

# CITY COUNCIL REPORT



Meeting Date: May 19, 2026  
General Plan Element: *Land Use*  
General Plan Goal: *Create a sense of community through land uses*

## ACTION

### St Mark Coptic Orthodox Church Multipurpose Building 11-UP-2025

#### Request to consider the following:

1. Adopt Resolution No. 13642 for a Conditional Use Permit for a community building and recreational facilities not publicly owned located at 525 N 74th St. with Single-family Residential (R1-7) Zoning.

#### Goal/Purpose of Request

The applicant’s request is to develop an approximate 11,530 square foot multipurpose building on an approximate 54,864 square foot R1-7 zoned parcel within the New Papago Parkway Unit 11 subdivision.

#### Key Items for Consideration

- Conditional Use Permit Criteria
- Associated with the existing place of worship to the north of the subject property
- Staff received written and verbal opposition from adjacent property owners
- Planning Commission heard this case 4/22/2026 and recommended approval adding an increased setback stipulation with a vote of 6-1

#### OWNER

Saint Mark Coptic Orthodox Church  
(480) 467-9624

#### APPLICANT CONTACT

AKRAM N ROSHEIDAT, ARCHITECT  
(480) 703-3676

#### LOCATION

525 N 74th St



Action Taken \_\_\_\_\_

## BACKGROUND

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### General Plan

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

### Character Area Plan

The subject parcel is within the Southern Scottsdale Character Area Plan. This Character Area Plan identifies five community priorities for new development and redevelopment: develop a strong economic core with community gathering places, focus on local mobility and walkability, maintain and enhance existing neighborhoods and identity, balance growth, and promote well designed architecture and sustainability.

### Zoning

The site is zoned Single-family Residential (R1-7). The R1-7 zoning district is intended to promote and preserve residential development with single-family dwellings and uses incidental or accessory dwellings, recreational, religious and educational facilities. Community buildings and recreational facilities not publicly owned are allowed in the R1-7 zoning district with a Conditional Use Permit.

### Context

The subject property is generally located southeast of the T-intersection of N. 74<sup>th</sup> Street and E Papago Drive. The property exists within the New Papago Parkway Unit 11 subdivision and is surrounded by single-family properties to the east, south and west. Directly north is Saint Mark Coptic Orthodox Church, the primary place of worship associated with this proposed project.

Although the proposed multipurpose building is associated with the adjacent place of worship to the north, it operates independently and is the reason the applicant and owner are seeking a Conditional Use Permit for a community building and recreational facilities not publicly owned. Please refer to context graphics attached.

### Adjacent Uses and Zoning

- North: Single-family Residential (R1-7), existing Place of worship, New Papago Parkway Unit 11 subdivision
- South: Single-family Residence (R1-7), New Papago Parkway Unit 12 subdivision
- East: Single-family Residence (R1-7), New Papago Parkway Unit 11 subdivision
- West: Single-family Residence (R1-7), New Papago Parkway Unit 13 subdivision

### Other Related Policies, References:

Scottsdale General Plan 2035  
Southern Scottsdale Character Area Plan  
Zoning Ordinance

## APPLICANT'S PROPOSAL

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### Development Information

The applicant's request is for a Conditional Use Permit for Community Buildings and Recreational Facilities Not Publicly Owned to allow for a proposed community building and gathering space for members of the adjacent Saint Mark Coptic Orthodox Church.

- Existing Use: Place of Worship
- Proposed Use: Community Buildings and Recreational Facilities Not Publicly Owned
- Buildings/Description: 30-foot tall multipurpose building in the front with an attached 27-foot tall 2-story office to the east
- Parcel Size: +/-54,864 square feet, or +/-1.26 acres
- Building Height Allowed: 30 feet (exclusive of rooftop appurtenances)
- Building Height Proposed: 30 feet (exclusive of rooftop appurtenances)
- Parking Required: 51 spaces
- Parking Provided: 57 spaces
- Open Space Required: +/-15,368 square feet
- Open Space Provided: +/-15,553 square feet

## IMPACT ANALYSIS

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### Conditional Use Permit

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

- A. That the granting of such Conditional Use Permit will not be materially detrimental to the public health, safety or welfare. In reaching this conclusion, the Planning Commission and the City Council's consideration shall include, but not be limited to, the following factors:
  1. Damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination.
    - **While there is an anticipated increase in traffic volume to the area, it is not anticipated to have an adverse impact on the property or its surroundings. The relocation of the basketball court from outdoors to indoors reduces potential noise impacts and improves site containment. Landscaping enhancements will improve pedestrian experience while also promoting improved circulation, as well as additional utility screening to further mitigate potential impacts on adjacent properties.**

- B. Impact on surrounding areas resulting from an unusual volume or character of traffic.
- **The proposed use is not anticipated to generate any traffic that is out of character or volume that currently exists in the area. An associated, existing church is located adjacent to the site and the proposed use is not anticipated to adversely affect the existing traffic pattern in the area.**
  - **Parking for the proposed site requires 51 spaces, 57 spaces are provided.**
- C. The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.
- **The characteristics of the proposed multipurpose building use are reasonably compatible with the types of uses permitted in the surrounding area, which is predominately residential in nature.**
- D. The additional conditions specified in Section 1.403, as applicable, have been satisfied.
- **There are no additional conditions specified in Section 1.403 for the proposed use.**

#### **Transportation/Trails**

The proposed use is not anticipated to generate traffic that is out of character with the surrounding area. The transportation department has reviewed the proposed use and has found no anticipated impacts. There are no existing or proposed trails in the area of the proposed use.

#### **Water/Sewer**

The applicant provided Basis of Design reports for water and sewer, which have been accepted by the Water Resources Division.

#### **Fire/Police**

The nearest fire station is within 1 mile of the site and located at 1901 N Miller Rd. The subject site is served by Police District McKellips, Beat 01. 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 site is located in the R1-7 Single-family Residential zoning district. As the R1-7 district is primarily a residential district, there is no specific requirement for open space. However, the applicant's proposed site plan demonstrates that the majority of the site open space will be focused along the property frontage, to assist buffering this use from the adjacent single-family residences.

#### **Community Involvement**

The City of Scottsdale promotes public participation in the development of the built environment. The applicant has notified all property owners within 750 feet of the site by mail and posted the site with the required signs identifying the request. In addition, staff notified all property owners within 750 feet of the site with a postcard. To date, staff received 3 comments

submitted from the public. Of the 3 comments submitted, 2 were in opposition to the request and the other included suggestions for the applicant team. As a requirement of this application the applicant team submitted a public outreach summary based on the comments received through the process, please see attachments for more information.

**Community Impact**

With the completion of this project, the surrounding area will see an improvement in the pedestrian realm with new sidewalks, additional landscaping along the street frontage and the overall site conditions will address any current issues that affect the surrounding neighborhoods. While there is an anticipated increase in traffic volume to the area, it is not anticipated to have an adverse impact on the property or its surroundings.

**Other Boards and Commissions**

**Planning Commission:**

Planning commission heard Planning Commission heard this case on April 22, 2026 and recommended approval by adding an increased setback stipulation along the south side of the property, with a 6-1 vote.

**Recommended Approach:**

Staff recommended that the Planning Commission find that the Conditional Use Permit criteria have been met and make a recommendation to City Council for approval, per the attached stipulations.

**STAFF RECOMMENDATION**

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**Recommended Approach:**

Adopt Resolution No. 13642 for a Conditional Use Permit for a community building and recreational facilities not publicly owned located at 525 N 74th St. with Single-family Residential (R1-7) Zoning.

**RESPONSIBLE DEPARTMENT**

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**Planning and Development Services**

Current Planning Services

**STAFF CONTACT**

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Chris Zimmer  
Planner  
480-312-2347  
E-mail: czimmer@ScottsdaleAZ.gov

**APPROVED BY**

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 Chris Zimmer, Report Author	<hr/> 5/4/2026 Date
 Tim Curtis, AICP, Current Planning Director Planning Commission Liaison Phone: 480-312-4210    Email: tcurtis@scottsdaleaz.gov	<hr/> 4/30/2026 Date
 Erin Perreault, AICP, Sr. Director/Zoning Administrator Planning & Development Services Phone: 480-312-7093    Email: eperreault@scottsdaleaz.gov	<hr/> 05/01/2026 Date

**ATTACHMENTS**

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1. Context Aerial
- 1A. Aerial Close-Up
2. Applicant Narrative
3. Resolution No. 13642  
Exhibit 1: Aerial Close Up  
Exhibit 2: Stipulations  
Exhibit A to Exhibit 2: Site Plan
4. Existing Zoning Map
5. Traffic Impact Summary
6. Community Involvement
7. Correspondence
8. City Notification Map
9. Planning Commission Draft Meeting Minutes April 22, 2026



Context Aerial

11-UP-2025

ATTACHMENT #1



Close-up Aerial

11-UP-2025

ATTACHMENT #1A



January 14, 2026

Christopher Zimmer, Planner (480) 312.2347 ([czimmer@scottsdaleaz.gov](mailto:czimmer@scottsdaleaz.gov))

RE: Project Narrative

**Saint Mark Coptic Orthodox Church  
525 N 74th Street, Scottsdale, Arizona**

Saint Mark Coptic Orthodox Church is located on a 55,278 square foot parcel at 525 N 74th Street within the City of Scottsdale. The project proposes improvements to an existing church campus intended to better serve the congregation and the surrounding community while maintaining consistency with existing site operations and neighborhood conditions.

The proposal includes the development of an approximately 11,530 square foot building while retaining the eastern portion of the existing church facilities. The overall campus program includes a 5,760 square foot multipurpose hall, an 8,640 square foot two-story office and services area, and a 1,464 square foot amenities area. The multipurpose hall functions as an extension of the existing church and accommodates an indoor basketball court, replacing an existing outdoor court currently located on site. This change represents a relocation of an existing use rather than an expansion of programming or intensity.

The project does not increase congregation size, introduce new uses, or alter the overall operational characteristics of the church. Daily and weekly activity levels remain consistent with existing conditions. No hospitality or event-based uses are proposed as part of this application.

All development is designed to comply with the City of Scottsdale Zoning Ordinance, applicable Building Safety Codes, zoning stipulations, and City Engineering Design Guidelines. A single refuse collection area is provided on site and located on the east side of the existing church structure, consistent with City requirements.

Design strategies incorporate energy-conscious measures and site planning techniques intended to reduce heat island effects and improve on-site microclimate conditions. These include increased landscape coverage in lieu of heat-absorbing materials, reflective building surfaces, and enhanced perimeter landscaping. Architectural massing, materials, and colors are designed to be compatible with the surrounding built environment and consistent with the character desired for this area of Scottsdale.

