1-ZN-2024

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

Council Members:

The developers of the Mercado Village are performing only a shell game without substantive change.

The proposal alters nothing. If this is approved, it will destroy the community area and traffic will be a disaster. (It already is a

disaster!)

VOTE NO!!

Joan Ostrowski  
Scottsdale, AZ

**Kurth, Rebecca**

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**From:** Jim Bertoncino <jim@glowputtaz.com>  
**Sent:** Sunday, November 10, 2024 6:06 PM  
**To:** City Council  
**Subject:** Mercado Village -- PLEASE VOTE NO!

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

To Whom it May Concern:

Hundreds of residents have opposed this project for over a year, yet the name of the project changes and our wishes are completely disregarded and we are back to square one.

The right thing to do on Tuesday is to VOTE NO on Mercado Village. Pushing this project through as a lame duck council is sinister. You know that residents in the area do NOT want more traffic and congestion in our neighborhood. So please do the right thing and vote no.

Sincerely,

Jim Bertoncino  
Scottsdale AZ. 85258

## Kurth, Rebecca

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**From:** JD Ogles <jd.ogles@icloud.com>  
**Sent:** Sunday, November 10, 2024 7:01 PM  
**To:** City Council; Katy Ogles; ginny@yourinsurancesolution.net; JD Ogles; Barnes, Jeff; Carr, Brad; webservices@scottsdaleaz.gov; Development Review Board  
**Cc:** Mayor David D. Ortega; Caputi, Tammy; Graham, Barry; Janik, Betty; Littlefield, Kathy; Whitehead, Solange  
**Subject:** Mercado Village at Shea and 92nd  
  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

Scottsdale City Council,

Please accept this Email as my written opposition to the revised proposal for the Mercado Village at Shea and 92nd. Shea and particularly this area is overloaded to the point the traffic flow is dangerous. We do not feel safe knowing additional traffic is being voted on by the council when there is land far more suitable for growth in north Scottsdale.

Thank you in advance.

Jack "JD" Ogles  
9220 N 100th PL  
Scottsdale, AZ 85258  
(c) 256-200-1482

## Kurth, Rebecca

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**From:** Joan Paula Hoff <paulahoff9@msn.com>  
**Sent:** Sunday, November 10, 2024 7:45 PM  
**To:** City Council  
**Subject:** Shea 92nd 255 Unit Apartment Project is BACK for a Vote Next Tuesday by the Lame Duck Council

**Importance:** High

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

Please allow the incoming Scottsdale City Council to vote on this very important project. These types of projects are why the voters change the members of the council, the voices and objects to these high dense projects are what is over crowding the traffic in this area.

Paula Hoff  
9370 N. 100th Place, Scottsdale, AZ 85258  
602-710-8170  
[paulahoff9@msn.com](mailto:paulahoff9@msn.com)

## Kurth, Rebecca

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**From:** P P <pap1510@yahoo.com>  
**Sent:** Sunday, November 10, 2024 8:03 PM  
**To:** City Council  
**Subject:** Mercado Village 1-ZN-2024

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

Dear Members of Scottsdale City Council,

On Tuesday, November 12, 2024, the City Council is scheduled to vote on approving the "Mercado Project," a large apartment complex behind the Sprouts shopping center on 92nd street.

We are writing to you to urge you to vote AGAINST approving this project. There are two classes of reasons to vote against this project, as noted below.

First, the area is not suitable for the large quantity of apartments, and the project will cause massive traffic issues.

However, even if such apartments were the most desirable use for this property, this project is the wrong vehicle for them for the following reasons.

We attended a community meeting earlier this year where the developer, Caliber, bragged about its experience developing a set of similar apartments in downtown Mesa and commented how the Mercado project would provide similar quality. By chance we had seen these apartments in Mesa some time before, and we can tell you that they stuck out like a sore thumb. They were ugly to behold, and loomed over the Mesa neighborhood in a most unwelcome way. At the prior Scottsdale City Council meeting where this project was discussed, one of the citizen speakers stated that the "revised" proposal was much improved from what had been originally proposed. While that may be so, it is irrelevant if the newer proposal is still bad. By that criterion, if the developer had originally proposed a 100 story skyscraper, and then later revised that down to a mere 20 stories, that would be an 80% improvement but it would still be a bad project. Such is the situation with the Mercado project - it is simply a project NOT WORTHY of being in Scottsdale and is simply not up to Scottsdale standards.

If you vote in favor of this project, you will not be the City Council of Scottsdale, but you will instead be the City Council of Mesa!

There is one final reason to vote against this project at this time. Whatever is being proposed, there is a good chance it will not be built as planned because of the neighboring land to the East of the site property. We have been informed that the neighboring site does not have adequate public street access. That would give that landowner a private right of condemnation against the Caliber property to secure an easement to provide public access onto 92nd Street, right across the subject Mercado property. If we were the attorneys representing that neighboring landowner, the first thing we would advise would be to file such a court action before any buildout limited its easement rights. In such an event, whatever easement rights a court granted would override whatever plan you vote for on Tuesday. It would be much more desirable to settle that public street access issue with the neighboring landowner before committing to a plan with a good chance of being overturned.

In summary, for all the aforementioned reasons, please vote AGAINST this project at this time.

Respectfully Submitted,  
Peter & Rose Petrinovic

**Kurth, Rebecca**

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**From:** Jim Haxby <jimhax@cox.net>  
**Sent:** Sunday, November 10, 2024 8:14 PM  
**To:** City Council  
**Subject:** Mercado Village

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

Dear Mayor and Council;

Please vote no on this project. Shea Blvd already is a traffic nightmare. We have a water shortage and the residents {the people that you represent} have been against this for years and expressed that to you.

I have attended numerous open houses and presentations on this and the majority of the residents are opposed to this project. Please listen to the residents that you represent and vote NO.

Thank You,  
Jim Haxby

**Kurth, Rebecca**

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**From:** John Nichols <johnnichls83@gmail.com>  
**Sent:** Sunday, November 10, 2024 8:24 PM  
**To:** Gail Sikes; Bob Littlefield; Bob Pejman  
**Cc:** City Council  
**Subject:** Fwd: Shea 92nd 255 Unit Apartment Project is BACK for a Vote Next Tuesday by the Lame Duck Council

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

Bob, and Gail, we need a major public turnout to stop this.

This created a firestorm of public anger in the past. What has changed? Traffic to and from the hospital is already severely impaired. Approval of this will further endanger lives of people in critical condition needing to get to the hospital. Shea is a parking lot in the morning, at noon, and in the evening rush hour. The usual Shea traffic jam already blocks access from the 101 impeding ambulance access to the hospital.

John Nichols  
10450 East Desert Cove Avenue  
Scottsdale, AZ 85259

----- Forwarded message -----

**From:** Bob Pejman <[bobpejman@gmail.com](mailto:bobpejman@gmail.com)>  
**Date:** Sun, Nov 10, 2024 at 11:25 AM  
**Subject:** Fwd: Shea 92nd 255 Unit Apartment Project is BACK for a Vote Next Tuesday by the Lame Duck Council  
**To:**

FYI ... The City Council has scheduled the **Shea 92nd apartment complex** application for APPROVAL on the **November 12th Council Agenda (next Tuesday)**.

Any vote taken between the Nov 5 council and mayoral elections and the end of the year will include 4 **lame duck** council members.

Here is the link to the Council

Report: <https://eservices.scottsdaleaz.gov/cityclerk/DocumentViewer/Show/e73dee3d-a1a6-45cb-812c-97c0ca7890f8>

This mixed use project includes 255 apartment units, which is close to the previous number of units proposed. However, since it constitutes a "new project" with a new rezoning application code, the hundreds of residents' emails regarding the previous project were excluded as public input, and do not appear on the Council Report.

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Please email the council with your input on the project asap at [citycouncil@scottsdaleaz.gov](mailto:citycouncil@scottsdaleaz.gov)

...and attend the meeting on Tuesday to provide a public comment.

(On your email subject line, reference "Mercado Village")



## Kurth, Rebecca

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**From:** Bob Pejman <bobpejman@gmail.com>  
**Sent:** Sunday, November 10, 2024 9:39 PM  
**To:** John Nichols  
**Cc:** Bob Littlefield; Gail Sikes; City Council; Jan Dubauskas; Adam Kwasman; lisa borowsky  
**Subject:** Fwd: Shea 92nd 255 Unit Apartment Project is BACK for a Vote Next Tuesday by the  
Lame Duck Council

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

John - Remember all those candidates in 2020 & 2022 who promised to listen to the citizens (not the developers)?

Well, in 2024 they all knew how unpopular approving more high density apartment projects were. They also knew that approving more project would jeopardize their re-election. That's why they postponed the votes for these type of projects to after the November 5 Council Election.

Here are some of the Council Agenda Items for the next 3 weeks:

- 1) Nov 12: Mercado 255 units. <https://eservices.scottsdaleaz.gov/cityclerk/DocumentViewer/Show/e73dee3d-a1a6-45cb-812c-97c0ca7890f8>
- 2) Nov 19: Axon 1965 units plus commercial & hotel. <https://eservices.scottsdaleaz.gov/cityclerk/DocumentViewer/Show/f6d646ed-e655-4751-a910-bfd5f194eb33>
- 3) Nov 25: Sustainability Plan.
- 4) Dec 3: Cosanti 196 units

Bob

----- Forwarded message -----

**From:** John Nichols <[johnnchls83@gmail.com](mailto:johnnchls83@gmail.com)>  
**Date:** Sun, Nov 10, 2024 at 8:24 PM  
**Subject:** Fwd: Shea 92nd 255 Unit Apartment Project is BACK for a Vote Next Tuesday by the Lame Duck Council  
**To:** Gail Sikes <[gs595@aol.com](mailto:gs595@aol.com)>, Bob Littlefield <[bob@boblittlefield.com](mailto:bob@boblittlefield.com)>, Bob Pejman <[pejmangallery@gmail.com](mailto:pejmangallery@gmail.com)>  
**Cc:** [CityCouncil@scottsdaleaz.gov](mailto:CityCouncil@scottsdaleaz.gov) <[CityCouncil@scottsdaleaz.gov](mailto:CityCouncil@scottsdaleaz.gov)>

Bob, and Gail, we need a major public turnout to stop this.

This created a firestorm of public anger in the past. What has changed? Traffic to and from the hospital is already severely impaired. Approval of this will further endanger lives of people in critical condition needing to get to the hospital. Shea is a parking lot in the morning, at noon, and in the evening rush hour. The usual Shea traffic jam already blocks access from the 101 impeding ambulance access to the hospital.

John Nichols  
10450 East Desert Cove Avenue  
Scottsdale, AZ 85259

## Kurth, Rebecca

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**From:** Lex Beres <lexberesdvm@gmail.com>  
**Sent:** Sunday, November 10, 2024 10:19 PM  
**To:** City Council  
**Subject:** project/Mercado Village 1-ZN-2024

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

Dear Mayor and City Council,

I oppose the Shea 92nd apartment complex project/Mercado Village 1-ZN-2024.

Additional apartments/multi-family housing is not appropriate for this neighborhood. There is already too much traffic around the HonorHealth Hospital located at 92nd/Shea making it difficult to quickly reach the hospital.

This project was already turned down multiple times and as you ALL are aware, they are just using a new application instead of a modified one in hope to slip it by the council. This is unacceptable and borderline fraudulent!

Please vote NO on this project.

Dr. Lex Beres

Ps. I am NOT a keyboard warrior. I am a Doctor in the community.

## Kurth, Rebecca

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**From:** SANDRA SCHMIDT <sschmidt2@cox.net>  
**Sent:** Monday, November 11, 2024 12:06 AM  
**To:** City Council  
**Subject:** Mercado High Occupancy Project 92nd St

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

As a resident of Scottsdale Ranch, I object to this proposal and ask that you vote NO.

1. Such a high occupancy apartment complex of 4 stories does not reflect the nature of our single family residential neighborhood.
2. 255 apartments could result in an additional 300-500 people in a small vicinity.
3. An additional 300-500 vehicles would greatly affect the traffic on 92nd St, Shea Blvd, and 101 and spillover to 90th St, Mountainview, and Via Linda adding to already congested thoroughfares.
4. There are some concerns that access to the hospital and adjacent medical services could be negatively affected by the increased traffic.
5. At an open meeting with a representative of the developer they stated they had research that showed apartments such as these were needed to house the hospital staff and other nearby workers. They did not share their research.
6. They also did not share the amount such workers would have to pay to lease these units, saying that was not determined. Would they be priced to be affordable to such workers? This is a possible conflict with point 5 and negates point 6.

Based on the above concerns and many more, I ask the Scottsdale City Council to vote NO on this project.

Sincerely,  
Sandra Schmidt

**Kurth, Rebecca**

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**From:** Fran Kaplan <franik1121@cox.net>  
**Sent:** Monday, November 11, 2024 6:14 AM  
**To:** City Council  
**Subject:** Shea 92nd apartment complex

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

I have lived at Cholla and 92nd for 33 years.

The congestion on Shea is ridiculous! People drive horribly down this street. I can hear the sirens from accidents nearly every day!

Having more residents & cars, the congestion at 92nd and Shea would cause more problems for those of us living in this small community around here.

Thank you,  
Francyn Kaplan

## Kurth, Rebecca

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**From:** joezimmerman52@gmail.com  
**Sent:** Monday, November 11, 2024 8:04 AM  
**To:** City Council  
**Subject:** 92nd Street apartments

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

This project has not gotten any better with age. Please don't approve this.  
Sent from my iPhone

**Kurth, Rebecca**

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**From:** ann pearson <annienp@centurylink.net>  
**Sent:** Monday, November 11, 2024 8:24 AM  
**To:** City Council  
**Subject:** Mercado Village apartments,on 92nd St, south of Chompies

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

NO NO NO VOTE!!

Ann Pearson

## Kurth, Rebecca

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**From:** Jessica Batory <jessicabatory@gmail.com>  
**Sent:** Monday, November 11, 2024 8:46 AM  
**To:** City Council  
**Subject:** Opposing Mercado Village (1-GP-2024) & (1-ZN-2024)

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

Hello Mayor and City Council members, hope your day is going well! I'm writing in strong opposition for Mercado Village (1-GP-2024) & (1-ZN-2024). This project has been masquerading under various names for nearly 2 years now as you will see below. The local residents of this area including myself do not support this project. My concerns from years past have only risen with additional congestion in this area. It's imperative Scottsdale city council votes no and listens to its tax paying residents.