## ATTACHMENT #2



## Conditional Use Permit Criteria Response

### Zoning Ordinance Section 1.401

**Criterion 1: The proposed use is consistent with the General Plan and applicable zoning standards.**

The proposed development supports the continued use of the site as a community-serving institutional facility. The project aligns with the General Plan's goals related to community services, neighborhood compatibility, and responsible infill development. The proposal complies with applicable zoning standards and does not introduce uses outside those historically associated with the site.

**Criterion 2: The proposed use will not be detrimental to the health, safety, or general welfare of persons residing or working in the surrounding area.**

The project maintains existing operational levels and does not increase traffic, population load, or hours of activity. The relocation of the basketball court from outdoors to indoors reduces potential noise impacts and improves site containment. Landscaping enhancements, improved circulation, and utility screening further mitigate potential impacts to adjacent properties.

**Criterion 3: The proposed use is compatible with surrounding land uses and development patterns.**

The site has long functioned as a church and community gathering space. The proposed improvements continue that established use without intensification. Building placement, height, circulation, and buffering are designed to respect adjacent residential and institutional uses. The project reinforces compatibility through controlled access, internalized activity areas, and visual screening.

**Criterion 4: The proposed use serves the public convenience and welfare.**

The project enhances an existing community institution by improving facilities for worship, education, recreation, and gathering without expanding its footprint or operational reach. By modernizing facilities and relocating activities indoors, the project provides safer, more functional spaces while remaining respectful of the surrounding neighborhood.



## Public Input and Traffic Considerations

Public comments received to date express concerns related to building scale, neighborhood compatibility, noise, and traffic along 74th Street. The proposed project does not introduce a new use, increase congregation size, or expand the operational intensity of the site. Existing recreational activity is relocated indoors, which reduces potential noise impacts. The building massing, setbacks, and landscape buffering are designed to maintain compatibility with the surrounding neighborhood while continuing the site's long-standing institutional use.

Traffic and access are subject to review by the City's Transportation and Engineering departments, and any recommendations resulting from that review will be addressed as part of the approval process.

Please let us know if you have any questions.

Respectfully,

A handwritten signature in blue ink, appearing to read 'Akram Rosheidat', written in a cursive style.

Akram Rosheidat, Architect

**RESOLUTION NO. 13642**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, ADOPTING A CONDITIONAL USE PERMIT FOR A COMMUNITY BUILDING AND RECREATIONAL FACILITIES NOT PUBLICLY OWNED LOCATED AT 525 N 74TH ST WITH R1-7 SINGLE-FAMILY RESIDENTIAL ZONING.

WHEREAS, the Planning Commission held a public hearing on April 22, 2026;

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

Section 1. That the City Council finds:

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

Section 2. That a description of the conditional use permit is set forth in Case No. 11-UP-2025. The property that is subject to the conditional use permit is shown on **Exhibit 1** and the conditional use permit approval is conditioned upon compliance with all of the stipulations that are set forth in **Exhibits 2**. All exhibits are incorporated herein by reference.

PASSED AND ADOPTED by the Council of the City of Scottsdale this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

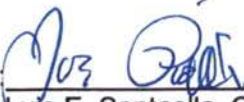
ATTEST:

CITY OF SCOTTSDALE, an Arizona  
Municipal Corporation

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

By: \_\_\_\_\_  
Lisa Borowsky, Mayor

APPROVED AS TO FORM:  
OFFICE OF THE CITY ATTORNEY

By:  \_\_\_\_\_  
Luis E. Santaella, City Attorney  
By: Joe Padilla, Deputy City Attorney



Close-up Aerial

Resolution No. 13642  
EXHIBIT 1  
Page 1 of 1

11-UP-2025

**Stipulations for the Conditional Use Permit**  
**For a Community Buildings and Recreational Facilities Not**  
**Publicly Owned**  
**St Mark Coptic Orthodox Church Multipurpose Building**  
**Case Number: 11-UP-2025**

These stipulations are in order to protect the public health, safety, welfare, and the City of Scottsdale. Amendments made by Planning Commission are shown in **BOLD CAPS**.

**GOVERNANCE**

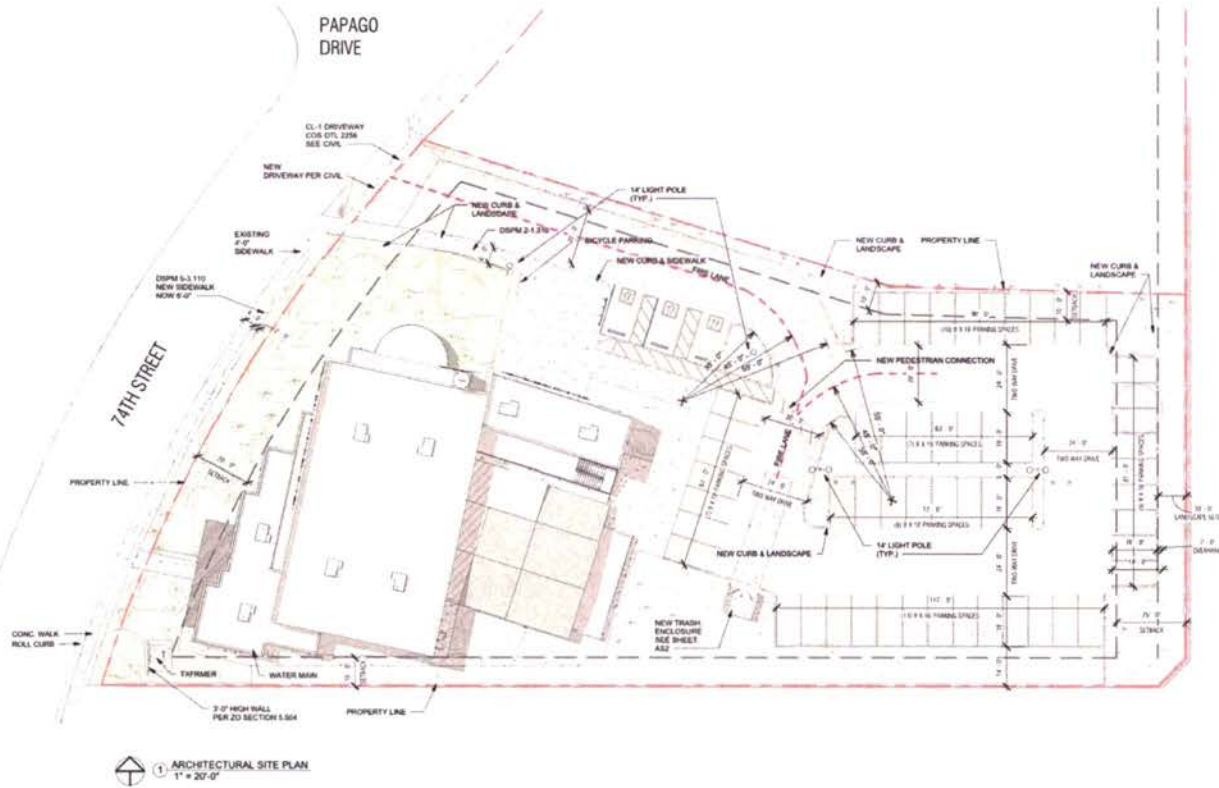
1. **APPLICABILITY.** All stipulations of this case, 11-UP-2025, supersede all of the stipulations of case 26-DR-2020.

**SITE DESIGN**

2. **CONFORMANCE TO CONCEPTUAL SITE PLAN.** Development shall conform with the conceptual site plan submitted by MRT Design LLC and with the city staff date of 4/14/2026, attached as Exhibit A to Exhibit 2 **AND SHALL INCLUDE AN ADDITIONAL 15-FEET, FOR A TOTAL 25-FOOT, SETBACK ALONG THE SOUTHERN PROPERTY BOUNDARY OF THE SUBJECT SITE.** Any proposed significant change to the conceptual site plan as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council.
3. **SITE ACTIVITY.** Site activities shall be limited to those of the normal operation of a community building or recreational facility not publicly owned and associated activities, except for those activities approved with a special event permit.
4. **OUTDOOR LIGHTING.** The maximum height of any outdoor lighting source shall be sixteen (16) feet above the adjacent finished grade. All site lighting shall be turned off during hours of non-operation, except for lighting needed for security of the site and lighting during approved special events.

**INFRASTRUCTURE AND DEDICATIONS**

5. **CONSTRUCTION COMPLETED.** Before any Certificate of Occupancy is issued for the site, the owner shall complete all the infrastructure and improvements required by the Scottsdale Revised Code and these stipulations, in conformance with the Design Standards and Policies Manual and other applicable standards.



ARCHITECTURAL SITE PLAN  
1" = 20'-0"

Resolution No. 13642  
EXHIBIT A to EXHIBIT 2  
Page 1 of 1

**CODE SUMMARY**

PROPERTY OWNER: SAINT MARK COPTIC ORTHODOX CHURCH  
ADDRESS: 525 N 74TH ST, SCOTTSDALE AZ 85257  
CONTACT: MARCUS MANSOUR  
EMAIL: FMARCUS@GMAIL.COM  
PHONE: (480) 467-8624

PROJECT DESCRIPTION: DESIGN, RENOVATE AND BUILD A GYM BUILDING WITH AMENITIES INCLUDING A PORTION OF AN EXISTING CHURCH.

LEGAL DESCRIPTION:  
A PORTION OF TRACT C OF "NEW PAPAGO PARISH" UNIT 11, AS RECORDED IN BOOK 90 OF MAPS, PAGE 14, RECORDS OF MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED ON THE EAST LINE OF SAID TRACT C FROM WHICH THE NORTHEAST CORNER OF SAID TRACT BEARS NORTH 00°00'00" EAST, 259.18 FEET;

THENCE SOUTH 00°00'00" WEST, 128.82 FEET ALONG THE EAST LINE OF SAID TRACT C, THENCE SOUTH 45°00'00" WEST, 14.14 FEET TO THE SOUTH LINE OF SAID TRACT C;

THENCE NORTH 90°00'00" EAST, 374.86 FEET ALONG THE SOUTH LINE OF SAID TRACT C TO A POINT LOCATED ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF 74TH STREET, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY WHOSE CENTER RADIIUS BEARS SOUTH 72°41'40" EAST, 489.20 FEET;

THENCE ALONG SAID RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 76°27'39" AN ARC LENGTH OF 225.96 FEET, THENCE SOUTH 72°42'50" EAST, 172.89 FEET, DEPARTING FROM SAID RIGHT-OF-WAY LINE;

THENCE SOUTH 89°33'44" EAST, 106.00 FEET TO THE POINT OF BEGINNING.  
THE ABOVE DESCRIBED CONTAINS 55,309 SQUARE FEET OR 1.270 ACRES MORE OR LESS.