On Wed, Dec 7, 2022 at 12:16 PM Jessica Batory <[jessicabatory@gmail.com](mailto:jessicabatory@gmail.com)> wrote:

Hello Mayor and City Council members, hope your day is going well! I'm writing in strong opposition for Mercado Courtyards (12-ZN-2022) & 94 Hundred - The Village (8-ZN-2022). After watching the last council meeting, I'm disappointed the council isn't standing up for its residents. The Mayor outright said the apartments approved last meeting were against General Plan density measures. Please listen to voting residents and stop approving more developer agendas until we can ensure long term success for Scottsdale. Traffic and water concerns are plenty in this area. I understand these are challenging times but we must be thoughtful in moving our beautiful city forward in responsible long term plans. I also recall the Mayor said none of the residents were at the last meeting so rest assured we will be there tonight. Thank you for your consideration.--

Jessica



**Kurth, Rebecca**

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**From:** Gmail Personal <slbernstin8@gmail.com>  
**Sent:** Monday, November 11, 2024 9:06 AM  
**To:** City Council  
**Subject:** Mercado Village 1-ZN-2024

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

I strongly oppose this project. It is substantially the same as previous versions, to which over 600 opposing comments have been submitted.

I have reviewed these submissions and reference them.

Scott L. Bernstein, M.D.  
Sent from my iPad

**Kurth, Rebecca**

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**From:** Annabel Pougner <2017ap@gmail.com>  
**Sent:** Monday, November 11, 2024 9:32 AM  
**To:** City Council  
**Subject:** Mercado Village Rezoning and Project

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

To Members of the City Council:

I implore you not to approve the rezoning preliminary to approval of the Mercado project before you at the upcoming meeting.

This project promises densification in an area unfit for it as well as expensive rental housing in a city which needs ownership possibilities for tenants of modest means.

Furthermore, it is fundamentally un-democratic to consider in lame-duck session a matter which has been refused multiple times.

Sincerely,

Annabel Pougner  
McDowell Mountain Ranch

## Kurth, Rebecca

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**From:** John Nichols <johnnchls83@gmail.com>  
**Sent:** Monday, November 11, 2024 9:42 AM  
**To:** Gail Sikes; Bob Pejman; Bob Littlefield; City Council  
**Subject:** Re: Shea 92nd 255 Unit Apartment Project is BACK for a Vote Next Tuesday by the Lame Duck Council

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

How can we stop this? We need a large turnout at the November 12th City Council meeting. This issue is a very serious one. Critically sick patients may die because of the inability to access ER treatment when this is vitally necessary.

On Sun, Nov 10, 2024 at 8:39 PM Bob Pejman <[bobpejman@gmail.com](mailto:bobpejman@gmail.com)> wrote:

John - Remember all those candidates in 2020 & 2022 who promised to listen to the citizens (not the developers)?

Well, in 2024 they all knew how unpopular approving more high density apartment projects were. They also knew that approving more project would jeopardize their re-election. That's why they postponed the votes for these type of projects to after the November 5 Council Election.

Here are some of the Council Agenda Items for the next 3 weeks:

- 1) Nov 12: Mercado 255 units. <https://eservices.scottsdaleaz.gov/cityclerk/DocumentViewer/Show/e73dee3d-a1a6-45cb-812c-97c0ca7890f8>
- 2) Nov 19: Axon 1965 units plus commercial & hotel. <https://eservices.scottsdaleaz.gov/cityclerk/DocumentViewer/Show/f6d646ed-e655-4751-a910-bfd5f194eb33>
- 3) Nov 25: Sustainability Plan.
- 4) Dec 3: Cosanti 196 units

Bob

----- Forwarded message -----

**From:** John Nichols <[johnnchls83@gmail.com](mailto:johnnchls83@gmail.com)>  
**Date:** Sun, Nov 10, 2024 at 8:24 PM  
**Subject:** Fwd: Shea 92nd 255 Unit Apartment Project is BACK for a Vote Next Tuesday by the Lame Duck Council  
**To:** Gail Sikes <[gs595@aol.com](mailto:gs595@aol.com)>, Bob Littlefield <[bob@boblittlefield.com](mailto:bob@boblittlefield.com)>, Bob Pejman

<[pejmangallery@gmail.com](mailto:pejmangallery@gmail.com)>

Cc: [CityCouncil@scottsdaleaz.gov](mailto:CityCouncil@scottsdaleaz.gov) <[CityCouncil@scottsdaleaz.gov](mailto:CityCouncil@scottsdaleaz.gov)>

Bob, and Gail, we need a major public turnout to stop this.

This created a firestorm of public anger in the past. What has changed? Traffic to and from the hospital is already severely impaired. Approval of this will further endanger lives of people in critical condition needing to get to the hospital. Shea is a parking lot in the morning, at noon, and in the evening rush hour. The usual Shea traffic jam already blocks access from the 101 impeding ambulance access to the hospital.

John Nichols  
10450 East Desert Cove Avenue  
Scottsdale, AZ 85259

**Kurth, Rebecca**

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**From:** Bob Day <robertwday@gmail.com>  
**Sent:** Monday, November 11, 2024 9:54 AM  
**To:** City Council  
**Subject:** Mercado Village

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

Please vote NO on the Mercado Village project.

I live just a few blocks from this proposed location.

This area has to already be one of the most congested areas in Scottsdale!

**VOTE NO ON Mercado Village!**

--

Bob Day  
8700 E Mt View Rd  
Scottsdale, AZ 85258

**Kurth, Rebecca**

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**From:** Pam Groven <pamgro60@gmail.com>  
**Sent:** Monday, November 11, 2024 9:56 AM  
**To:** City Council  
**Subject:** Mercado Village Apartments

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

After reviewing the proposal for adding apartments to the area of 92nd Street just south of Chompie's I urge you to vote NO. **The proliferation of apartments in Scottsdale must stop.** Cramming these densely populated buildings in every nook and cranny is destroying the character and fabric of our community. I know you want more tax revenue but this isn't the way to do it. Also, some of you are lame ducks so please resist the temptation to screw the public on the way out the door.

Thank you,

Pamela Groven, 27 year Resident Homeowner and Concerned Citizen

**Kurth, Rebecca**

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**From:** Meg's <hotzbakke@gmail.com>  
**Sent:** Monday, November 11, 2024 10:04 AM  
**To:** City Council  
**Subject:** Mercado development

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

Do not approve this rezoning and development project. Although deadly accidents may be down in our community, accidents that still have life changing consequences happen everyday. To much congestion. We pay high housing prices to avoid the city congestion. Stop bringing it to Scottsdale.

Meg Bakke  
85260 resident and voter  
Sent from my iPhone

**Kurth, Rebecca**

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**From:** Dan & Javier Ishac <dfi.scottsdale@gmail.com>  
**Sent:** Monday, November 11, 2024 10:35 AM  
**To:** City Council  
**Subject:** City Council Meeting 11/12/24 Mercado Agenda Item

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

Please consider this a further email supporting the Mercado project. The developer has bent over backwards to adjust the project to address the issues (real or imagined) from those in opposition. Once again we have social media hysteria and calls to action to send a flood of emails in opposition, regardless of whether the person is remotely impacted by this development.

Enough with the nonsense. The proposed project is shorter than current zoning, provides ample parking, includes workforce housing, has lots of open space and helps address the significant housing shortage. It will also generate less traffic M to F than current zoning. Moreover, this is an excellent example of adaptive reuse to address a long empty office building that has little or no viability for continued commercial use.

Time for the council to be forward thinking and stand up to misinformation.

Approve the Mercado.

Dan and Javier Ishac



**Kurth, Rebecca**

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**From:** Roz Robertson <rozrobertson@icloud.com>  
**Sent:** Monday, November 11, 2024 11:54 AM  
**To:** City Council  
**Subject:** Mercado Village 1-ZN-2024

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

To the members of the city council:

We strongly object to the proposed plan for Mercado Village. It is already an extremely congested area - dangerous for pedestrians, cyclists and motorists. The proposal would greatly add to the congestion. We have lived nearby for 30 years and are well aware of the problem.

We also object to this being pushed through in hopes of the lame duck council members approving it on their way out - with no repercussions.

Sincerely, Roz and John Robertson.

Sent from my iPad

## Kurth, Rebecca

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**From:** Brian Nadon <brian.nadon@gmail.com>  
**Sent:** Monday, November 11, 2024 12:05 PM  
**To:** City Council  
**Subject:** Comment in favor of Mercado Village Apartments proposal

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

Hello city council, I am a Scottsdale resident of several years and I would like to present an opinion that is probably contrary to many residents'. I urge the council to approve the zoning change for the development, and to remember: not everyone has the time to comment on issues like this! Comments are not representative of the community, we elected the council to lead based on their experience and values. Nonetheless:

Scottsdale is a fast-growing city - **and this is a great thing**. We are vibrant, successful, and flourishing. We didn't get that way by restricting growth, we got that way by embracing it. The population has grown from about 80,000 in 1980 to about 250,000 today.

It's no wonder, then, that our housing prices are so high! We simply do not have enough homes for the people who need to live and work in our great city, because we haven't built enough. This project would contribute to alleviating that issue.

I see a lot of concerns about parking. I understand these concerns, but I must ask: is this a city for \*cars\*, or a city for people? Parking should be toward the bottom of the list of concerns. If you're worried about driving to this development, may I recommend using the bus, trolley, a waymo, or even walking or biking on our many lovely dedicated trails? To be fair, scottsdale is currently doing a poor job of offering alternatives to driving and must do better in the future to meet our growth and sustainability goals, but this starts by putting our foot down and saying this is a city for people, not cars.

This development will allow people to, ideally, live and work close by, obviating the need for so many cars on our roads. If anything, building more developments like this will \*reduce\* traffic, not worsen it, since fewer people will need to drive a car to work!

I am strongly in favor of this development.


--

Dr. Brian Nadon  
+1 602-419-9671

## Kurth, Rebecca

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**From:** Adrian S <adrian@rivalen.com>  
**Sent:** Monday, November 11, 2024 12:05 PM  
**To:** City Council  
**Subject:** NO NEW APARTMENTS

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

I've heard that you will be voting on 4,000 new apartments soon. Stop this madness. We DO NOT need more congestion and shoddy built apartments that will soon be owned by slum lords as this growth is not welcome nor needed. Stop lining your pockets with kickbacks from developers.

Sent from my iPhone

**Kurth, Rebecca**

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**From:** Mark Ulmer <markhulmer@gmail.com>  
**Sent:** Monday, November 11, 2024 12:08 PM  
**To:** City Council  
**Subject:** Apartment nonsense

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

Hello Scottsdale City Council,

Right to the point...NO, NO NO To the development plan of up to 4000 apartments. That is INSANE.

Mark Ulmer  
(909) 496-9314  
34043 N 59th Pl  
Scottsdale 85266

**Kurth, Rebecca**

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**From:** Regina Knapp <nycaaz65@gmail.com>  
**Sent:** Monday, November 11, 2024 12:16 PM  
**To:** City Council  
**Subject:** Stop the overbuilding of Scottsdale!

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

Please do NOT approve an additional 4000 apartments in Scottsdale! We live in a desert and we need to conserve our resources better than you on the current City Council have done over the past years.

Please heed the request of the voters of Scottsdale and stop the over development now.


Thank you,

Regina Knapp  
23 year resident of this wonderful city

## Kurth, Rebecca

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**From:** Rosemary Haas <rosemarydhaas@gmail.com>  
**Sent:** Monday, November 11, 2024 12:18 PM  
**To:** City Council  
**Subject:** Apartments

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

The citizens of Scottsdale have spoken.

No new apartments!

Regards,  
Rosemary Haas

**Kurth, Rebecca**

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**From:** THOMAS SMITH <tsmith170@cox.net>  
**Sent:** Monday, November 11, 2024 12:22 PM  
**To:** City Council  
**Subject:** Development

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

Obviously some of you lame duck council members do accept the fact that Scottsdale residents recently did not vote for continued development of about 4000 more high density units. Do your job and accept the wishes of the voters and deny the approval of these projects.

Thomas Smith  
10239 N 100th Place  
Scottsdale 85258

[Sent from Yahoo Mail for iPhone](#)

## Kurth, Rebecca

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**From:** Rick Gaston <rickgaston60@gmail.com>  
**Sent:** Monday, November 11, 2024 12:22 PM  
**To:** City Council  
**Cc:** Bob Pejman  
**Subject:** Opposed to more apartments

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

Apparently the current Mayor and City Council members that were voted out did not get the message, we do not want thousands more mid rise apartments and condominiums, especially out in our beloved East Shea corridor, please do not try to approve the Mercado project at 92nd and Shea

I am a 32 year resident of Scottsdale and it's sickening to see what has happened to our quality of living.

The recent election was totally about stopping the urbanization of Scottsdale, there are already 10's of thousands of multi family projects all over Scottsdale. ENOUGH





**Kurth, Rebecca**

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**From:** Jim Brannon <jimbrannon1@gmail.com>  
**Sent:** Monday, November 11, 2024 12:27 PM  
**To:** City Council  
**Subject:** No new apartment complexes!

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

I have recently learned that the next few weeks that the City Council will vote to approve/disapprove thousands of new apartments. I strongly oppose these developments and ask that you do **NOT** approve. The congestion and pressure these units will likely serve to exacerbate our current issues of traffic and straining infrastructure. We recently had an election nationally and locally that should serve as a strong indicator of the will of the people. I suspect that you will be receiving many similar opinions on this topic and ask the you vote according to the people you serve.

Respectfully,

Jim Brannon

**Kurth, Rebecca**

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**From:** Chad Mandelbaum <chad@mandelbaumproperties.com>  
**Sent:** Monday, November 11, 2024 12:32 PM  
**To:** City Council  
**Subject:** No Lane Duck Council Decisions!

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


Please do not make important, large apartment approval decisions until the new council is sworn in.

Thank you,  
Chad Mandelbaum

**Kurth, Rebecca**

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**From:** Alger, David <politics@algerfamily.us>  
**Sent:** Monday, November 11, 2024 12:37 PM  
**To:** City Council  
**Cc:** Jan Dubauskas  
**Subject:** Mercado and Axon apartment projects

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

Current council members,

I write to urge you to vote NO on the apartment projects coming before the city council on 11/12 and 11/19.

We voters spoke loudly, rejecting the mayor and members approving high density apartment projects. This is not the time for dishonesty by pushing through projects voters have clearly indicated we don't want.

It is up to you: Do you have enough integrity to let those we chose decide? Or will you do the bidding of developer masters while you think you can get away with it?

Dave Alger  
7332 E Taylor St  
Scottsdale, AZ 85257  
602-472-9719

**Kurth, Rebecca**

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**From:** Kenneth Bensinger <bensinger1968@gmail.com>  
**Sent:** Monday, November 11, 2024 12:39 PM  
**To:** City Council  
**Subject:** Apartments

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

I strongly urge the council to not approve the further congestion and traffic problems with the building of more apartments in Scottsdale. These include the projects called Axon, Mercado and Aria. We have enough apartments in the city already on every open space of land where you look.

Thank you for your service,  
Ken Bensinger  
Scottsdale

## Kurth, Rebecca

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**From:** Charles Peters <pcg396@gmail.com>  
**Sent:** Monday, November 11, 2024 12:44 PM  
**To:** City Council  
**Subject:** Lane Duck Session

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

Dear Councilmembers:

I urge you to delay the consideration of controversial projects until the new council is sworn-in and seated next January.

Postponing action for a few weeks won't materially affect these projects, but it will demonstrate, admirably, the current council's commitment to listening to its constituents and to the choices they made November 5.

Thank you for your consideration.

Charles Peters  
8311 E Vía de Ventura  
#2103  
Scottsdale, AZ 85258  
602-577-9461

**Kurth, Rebecca**

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**From:** Jim Bohlander <jimbohlander@hotmail.com>  
**Sent:** Monday, November 11, 2024 12:45 PM  
**To:** City Council  
**Subject:** Re Development Approvals

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

Dear City Council Members,

I strongly urge to postpone voting on the Aria, Mercado and Axon development projects until the new City Council is seated. Not only are these projects a continuation of over development of Scottsdale, but the current City Council is Lamé Duck. It is poor civil and civic behavior for the current/leaving City Council to address these very controversial development requests.

Wait until the newly elected City Council is seated.

If you do proceed you will show the disrespect of your City and the Voters who voted for a change of representation.

Jim Bohlander  
Scottsdale

Sent from my iPhone

**Kurth, Rebecca**

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**From:** Susan <sleeper499@protonmail.com>  
**Sent:** Monday, November 11, 2024 12:45 PM  
**To:** City Council  
**Subject:** Lame Duck Sessions - Controversial agenda.

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

Ladies/Gentlemen:

How underhanded and sneaky for you to attempt to hurry along projects that Scottsdale residents have rejected time and time again:

11/13 -This agenda includes Aria at Silverstone (976-1,076 units) and the Mercado project on Shea (255 units). Mercado is an extremely controversial project that has been delayed over and over - and is now slated for the lame duck session.

11/19 - This agenda includes the Axon development with 1,900 apartment units. This is the largest project ever proposed in the city of Scottsdale. Residents have already pushed back! While we value Axon, *we do not want these apartments!*

Citizens have sent you a clear message. Enough of this overdevelopment and disregard for what citizens want in our city. Take no action on the above projects. Let the newly elected council and mayor weigh in. That's why they won the election.

Susan Leeper  
Scottsdale resident since 1992

Sent with [Proton Mail](#) secure email.

**Kurth, Rebecca**

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**From:** Louise Short <lpsbridge@icloud.com>  
**Sent:** Monday, November 11, 2024 12:50 PM  
**To:** City Council  
**Subject:** Apartments

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

Scottsdale is a beautiful city with limited space for 4000 apartments to be built. You will be taking up wildlife space, using up water and generally making everything so crowded it won't be our city anymore. I can't believe after you saw the vote that you believe you can cram all this down our throats. I am devastated by this attitude of build, build, build.

Please reconsider, Louise Short, Scottsdale, AZ



## Kurth, Rebecca

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**From:** James Nachbar <dr@nach.bar>  
**Sent:** Monday, November 11, 2024 12:53 PM  
**To:** City Council  
**Subject:** Please do not approve more apartments in Scottsdale during the lame duck term

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

I am writing to ask the members of the Scottsdale City Council not to approve more apartments during the current lame duck term on the way out the door.

The people of Scottsdale have spoken loud and clear: we reject the rapid-fire approval of swaths of apartments without adequate consideration for those of us who already live here.

It is reprehensible that the Council would attempt to approve these projects in this way, and it raises the question in citizens' minds of what financial inducements may have been provided to the council members and mayor that the Council would take such an action in spite of the clear desire of the citizens of Scottsdale to significantly slow the pace of approval of large apartment projects.

Please reconsider, and please allow the incoming Council to address these projects, rather than approving them in the final days of an outgoing Council.

Thank you for your consideration.

James M. Nachbar, MD, Esq.  
8896 E Becker Lane, Ste 102  
Scottsdale, AZ 85260  
480-289-5300

**Kurth, Rebecca**

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**From:** Greg B <gblaire@live.com>  
**Sent:** Monday, November 11, 2024 12:57 PM  
**To:** City Council  
**Subject:** 4,000 New Apartments in Scottsdale

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

Dear Mayor and City Council members,

I'm writing to convey my heavy opposition to the planned approval of 4,000 new apartments in Scottsdale.

This volume of new dwellings will create irreparable harm to the city and its resident's quality of life.

I urge you to vote no!


Thank you,

-Greg  
Scottsdale resident.  
480-931-7400

**Kurth, Rebecca**

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**From:** Jeanne McGill <jsmcgill45@gmail.com>  
**Sent:** Monday, November 11, 2024 1:01 PM  
**To:** City Council  
**Subject:** lame duck voting

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

The voters have voted for a change. to the current directions. To respect our democracy, respect the vote. Do not continue and try to force through building projects that the voters have rejected.

Jeannie McGill Scottsdale

**Kurth, Rebecca**

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**From:** Catherine <catherinetunget@gmail.com>  
**Sent:** Monday, November 11, 2024 1:07 PM  
**To:** City Council  
**Subject:** Apartment complex approval

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

City Council members,

This agenda includes Aria at Silverstone (976-1,076 units) and the Mercado project on Shea (255 units). Mercado is an extremely controversial project that has been delayed over and over for good reason. The citizens off Scottsdale do not want more apartments!

This agenda includes the Axon development with 1,900 apartment units. This is the largest project ever proposed in the city of Scottsdale. Residents have already pushed back! While we value Axon, *we do not want these apartments!*

*Scottsdale is already overcrowded and the road traffic is atrocious. Adding more units will only exponentially compound the problem!*

*Thank you.*

Catherine Tunget  
602-616-4781

**Kurth, Rebecca**

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**From:** Lynn Rhue <lynnrhue@gmail.com>  
**Sent:** Monday, November 11, 2024 1:14 PM  
**To:** City Council  
**Subject:** NO ON NEW APARTMENTS

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

As a 15 year citizen of Scottsdale, I STRONGLY OPPOSE approving new apartment projects at:

Aria Silverstone  
Mercado on Shea  
Axon (apartments)

We have seen many many many new apartment developments across our city over the past 2 years - virtually changing the Scottsdale we know and love

Please vote NO on approving the above projects

Lynn Rhue

**Kurth, Rebecca**

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**From:** Dean Weitenhagen <dean@fleetwoodcres.com>  
**Sent:** Monday, November 11, 2024 1:23 PM  
**To:** City Council  
**Subject:** Lane Duck Action

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

Scottsdale City Council;

Your composition has been changed by the voters. Heed the call to NOT TAKE ANY action regarding future development in our city during your few weeks of remaining term.

If you do, it will point to the cowardliness of your character.

Dean Weitenhagen

Author of

“I Just Turned Two - **How I Learned To Live After Nearly Dying**”

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

10576 E Terra DR  
Scottsdale, AZ 85258

## Kurth, Rebecca

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**From:** pb415linker <pb415linker@cox.net>  
**Sent:** Monday, November 11, 2024 1:33 PM  
**To:** City Council  
**Subject:** Lame Duck Sessions - November agenda.

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

Ladies/Gentlemen:

I was very disappointed to learn of the lame duck Council meetings in November as an attempt to hurry along projects that Scottsdale residents have rejected time and time again.

How you vote for these projects will be your legacy.

My wife and I are 28 years Scottsdale City residents. We're very upset with how the Council have been systemically changing Scottsdale.

11/13 -This agenda includes Aria at Silverstone (976-1,076 units) and the Mercado project on Shea (255 units). Mercado is an extremely controversial project that has been delayed over and over - and is now slated for the lame duck session.

11/19 - This agenda includes the Axon development with 1,900 apartment units. This is the largest project ever proposed in the city of Scottsdale. Residents have already pushed back! While we value Axon, *we do not want these apartments!*

Scottsdale Citizens have sent you a clear message. The Scottsdale residents have had enough of this overdevelopment and disregard for what citizens want in our city.


Please do not take action on the above projects. Let the newly elected council and mayor weigh in. That's why they won the election.

Bruce and Paula Linker  
Scottsdale resident since 1996

**Kurth, Rebecca**

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**From:** Gail Yorkowitz <gail18stj@gmail.com>  
**Sent:** Monday, November 11, 2024 1:55 PM  
**To:** City Council  
**Subject:** Mercado Village 1-ZN-2024

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

I strongly disapprove of this complex being built.

Gail Yorkowitz

9993 E Carol Ave.

Scottsdale Az. 85258

Sent from my iPad



**Kurth, Rebecca**

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**From:** DJ Lockwood <djlockwood7@outlook.com>  
**Sent:** Monday, November 11, 2024 2:00 PM  
**To:** City Council  
**Subject:** Listen to us already!!! We, the citizens of Scottsdale, have spoken!!

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

We don't want Aria at Silverstone nor the Axon Development. I think citizens made that pretty clear last week. These projects should NOT come up in a Lame Duck Session.

DJ Lockwood  
10835 E. La Junta Road  
Scottsdale, AZ. 85255

480-607-9993  
[djlockwood7@outlook.com](mailto:djlockwood7@outlook.com)

## Kurth, Rebecca

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**From:** elizabeth Johns <ejohns@q.com>  
**Sent:** Monday, November 11, 2024 2:06 PM  
**To:** City Council  
**Subject:** Mercado Village 1-SN-2024

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

I strongly oppose this apartment building project. The area of 90th and Shea is already a disaster traffic wise with the turn abouts, lack of traffic lights and shopping center and this will add way too many additional cars to the area which also includes a huge hospital complex to which we need access. There are already plenty of apartments for those who need them.

Elizabeth Johns  
10192 N. 103rd St.4  
Scottsdale, AZ 85258

**Kurth, Rebecca**

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**From:** Patrick Keon <pkeon@me.com>  
**Sent:** Monday, November 11, 2024 2:08 PM  
**To:** City Council  
**Subject:** Upcoming Agendas

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

Dear City Council;

I believe it to be a ridiculous time, when our mayor and council are about to turn over, to remotely consider proceeding with the current agendas listed below. It should be in the hands of the new members, whom our residents including myself have voted for, to make these decisions. It would be a grave disservice to make these decisions. Please reach out anytime for further discussion or comment, thank you for your service to our community.

11/12 5:00pm - **Agenda** - This agenda includes Aria at Silverstone (976-1,076 units) and the Mercado project on Shea (255 units). Mercado is an extremely controversial project that has been delayed over and over - and is now slated for the lame duck session.

11/19 5:00pm - **Agenda** - This agenda includes the Axon development with 1,900 apartment units. This is the largest project ever proposed in the city of Scottsdale. Residents have already pushed back! We need to push back one more time - and let Council know that while we value Axon, *we do not want these apartments!*

Patrick Keon  
DeLex Realty  
Your Personal Realtor  
480-686-HOME (4663)  
pkeon@me.com

## Kurth, Rebecca

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**From:** James H Davis <jimdavisestancia@gmail.com>  
**Sent:** Monday, November 11, 2024 2:17 PM  
**To:** City Council  
**Subject:** Mercado Village 1-GP-2024 & 1-ZN-202

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

Honorable Scottsdale City Council Members:

I write to beseech you to reject the Mercado Village project.

This project should have died by its own weight long ago.

The residents have vociferously opposed this project and variations thereof numerous times.

Please spare Scottsdale of this traffic snarling, neighborhood rejected addition of 255 more apartments to Scottsdale's already ~15,000 residential units backlog.

Thank you,

Jim Davis  
Francine Hitchcock  
27483 N 103rd Way  
Scottsdale, 85262

**Kurth, Rebecca**

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**From:** J. D. HELMS <jdhelms5420@gmail.com>  
**Sent:** Monday, November 11, 2024 2:32 PM  
**To:** City Council  
**Subject:** Apartment development

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

STOP or at least slow down apartment development. Our beautiful city streets are already clogged enough and decent parking is hard to find.  
ENOUGH!

*J. D. and Judy Helms*

**Kurth, Rebecca**

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**From:** David White <sdwhite9225@yahoo.com>  
**Sent:** Monday, November 11, 2024 2:33 PM  
**To:** City Council  
**Subject:** Mercado. Village zone change

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

The honorable Scottsdale City Council,

Please do not vote on and change zoning involving Mercado Village. This will have a drastic effect on the Shea area with more traffic and other adverse conditions. Thank you, David White 101 Street Scottsdale

[Sent from Yahoo Mail for iPad](#)



## Kurth, Rebecca

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**From:** Susan Wood <samw1222@aol.com>  
**Sent:** Monday, November 11, 2024 2:39 PM  
**To:** City Council  
**Subject:** Vote No on tomorrow's City Council agenda item #12 - Mercado Village

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

Dear City Council members,  
The voters have spoken and on November 5th, the pro development incumbent candidates were defeated.  
And in the 2022 election, all of the pro development candidates came in last.  
What is it going to take before you start listening to the residents?

The Mercado Village project is very nice, but it is in the wrong location.  
Everyone who lives in the neighborhood can witness to the traffic congestion on Shea Blvd. every day.  
Shea Blvd. is over capacity, and gridlock is causing traffic delays for emergency vehicles that are trying to take patients to the hospital.

Please honor the wishes of the voters, and stop this project once and for all.