JURISDICTION: CITY OF SCOTTSDALE

APPLICABLE CODES:

- 2021 INTERNATIONAL BUILDING CODE (IBC) AMENDMENTS (PDF)
- 2021 INTERNATIONAL FIRE CODE (IFC) AMENDMENTS (PDF)
- 2021 INTERNATIONAL EXISTING BUILDING CODE (IEBC) (PDF)
- 2021 INTERNATIONAL PLUMBING CODE (IPC) AMENDMENTS (PDF)
- 2021 INTERNATIONAL MECHANICAL CODE (IMC) AMENDMENTS (PDF)
- 2021 INTERNATIONAL PUBLIC GAS CODE (IPGC) AMENDMENTS (PDF)
- 2020 NATIONAL ELECTRICAL CODE (NEC) AMENDMENTS (PDF)
- 2021 INTERNATIONAL SWIMMING POOL AND SPA CODE (ISPS) AMENDMENTS (PDF)

GENERAL ACCESSIBILITY: ADA ACCESSIBILITY GUIDELINES AS ADOPTED BY THE STATE OF ARIZONA (CC:ADA 117.1.018) AS ADOPTED BY IBC SECTION 1101.2

SMOKEALERS: Y - REQUIRED PER 2021 ICC AND SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 130.

ZONING: R1-7

PARCEL NUMBER: 221-44-0288

SECTION: 2, 18, 4E

PUC: 0270

MCR: 90-14

SUBDIVISION: NEW PAPAGO PARISH 11 LOTS 485-567, 608-613

LOT # 1A

LOT SIZE: GROSS: 55,309 SF (1.27 ACRES) NET: 55,309 SF

BUILDING AREAS: EXISTING CHURCH: 1,740 SF

NEW BUILDING: 5,320 SF

TOTAL: 11,060 SF

LOT COVERAGE: 11,060 SF / 55,309 SF = 19.99%

ALLOWABLE: 20% MAXIMUM OF NET LOT AREA

OCCUPANCY TYPE: MIXED OCCUPANCY (A3 + B - S1)

CONSTRUCTION TYPE: TYPE V-B

BUILDING HEIGHT: 30'-0" PROPOSED (30'-0" MAX)

BELL TOWER: 45'-0"

LANDSCAPED AREA: 15,362 SF = 28.9%

PARKING LOT LANDSCAPE PER SEC 10.561.12: 15% OF PARKING AREA IS LANDSCAPED. NO PARKING SPACES AT 15 SPACES.

PARKING AREA: 15%

22,366.91 / 15 = 1,491.13 SF

PARKING LOT LANDSCAPE PROVIDED = 8,146 SF

PARKING CALCULATIONS: 51 PARKING SPACES REQUIRED

57 PARKING SPACES PROVIDED (8 COVERING 3 ADA SPACES)

SPACE	AREA	LOAD	PARKING REQ.
CHURCH	1,715.25	1 PER 4 SEATS	12"
OFFICE/BREAK RM (1ST FLOOR)	1,254.23	1 PER 300 SF	4.2
OFFICE (2ND FLOOR)	810.70	1 PER 300 SF	2.7
GYM	6,296.00	1 PER 200 SF	31.5
MECH. OCC.	1,931.00	-	-
COVERED AREAS	351.52	-	-
			56.4

\*CHURCH PER CITY OF SCOTTSDALE CODE OF ORDINANCES TABLE 8.101.A, SCHEDULE OF PARKING REQUIREMENTS.

A: WITH FIXED SEATING, ONE (1) SPACE PER FOUR (4) SEATS IN MAIN SANCTUARY OR ALTAR/SANCTUARY; C: BELOW OR B: WITHOUT FIXED SEATING, ONE (1) SPACE PER EACH THIRTY (30) SQUARE FEET OF GROSS FLOOR AREA IN MAIN SANCTUARY AND CHURCH; D: ONE (1) SPACE PER EACH THREE HUNDRED (300) SQUARE FEET GROSS AREA OF CLASSROOMS AND OTHER MEETING AREAS.

8 (8FT) BENCHES W/ 6 SEATS (18 INCH MIN) PER BENCH = 48 SEATS / 4 = 12 PARKING REQ

BICYCLE PARKING CALCULATION: PER SEC 8.103 (1) SPACE EVERY (10) PARKING SPACES

57 PARKING SPACES PROVIDED = 6 BICYCLE PARKING REQUIRED (8 PROVIDED)

ICC HEAT ISLAND MITIGATION REQUIREMENTS FOR 50% OF HARDSCAPE:

- HIGH SOLAR REFLECTANCE ROOFING (SRR) OF 78+ - 50% 100% OF ALL NEW ROOFS
- PAVING WITH HIGH REFLECTANCE LIGHT COLORED CONCRETE FOR 100% OF ALL NEW SIDEWALKS, PAVEMENT AND CONCRETE WALKWAYS



PROJECT NUMBER  
24001

PROJECT NAME  
ST. MARK COPTIC CHURCH  
525 N. 74TH ST  
SCOTTSDALE, AZ 85257

REVISIONS  
DATE  
DESCRIPTION

DATE ISSUED: 03/31/2025  
DRAWN BY: [NAME]  
CHECKED BY: [NAME]  
SHEET NAME: ARCHITECTURE SITE PLAN

SEAL  
PRELIM.  
N.F.C.

SHEET  
AS1



Zoning Aerial

11-UP-2025

Attachment #4

TO: Akram Rosheidat, Architect, MRT Design  
FROM: Michael Mamlouk, Ph.D., P.E., Consultant  
(Professor of Civil/Transportation Engineering, ASU)  
SUBJECT: Traffic Impact Statement – St. Mark Coptic  
Orthodox Church, Scottsdale, AZ  
DATE: August 4, 2025

  
*M. S. Mamlouk*  
8/4/2025

Dr. Michael Mamlouk has been retained by MRT Design to evaluate the traffic impact of the proposed new chapel, multi-purpose hall and meeting rooms to serve the existing congregation of St. Mark Coptic Orthodox Church, Scottsdale, Arizona. Figures 1-3 show the current site whereas Figure 4 shows the conceptual site plan of the proposed project.

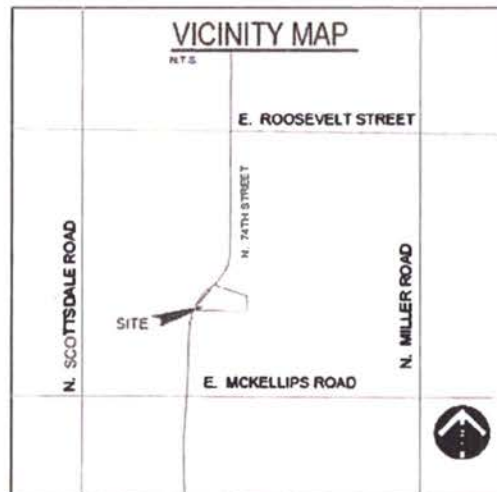


Figure 1. Vicinity map



Figure 2. Photo of the current site



Figure 3. Aerial photo of the current site

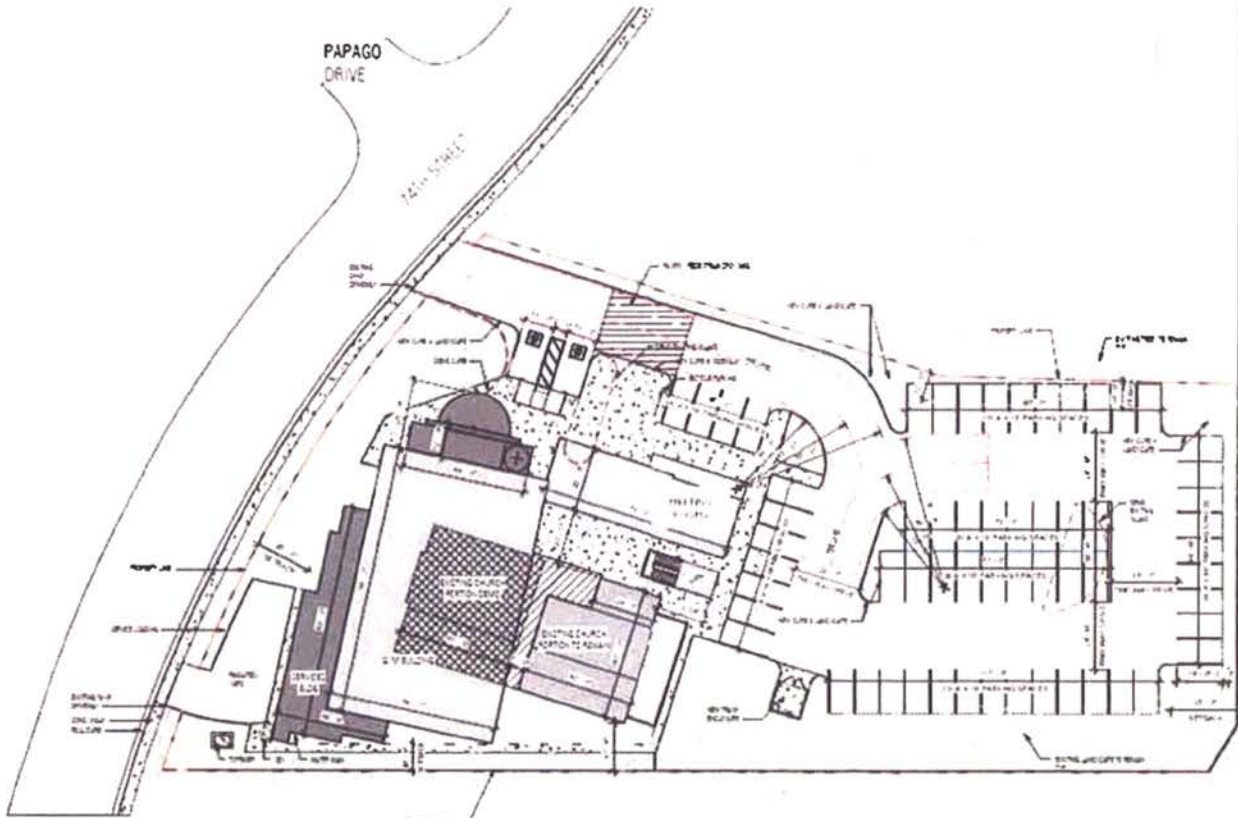


Figure 4. Conceptual site plan

## **Background, Site Description, and Access**

St. Mark Coptic Orthodox Church has a small congregation of about 80 families. On a typical Sunday, about 40 families attend the service, generating a small number of trips. The church owns two separate, adjacent lots with two different addresses and parcel numbers. The main church is located at the north lot, whereas the south lot includes a chapel, which is used mostly once a week by a small number of individuals. The church has been on this site since 1993, causing no traffic issues whatsoever over the past 30 years. The proposed changes will be in the south lot only. No changes are proposed for the north lot.

The south lot is located at 525 N. 74 Street, Scottsdale, AZ 85257. The site is identified on the Maricopa County Assessor's website as 131-44-036B with a gross area of 1.26 acres. The proposed project is intended to renovate the current building by adding a multi-purpose hall and meeting rooms to serve the current congregation. This new building will be used as a chapel, meeting rooms, and a multi-purpose room used as a fellowship hall and for some sport activities. The proposed new facility is not expected to increase the number of trips significantly since it will be used mostly by the existing congregation. The existing building is 4,042 SF, while the new building will be 11,060 SF.

Two access driveways to the site are located at N. 74 Street as shown in Figures 2-3. No changes will occur to the existing access driveways. The main access driveway will stay the same, whereas the second existing access driveway will be used for occasional delivery to the new facility. The fire truck will use the main access driveway as displayed by the dashed red line shown in Figure 4.

## **Adjacent Roadway Characteristics**

North 74 Street, which mostly runs north-south, is classified as a local residential street with one lane in each direction (lane marking exists on the street) with a posted speed limit of 25 mph. The street has an urban cross section with curb and gutter with a minimum 12 feet-wide travel lane in each direction. The street will provide direct access to the site.

## **Trip Generation**

### ***Based on Land Use Category Proxy Data***

The vehicle trips associated with the site were calculated using the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition. This method consists of choosing an independent variable for the land use for a particular time of the day. The independent variable correlates to the variation in trips end and is related to the land use. The value of the independent variable is either multiplied by a weighted average or used in a regression equation to calculate the trips generated by the land use. The Church land use type was selected from the ITE manual in this study as the closest type of land use for this project.

Table 1 shows the estimated number of trips that will be generated by the site at buildout based on the regression equations. Appendix A shows the ITE trip generation charts (Figures A-1 – A-3).

Table 1. Estimated trips generated by the site

Land Use Type	Unit	No. of Units		Total Daily Trips		AM Peak Hour Trips		PM Peak Hour Trips	
Church	11,060 SQFT	1	Equation	T=5.40(X)+50.83		T=0.37(X)-1.84		T=0.36(X)+4.70	
			Directional Split	Entering	Exiting	Entering	Exiting	Entering	Exiting
				50%	50%	62%	38%	44%	56%
			55	55	1	1	4	5	
Total Trip Generated				110		2		9	

As shown in Table 1, the site is expected to generate 110 total daily trips (55 in / 55 out). During the typical weekday, the site is estimated to generate 2 AM peak hour trips (1 in / 1 out) and 9 PM peak hour trips (4 in / 5 out).

Note that these results are obtained from the far bottom-left corners of Figures A-1 – A-3. This indicates that the project size is very small compared to typical church projects shown in the ITE Trip Generation Manual.

***Based on Estimated Number of Attendees***

As indicated earlier, about 40 families attend the church service at the north lot on a typical Sunday. Each family travels to the church in the same vehicle in most cases; thus, generating less than 100 trips per day. The new building will be used by the same congregation members after the Sunday service as a fellowship hall, which will not generate any extra traffic. The chapel, multi-purpose hall and meeting rooms will be used a few times a week by the same members of the congregation, thus producing no more traffic than the current traffic. Also, the number of additional trips made by visitors will be minimal.

**Trip Distribution**

Figure 5 shows the typical trip distribution on N. 74 Street for entering and exiting the proposed facility.



Figure 5. Trip distribution on N. 74 Street

Given the site's proximity to SR 101 and SR 202, it is estimated that 70% of the trips will access the site from the south, given its shorter distance to these two freeways as shown in Figure 5. Since the estimated total number of daily trips are 55 entering the site and 55 exiting the site, 39 of these trips will use the south side of N. 74 Street and 16 of these trips will use the north side of N. 74 Street.

### Conclusion

Based on the ITE Trip Generation Manual, 11th Edition, proxy data, the proposed project will generate 110 daily vehicle trips (55 in / 55 out) and much smaller number of trips during the AM and PM peak hours. As the site generates less than 100 trips during the day or during the peak hours, it is anticipated that the site traffic would have a negligible impact on the traffic of N. 74 Street and the adjacent City streets.

Based on the estimated number of attendees, and the fact that the new facility will be mostly used by the existing congregation, the number of new trips will be minor. Therefore, the trips generated at the weekends will not significantly affect the normal trips on N. 74 Street or the adjacent City streets.

It is also expected that the current level of service and the current crash numbers of N. 74 Street and the adjacent City streets will not significantly change.

Given the minimal estimated number of new trips produced by this Traffic Impact Statement, a Category 2 Traffic Impact and Mitigation Analysis is not expected to produce additional substantial results. Therefore, it is believed that this traffic impact statement is sufficient for this project.

### Attachment

Appendix A – ITE Site Trip Generation Count

**Appendix A – ITE Site Trip Generation Count**

# Church (560)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA  
On a: Weekday

Setting/Location: General Urban/Suburban  
Number of Studies: 5  
Avg 1000 Sq. Ft. GFA: 23  
Directional Distribution: 50% enteng. 50% exting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
7.60	4.35 - 13.14	3.01

## Data Plot and Equation

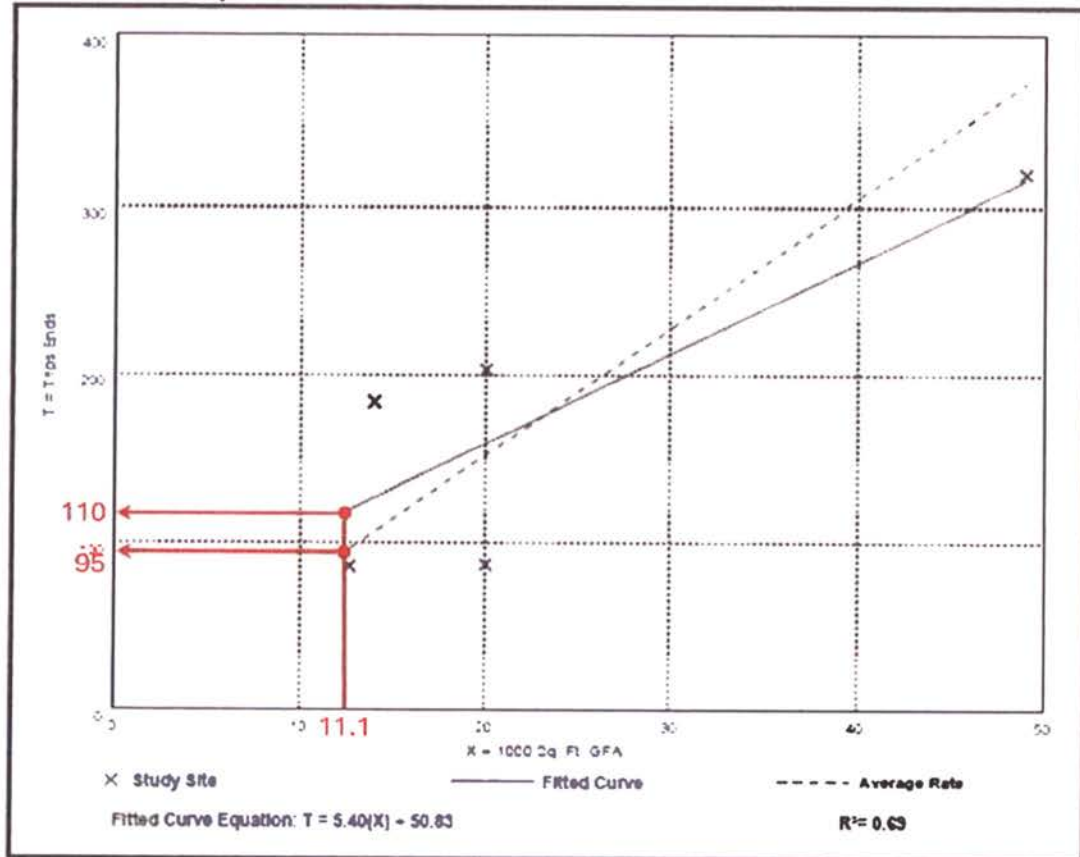


Figure A-1. Total daily trip estimation using land use category proxy data

# Church (560)

**Vehicle Trip Ends vs: 1000 Sq. Ft. GFA**

**On a Weekday,**

**Peak Hour of Adjacent Street Traffic,**

One Hour Between 7 and 9 a.m.