Susan Wood  
Cactus Acres

**Kurth, Rebecca**

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**From:** marino15 <marino15@cox.net>  
**Sent:** Monday, November 11, 2024 2:55 PM  
**To:** City Council  
**Subject:** NO MORE APARTMENTS!

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

There are so many reasons why we should all reject any further mega-apartments, 15 minute cities, high-rise, or other mass density developments in Scottsdale, but since common sense is a thing of the past, and our Mayor and City Council members have been selling influence to these mega apartment developers.....

I am a Hard "NO" on Aria at Silverstone, Mercado, and the Axon mini-city! I have lived here in Scottsdale for almost 25 years, and the peace, tranquility and limited traffic/commutes are gone. Scottsdale has become an over developed, high density and overly congested city that has lost it charm, and it's "livability". I no longer love this city, and find the congestion, density and overcrowding completely stifling. Our once highly sought after privacy, views and property values have disappeared, and we've turned into East LA. Literally!

Please, stop with the megaplexes, and all the apartments! You're killing this community with your greed.

Sincerely,

Kelly Marino  
Scottsdale Resident

## Kurth, Rebecca

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**From:** Dave Murrow <damurrow@gmail.com>  
**Sent:** Monday, November 11, 2024 3:27 PM  
**To:** City Council  
**Subject:** Oh, Mercado Village project again?

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

Dear City Council members, I believe I am on record of opposing the Mercado Village project from earlier this year and even earlier when it was first announced.

I live in the neighborhood of Shea and 92nd and it's no mystery to anyone that the Shea Corridor is overloaded with people and cars. It's likely one of the busiest areas in Scottsdale!

While The Mercado Village project seems to try to fill a need for nearby housing for the healthcare workers at the HonorHealth Scottsdale Shea Medical Center, it's just going to create more traffic, more cars, more accidents and more headaches for local residents.

For those reasons, you should vote 'NO' on the Mercado Village Project.

--

**Dave Murrow**

<https://www.linkedin.com/in/davidmurrow/>

<https://original.newsbreak.com/@dave-murrow-1814855>

## Kurth, Rebecca

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**From:** maryrg1@aol.com  
**Sent:** Monday, November 11, 2024 3:29 PM  
**To:** City Council  
**Subject:** My vote - No on tomorrow's City Council agenda item #12 - Mercado Village

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

Dear City Council members,

The voters have spoken and on November 5th, the pro development incumbent candidates were defeated.  
And in the 2022 election, all of the pro development candidates came in last.  
What is it going to take before you start listening to the residents?

The Mercado Village project is very nice, but it is in the wrong location.  
Everyone who lives in the neighborhood can witness to the traffic congestion on Shea Blvd.  
every day.  
Shea Blvd. is over capacity, and gridlock is causing traffic delays for emergency vehicles that are trying to take patients to the hospital.

Please honor the wishes of the voters, and stop this project once and for all.

Mary Grammas  
Scottsdale country Club

## Kurth, Rebecca

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**From:** NANCY DOTY <nancydoty@comcast.net>  
**Sent:** Monday, November 11, 2024 3:36 PM  
**To:** City Council  
**Cc:** NANCY DOTY  
**Subject:** Mercado Village Apartments

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

Dear All,

The election was last week and the citizens have spoken. No one wants more congestion on our streets--especially streets/roads that experience problem traffic concerns now. Please do the right thing and veto the Mercado Village apartments at your Tuesday council meeting. For those of you who will not be returning to the council in January, this is the last time you can vote to do the right thing for your constituents. Had you done this in the past, you would be returning to the council. Please learn from this and use this experience/vote should you choose to be a candidate for a future office. I wish you well.

Sincerely

Nancy Doty  
Sunrise Villas

**Kurth, Rebecca**

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**From:** ANNETTE HARTSOCK <jacs0031@msn.com>  
**Sent:** Monday, November 11, 2024 3:41 PM  
**To:** City Council  
**Subject:** PLEASE VOTE NO -Mercado Village Apartments - Agenda Item #12

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

Please Vote NO to the Mercado Village Apartment project. Protect the Shea Corridor Area from the density this project will bring to our community. The traffic in this area already exceeds capacity.

Annette Hartsock  
10487 E Clinton Street

## Kurth, Rebecca

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**From:** Trisia <tdeojay@gmail.com>  
**Sent:** Monday, November 11, 2024 3:44 PM  
**To:** City Council  
**Subject:** Agenda 12: Mercado Project

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

Scottsdale City Council Members:

The Mercado Village project appears well-planned based on submitted rendition, however the location is not wise, it is currently a heavily congested area.

How many traffic accidents occur in this area?

The city representatives need to be cognizant of citizen safety. Adding more bike lanes while increasing multiple unit development, cars on the road, in my opinion, is not responsible decision-making. Access to a busy hospital also must be a priority. The gridlock will cause delays for emergency vehicles on their way to Honor Shea.

The residents have clearly spoken on November 5th, 2024 against pro-development representation.

Vote NO—show that each council member represents the community.

Respectfully submitted,  
Patricia Deojay  
McCormick Ranch

## Kurth, Rebecca

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**From:** Mike Wilson <mwilson@wilsonps.net>  
**Sent:** Monday, November 11, 2024 3:49 PM  
**To:** City Council  
**Subject:** Shea 92nd 255 Unit Apartment Project Cases 1-GP-2024 1-zN-24 Mercado Village  
**Attachments:** Tom\_CityofScottsdale.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

To Whom it May Concern;

The attached objection letter from the Board of the commercial office development on the south border of the Subject proposed rezoning-redevelopment project.

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**From:** Tom Udall <tom@udallgroup.com>  
**Sent:** Monday, November 11, 2024 2:52 PM  
**To:** Mike Wilson <mwilson@wilsonps.net>; Scott L. Bernstein, MD, PC <slb@spparizona.com>  
**Cc:** Amber Gibbs <agibbs@wilsonps.net>; Shannon Levine <shannon@udallgroup.com>; Rachel Dolan <racheld@udallgroup.com>  
**Subject:** Re: [External]RE: [External]RE: [External]Fwd: Shea 92nd 255 Unit Apartment Project is BACK for a Vote Next Tuesday by the Lame Duck Council

All, here is the signed letter...

Rachel, please save to Onvio...

Thanks

Tom Udall, CPA  
Partner





## Kurth, Rebecca

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**From:** Dan Rubin ND FABNO <rubin@listenandcare.com>  
**Sent:** Monday, November 11, 2024 4:02 PM  
**To:** Debi Smolinski  
**Cc:** City Council  
**Subject:** Re: Mercado Village 1-ZN-2024

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

Dear Council Members,

Please vote NO on the Shea 92nd Apartment complex and STOP the continued reconsideration. This is a waste of all of our time, the people of Scottsdale do NOT want more apartment complexes as we have stated in the past. The traffic is already incredibly challenging and specifically in that area. Do you live in the neighborhood? Because we do the the frustration of getting anywhere is this particular area is getting worse and would be made worse with an extra 255+ cars needing to move about in this area. The reasoning about it being housing “for the local healthcare staff” is ridiculous as none of them could afford the ridiculous pricing of this sort of housing as it stands. Again, please vote NO and shut down the continued attempts to build apartments in this area.

Sincerely,

Dan Rubin ND FABNO  
2024 AANP Physician of the Year  
2019 AZNMA Physician of the Year  
Medical Director, Naturopathic Specialists LLC

**Kurth, Rebecca**

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**From:** Eric Hitchcock <ejhitch@gmail.com>  
**Sent:** Monday, November 11, 2024 4:03 PM  
**To:** City Council  
**Subject:** No more apartments

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


Please let the next council decide. Thanks!

Eric Hitchcock  
8707 E San Victor Dr

**Kurth, Rebecca**

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**From:** mike crooker <mikecrooker@yahoo.com>  
**Sent:** Monday, November 11, 2024 4:03 PM  
**To:** City Council  
**Subject:** Apartments

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

To the Scottsdale City Council. Like many of the citizens here in Scottsdale, I am appealing to all the members of Council to vote "No" on the Mercado and Axom projects. We do not need to further add more apartments which will add more congestion, use of resources, and further erode this special place. Respectfully, Michael Crooker Sent from my iPhone

## Kurth, Rebecca

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**From:** noella kuntz <nkuntz10@gmail.com>  
**Sent:** Monday, November 11, 2024 4:05 PM  
**To:** City Council  
**Subject:** Listen to the will of the Citizens

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

It is my belief. The reason some of you will not be returning to your current position is because you have the same attitude as big government. You know better than the people you are elected to represent and serve.

The reason I have not come to more City Council meetings is because it is unproductive when you have people on the council and the mayor that simply ignore the citizens wishes and refuse to hear you.

If you pass projects in this lame duck session that you are aware the majority of people do not want, it would be a shameful act. If the citizens were in favor of the building projects, you would be returning to your post. But you have been voted out and your last action and your legacy should not be to subvert the will of the people.

I for one do not want Scottsdale to become the next Los Angeles. And since you lost the election, I know I am not alone. You should not finalize or pass any proposals on new projects until the new board is installed.

A concerned citizen and taxpayer.,  
Noella Kuntz

## Kurth, Rebecca

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**From:** torilevitt@aol.com  
**Sent:** Monday, November 11, 2024 4:24 PM  
**To:** City Council  
**Subject:** Fw: The voting continues. I vote NO to Aria @ Silverstone, Mercado Village Apts & Axon

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

Dear Councilpersons & Mayor Ortega:

As you wind down your terms on City Council, I do hope you will consider the legacy you leave behind and join me and thousands of Scottsdale citizens with a NO vote to further high-rise developments.

Clearly, Scottsdale voters do NOT want the continued onslaught of these developments that are choking our city.

My personal opposition to Aria @ Silverstone, Mercado & Axon is in alignment with my fellow citizens and our desire to preserve Scottsdale and what's left of our beautiful desert landscape, water resources and roadways. Traffic congestion is already threatening our ability to navigate our roads safely; including emergency vehicles, particularly along the Shea corridor and 90<sup>th</sup> Street.

I encourage you to leave office on a high note by voting NO to these 3 projects.

Sincerely,

Tori Levitt

## Kurth, Rebecca

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**From:** mgteplitz@gmail.com  
**Sent:** Monday, November 11, 2024 4:30 PM  
**To:** City Council  
**Subject:** NO on Nov 12 Scottsdale City Council agenda item #12 - Mercado Village

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

Dear City Council members,  
The voters have spoken and on November 5th, the pro-development incumbent candidates were defeated. And in the 2022 election, all of the pro-development candidates came in last.

Even NEW Scottsdale residents are shocked by the amount of growth in our once beautiful City.

I have attended several of the meetings by the developers on this project, as well as sending emails opposing this project to City Council multiple times. The Mercado Village project is very nice, but it is in the wrong location. Calling for a "MINOR" zoning change has a huge ripple effect for other nearby projects. Everyone who lives in the neighborhood can witness to the traffic congestion on Shea Blvd. EVERY DAY, including weekends. Shea Blvd. is over capacity and gridlock is causing traffic delays for emergency vehicles that are trying to take patients to the hospital. Accidents on Shea at 90<sup>th</sup>, 92<sup>nd</sup>, 94<sup>th</sup> and 96<sup>th</sup> are regular occurrences.

Please honor the wishes of the voters, and stop this project once and for all.

Thank you.

*Marilyn Teplitz*  
*Scottsdale Ranch*  
[mgteplitz@gmail.com](mailto:mgteplitz@gmail.com)  
*(m) 480-221-5461*

## Kurth, Rebecca

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**From:** randy dilbeck <eqrandy@yahoo.com>  
**Sent:** Monday, November 11, 2024 4:53 PM  
**To:** City Council  
**Subject:** Mercado Village apartmentsa

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

These apartments are going to greatly increase traffic at the 92nd st and Shea intersection as well as the 92nd st. and 90th st intesection.

The traffic here is already very congested now and has led to many accidents. That property certainly is more valuable as commercial/Medical support offices.

I think its deplorable to put more apartments in such a traffic congested area. I say NO!

Randy Dilbeck  
P.O. Box 13115  
Scottsdale, AZ 85267  
661-332-1900  
eqrandy@yahoo.com

## Kurth, Rebecca

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**From:** Karin Brown <kbzmail@aol.com>  
**Sent:** Monday, November 11, 2024 4:54 PM  
**To:** City Council  
**Subject:** Mercado Project

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

Dear City Council members,

Regarding the development of the Mercado Project I am asking you to all please vote against it mainly due to the traffic congestion that already exists in that area. I already am having trouble finding parking in that area and am overwhelmed by the lengthy lines of traffic in that area. Please listen to we the voters on this issue ! Thank you very much.

Karin Brown

Scottsdale resident who is so dismayed to see all of this over development here! Not why I moved here 9 years ago . 😞

Sent from my iPhone



**Kurth, Rebecca**

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**From:** Leslie McLaughlin <lesliemc3762@gmail.com>  
**Sent:** Monday, November 11, 2024 5:03 PM  
**To:** City Council  
**Subject:** Opposition to the Mercado Village apartments,

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

Please find this email as my NO vote and a citizen of Scottsdale for the Mercado Village apartment project.

Thank you  
Leslie McLaughlin  
(480)206-3762

**Kurth, Rebecca**

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**From:** Jim Bloch <jgbloch@gmail.com>  
**Sent:** Monday, November 11, 2024 5:13 PM  
**To:** City Council  
**Subject:** Do the Right Thing-Mercado Village

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

Lameduckers, give your local legacy a chance, do the right thing, listen to what the election results were, hear what the citizens voted for-translated: what we want for our city. Squash this project, once and forever, an action that you have had the opportunity to do more than once. Tell the people of your city, that you folks are not for sale, that the city is more important than individual agendas, that the city of Scottsdale is not for sale, rather our city is one in which the citizens reign! They reigned on November 5, and earlier.

Jim Bloch

**Kurth, Rebecca**

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**From:** Jim Bushlow <jimbushlow@gmail.com>  
**Sent:** Monday, November 11, 2024 5:24 PM  
**To:** City Council  
**Subject:** Stop building apartments !

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


Enough already . No more apartments . We can't see our mountains anymore and the traffic is horrible .  
Try to go out of power with a little dignity and respect for the voters .