**Setting/Location: General Urban/Suburban**

**Number of Studies: 6**

**Avg. 1000 Sq. Ft. GFA: 40**

**Directional Distribution: 62% entering, 38% exiting**

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.32	0.08 - 0.94	0.24

## Data Plot and Equation

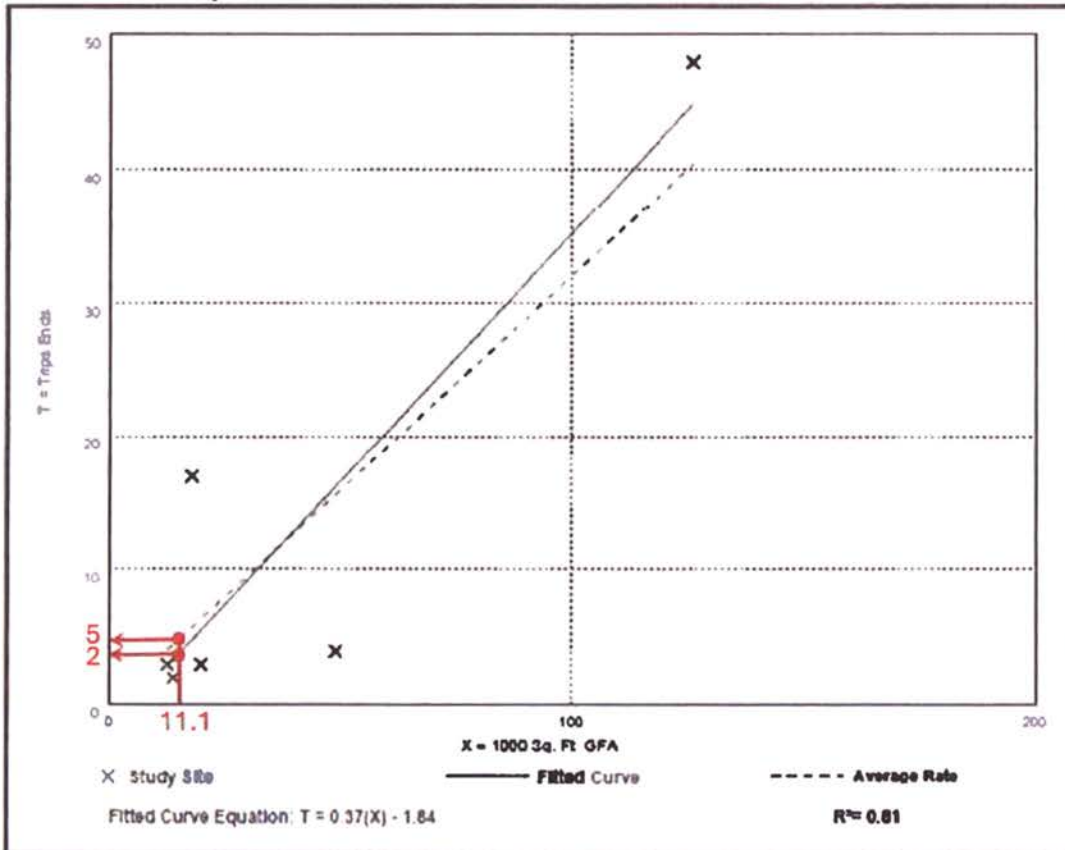


Figure A-2. AM peak hour trip estimation using land use category proxy data

# Church (560)

## Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: **Weekday,**

**Peak Hour of Adjacent Street Traffic,**

**One Hour Between 4 and 6 p.m.**

**Setting/Location: General Urban/Suburban**

Number of Studies: 11

Avg. 1000 Sq. Ft. GFA: 35

Directional Distribution: 44% entering, 56% exiting

### Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.49	0.21 - 2.10	0.41

### Data Plot and Equation

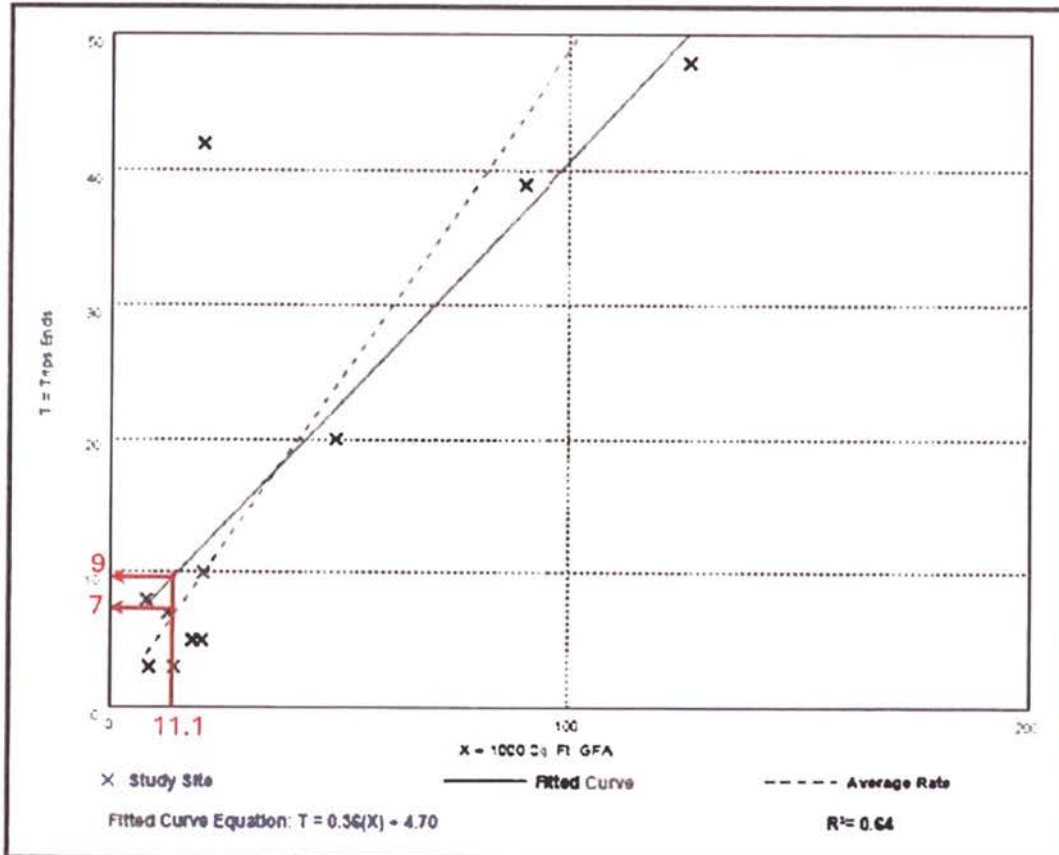


Figure A-3. PM peak hour trip estimation using land use category proxy data



January 14, 2026

Christopher Zimmer, Planner (480) 312.2347 ([czimmer@scottsdaleaz.gov](mailto:czimmer@scottsdaleaz.gov))

RE: Public Outreach Report

## **Saint Mark Coptic Orthodox Church**

### **Conditional Use Permit Application – 11-UP-2025**

**525 N 74th Street, Scottsdale, Arizona**

#### **1. Project Overview**

The proposed project consists of improvements to the existing Saint Mark Coptic Orthodox Church campus located at 525 N 74th Street in the City of Scottsdale. The project maintains the long-standing institutional use of the site and includes a new activity building intended to support existing church functions. The proposal does not introduce new uses, increase congregation size, or expand operational intensity.

This Public Outreach Report documents public comments received to date and the applicant's responses as part of the Conditional Use Permit review process.

#### **2. Project Notification and Outreach Summary**

Public notification for the Conditional Use Permit application was conducted in accordance with City of Scottsdale requirements. In addition to formal notification, the project team received written correspondence from members of the surrounding community. Some comments reference prior development review cases associated with the site and are included here for completeness and transparency.

To date, the applicant has received the following documented comments:

- One comment submitted during a prior Development Review case (26-DR-2020#2)
- One comment submitted in response to the current CUP case (11-UP-2025)
- One comment forwarded by staff related to site access and circulation

No in-person meetings or organized neighborhood outreach sessions have occurred beyond the City's formal notification process.



### 3. Summary of Public Comments Received

#### Jeff Bower (26-DR-2020#2)

Mr. Bower expressed concern regarding the scale and height of a proposed multi-story building across from single-family residences. He indicated that the building may be incompatible with the character of a predominantly single-story neighborhood and raised concerns regarding visual impact, proximity to residences, and roadway context. He also noted that he did not recall receiving notification during the earlier review process.

#### K. Woodhall (11-UP-2025)

Ms. Woodhall expressed concern regarding potential increases in noise and traffic congestion associated with an activity building. She acknowledged that some level of activity is expected near a church but expressed concern that additional development could further impact 74th Street, which has experienced increased traffic over time.

#### Commissioner Kaminski (Forwarded by Staff)

Commissioner Kaminski raised a question regarding the number of driveways along 74th Street and suggested that reducing access points and increasing landscaping could improve streetscape conditions and reduce potential impacts.

### 4. Applicant Response to Public Comments

The applicant carefully reviewed all comments received and considered them in the context of the proposed Conditional Use Permit.

The church campus has historically functioned as an institutional and community-serving use. The proposed development does not introduce a new use, increase congregation size, or expand hours of operation. Existing recreational activity currently occurring outdoors is being relocated indoors, which is expected to reduce noise impacts rather than increase them.

Concerns related to building scale and neighborhood compatibility were a key consideration in the site and building design. The proposed building massing is intentionally **stepped and articulated** to reduce perceived height and bulk when viewed from 74th Street and adjacent residential properties. The building is set back from the street, and the vertical expression is broken down to avoid a single, continuous facade facing the neighborhood.

Additional **landscape buffering has been added along the front of the site**, including expanded planting areas and the removal of an existing driveway to further reduce the visual presence of paved surfaces. New trees are proposed within the foreground landscape zone to provide long-term screening, soften views toward the building, and



reinforce the residential streetscape character along 74th Street. These trees will mature over time to create a layered visual buffer between the public right-of-way and the building mass behind.

Activity areas are internalized within the building envelope, and exterior gathering spaces are limited, further reducing potential noise impacts to surrounding properties. Utility equipment is fully screened from public view, and pedestrian circulation has been refined to improve organization and minimize conflicts with vehicular access.

With respect to traffic and congestion, the project does not introduce additional population load or new programmed uses. The congregation size and operational characteristics of the church remain unchanged. Traffic and access are subject to review by the City's Transportation and Engineering departments, who have authority over driveway configuration and circulation. Any recommendations provided through that process will be addressed as part of the approval and permitting process.

Regarding driveway configuration, the project site consists of legally separate parcels, each requiring independent access. Consolidation of access across parcels is not feasible. However, streetscape conditions have been improved through landscape enhancements, reduced curb cuts where possible, and increased separation between vehicular access and pedestrian zones.

## **5. Conclusion and Ongoing Coordination**

The applicant remains committed to working with City staff and reviewing agencies throughout the CUP process. Public comments received to date have been documented and considered, and the project has been refined to improve site buffering, circulation, and operational clarity while maintaining compliance with City standards.

The applicant will continue to coordinate with City staff and respond to any additional public comments received as the project moves forward to Planning Commission and City Council review.

Please let us know if you have any questions.

Respectfully,

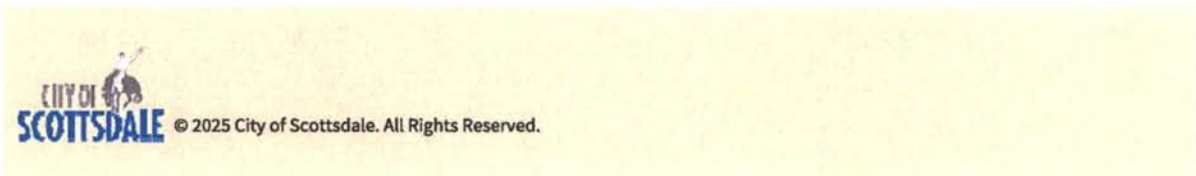
A handwritten signature in blue ink, appearing to read 'Akram Rosheidat', written in a cursive style.