Jim Bushlow  
6927 E Gary Rd , Scottsdale

**Kurth, Rebecca**

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**From:** Mark Stephens <mark.allan.stephens@gmail.com>  
**Sent:** Monday, November 11, 2024 5:24 PM  
**To:** City Council  
**Subject:** PLEASE ACT ETHICALLY!!!! STOP APPROVING APARTMENT PROJECTS - THE PEOPLE HAVE SPOKEN.

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

The people have spoken so please respect our wishes by suspending project approvals until the new council and mayor are seated.

Please honor God. Thankyou for your service.

Mark Stephens  
858 880-5568  
Sent from my iPhone

## Kurth, Rebecca

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**From:** AdriaticDesert <adriaticdesert@tutanota.com>  
**Sent:** Monday, November 11, 2024 5:36 PM  
**To:** City Council  
**Subject:** No to Aria and Axon Developments

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

To the City Council,

I respectfully ask you to vote NO on the proposed Aria and Axon development projects that would add approximately 3000 new apartments to Scottsdale.

This is MASSIVE OVERDEVELOPMENT that the residents of Scottsdale oppose.

We don't need increased traffic jams and unsustainable water consumption in our already stressed infrastructure.

I don't know why the council would even consider voting on these highly controversial developments in the lame duck session, but please vote NO!

Respectfully,

Sandra Palaich

Scottsdale resident and voter

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Sent with Tutanota, encrypted email service



**Kurth, Rebecca**

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**From:** jan hahn <peachie13jeh@gmail.com>  
**Sent:** Monday, November 11, 2024 5:37 PM  
**To:** City Council  
**Subject:** Help to to retain the Beauty of Scottsdale


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

We ask . Why would you support this number of apartments when you ask which we do conserve water conservation. Do you think this makes good governance sense. If you love this area as we do, think about your grandchildren and the effect it will have on them. Common on elected spokespersons. Do your job not for financial influence or politics. Than you. Bob and Jan Hahn.  
Sent from my iPad

**Kurth, Rebecca**

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**From:** jksloan3 sloan <jksloan3@cox.net>  
**Sent:** Sunday, November 10, 2024 10:36 PM  
**To:** City Council  
**Subject:** Apartments

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

Scottsdale is getting too full of apartments and the charm of the city is disappearing. Do not approve any more apartments as the traffic will be like LA in less than five years Sent from my iPhone

## Kurth, Rebecca

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**From:** David Dodaro <dodaro@cox.net>  
**Sent:** Monday, November 11, 2024 5:41 PM  
**To:** City Council  
**Subject:** Vote NO on Mercado Village Agenda item # 12

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

City Council members -

I am once again writing to ask you to vote NO on the Mercado Village project.

The Mercado Village project is not wanted or appropriate for this location.

As regular commuters we witness the daily traffic congestion on Shea Blvd that exists. It is already over capacity, and gridlock is causing traffic delays for everyone in the area including emergency vehicles trying to get to the Honor Health Shea hospital.

Residents made it clear during the review of the prior proposal that it is not wanted. We are once again rallying to get our elected officials - YOU - to understand that we do NOT want this project built at this location under the updated plan proposal either.

Listen to Scottsdale residents - vote NO!

Karen

Karen and Dave Dodaro  
Concerned Scottsdale Citizen  
Scottsdale Ranch Resident  
Daily Shea Blvd commuter

Sent from my iPhone



**Kurth, Rebecca**

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**From:** Cynthia S <sampson.cynthia@gmail.com>  
**Sent:** Monday, November 11, 2024 5:54 PM  
**To:** City Council  
**Subject:** No more apartments - stop the congestion and fix our streets

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

No more apartments.... the people (your constituents have spoken)!!!!

Sincerely,  
Cynthia Sampson  
Cell: 480.227.4657

## Kurth, Rebecca

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**From:** Michele Stephens <mstephens1717@gmail.com>  
**Sent:** Monday, November 11, 2024 5:57 PM  
**To:** City Council  
**Cc:** Lisa Borowsky; Jan Dubauskas  
**Subject:** No More Apartments! Please do not approve!

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

It's been brought to my attention that Scottsdale City Council plans to act on the Mercado and the Axon projects in the next two meetings. **The people have spoken loud and clear and do not want more apartments in our city.** We ask that you kindly let the next city Council make decisions on these developments.

Please respect the wishes of the voters and do not act on these projects. Thank you.

Michele Stephens  
Scottsdale, AZ

## Kurth, Rebecca

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**From:** ANNE WARD <azward@cox.net>  
**Sent:** Monday, November 11, 2024 6:53 PM  
**To:** City Council  
**Subject:** Mercado Village Apartments

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

Please vote NO on the Mercado Village Apartments.

One traffic light on 92nd St will not help with the traffic congestion in that area of Shea from Hayden Rd to the Shea/Via Linda intersection. Or with the north/south traffic on 92/94th St.

If you really want to improve things, investigate another east/west roadway south of Shea from either Fountain Hills or at least 136th St to the 101. Yes, it's reservation land but it's beneficial to the reservation too. I'm sure it could be worked out.

When that's done you can build your apartments.

Anne Ward

## Kurth, Rebecca

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**From:** Carol Rose <desertrose8891@icloud.com>  
**Sent:** Monday, November 11, 2024 7:06 PM  
**To:** City Council  
**Subject:** Mercado project

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

This was already voted against. You are not listening to your constituents. Trying to push it through as a new project is just gaslighting. The residents of this community are obviously against it.

1. Traffic will be worse than it is now
2. The city of Scottsdale's beauty is being destroyed by the over building of ugly cookie cutter apartment complexes
3. The infrastructure cannot support it
4. The wildlife habitat is being destroyed from all this construction so these animals are coming to our neighborhoods making it dangerous to walk our dogs in the morning
5. We don't have enough water as it is this will diminish our resources even more

Obviously the environmental factors are of no concern to these builders or the politicians of our city.  
Enough is enough.  
This building has to stop  
The city of Scottsdale has been ruined.  
My name is Carol Rose  
My vote on this project is a resounding No

Sent from my iPhone

**Kurth, Rebecca**

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**From:** Hilda Villaverde <hildavillaverde@gmail.com>  
**Sent:** Monday, November 11, 2024 7:18 PM  
**To:** City Council  
**Subject:** Mercado and Axon

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

As a native of Arizona and business owner in Scottsdale for over 30 years, PLEASE VOTE NO on Mercado and Axon. Scottsdale does not need more apartments. It is shameful how it is destroying our city.

Thank you very much, Hilda Villaverde

**Kurth, Rebecca**

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**From:** marilyn cagan <007mcagan@gmail.com>  
**Sent:** Monday, November 11, 2024 7:18 PM  
**To:** City Council  
**Subject:** Apartments

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

Really guys!!!

Voting for these apartments comes

off as lining your pockets one last time!

Do the right thing. Do not vote for the apartments near Mercado-Shea, Axon development and Aria at Silverstone.

Go out on a positive note.

Marilyn

A resident who cares about Scottsdale.

Sent from my iPhone

**Kurth, Rebecca**

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**From:** Shawn Sullivan <sullivanshmd@yahoo.com>  
**Sent:** Monday, November 11, 2024 7:20 PM  
**To:** City Council  
**Subject:** Keep the city of Scottsdale livable

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

Dear City Council members,

Please **vote NO** on more apartment projects in Scottsdale! **Vote NO** on the **Aria at Silverston** (976-1,076 unit) project. **Vote NO** on the **Marcado Project** (255 units) on Shea. In addition, please **vote NO** on the **Axon development** of 1,900 apartment units, which is the largest complex so far proposed.

Respectfully yours,  
Shawn Sullivan and David Connor

**Kurth, Rebecca**

---

**From:** David Penn <penndm@yahoo.com>  
**Sent:** Monday, November 11, 2024 7:58 PM  
**To:** City Council  
**Cc:** penndm@yahoo.com  
**Subject:** Vote No on City Council agenda #12 Mercado Village

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

**In summary... I respectfully request that you Vote No on tomorrow's City Council agenda item #12 Mercado Village**

**Dear City Council members,  
The voters have spoken and on November 5th, the pro-development incumbent candidates were defeated.  
And in the 2022 election, all of the pro-development candidates came in last.**

**What is it going to take before you start listening to the residents?**

**The Mercado Village project is very nice, but it is in the wrong location.**

**Everyone who lives in the neighborhood can witness to the traffic congestion on Shea Blvd.  
every day. Shea Blvd. is over capacity, and gridlock is causing traffic delays for emergency vehicles that are trying to take patients to the hospital.**

**Please honor the wishes of the voters, including myself and stop this project once and for all.**


Thank you,  
David Penn  
C: 480-993-9301  
penndm@yahoo.com



**Kurth, Rebecca**

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**From:** Pamela Meditz <pamelameditz@gmail.com>  
**Sent:** Monday, November 11, 2024 8:25 PM  
**To:** City Council  
**Subject:** Re: Aria at Silverstone, Mercado at Shea, Axon development

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

To the members of city Council,

I do not support the approval of these projects during a lame duck session of city Council. This is not the right thing to do and certainly does not represent the interests of the citizens of Scottsdale. Please do the right thing and do not move forward with these projects.

Sincerely,  
Pamela Meditz

Sent from my iPad

**Kurth, Rebecca**

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**From:** joanne kempski <jonidbl@hotmail.com>  
**Sent:** Monday, November 11, 2024 8:41 PM  
**To:** City Council  
**Subject:** Im voting no on this. It is not needed

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

Sent from my Verizon, Samsung Galaxy smartphone

**Kurth, Rebecca**

---

**From:** karin frank <chrisfrank@cox.net>  
**Sent:** Monday, November 11, 2024 8:45 PM  
**To:** City Council  
**Subject:** Mercado

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

Dear City Council members,

PLEASE VOTE NO TO THE MERCADO PROJECT.

I have been a resident of Scottsdale for 32yrs. We don't want anymore high density projects in Scottsdale.

The voters have spoken and on November 5th, the pro development incumbent candidates were defeated.

Please honor the wishes of the voters, and stop this project once and for all.

Chris Frank  
6902 E. Gary Rd  
Scottsdale 85254

Sent from my iPhone

**Kurth, Rebecca**

---

**From:** Rebecca Merritt <gustylusky@cox.net>  
**Sent:** Monday, November 11, 2024 9:04 PM  
**To:** City Council  
**Subject:** apartment construction

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

Dear Councilmen/Councilwomen,  
PLEASE do not allow additional apartment complexes to be built in Scottsdale. I am very concerned about the effects of population density on traffic, water, and overall quality of life in Scottsdale. I love this city and, although I am not against good, positive progress and growth, all of this apartment and condominium construction is not good for the city. PLEASE do not allow any more!

Thank you.

Rebecca Merritt  
9269 E. Canyon View Rd.  
Scottsdale, AZ 85255

## Kurth, Rebecca

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**From:** Valerie Teich <mvvt.az121@gmail.com>  
**Sent:** Monday, November 11, 2024 9:16 PM  
**To:** City Council  
**Subject:** Please vote NO on Mercado  
**Attachments:** Mercado Nov 2024.pdf

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

Enclosed is a letter with the sentiments of many of our family members & friends.

We thank you for your service to our community & would greatly appreciate each of you consider the negative effect that the Mercado will have on that area.

## Kurth, Rebecca

---

**From:** RICHARD KESSLER <rjkarizona@cox.net>  
**Sent:** Monday, November 11, 2024 10:19 PM  
**To:** City Council  
**Subject:** Mercado Courtyard Apartments

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

DATE: 11 November 2024

TO: All Scottsdale City Council members

I am opposed to the granting of a permit to build the  
Mercado Courtyard Apartments complex  
at 92nd Street and Shea Blvd. in Scottsdale.  
The voters have already voiced extreme opposition and  
you should do your duty and vote as per the people's wishes.

Richard J. Kessler  
8596 East Bronco Trail  
Scottsdale, AZ 85255

=====

## Kurth, Rebecca

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**From:** PATRICIA BADENOCH <guardbadenoch@cox.net>  
**Sent:** Tuesday, November 12, 2024 12:57 AM  
**To:** City Council  
**Subject:** RE: Mercado Village

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

To Whom It May Concern;

The newly elected 2025 City Council needs to be the decision makers. For Mercado and Axon to come in at the eleventh hour sends a negative message. Neither of these projects are in the best interest of the citizens who live here. No current traffic study represents what the multitude knows as the truth. We wish to keep our freedom to drive our cars. Our city is narrow and long. Population? You don't have the dirt to build more roads. Live, Work, Play? Making inroads for more high-rise curtails our basic love of open space. Our sense of place is more than having The Preserve or lovely parks. It is also about the preservation to keep our sense of place including our freedoms to drive, park to shop citywide. We need a moratorium on development. We want a new zero- based budget. We want our newly elected officials to come to terms relative to what the citizens of Scottsdale wish to retain to keep and enhance. Pay down our debt. Simplify.

With Best Regards, Patricia Guard Badenoch

**Kurth, Rebecca**

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**From:** Jackie Kushnick <canoecub12@gmail.com>  
**Sent:** Tuesday, November 12, 2024 2:23 AM  
**To:** City Council  
**Subject:** Mercado Village 1-ZN-2024

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

To Our City Council Members,

Enough is enough. How many times is this project going to continue to be allowed to resubmit for approval?!

We, the citizens who struggle with current traffic conditions in this area, amongst all the other problems these high density projects are creating for our once beautiful and livable city, DO NOT WANT this project approved!

You are our ejected officials who are expected to listen to the views of Scottsdale citizens. Put an end to this project once and for all.

Respectfully,

Jacqueline Kushnick  
10477 E Clinton St  
Scottsdale, Az 85259



## Kurth, Rebecca

---

**From:** RAY CHURAY <rchuray@cox.net>  
**Sent:** Tuesday, November 12, 2024 4:35 AM  
**To:** City Council  
**Subject:** Mercado Village

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

You people are owned by developers. Shame on you!  
Sent from my iPhone

**Kurth, Rebecca**

---

**From:** Brenda Chapman <chapman21@msn.com>  
**Sent:** Tuesday, November 12, 2024 6:05 AM  
**To:** City Council  
**Subject:** Vote No on tomorrow's City Council agenda item #12 - Mercado Village

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

Dear City Council members,

On November 5th, the pro development incumbent candidates were defeated. In the 2022 election, all of the pro development candidates came in last.

The Mercado Village project is very nice, but it is in the wrong location. Everyone who lives in the neighborhood can witness to the traffic congestion on Shea Blvd. every day. Shea Blvd. is over capacity, and gridlock is causing traffic delays for emergency vehicles that are trying to take patients to the hospital.

Please honor the wishes of the voters, and stop this project once and for all.

Sincerely,  
Brenda Chapman  
Scottsdale Mountain

**Kurth, Rebecca**

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**From:** Diane Paris <dianeparis0304@gmail.com>  
**Sent:** Tuesday, November 12, 2024 6:08 AM  
**To:** City Council  
**Subject:** Attention Please

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

Obviously some of you lame duck council members do not accept the fact that Scottsdale residents recently did not vote for- continued development of about 4000 more high density units.

Do your job and accept the wishes of the voters and deny the approval of these projects.

Diane Paris

10057 E Ironwood Drive  
Scottsdale, AZ 85258

Sent from my iPhone

## Kurth, Rebecca

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**From:** nancy smith <nsmith170@cox.net>  
**Sent:** Tuesday, November 12, 2024 6:13 AM  
**To:** City Council  
**Subject:** Development

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

Council should accept the recent demands of the voters that development need to slow down and residents did not vote for the continued development of nearly 4000 units! Do you job and deny the further development of these units.

Nancy Smith  
10239 n 100 th pl  
85258

[Sent from Yahoo Mail for iPhone](#)

## Kurth, Rebecca

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**From:** Lisa Gervase <lisa.gervase@gmail.com>  
**Sent:** Tuesday, November 12, 2024 7:26 AM  
**To:** City Council  
**Subject:** NO MORE APARTMENTS

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

Dear City Council,

You and your predecessors have ruined Scottsdale with your overly pro development votes and high rise and multi family buildings. As a 50+ year resident, going on four generations of family here, we have seen the over development - particularly along Scottsdale Road that was once a lovely road to travel from Tempe to Carefree. It is now awful.

Residents are watching, and voted members out who are ruining the Scottsdale lifestyle. Don't think we stopped watching. We continue to watch your actions the next two months and beyond.

Do the right thing and take action to return our City to the "west's most western town", not New York or San Francisco.

My parents raised me here. I raised my children here, but they may decide not to stay and raise families here if this City continues to move away from what made it an amazing place to live and work.

Thank you.

Sincerely,

Lisa Gervase  
Second generation Scottsdale resident since 1972

**Kurth, Rebecca**

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**From:** Lisa Gervase <lisagpreservehoa@gmail.com>  
**Sent:** Tuesday, November 12, 2024 7:40 AM  
**To:** City Council  
**Subject:** Vote NO on more multi family and high rises

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

City Council,

There are so many multi family buildings and office high rises in our once lovely town, that now I don't even recognize the town I grew up in!

Honesty, I hate driving south of the 101 any more due to the traffic and so many high rise buildings. It doesn't even look like Scottsdale.

Please don't vote for more growth that's been ruining this town for many years.

Respectfully,

Lisa

**Kurth, Rebecca**

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**From:** Jim Talbot, <jr31talbot@gmail.com>  
**Sent:** Tuesday, November 12, 2024 7:47 AM  
**To:** City Council  
**Subject:** Shea Apartment Decision

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

That type of structure is incompatible with the Style and atmosphere of Scottsdale.

Please disapprove it.


Thank you

Jim Talbot  
Long time resident

**Kurth, Rebecca**

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**From:** Jonelle Rosenthal <jonelle28@cox.net>  
**Sent:** Tuesday, November 12, 2024 7:58 AM  
**To:** City Council  
**Subject:** Mercado and Axon

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

Please vote no on these apartments. We are being blanketed with apartments and traffic.

Jonelle Rosenthal



## Kurth, Rebecca

---

**From:** C. Paul Ganther <pganther62@hushmail.com>  
**Sent:** Tuesday, November 12, 2024 8:04 AM  
**To:** City Council  
**Subject:** Really? What are your intentions?

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

Dear Council and Mayor,

I have received notice the Council intends on approving more apartment complexes over the next 2 sessions. Everyone knows you hate Scottsdale for what it is, or should I say what it was, however the election results indicate we are not pleased. Obviously, you do not care about the residents or what they think. I know Mercado can be delayed yet again and long enough to prevent approval, and have found the same can be done for Aria and Axon. Save us the effort and deny approval on all, you know it is what the residents want. Do the right thing!

Respectfully,

C. Paul Ganther  
24582 N.120th Place  
Scottsdale, AZ 85255


**God Bless the USA**

**If you don't take action, don't complain.**

**Kurth, Rebecca**

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**From:** Maureen Weber <wings1124@aol.com>  
**Sent:** Tuesday, November 12, 2024 8:10 AM  
**To:** City Council  
**Subject:** VOTE NO

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

Please do not approve the Aria and Mercado projects.

Good God servants of the people...THE WATER...the traffic...our city is filled with empty apartments now! A moratorium is required at this time. VOTE NO!

Thank You, Maureen Weber

Sent from my iPad

## Kurth, Rebecca

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**From:** Sheila Roe <sheilaroe@msn.com>  
**Sent:** Tuesday, November 12, 2024 8:48 AM  
**To:** City Council  
**Cc:** Sheila Roe  
**Subject:** Council Agenda Items - 11/12/24 and 11/19/24

**Importance:** High

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

Dear Mayor Ortega and Council Members,

The results of the recent general election spoke clearly about the wishes of Scottsdale residents for the future of our city. One item of significant concern was the trend toward high density development.

Voters made their concerns and preferences known through the selection of candidates who will carry Council business forward. The inclusion of approval for high density residential development on any agenda *prior to the installation of the new Mayor and City Council* is an affront to the voters' recorded preferences.

I respectfully request that any scheduled agenda item related to high density development be tabled until such time as the newly elected City of Scottsdale leadership is installed and able to honor the stated preferences of the voters.

Sincerely,

Sheila Roe  
Scottsdale, Arizona

## Kurth, Rebecca

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**From:** jpolhe6814@aol.com  
**Sent:** Tuesday, November 12, 2024 9:07 AM  
**To:** City Council  
**Subject:** 11/12/24 and 11/19/24 Meeting-Apartment Projects

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

Dear Members of the Council,

The voters have spoken through their votes. Please leave the below Apartment projects to the new Council to decide when they take office.

1. 11/22 Meeting: Aria at Silverstone and the Mercado project. Approximately, 1000 new units.
2. 11/19 Meeting: Axon Development. Approximately 1900 units.

Concerned Scottsdale Resident,  
John C Polhemus  
20496 N 101st Way  
Scottsdale, AZ 85255

## Kurth, Rebecca

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**From:** Sherrill Haxby <sherhax@gmail.com>  
**Sent:** Tuesday, November 12, 2024 9:07 AM  
**To:** City Council  
**Subject:** Mercado Village Project

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

Dear Council Members,

The Mercado Village Project is up for a vote again. I urge you to vote no. Consider the wishes of residents who travel that very busy Shea area rather than developers who just see dollar value. This project would massively contribute to everyday congestion.

Thank you for your consideration,  
Sherrill Haxby

## Kurth, Rebecca

---

**From:** Bobbi Hansen <bobbi7798355@gmail.com>  
**Sent:** Tuesday, November 12, 2024 10:21 AM  
**To:** City Council  
**Subject:** Apartment construction

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

Please vote no on Axon and Mercado. Scottsdale doesn't need more apartments. We're becoming a high-rise city which is changing the uniqueness and charm of our city.

Thank you,

Bobbi and Steve Hansen  
7881 E Via Bonita

**Kurth, Rebecca**

---

**From:** Gabrielle Hitchcock <gablet89@yahoo.com>  
**Sent:** Tuesday, November 12, 2024 10:36 AM  
**To:** City Council  
**Subject:** No more apartments

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


Please let the next council decide. Thanks!

Gabrielle Hitchcock  
8707 E San Victor Dr  
480-231-2095

## Kurth, Rebecca

---

**From:** J Falkenberg <greatestpop@gmail.com>  
**Sent:** Tuesday, November 12, 2024 10:39 AM  
**To:** City Council  
**Subject:** Apartments

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

Please vote no on Mercado and Axon. Thank you!



**Kurth, Rebecca**

---

**From:** Alice Falkenberg <babblingmamma@gmail.com>  
**Sent:** Tuesday, November 12, 2024 10:49 AM  
**To:** City Council  
**Subject:** No more apartments

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

As a long time Scottsdale resident I highly disagree on any more apartments being built in our city.

**VOTE NO** on the Mercado and Axon requests to add any apartments in our town of Scottsdale, Arizona!

## Kurth, Rebecca

---

**From:** Barbara Estes <barbaraestes6@yahoo.com>  
**Sent:** Tuesday, November 12, 2024 3:21 PM  
**To:** City Council  
**Subject:** Proposed New Buildings

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

PLEASE , PLEASE reject new apartment complexes . Our city is being ruined with overcrowding and is losing its appeal to all of us!

The mindless expansion of apartments just attracts a transient population and does not encourage a long- term commitment to the a strong family-focused community.

Barbara Estes  
33440 N 64th St  
Scottsdale AZ

Sent from my iPhone

## Kurth, Rebecca

---

**From:** Leigh Anne Odinet <leighodinet@gmail.com>  
**Sent:** Tuesday, November 12, 2024 3:17 PM  
**To:** City Council  
**Subject:** NO to Mercado Village and Axon Project

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

Dear Council Members-

I urge you to vote No on the Mercado Village Project tonight.

I strongly urge you to vote NO on the massive project proposed by Axon on Nov 19th.

On behalf of the people of this city, please pause this unprecedented streak of development that is irrevocably changing the character of Scottsdale for the worse.

There are other intelligent ways to invest in Scottsdale housing and maintain its beauty and livability. Each day Scottsdale feels more and more like Irvine California, lacking in character and feeling like a jumble of apartments and business complexes one after the other.

Affordable housing should not come at the expense of unending traffic, noise pollution, poor safety, and overload on community services.

The City is currently failing to uphold the character of the ESLO as well. Trendy White and Light painted homes are popping every day with no accountability and it is not fair for the city to expect individual residents to report these infractions of their neighbors. Enforce ESLO now before the beauty of the desert disappears!!!!

Thank you,  
Leigh Anne Odinet  
9734 N 130th St, Scottsdale, AZ 85259

## Kurth, Rebecca

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**From:** Bob Roe <bobroeusmc@msn.com>  
**Sent:** Tuesday, November 12, 2024 3:13 PM  
**To:** City Council  
**Subject:** Council Agenda Items for 11/12/24 and 11/19/24

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

Dear Mayor Ortega and Council Members,

I was highly distressed to see that the council will be voting on three more high density housing projects in your next two meetings. The citizens of Scottsdale let their opinions on this topic be known in this latest election. The people of Scottsdale are sick of all these high density projects.

Please table discussions on these topics until the newly elected Mayor and new members of the council are installed.

Sincerely,

Robert Roe  
Scottsdale, Arizona

**Kurth, Rebecca**

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**From:** patrick fletcher <patrffletcher@gmail.com>  
**Sent:** Tuesday, November 12, 2024 3:11 PM  
**To:** City Council  
**Subject:** Mercado Village

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

I urge you to vote “no” on both the Mercado Village as well as the Axon proposal coming up for votes.

I am a long term Scottsdale resident and believe we need to dramatically scale back apartment development.

Sincerely,

Pat Fletcher

## Kurth, Rebecca

---

**From:** Cutty AZ <njbanyas@gmail.com>  
**Sent:** Tuesday, November 12, 2024 3:03 PM  
**To:** City Council  
**Subject:** Say No to Mercado Village and Axon Apartment Projects

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

Hello City Council Members.

I wish to express my opposition to the Mercado Village apartments and also the Axon apartment project. Please keep our city liveable.

Thank you for your service to us.

Sincerely,  
Nancy J. Banyas

## Kurth, Rebecca

---

**From:** E. Michael Coleman <colephx4@alumni.nd.edu>  
**Sent:** Tuesday, November 12, 2024 3:02 PM  
**To:** City Council  
**Subject:** Apartment projects

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

Scottsdale City Council,

Do not approve either the Mercado Village or Axon apartment projects.

Both of these projects are overwhelm the surrounding areas and increase the traffic volume.

The new council that will be seated in less than two months will be able to review these projects and reflect the current electorate's desires.

E. Michael Coleman

E. Amber Sun Dr.

Scottsdale

## Kurth, Rebecca

---

**From:** LAURA BROWN <lbrown84@cox.net>  
**Sent:** Tuesday, November 12, 2024 3:02 PM  
**To:** City Council  
**Subject:** Mercado Shea and 94th - do not approve please

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

Please do not approve the proposal for apartments at Shea and 94th. The area is already so densely over populated. Traffic is terrible, I cannot imagine it getting worse with about 2000 new apartment residences. Scottsdale is turning into Los Angeles. It is not a good thing.

The development that was approved at Via Linda and 90th has made that intersection a death trap.

Shea and 90th-96th is no different. It's bursting at the seams - this project would break it. Please vote no.

Laura Brown  
480-235-2742



## Kurth, Rebecca

---

**From:** Caroline Bissell <battybissie@gmail.com>  
**Sent:** Tuesday, November 12, 2024 3:01 PM  
**To:** City Council  
**Subject:** approval of more huge apartment complexes and projects

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

dear council members,

as a 52 year resident of scottsdale, i once again ask you NOT to approve the two huge upcoming apartment complexes and projects. as of the moment, your legacy will be one of "over" building the city to the detriment of all current residents. you have never addressed future water usage and our diminishing quality of life as we sit in long lines of traffic every day.

some of you were voted out of office for good reasons. we citizens don't like your politics. we are sick of seeing our city being sold off to the highest bidders.

do the right thing and deny the upcoming massive projects. retaliation must not be your final act!!!

sincerely.

caroline bissell

7231 e cactus wren rd

scottsdale, az 85250

## Kurth, Rebecca

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**From:** Michele <azhunters07@gmail.com>  
**Sent:** Tuesday, November 12, 2024 2:58 PM  
**To:** City Council  
**Subject:** Mercado Village

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

Please do NOT approve this high density project!!! There is already too much traffic in the Shea Corridor

.

It is important that the Council listens to its residents. Do we all need to get attorneys to stop this overdevelopment?

We want to keep Scottsdale special, not make out of state developers rich.  
Let them take their plans elsewhere.

STOP TRYING TO DESTROY SCOTTSDALE!