Akram Rosheidat, Architect

**From:** NoReply  
**Sent:** Wednesday, September 24, 2025 11:54 AM  
**To:** Zimmer, Christopher  
**Subject:** St Mark Coptic 26-DR-2020#2



Hi Chris I was made aware of this proposed multi-story building in front of my house by a neighbor today. I received no notifications or anything. Of course, I don't mind if the church would like to improve their buildings. However, a multi-story building that will be 100' in front of my house is a no go. This proposed project is not within the character of our neighborhood. This is a single-family, single story residential neighborhood. Building a multi-story structure would completely overwhelm the low-profile character of the community. Putting in a structure that vast will be the majority of whatever scenic views we have. Also, we only have a small, local road. This type of structure would be suitable on a major arterial road where large structures are already built. You may remember the Los Arcos Church? It was built up on McDowell and there was ample buffer between residential and the large structure. Please, please do not approve this right in front of our homes. -- sent by Jeff Bower (case# 26-DR-2020#2)



**From:** NoReply  
**Sent:** Monday, November 3, 2025 8:57 AM  
**To:** Zimmer, Christopher  
**Subject:** 11-UP-2025 St. Mark's Coptic church



This is in regard to the St. Mark's Coptic church desire to build an activity building. I live across the street from the church and I am concerned about the additional noise and congestion that would be caused by adding an activity building. I have lived here more years than the St. Mark's community has owned the church. I understand that by living near a church you can expect more activity than in a total house neighborhood, but 74th street is already getting more and more traffic on it than it had when I first moved here in 1982. I don't think we need to add to the noise and congestion of the neighborhood. -- sent by k woodhall (case# 11-UP-2025)



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**From:** commissionerkaminski@gmail.com  
**Sent:** Sunday, November 9, 2025 7:05 AM  
**To:** Zimmer, Christopher  
**Subject:** CASE 11-UP-2025 - ST MARK COPTIC ORTHODOX CHURCH  
MULTIPURPOSE BUILDING

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

Hello Chris,

I know this is not scheduled for a hearing yet and is only about the use permit, but I'm wondering if we can possibly reduce the number of driveways on 74<sup>th</sup> street, this site seems to have an excessive number of driveways. It could benefit from more landscape at the street front to screen parking and shade the sidewalk with street trees. This could be done one of two ways, either elimination of the south drive where the new building is proposed, to enlarge the landscape at the street front, OR elimination of the middle driveway, which might help with circulation, and provide a break up between driveways with more landscape area. I realize connection between parking areas would remove about 3 spaces, but the street front would look so much better with less asphalt, and be safer for pedestrians and cyclists. If you could please forward this to the applicant for consideration in their design I'd appreciate it.



Thank you,  
Diana Kaminski

## Zimmer, Christopher

---

**From:** melad khalel <medosat0707@yahoo.com>  
**Sent:** Monday, April 27, 2026 6:06 PM  
**To:** Zimmer, Christopher  
**Subject:** Request to cancel planning 11up2025

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

[Yahoo Mail: Search, Organize, Conquer](#)

Dear Mr. Czimmer,

I hope you are well. I am writing to address several inaccuracies in the statements made during the recent discussion about case number 11-UP-2025. I would like to clarify these points based on my firsthand experience as a youth member of the church.

First, it was stated that the building is necessary because in the summer heat, we cannot host youth activities. This is incorrect—our church already has a large cafeteria equipped with air conditioning, ping-pong tables, and a capacity of 129 people, which we use for gatherings.

Second, the pastor suggested the building would serve the entire community; however, as a youth member, I must clarify that when we see someone outside of our culture, we ask them to leave the basketball court. The activities have always been exclusive to church members only.

Third, the pastor mentioned no issues with neighbors. This is false—we have received repeated complaints from neighbors, especially on Friday, Saturday, and Sunday nights, due to loud activities. The police have been called on us multiple times.

Fourth, the pastor stated that we would offer this building to the community; in reality, the community already uses St. Joseph Church in Mesa. This church is expanding with a large cathedral this year, so it is unnecessary for us to replicate the same facility.

Fifth, as Commissioner Gonzalez noted, this is a residential area, and the building will bring added traffic, noise, and lighting on weekends and other days, disturbing the neighborhood.

Sixth, it was claimed that we would hire full-time staff to run the facility; however, the church has no plans or budget to employ staff full-time. This was merely stated to gain approval.

Finally, when asked if we contacted neighbors for their opinions, the pastor claimed that we did. As a church member, I confirm that no one knocked on doors or gathered feedback.

Additionally, the three neighbors behind the church, in the high-rise area, will see a decline in their property values and views. The activities have always been limited to church members, not the broader public. You can see this yourself by viewing the church on YouTube during Sunday prayers—attendance is sparse.

Thank you for your time and consideration. I trust that you will take these points into account as you review this proposal.

We will send this email in form of letters to the city of scottsdale

Thank you for your time

Sincerely,

St mark church members

## Zimmer, Christopher

---

**From:** CZimmer@scottsdaleaz.gov  
**To:** Fr. Marcus  
**Cc:** Omar Youssef; Akram; Michael Mamlouk  
**Subject:** RE: SRP tree placement brochure

**From:** Fr. Marcus <frmarcus@gmail.com>  
**Sent:** Monday, May 4, 2026 8:11 AM  
**To:** Zimmer, Christopher <CZimmer@scottsdaleaz.gov>  
**Cc:** Omar Youssef <mky@mrtdesignllc.com>; Akram <akram@mrtdesignllc.com>; Michael Mamlouk <mamlouk@asu.edu>  
**Subject:** Re: SRP tree placement brochure

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

Dear Mr Zimmer:

Thank you for your patience.

I asked our congregation members to show their support for the project. I received some letters of support. However, on Sunday service yesterday, we passed a peace of paper asking members to sign if they support the project.

Attached are copies of the letters as well as the petition. I hop this step will make our position stronger in the eyes of the City Counselors.

I hope I am not too late inpassing these documents.

Marcus

To whom it may concern,

I moved to Arizona 26 years ago, and since that time, St. Mark Coptic Orthodox Church has been like a second home to me. It is where I was married, where my daughter was baptized, and where I have watched her grow in her faith. This church has been a steady and meaningful presence throughout my life, and I hope to see it continue to serve my daughter and future generations in the same way.

For more than 30 years, St. Mark has faithfully served the community, offering a welcoming and supportive environment for families and individuals seeking spiritual growth. As our congregation has grown, so have our needs. While we deeply value our current space, the outdoor layout is not practical during Arizona's extreme summer heat, which often limits opportunities for fellowship and connection after services.

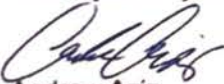
The proposed restructuring of the secondary chapel into a multipurpose building would address these challenges in meaningful ways. It would provide an air conditioned indoor space where members can gather comfortably, strengthening our sense of community rather than dispersing immediately after services. It would also create a safe, climate controlled environment for our youth, including space for indoor recreation and engagement.

Additionally, this building would allow us to expand our Sunday school program by adding much needed classroom space. As our congregation continues to grow, the ability to divide into smaller, more effective learning groups is essential to supporting the spiritual development of our children.

We are grateful for our church, but in order to continue serving our community effectively, our facilities must adapt with us. This project is not simply about a building, it is about supporting connection, safety, and spiritual development for current and future generations.

I respectfully ask for your approval of this request. Your support would have a lasting impact on our community and the families we serve.

Thank you for your time and consideration,



Andrew Aziz

480-703-5153

1032 N Henry Dr Chandler, AZ 85224

Hany Kamel, MD  
7696 E Moura Drive  
Scottsdale, AZ 85266  
Cell 480-221-2463  
E-mail [htkamel@gmail.com](mailto:htkamel@gmail.com)  
April 30, 2026

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

**Subject: Letter of Support for the St. Mark Coptic Orthodox Church Multipurpose Youth Recreation Center**

The Honorable Mayor and Members of the City Council,

I'm writing to share my strong support for the proposed multipurpose recreation center project, which Saint Mark Coptic Orthodox Church (SMCOC) is leading. As a Scottsdale resident since 1996, I truly believe this facility is a fantastic investment in the health and future of our local youth.

Right now, our community is in need of more safe, accessible, and structured indoor spaces where young people can hang out after school. The proposed center is designed to fill this gap by offering a modern space for physical activity, academic support, and social growth.

**This project is more than just a building; it's a promise to the future. It's important because:**

- It encourages healthy habits,
- It provides a safe place—an alternative to unsupervised time,
- It ensures the community can use it in many ways,
- • And it's an investment in what's to come.

SMCOC has been a valued part of Scottsdale for a long time, and I have complete faith in their ability to run this facility with honesty and inclusivity. Their commitment to creating a welcoming space for young people and people of all ages, no matter their background, perfectly matches the values we hold dear in our city.

I kindly ask the City Council to give the green light for the necessary permits and support for this project. Thank you for your time and for your ongoing dedication to making Scottsdale a wonderful place to live and thrive.

Sincerely,

  
Hany Kamel

To whom it may concern,

I have been attending St. Mark Coptic Orthodox Church since I moved to Arizona 6 years ago and it has become a second home to me. I got married in this church, baptized my daughter in this church, and I have seen my daughter grow in her relationship with Christ in this church. St. Mark Coptic Orthodox Church has been a constant in my adult life, and I would love for the opportunity for it to grow so I can see that for my daughter as well as she grows up. For over 30 years this church has been a constant service to the community and have provided a welcoming environment to many families and visitors looking to get closer to God. While I love our church as is, the outdoor layout of the church is not ideal during the extremely hot Arizona summers. The restructuring of the secondary chapel into a multipurpose building will provide our members with an air-conditioned indoor area for fellowship which will help us grow in our faith together rather than disperse in opposite directions once the liturgy is complete. It will also allow a safe space for our youth to escape the heat and play in an indoor gymnasium. This building will also provide us with an opportunity to expand our Sunday school services by adding more Sunday school rooms so that we can split into more classes as our congregation continues to grow. We are blessed to see our congregation grow; however, we need our building to grow with it in order to flourish. Please approve our request to make the necessary changes, it will mean the world to our future generations.

Thank you for your time and consideration,



Caroline Aziz

941-320-2002

1032 N Henry Dr Chandler, AZ 85224

Adel Narouz  
IT Specialist, APS  
7506 E Polk St  
Scottsdale, AZ 85257  
Cell: 480-930-1751  
Email: [adel.narouz@aps.com](mailto:adel.narouz@aps.com)  
[adelfarh76@gmail.com](mailto:adelfarh76@gmail.com)

May 3, 2026

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

**Subject: Letter of Support for the St. Mark Coptic Orthodox Church Multipurpose Youth Recreation Center**

The Honorable Mayor and Members of the City Council,

I am writing to express my strong support for the proposed multipurpose recreation center project led by Saint Mark Coptic Orthodox Church (SMCOC). As a Scottsdale resident since 2011, I believe this facility represents a meaningful investment in the well-being and future of our local youth. The new multipurpose building will serve me and my family by providing my children with a safe, positive Christian environment where they can gather with other teenagers from the community. It will also benefit the surrounding South Scottsdale neighborhood by offering a much-needed space for youth activities, learning, and healthy social interaction. Our community continues to face a shortage of safe, accessible, and structured indoor spaces where young people can gather after school, and this project directly addresses that need by providing a modern environment for physical activity, academic support, and social development. Having lived in Scottsdale for the past 16 years and raised my children here, I am confident that this project will greatly enrich our community, and I am proud to express my full support for its approval.

**This project is more than a building—it is a commitment to the next generation. It matters because:**

- - it promotes healthy habits,
- - it offers a safe, supervised alternative to unsupervised time,
- - it provides flexible, multipurpose use for the entire community,
- - and it invests in the long-term success of Scottsdale's youth.

SMCOC has long been a valued and trusted part of Scottsdale. I have full confidence in their ability to operate this facility with integrity, inclusivity, and a genuine commitment to serving young people and families of all backgrounds. Their mission aligns closely with the values we uphold as a city.

I respectfully urge the City Council to approve the necessary permits and support this important project. Thank you for your time and for your continued dedication to making Scottsdale a wonderful place to live and thrive.

Sincerely,

*Adel Narouz*

Adel Narouz

April 28, 2026

Saint Mark Coptic Orthodox Church

621 N. 74th St.

Scottsdale, AZ 85257

Re: Letter of Support for Saint Mark Coptic Orthodox Church Building Project

Dear Respected City Officials,

My name is Marco Younan, and I am writing to express my sincere and heartfelt support for Saint Mark Coptic Orthodox Church in Scottsdale, Arizona, and its efforts to build a new church building dedicated to the service, worship, and spiritual life of its congregation.

As a Coptic Orthodox believer, I hold the Church in the highest love and respect. The Church is not merely a building; it is a sacred place where the faithful gather to worship God, receive spiritual guidance, preserve our apostolic faith, and grow together in prayer, service, and unity. As the number of believers and families continues to grow, the need for a suitable church building has become increasingly important. A new building for Saint Mark Coptic Orthodox Church would provide the needed space to better serve the growing congregation and support the continued spiritual care of the faithful.

The Coptic Orthodox Church has a long and beautiful history rooted in faith, peace, humility, and service. Saint Mark Coptic Orthodox Church continues that holy tradition here in Scottsdale by offering a place where individuals and families can come together in reverence, prayer, and fellowship. Supporting this building project would help ensure that the church can continue serving its growing congregation in a dignified, organized, and spiritually meaningful manner.

I respectfully ask that the City give favorable consideration to this project. I believe this effort reflects a sincere desire to serve God, support the faithful, and provide a proper place for worship and church service. I also trust that the church leadership will continue to work respectfully and responsibly with the City and all appropriate officials throughout this process.

Thank you for your time, consideration, and service to the community. I am grateful for the opportunity to express my support for Saint Mark Coptic Orthodox Church and its proposed new building.

Respectfully,

Marco Younan

*Marco Younan*

*Phone: (480)-352-8938*

*Address: 509 S. Laguna Dr., Gilbert, AZ 85233*

April 28, 2026

City of Scottsdale Officials  
Scottsdale, Arizona

Re: Support for Saint Mark Coptic Orthodox Church Building Project

Dear City Officials,

My name is Maryam Younan, and I am writing to express my support for the proposed new building for Saint Mark Coptic Orthodox Church in Scottsdale.

I am a young member of the church community, and Saint Mark has been an important part of my life not just for worship, but for connection, friendship, and a sense of belonging. It is where I spend time with people who feel like family, especially after services.

Living in Arizona, the summer heat makes it difficult to fully gather, stay, and spend meaningful time together outside of the service itself. A new church building would make a significant difference for people like me. It would provide a comfortable and welcoming space where we can stay longer, build relationships, and grow as a community rather than having to leave quickly because of the environment. This will give us the opportunity to remain connected as a community during the summer months, when outdoor activities are often not possible.

Beyond weekly services, this church is where life milestones happen. Personally, I hope to one day celebrate important moments, like my wedding, within my church community. Having a proper space would allow us to celebrate these occasions in a meaningful and personal way, surrounded by the people and traditions that matter most to us.

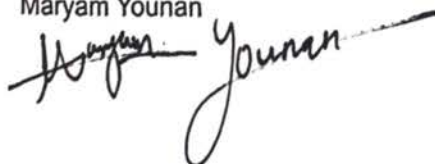
In addition, having indoor space such as a gym or basketball court would create opportunities for young people and families to gather in a positive and structured environment. It allows people to connect through activities, build friendships, and feel comfortable coming to the church even outside of services. For many, these moments become an entry point to deeper involvement in the church community, including spiritual conversations, mentorship, and personal growth.

Saint Mark Coptic Orthodox Church is more than a place of worship it is a place of community, support, and spiritual growth. The proposed building would not only meet the needs of the congregation but also strengthen the sense of connection among its members.

I respectfully ask that you consider approving this project. It would have a real and positive impact on many individuals and families in our community, including myself.

Thank you for your time and consideration.

Respectfully,  
Maryam Younan



Phone: (480)-417-0427

Address: 509 S. Laguna Dr., Gilbert, AZ 85233

Scottsdale City Council Members  
Scottsdale, AZ

May 3, 2026

Dear Sir/Madam,

I am writing to express my strong support for the proposed multipurpose hall at Saint Mark's Church, located at 525 N. 74th Street in Scottsdale.

I believe this project will be a valuable addition to the neighborhood. The construction of a new, well-designed facility will enhance the character of the area and contribute positively to surrounding property values. It represents an investment not only in the church, but in the broader community.

Beyond its aesthetic and economic benefits, the multipurpose hall will serve an important social function. It will provide a safe, indoor, air-conditioned space where youth can gather and participate in organized recreational activities. Currently, many of these activities take place in less suitable areas, such as the church parking lot. This new facility will offer a safer, more structured environment that promotes positive engagement.

Additionally, the hall will help foster a stronger sense of community by supporting programs and events within a structured, values-based setting.




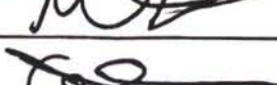

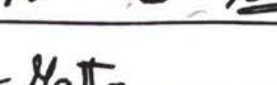
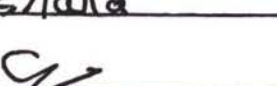
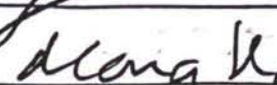
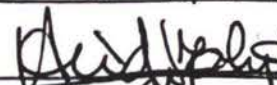
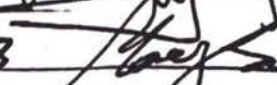
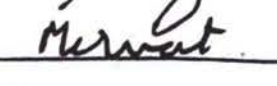

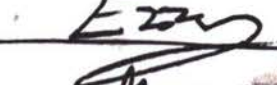


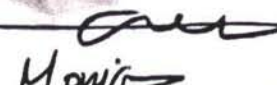
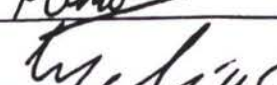
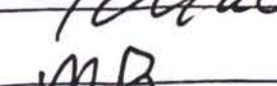
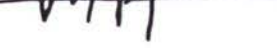

For these reasons, I respectfully encourage you to approve this proposal.

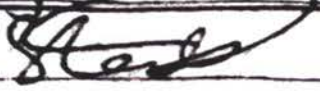




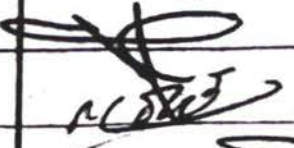

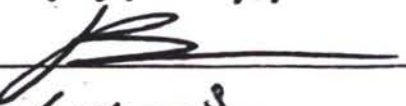

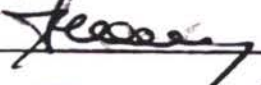

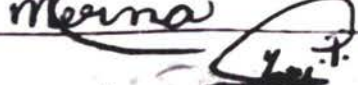
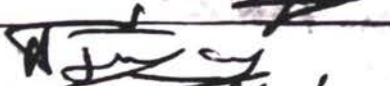

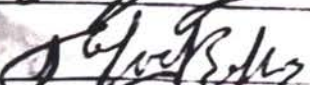


Sincerely,

A handwritten signature in black ink that reads "M. S. Mamlouk". The signature is written in a cursive style with a large, stylized "M" and "S".

Mike Mamlouk, Ph.D., P.E., F.ASCE  
Professor of Civil Engineering  
Civil, Environmental and Sustainable Engineering Program  
School of Sustainable Engineering & the Built Environment  
Arizona State University, PO Box 873005  
Tempe, AZ 85287-3005  
Phone: 480-965-2892  
<http://faculty.engineering.asu.edu/mamlouk/>

I Support the new build  
project for St. Marks 5/3/2026

Name	Signature	phone number
Andrew Aziz		480-703-5153
Shadi Youssif		201-899-6717
Beshay Saikman		480-246-2715
Mirope Gad		602-399-6208
Alwada Gad		602-773-5093
Meriam Harouz		480-930-1753
Nashwa El Kassis		916-917-0445
Sami		480-200-0096
Mona Kamil		(602) 680-9954
Heidi Hanna		(480) 647-6114
MARY SALIB		602-290-7457
Mervat Awad		480-859-1077
Hervat Ghoubra		480-516-7450
Ezzat Ezzat		480-915-1765
Merna Pawzi		480-516-2139
Marina Golden		480-616-7151
Salma Gad		480-388-9018
Monica Solib		480-341-5062
Lylia Chato		480-526-1555
Maria Bial		480-455-9384

Name	Phone #	Signature
Sherada Selamale	480 3815161	
Anees Danian	480-939-9385	
Samir T Marcos	(520) 450-3086	
Samia Marcos	(480) 572-8341	Samia Ma
Mike Mamlok	623-217-5660	M.S. Mamlok
NABIL SOURIK	480-544-3393	
 Mohab Khella	714-875-1870	
Sam Mushkegi	480-859-1213	
<del>Ibrahim Daoud</del>		
<del>Ibrahim Daoud</del>		
Ibrahim DAOU	480-227-2376	Ibrahim
SAM BOTROS	909-484-515	
Maisa Sayegh	914-216-1285	
Amany Youssef	480-282-3333	
SUZAN AZIZ	480-603-7149	
Merna Naraz	480-274-5610	
Kissa Gouargi	480-843-8227	
Beshay Narouz	480-935-2987	
Carol Botros	480-567-5942	
Jolie Botros	480-616-6005	
Jarou Youssef	713-962-4493	