## Kurth, Rebecca

---

**From:** LIZ WILLIAMS <lizmwilliams@msn.com>  
**Sent:** Tuesday, November 12, 2024 2:56 PM  
**To:** City Council  
**Subject:** Mercado and Taser apartments

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

Dear Sirs,

I want to thank you for your service over this last term, and I hope you will vote with the residents of Scottsdale and turn down these 2 projects that will overcrowd our streets.

Thank you in advance!

Liz Williams

## Kurth, Rebecca

---

**From:** Paul Riedell <pj-riedell@hotmail.com>  
**Sent:** Tuesday, November 12, 2024 2:55 PM  
**To:** City Council  
**Subject:** Agenda 11/12 and 11/19

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

We recently learned the Council has placed the development of 3 large apartment buildings on the agenda for November 12 and November 19.

Our roads are already congested, especially Shea Blvd. The traffic impact of the large development Mack is building at Pima and the 101 is still to be experienced. We always enjoyed the view of the mountains while driving in North Scottsdale and already feel the discomfort of driving through "alleys" of apartment buildings which block the view and diminish the pleasure of living in this area. I strongly urge you to vote NO on these developments.

It may be time to develop the properties when some of the unfinished properties have been developed, the road enhancement on 101 is finished and a new measure can be taken to see if these three developments enhance our community.

It is ill-advised for an outgoing council to approve the development of these properties at such a late date. Please reconsider this decision.

Sincerely,

Joyce Riedell

**Kurth, Rebecca**

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**From:** bob.j.bachta@gmail.com  
**Sent:** Tuesday, November 12, 2024 2:48 PM  
**To:** City Council  
**Subject:** Aria and Merado projects

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

Dear Council members,

I urged you to postpone any vote on the above mentioned apartment complexes. We are very concerned about overdevelopment and the problems it will create for our wonderful city. It is only fair to respect the outcome of the recent election and allow for the input of the new members.

Sincerely,  
Bob & Kate Bachta  
9991 E Peregrine Pl  
Scottsdale 85262

## Kurth, Rebecca

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**From:** Leslie Saftig <lsaftig@gmail.com>  
**Sent:** Tuesday, November 12, 2024 2:34 PM  
**To:** City Council  
**Subject:** Mercado Project - Vote NO

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

I am a Scottsdale homeowner who lives near 96th Street and Mountain View. I've written to you several times regarding earlier versions of this proposed project. It's extremely disheartening and maddening that this project is even still alive after all the opposition voiced by MANY nearby residents who would be adversely affected daily by the increase in heavy traffic 24/7/365 this project would cause.

I'm sure the traffic statistics can be manipulated/averaged etc. to "show" that this type of project would have "less impact" than a medical office. However, having lived here, I can tell you that medical offices at least have the advantage of being closed evenings, weekends and holidays. This provides a regular, welcome respite from the ALREADY OVERCROWDED TRAFFIC and noise in the busy Shea corridor and surrounding streets. I can also attest to the already daily traffic clogging in and around 90th/92nd Street and Shea Boulevard.

I am also aware (and suspect of) the altruistic-sounding "advantages" used to sway public opinion on projects like this, such as the 'proximity of housing to nearby workplaces' thereby 'reducing traffic' etc. In practice, the real results so often don't meet the marketing hype and promises, and in fact are often forgotten over time, while the negative results linger for the community.

Scottsdale's previously high quality of life is being eliminated by the frenzied overdevelopment and overcrowding being allowed by city leaders who ARE NOT LISTENING to citizens in favor of developers. This is unconscionable! The recent council/mayor election results show clearly how residents and taxpayers feel about this rampant overdevelopment and overcrowding. The timing of this vote is suspect for this reason.

I ask you to listen to your constituents and vote NO on the Mercado Village project.

Sincerely,

Leslie Saftig  
9624 E Turquoise Ave.  
Scottsdale 85258  
515-290-3323

## Kurth, Rebecca

---

**From:** Roger Strassburg <RStrassburg@RLAttorneys.com>  
**Sent:** Tuesday, November 12, 2024 2:34 PM  
**To:** City Council  
**Subject:** Traffic

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

Enough with the apartmnts already. Youre turning Scottsdale Rd into Santa Monica.

Get [Outlook for Android](#)

## Kurth, Rebecca

---

**From:** Lauren Albano <laurencastiglia@gmail.com>  
**Sent:** Tuesday, November 12, 2024 2:31 PM  
**To:** City Council  
**Subject:** Upcoming apartment development voting

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

Scottsdale City Council  
3939 N. Drinkwater Blvd.  
Scottsdale, AZ 85251

Dear Members of the Scottsdale City Council,

I am writing to you as a concerned resident of Scottsdale to urge you to vote against the approval of the Mercado Village project and the Axon project. These developments are not just projects on paper; they represent a potential shift in our community's character and livability. Here are several reasons why these projects should be reconsidered:

1. **Traffic Congestion**:

- Both projects are expected to significantly increase traffic in areas already struggling with congestion. The additional load from new residents or employees will exacerbate this issue, leading to longer commutes, increased pollution, and reduced quality of life for current residents.

2. **Infrastructure Overload**:

- The city's infrastructure, including roads, utilities, and public services, is not sufficiently equipped to handle the influx of new residents and commercial activities these projects would introduce. Overdevelopment can lead to a strain on existing resources, potentially degrading services like water supply, sewage, and emergency response times.

3. **Environmental Impact**:

- Overdevelopment contributes to the urban heat island effect, increases water usage during a time when Arizona is facing water scarcity issues, and disrupts local ecosystems. The natural and historical charm of Scottsdale could be compromised, affecting both residents' quality of life and the city's appeal as a tourist destination.

4. **Loss of Community Character**:

- Scottsdale's unique charm, characterized by its historic elements, scenic views, and community-focused neighborhoods, is at risk. High-rise developments and large commercial expansions can overshadow these traits, turning Scottsdale into a more generic urban landscape.

5. **Decline in Property Values**:

- Overdevelopment, especially when it does not align with community expectations, can lead to a decrease in property values. Residents who have invested in their homes for the community's current ambiance might see their investments devalue as the area becomes more congested and less desirable.

6. **Economic Disparity and Local Business Impact**:

- Large corporate projects can overshadow local businesses, leading to economic disparity. The influx of large-scale developments might not benefit local economies as much as smaller, community-oriented projects could. Additionally,



the promise of job creation often comes with the caveat of jobs that might not be accessible to current residents, thus not addressing local employment needs effectively.

7. **\*\*Public Safety and Emergency Services\*\***:

- An increase in population density without corresponding improvements in emergency infrastructure can compromise public safety. Fire stations, police response times, and other emergency services might be overwhelmed, as has been a concern with the positioning of the new fire station related to the Axon project.

8. **\*\*Resident Opposition\*\***:

- The voices of residents have been clear through various public forums and community meetings. When there is significant opposition from those most directly affected, it's crucial to listen. Ignoring community feedback can lead to future dissatisfaction and political fallout.

In conclusion, while development is a natural part of growth, it must be sustainable, considerate of the community's current needs, and respectful of the city's established character. I urge you to vote "no" on these projects to preserve what makes Scottsdale special, to ensure our infrastructure can handle growth, and to maintain our community's quality of life.

Thank you for considering this letter and the concerns it raises. I trust that you will make decisions that reflect the best interests of all Scottsdale residents.

Sincerely,

Lauren C. Albano  
206.300.8975  
laurencastiglia@gmail.com

## Kurth, Rebecca

---

**From:** Marybeth King <marybethaaz@yahoo.com>  
**Sent:** Tuesday, November 12, 2024 2:28 PM  
**To:** City Council  
**Cc:** Marybeth King  
**Subject:** Please respect our city, our historical heritage, & our residents by voting NO tonite on the ...

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

Current Members of Scottsdale City Council (leaving in January),  
Please respect our city, our historical heritage, & our residents by voting NO tonite on the  
Mercado Village project at Shea/94th.....  
& again, NO on the 19th of Nov  
for Axon's project of 1,965 apartments.  
Please find some decency & self respect to do what is right for the community of people who live here  
while casting ur final votes before leaving office. We do not want our fabulous town turned into a  
nondescript personality like most places outside our beautiful state (like CA).  
Please consider what the people hv voted for & consider the legacy you are leaving behind. I ask that you  
do not go out like a "sore loser lame duck".  
Marybeth King

...

Sent from my iPhone

## Kurth, Rebecca

---

**From:** Michael DAmico <michaeldamico@cox.net>  
**Sent:** Tuesday, November 12, 2024 2:26 PM  
**To:** City Council  
**Subject:** Overdevelopment

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

Please stop the following development.

94th Stree

Mercado Village project on Shea and

Taser-maker Axon to build 1,965 apartments

I don't want Scottsdale to be overdeveloped with transient residents and too much traffic. I have lived here for almost 30 years and want to keep Scottsdale a family community.

Thank you,  
Michael D'Amico

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## Kurth, Rebecca

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**From:** Chris Hoyt <hoyt5@mac.com>  
**Sent:** Tuesday, November 12, 2024 2:22 PM  
**To:** City Council  
**Subject:** Mercado Village 1-ZN-2024

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

Dear City Council,

As a Scottsdale resident I am asking you all to please vote NO tonight on the proposed Mercado project as well as the huge project that will be up for on 19 November.

These areas of Scottsdale are already very busy and all the reasons for NO votes are very obvious.

Concerned,

Chris Hoyt  
Sent from my iPad



## Kurth, Rebecca

---

**From:** Michael Tucker <michaeltucker29@msn.com>  
**Sent:** Tuesday, November 12, 2024 2:19 PM  
**To:** City Council  
**Subject:** RE: New Commercial Multi-family Projects

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

Given the outcome of the election, please do NOT pass any new development projects in the lame duck session. These decisions should be the responsibility of the newly elected officials.

Respectfully,  
Michael Tucker

Cell (480) 529-7798  
Spelling errors courtesy of my "not so SMART" iPhone

## Kurth, Rebecca

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**From:** pmurko <pmurko@cox.net>  
**Sent:** Tuesday, November 12, 2024 2:19 PM  
**To:** City Council  
**Subject:** Mercado

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

Residents have rejected this project many times over the past 4 to 5 years. It should not be showing up again especially as a new rezoning without all of the residents' letters in opposition. This kind of behavior is not acceptable.

Please do the right thing on your way out of office. Thank you.

[Sent from Yahoo Mail for iPhone](#)

## Kurth, Rebecca

---

**From:** Gulzar Sunderji <gsunderji@cox.net>  
**Sent:** Tuesday, November 12, 2024 2:10 PM  
**To:** City Council  
**Subject:** tonight's meeting on Merccado development at 94the and Shea

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

To all city council members, zoning committee members and the current mayor

Please, please, please do not approve this boondoggle and RESPECT the wishes of the majority of Scottsdale residents

Thank You all!

Gulzar Sunderji

PS. do make a few trips in and out and through the two 101 on/off ramps at Shea and 90th St before you vote. Please keep your windows open and inhale the polluting fumes

## Kurth, Rebecca

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**From:** Debbie Paul <debbiepaul10@gmail.com>  
**Sent:** Tuesday, November 12, 2024 2:08 PM  
**To:** City Council  
**Subject:** Apartments

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

Please vote against the Mercado project and the Axon project. We have enough apartments that have ruined Scottsdale. All the mountain views are being blocked and Scottsdale is losing its charm. Vote No on these two projects. Thank you.

Debbie Paul

## Kurth, Rebecca

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**From:** Jo Ann Iphone <adqu70a@gmail.com>  
**Sent:** Tuesday, November 12, 2024 2:08 PM  
**To:** City Council  
**Subject:** Scottsdale Mercado and Axon projects

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

To the Scottsdale City Council members:

Please vote a resounding NO to both of these projects as the surrounding roads cannot handle additional traffic.

I live approximately one mile north of 92nd street and Shea. It should be convenient for shopping, but the traffic at all hours is overwhelming, so avoid it. Should you approve these projects, even though the residents clearly do not want them, the nightmare will be so much worse.

Please, please, vote NO to these two projects. The citizens of Scottsdale truly do not want them.

Thank you for your service to our community.

Regards,  
Jo Ann Rathgaber  
9351 E Windrose Drive  
Scottsdale, AZ 85260

Sent from my iPhone 📱

## Kurth, Rebecca

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**From:** Patricia Pellett <plpellett@yahoo.com>  
**Sent:** Tuesday, November 12, 2024 1:58 PM  
**To:** City Council  
**Subject:** Please Reject the Mercado Village Project

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

Dear Council Members,

Why does the community keep having to fight off the Mercado Village apartments? Why do you waste our time, when we have spoken at meetings numerous times against it? It's failed twice! Nurses have told me, they don't want to live across the street from work. Yes, we need more housing. I recommend AZ look at how to reverse the 2016 STR ruling that has taken away thousands of family homes in Scottsdale. This would be better for Scottsdale.

Now the community has spoken at the polls against over development. Please reject this project.

Regards,

Patricia Pellett  
Scottsdale Voter

[Sent from Yahoo Mail for iPhone](#)

## Kurth, Rebecca

---

**From:** Catherine Smith <dscek@shaw.ca>  
**Sent:** Tuesday, November 12, 2024 1:59 PM  
**To:** City Council  
**Subject:** Mercado Development and Axon development

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

Dear Council Members,

I am writing to encourage you to think about the consequences of these two developments.

More traffic should not be a legacy you wish to leave and all of this overdevelopment is stressing the infrastructure of Scottsdale. A once pristine city is now looking more like Santa Clara, California with all these apartments. If property values suffer, tax revenue will be affected.

Council needs to think of these long term consequences. Please vote no on these two projects.

Sincerely,

Catherine L Smith  
9385 E Trailside View  
Scottsdale, 85255  
dscek@shaw.ca

## Kurth, Rebecca

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**From:** chris blair <chrisblair90@yahoo.com>  
**Sent:** Tuesday, November 12, 2024 1:57 PM  
**To:** City Council  
**Subject:** Do not vote for 94th St and Shea development.

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

Dear City Council,

I had a horrible accident at 94th St and Shea due to a van speeding and the driver not observing the speed limit in 2002. The driver flipped my car over and Officer Kerby let him go with no license. The driver had a borrowed van and no insurance. Officer Kerry let him go because he didn't see it happen while on his computer in his police car in front of me. I suffer till this day, it has cost me dearly.