Name	Signature	Phone Number
Maria Dwida		951-456-8340
Arounia Mawkus		(714)-653-2183
Aurodet Mawkus		(714) 852-8111
Auronia Mawkus		714-653-7657
Souzy Fam		(714)-653-2473
Rafat Mawkus		714-653-2182
Youssef Yousif		623-703-7243
Connor O'Leary		414-269-7284
Martino O'Leary		402.889.8926
Nabila Hanna Nabila		602 919-5216
Lydia Mawkus		480-206-8571
Zayna Narous		480 930 1752
Marena Younan		480-417-0413
Juliana Ishak		480-450-2576
Amy Aziz		480-252-8141
Jonathan Rizkalla		480-295-9218
Magdy Gal		602 793 4183
Ghada Gal		602 793 5693

# City Notifications – Mailing List Selection Map St Mark Coptic Orthodox Church Multipurpose Building



### Additional Notifications:

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

Pulled Labels  
October 28, 2025

### Map Legend:



Site Boundary



Properties within 750-feet

Postcards: 309

11-UP-2025



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

**WEDNESDAY, APRIL 22, 2026**

**\*DRAFT SUMMARIZED MEETING MINUTES \***

**PRESENT:** Joe Young, Chair  
William Scarbrough, Vice Chair  
George Ertel, Commissioner  
Michal Ann Joyner, Commissioner  
Barney Gonzales, Commissioner  
Doug Drake, Commissioner  
David Reid, Commissioner

**ABSENT:** None

**STAFF:** Tim Curtis  
Joe Padilla  
Becca Cox  
Jesus Murillo  
Chris Zimmer  
Jack Kelly  
Jason McWilliams

**CALL TO ORDER**

Chair Young called the regular session of the Scottsdale Planning Commission to order at 5:01 p.m.

**ROLL CALL**

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

**MINUTES REVIEW AND APPROVAL**

1. Approval of the April 8, 2026 [Regular Meeting Minutes](#).  
**Commissioner Drake made a motion to approve the April 8, 2026 Regular Meeting Minutes. Second by Commissioner Joyner, the motion passed unanimously by a vote of seven (7) to zero (0).**

\* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission page on [ScottsdaleAZ.gov](http://ScottsdaleAZ.gov), search "Planning Commission"

**Attachment #9**

## CONTINUANCES

2. [11-TA-2000#4 \(ESL Text Amendment - Treatment of Fire Defensible Space\)](#)  
**REQUEST FOR A CONTINUANCE TO A DATE TO BE DETERMINED**

A recommendation to City Council regarding a request by city staff for a text amendment to the City of Scottsdale Zoning Ordinance (Ordinance No. 455) for the purpose of amending Sections 1.1402, 3.100, 6.1100, A., B., and C. (and any other applicable sections), to update the Environmentally Sensitive Lands (ESL) overlay provisions. **Staff contact person is Jesus Murillo, 480-312-7849.**

**Item No. 2; Commissioner Gonzales made a motion to continue 11-TA-2000#4 to a date to be determined. Second by Vice Chair Scarbrough, the motion passed by a vote of four (4) to three (3) with Chair Young, Commissioner Ertel and Commissioner Reid dissenting.**

## CONSENT AGENDA

3. [12-AB-2022 \(Izzo Abandonment\)](#)

Request by owner to abandon 40 feet of right-of-way of the E. Cactus Road alignment adjacent to the parcel and a 25-foot roadway easement within parcel No. 217-44-363, with Single-family Residential, Environmentally Sensitive Lands (R1-43 ESL) zoning located at 12229 E. Cactus Road. Staff contact person is Chris Zimmer, 480-312-2347. **Applicant contact person is John Izzo, (602) 989-1300.**

**Item No. 3; Vice Chair Scarbrough made a motion for recommendation of approval to City Council for case 12-AB-2022 after finding that the proposed abandonment is consistent and conforms with the adopted General Plan, per the attached stipulations. Second by Commissioner Ertel, the motion passed unanimously by a vote of seven (7) to zero (0).**

## REGULAR AGENDA

4. [11-UP-2025 \(St Mark Coptic Orthodox Church Multipurpose Building\)](#)

Request by owner for a Conditional Use Permit for a community building and recreational facilities not publicly owned located at 525 N. 74th St with Single-family Residential (R1-7) Zoning. Staff contact person is Chris Zimmer, 480-312-2347. **Applicant contact person is Akram Rosheidat, Architect, (480) 703-3676.**

**Item No. 4; Commissioner Reid made a motion for recommendation of approval to City Council for case 11-UP-2025 after finding that the CUP criteria have been met and that the proposed Conditional Use Permit is consistent and conforms with the adopted General Plan, per the attached stipulations including an amended stipulation to increase the southern setback a minimum of fifteen feet. Second by Commissioner Ertel, the motion passed by a vote of six (6) to one (1) with Commissioner Gonzales dissenting.**

## ADJOURNMENT

\* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission page on [ScottsdaleAZ.gov](http://ScottsdaleAZ.gov), search "Planning Commission"

Planning Commission  
Regular Meeting Minutes  
April 8, 2026  
Page 3 of 3

With no further business to discuss, the regular session of the Planning Commission adjourned at 5:53 p.m.

\* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission page on [ScottsdaleAZ.gov](http://ScottsdaleAZ.gov), search "Planning Commission"

## Lane, Benjamin

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**From:** Curtis, Tim  
**Sent:** Tuesday, May 19, 2026 3:13 PM  
**To:** Zimmer, Christopher; Lane, Benjamin  
**Cc:** Beck, Shannon; Benitez, Bambi  
**Subject:** FW: Important for case 11 up 2025

**Importance:** High

Item 9 on tonight's agenda

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**From:** melad khalel <medosat0707@yahoo.com>  
**Sent:** Tuesday, May 19, 2026 11:43 AM  
**To:** Curtis, Tim <Tcurtis@scottsdaleaz.gov>  
**Cc:** Perreault, Erin <eperreault@scottsdaleaz.gov>  
**Subject:** Important for case 11 up 2025

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

case 11-UP-2025

Dear Commissioners, I am writing to provide additional clarity and detail on the points outlined in my previous correspondence concerning the appeal. As we prepare for the upcoming appeal meeting, I wish to reiterate and elaborate on the following key points:

1. Verification of Youth Church Membership: The priest has questioned the authenticity of my youth church membership. I can confirm my status as a youth church member and will furnish a photo of my badge (with personal details redacted for privacy) as evidence.
2. Description of Cafeteria Facilities: I will present visual documentation of the cafeteria area as previously described. This space is well-suited for a variety of activities, including games and events, and is equipped with air conditioning to accommodate a large number of individuals.
3. Enforcement of Basketball Court Usage: Contrary to the priest's assertions, individuals not affiliated with our church are indeed prohibited from using the basketball court, particularly if their attire is deemed inappropriate, as per our established guidelines.
4. Verification of Neighbor Notification: I respectfully request evidence demonstrating that the priest has made efforts to inform neighboring residents about the proposed project. Please provide documentation of any communication attempts, such as phone calls, letters, or other forms of contact.
5. Information on St. Joseph Mesa Project: I encourage you to explore the details of the St. Joseph Mesa project online, which showcases a new church facility offering various amenities for the wider Coptic Orthodox community.
6. Support for Commissioner Gonzalez: I echo Commissioner Gonzalez's valid concerns and viewpoints, endorsing the accuracy of his comments.
7. Inquiry on Gym Operations: I seek clarification on the priest's plans regarding the number of staff to be employed at the gym and its proposed operating hours. I harbor reservations about the facility's ability to effectively serve the community as intended.
8. Documentation of Neighbor Outreach: I urge the priest to provide proof of his attempts to contact the three neighboring households, whether through phone calls, voicemails, or written correspondence. Failure to substantiate these efforts raises doubts about the outreach process.

9. Impact on Property Values: I concur that the construction of the building is likely to have a negative effect on property values, particularly for the three residences situated in close proximity to the site.

10. Attendance Records: I will present three sets of photographs capturing live stream services held at different intervals—three weeks ago, four months ago, and nine months ago—to illustrate the consistently low attendance levels.

11. Existing Church Facilities: The church currently boasts seven to eight fully equipped classrooms with air conditioning and restroom facilities, in addition to the cafeteria, main church hall, front and rear yards, and parking lot. Also old church ( st mary ) and old church cafeteria

12. I also recommend that the commissioners review the attached Google reviews. I've included two screenshots—one from nine years ago and one from six years ago—which illustrate how the church members and priest were unfortunately rude toward the community.

I feel a deep sadness to admit that the priest, who once stood as an inspiring example for us, does not reflect that same guidance today. When the Egyptian community first arrived in the United States as immigrants, we were welcomed with open arms. And it pains me to see that the priest, who once symbolized that hope, now no longer extends that same kindness to us. Rejecting this project, though, could allow him to refocus on what truly matters—building people's lives, caring for them as individuals, rather than prioritizing the building itself."

By choosing to reject this project, we send a powerful message to the priest—that his true calling lies in uplifting and guiding people, not in constructing monuments as grand or enduring as the Great Wall of China."

I appreciate your attention to these matters

I am not 1 person we are group trying to show the truth.

Warm regards,

St. Mark Church Youth Members

Google reviews picture 1 and 2 with 7 likes from the community.

Live stream church you.tube to show attendance pic 3 , 4 and 5

Pic 6, 7 ,8 and 9 shows ping pong and group games

Pic #10 my church.usher Id because they will say I am no church member.

**From:** [NoReply](#)  
**To:** [Projectinput](#)  
**Subject:** Expansion of Appeal 11-up-2025  
**Date:** Tuesday, May 19, 2026 10:39:51 AM

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case 11-UP-2025 dear city officials i am the owner of five properties located in 74th st , i would like to express my formal opposition to the proposed new building for the coptic church st mark . thank you for your attention -- sent by kamal abdelmeseh (case# 11-UP-2025)

City of Scottsdale



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**From:** [NoReply](#)  
**To:** [Projectinput](#)  
**Subject:** case # 11-up-2025  
**Date:** Tuesday, May 19, 2026 10:46:52 AM

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case 11-UP-2025 dear city council , my name is crystal and i am writing to formally abject to the proposed new building project in our neighborhood i believe it would negatively impact the community infrastructure traffic and overall character i urge you to reconsider this development . thank you for your time and attention -- sent by Crystal (case# 11-UP-2025)

[City of Scottsdale](#)



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