Please do not develop in this area. It is known for increased accidents. I don't think Scottsdale needs added facilities and traffic. This is a highly traversed area as is, like a run way. You are not serving the Scottsdale population well with adding more facilities and buildings. As a kindness to the over growing population, please deny building more to create a safe environment for Scottsdale residents. You have done enough building to create overcrowding and traffic. We have too many seniors in our community to protect. The roadways are complex and need less overpopulation. It takes great insight to see all the issues.

With deep respect for all citizens,  
Chrissy Blairciano  
9085 E. Evans Drive  
Scottsdale, AZ 85260  
480 799 3582




## Kurth, Rebecca

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**From:** Joy Laux <joylaux1046@gmail.com>  
**Sent:** Tuesday, November 12, 2024 1:55 PM  
**To:** City Council  
**Subject:** Mercado Village.

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

I am opposed to this project. Please vote no!  
Regards,  
Joyce Laux

## Kurth, Rebecca

---

**From:** dorey benjamin <dorey\_b@yahoo.co.uk>  
**Sent:** Tuesday, November 12, 2024 1:54 PM  
**To:** City Council  
**Subject:** No more Apartments at Shea

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

Hi,

With due respect, I would like to voice my concern of building apartments at Shea Blvd. I live at 96th St and Shea Blvd at Scottsdale. The traffic is already terrible in Shea and we don't want it to get more crowded with hundreds more cars added to the traffic with this project. Hope you take action against this problem.

Sincerely,  
Dorey.

[Sent from Yahoo Mail for iPhone](#)

## Kurth, Rebecca

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**From:** Rob Poage <rob\_poage@hotmail.com>  
**Sent:** Tuesday, November 12, 2024 1:52 PM  
**To:** City Council  
**Subject:** Apartment Projects up for Approval

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

Please, please, please, do not approve the proposed Axon and Mercado village apartment projects! We have allowed the building of way too many huge apartment projects in Scottsdale in the past several years.

The residents of Scottsdale say "NO"

Thank you

## Kurth, Rebecca

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**From:** L Hertz <lhertz23@gmail.com>  
**Sent:** Tuesday, November 12, 2024 1:51 PM  
**To:** City Council  
**Subject:** No On Mercado Village Apts

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

Please no on this development the growth in Scottsdale is out of control.

## Kurth, Rebecca

---

**From:** caltroon <caltroon@gmail.com>  
**Sent:** Tuesday, November 12, 2024 1:48 PM  
**To:** City Council  
**Subject:** Apartments

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

Please take into account when you're voting on new developments why Scottsdale voters disagree with some who are in the city council now but will not be there next January.

So many of us have told you that we have deep concerns about overdevelopment which include parking problems Street congestion and too much construction at one time. Granted many of us have lived here for a long time and we view things differently than someone who may just have arrived and want the newest condos, apartments, townhouses that are available. But there's still a lot of desert left to spread out. And jam-packing everything into an already very busy area with severe traffic congestion is not with so many people want. Please consider that you are still speaking for the voters in Scottsdale and the voters in Scottsdale have spoken and have said some development is okay but not every development should be approved. Thank you for your consideration and your service to the city of Scottsdale

Carol Levy  
Troon North

## Kurth, Rebecca

---

**From:** barretttom@comcast.net  
**Sent:** Tuesday, November 12, 2024 1:47 PM  
**To:** City Council  
**Subject:** Please don't approve the Shea or Axon projects soon coming before you

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

I realize that some of you are at the end of your tenures in government, so I ask you to not approve these two proposals. Both proposals are bad for traffic, design and neighbors. We do not need to provide housing for every person who wants to move here. Many towns say we like the way we are. Phoenix has lots of housing, folks can live there in high rise apartments. Scottsdale is so beautiful, but it is becoming like the Wilshire Boulevard area in LA. The Axon proposal is preposterous. Scottsdale design review has seriously deteriorated. Look at the ghastly hotel on Scottsdale Road south of TPParkway. The new building at TPParkway and Scottsdale Road is not up to the inviting style of the nearby buildings. Please pause these projects and assess where we are as a city.

Tom

## Kurth, Rebecca

---

**From:** Victoria Craig <vsCraig@gmail.com>  
**Sent:** Tuesday, November 12, 2024 1:47 PM  
**To:** City Council  
**Subject:** Apartment building developments

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

Dear Councilmembers:

Please do NOT approve the Mercado and Axon apartment building developments.

The 94th and Shea area is already overdeveloped with a lot of traffic and the Axon development is grossly too large.

You are responsible for representing the will of the residents of Scottsdale. Neither of these projects are desired and do not fit in with the family-oriented nature of the Scottsdale community.

Please take your responsibility seriously and reject these proposals rather than acting out of spite because you are leaving the council.

Thank you for your past service.

Victoria Craig  
Concerned Scottsdale Resident


Sent from my iPhone

## Kurth, Rebecca

---

**From:** MICHAEL CHESIN <mschesin@cox.net>  
**Sent:** Tuesday, November 12, 2024 1:35 PM  
**To:** City Council  
**Subject:** No more apartments in Scottsdale

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

Please deny the apartment applications in the upcoming meeting. They diminish the character of Scottsdale.  
Sent from my iPhone



## Kurth, Rebecca

---

**From:** Gerald O'Keefe <gokeefe2@icloud.com>  
**Sent:** Tuesday, November 12, 2024 1:31 PM  
**To:** City Council  
**Subject:** MERCADO VILLAGE PROJECT

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

No, No, No to the above. It will only create havoc with traffic, consume valuable water resources and strain already taxed infrastructure.

Gerald O'Keefe, DMD  
Mary Lou O'Keefe, RN  
Sent from my iPhone

## Kurth, Rebecca

---

**From:** cheryl.pelletier@reagan.com  
**Sent:** Tuesday, November 12, 2024 1:34 PM  
**To:** City Council  
**Subject:** The voters have spoken. Please respect our wishes.

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

Dear City Council Members,

The residents of Scottsdale have spoken via the November 5th election.

Enough with the apartment buildings already.

As our ELECTED representatives for the city, we fully expect that **each and every one of you** vote against the Mercado Village and Axon projects.

You represent us. Do the right thing.

Thank you.

Cheryl Pelletier  
8418 N. 80th Place  
Scottsdale

## Kurth, Rebecca

---

**From:** your.agent@cox.net  
**Sent:** Tuesday, November 12, 2024 1:30 PM  
**To:** City Council  
**Subject:** Stop Overdevelopment

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

Please vote with the RESIDENTS and do not approve the planned OVER development!

## Kurth, Rebecca

---

**From:** Laurie Coe <lcoe60@gmail.com>  
**Sent:** Tuesday, November 12, 2024 1:28 PM  
**To:** City Council  
**Subject:** variances

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

Dear Council members,

I am dismayed that you are still betraying the agreements regarding height and density within Scottsdale. We have ordinances in place that are intended to protect the character of Scottsdale. Developers are the reason we are such a beautiful city and they also know how to woo us into believing that all of these apartments are good for us. Let them make their profits but not by destroying our views, open spaces and creating more water usage and more traffic. Our air and water are what matters more than a bundle of bucks in the hands of a few.

Please stop voting against the will of our community.

Simply, you think and act as if you know what's best for us, and I thoroughly disagree with your constant overrides.

Thank you for your service.

Sincerely,

Laurie Coe

*Laurie  
Coe*

*lcoe60@gmail.com*

*602 770 6036*

*fax: 888 919 7171*


“Everything that is made beautiful and fair and lovely is made for the eye of one who sees.”

## Kurth, Rebecca

---

**From:** Pat Shaler <pat.shaler@gmail.com>  
**Sent:** Tuesday, November 12, 2024 1:25 PM  
**To:** City Council  
**Subject:** Pending construction approvals and stop signs.

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

The voters have spoken. Please do not approve the pending developments.

Also, please remove the stop signs at Miller & Happy Valley. If, or when, there is traffic to justify those, there can be reinstalled. For now, they are an unnecessary annoyance.

Thank you for your attention to these matters.

Sincerely, Pat Shaler

P.s. An aquatic facility for residents and to host national competitions would be an excellent amenity.

Sent from my iPad

## Kurth, Rebecca

---

**From:** Linda Martinson <lmartinson00@me.com>  
**Sent:** Tuesday, November 12, 2024 1:04 PM  
**To:** City Council  
**Subject:** Please vote no on Mercado and Axon. Scottsdale does not want any more apartments.

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

Please vote no on Mercado and Axon. Scottsdale does not want any more apartments.

Linda Martinson  
lmartinson00@me.com

## Kurth, Rebecca

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**From:** DOUG MILLER <dmiller108@cox.net>  
**Sent:** Tuesday, November 12, 2024 12:53 PM  
**To:** City Council  
**Subject:** Fw: If Not Mercado Village, Then What?

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

A big NO on this.

----- Forwarded Message -----

**From:** Linda Milhaven <l\_milhaven@203403214.mailchimpapp.com>  
**To:** "dmiller108@cox.net" <dmiller108@cox.net>  
**Sent:** Tuesday, November 12, 2024 at 12:42:10 PM MST  
**Subject:** If Not Mercado Village, Then What?

### If Not Mercado Village, Then What?



A NO vote at tonight's City Council meeting for the Mercado Village project is a yes vote for a vacant, obsolete office building or a preference for a new medical office building that will produce five times the traffic of the current proposal.

You may have heard about this project but there has been a lot of misinformation or a lack of information. Yes. It is 255 apartments. Here are the facts.

The Mercado Village proposal is for a site on 92nd St just south of Shea. It is currently a vacant building and a vacant parcel. See the picture above of the current building and the proposed building.

- **Most of the site is already zoned for apartments.** Only 2 of the 6.6 acres is being rezoned from commercial to mixed use neighborhoods. The 4.6 acres along 92nd St is already zoned as mixed-use neighborhoods and already allows apartments.
- **The height is less than what is allowed under current zoning.** Current zoning allows for 40 feet which is 4 stories but most of the project is 3 stories – the same height as the hospital building across the street. And, it is two stories along 92nd St.
- **Alternative uses will create more traffic.** If apartments aren't built here an alternative use – looking at the area – is medical office. Traffic experts predict the current proposal would increase traffic on Shea by 4/10% and a medical office building of the same size would increase traffic 2.3%. So, if you are worried about traffic on Shea, the current proposal produces less traffic.
- **Water supplies are adequate to support this project.** The City's water masterplan forecasts demand and the City has sufficient supplies to support this project. Also, apartments make efficient use of water, returning over 90% of the water used as wastewater which is then treated and recycled.
- **It is surrounded by commercial uses and is between two of Scottsdale's largest employers.** The Honor Heath Shea campus is across the street and the CVS campus is to the east. The Sprouts and Chompie's shopping center is to the north and medical office buildings are to the south. Employees of these businesses who live in this project would reduce traffic throughout the City by driving shorter distances to work.

This is a perfect location for low-rise apartments - between two of Scottsdale's largest employers, surrounded by commercial uses, creating less traffic than alternative uses, and using water efficiently.



If not this project, then what? A vacant eyesore or a use that would create more traffic? City Council should listen to citizens concerned about traffic and water and vote YES for this project.

Linda Milhaven

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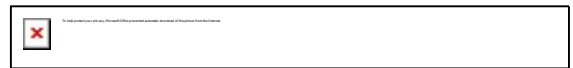
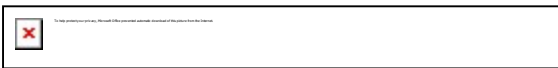
Want to change how you receive these emails?  
You can [update your preferences](#) or [unsubscribe](#)

**From:** Linda Milhaven <l\_milhaven@203403214.mailchimpapp.com>  
**Sent:** Tuesday, November 12, 2024 12:35 PM  
**To:** City Council  
**Subject:** If Not Mercado Village, Then What?

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

## If Not Mercado Village, Then What?



A NO vote at tonight's City Council meeting for the Mercado Village project is a yes vote for a vacant, obsolete office building or a preference for a new medical office building that will produce five times the traffic of the current proposal.

You may have heard about this project but there has been a lot of misinformation or a lack of information. Yes. It is 255 apartments. Here are the facts.

The Mercado Village proposal is for a site on 92nd St just south of Shea. It is currently a vacant building and a vacant parcel. See the picture above of the current building and the proposed building.

- **Most of the site is already zoned for apartments.** Only 2 of the 6.6 acres is being rezoned from commercial to mixed use neighborhoods. The 4.6 acres along 92nd St is already zoned as mixed-use neighborhoods and already allows apartments.
- **The height is less than what is allowed under current zoning.** Current zoning allows for 40 feet which is 4 stories but most of the project is 3 stories –

the same height as the hospital building across the street. And, it is two stories along 92nd St.

- **Alternative uses will create more traffic.** If apartments aren't built here an alternative use – looking at the area – is medical office. Traffic experts predict the current proposal would increase traffic on Shea by 4/10% and a medical office building of the same size would increase traffic 2.3%. So, if you are worried about traffic on Shea, the current proposal produces less traffic.
- **Water supplies are adequate to support this project.** The City's water masterplan forecasts demand and the City has sufficient supplies to support this project. Also, apartments make efficient use of water, returning over 90% of the water used as wastewater which is then treated and recycled.
- **It is surrounded by commercial uses and is between two of Scottsdale's largest employers.** The Honor Heath Shea campus is across the street and the CVS campus is to the east. The Sprouts and Chompie's shopping center is to the north and medical office buildings are to the south. Employees of these businesses who live in this project would reduce traffic throughout the City by driving shorter distances to work.

This is a perfect location for low-rise apartments - between two of Scottsdale's largest employers, surrounded by commercial uses, creating less traffic than alternative uses, and using water efficiently.

If not this project, then what? A vacant eyesore or a use that would create more traffic? City Council should listen to citizens concerned about traffic and water and vote YES for this project.

Linda Milhaven

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## Kurth, Rebecca

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**From:** Diane Dwyer <didwyer25@gmail.com>  
**Sent:** Tuesday, November 12, 2024 11:24 AM  
**To:** City Council  
**Subject:** NO on Mercado and Axon!!!

**Follow Up Flag:** Follow up  
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**⚠ External Email: Please use caution if opening links or attachments!**

Please vote no on Mercado and Axon. Scottsdale does not want any more apartments.

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Regards, Diane  
602.418.6549