# DEVELOPMENT REVIEW BOARD REPORT

Meeting Date: July 6, 2023
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

## ACTION

| | |
|---|---|
| **Madrasa 2nd Floor Addition**<br>**40-DR-2022** | Request for approval of the site plan, landscape plan, building elevations, and associated documents for a new 2nd story addition and associated parking at an existing building on a +/- 3.19-acre site. |

## SUMMARY

### Staff Recommendation

Approve, subject to the attached stipulations (Attachment #6)

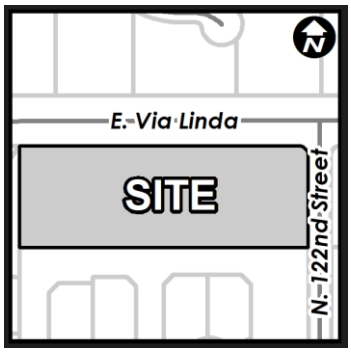
### Items for Consideration

- Conformance with Development Review Board Criteria
- Integration of Sensitive Design Principles
- Public comment received
- Applicant held an open house meeting to meet with neighbors regarding concerns
- Existing light fixtures are being removed and replaced with compliant fixtures
- Landscaping along E Via Linda and internally is being increased
- New addition is lower in height than the existing building
- Small balcony area proposed above an existing roof area

## BACKGROUND

**Location:** 12125 East Via Linda

**Zoning:** Single-family Residential, Environmentally Sensitive Lands Overlay (R1-43 ESL)




**Adjacent Uses**

North: East Via Linda & McDowell Mountain Arroyos subdivision, zoned R1-43 ESL

East: North 122nd Street & McDowell Acres subdivision, zoned R1-35 ESL

South: Via Verano subdivision, zoned R1-18 ESL

West: Sendero Highlands subdivision, zoned R1-18 ESL

### Property Owner

Islamic Center of North/East Valley Inc

### Applicant

David Kenyon, (480) 695-8602

### Architect/Designer

Presence Design

## DEVELOPMENT PROPOSAL

The development proposal includes a new 2nd story addition and associated parking improvements for an existing worship center. The 2nd story work is centrally located above the existing building/ courtyard area and generally follows the existing footprint. The new addition is 28 feet in height from finished grade and shorter than the existing prayer hall which is 44 feet from finished grade. Thirteen additional parking spaces and an associated screen wall are being added along the west boundary of the existing parking lot to address the new square footage.

### Outreach and changes during the case review process

Due to the large amount of public comment received, the applicant held an open house meeting on April 1st, 2023 to meet with nearby neighbors concerning design, lighting, traffic, and noise. Public comment can be found on Attachment #20. Below are changes that have been incorporated into the project scope and staff stipulations:

- Existing noncompliant light fixtures on the building will be replaced with full cutoff fixtures.
- Additional trees were added adjacent to the new parking stalls to provide extra screening for the single-family properties to the west.
- The proposed exterior stairway along the southern building façade was originally fully exposed and has been revised to be screened by gray metal mullions.

### Development Review Board Criteria

Staff confirms that the development proposal generally meets the applicable Development Review Board Criteria. For the complete applicant narrative, please see Attachment #3. For a detailed analysis of the Criteria, please see Attachment #4.

## STAFF RECOMMENDED ACTION

Staff recommends that the Development Review Board approve the Madrasa 2nd Floor Addition development proposal per the attached stipulations, finding that the Character and Design Element of the General Plan and Development Review Board Criteria have been met.

| RESPONSIBLE DEPARTMENTS | STAFF CONTACTS |
|---|---|
| **Planning and Development Services**<br>Current Planning Services | Katie Posler<br>Senior Planner<br>480-312-2703 kposler@ScottsdaleAZ.gov |

## APPROVED BY

Katie Posler, Senior Planner, Report Author — 6/22/2023 Date

Brad Carr, AICP, LEED-AP, Planning & Development Area Manager — 6/28/2023 Date
Development Review Board Liaison
Phone: 480-312-7713 Email: bcarr@scottsdaleaz.gov

## ATTACHMENTS

1. Context Aerial
2. Close-up Aerial
3. Applicant's Narrative
4. Development Review Board Criteria Analysis
5. Development Information
6. Stipulations / Zoning Ordinance Requirements
7. Site Plan
8. 2nd Floor Plan
9. NAOS/ Open Space Plan
10. Landscape Plan
11. Building Elevations
12. Materials and Colors Board
13. Perspectives
14. Streetscape Elevation
15. Electrical Site Plan
16. Exterior Photometrics Plan & Cutsheet
17. Zoning Map
18. City Notification Map
19. Public Participation Report
20. Public Comment




**Context Aerial**

**40-DR-2022**

**ATTACHMENT #1**




**Close-up Aerial**

**40-DR-2022**

**ATTACHMENT #2**

EST. 2020
PRESENCE DESIGN
Phoenix, AZ

City of Scottsdale
Planning and Development Services
07 June 2023

# *Project Narrative*

APN: 217-39-118
12125 East Via Linda, Scottsdale, Arizona 85259

## Addition for Madrasa / faith-based learning rooms
ISLAMIC CENTER of the NORTHWEST VALLEY

The **Purpose of this application** is to request additional faith-based learning rooms at the ICNEV. The project will be built as a second floor over the southern rear of the existing center. No new grading will be required; existing utilities are available. Some additional new parking will be directed by code, located on the west side of the existing lot in an area set aside for additional parking.

The Site is currently zoned R1-43 ESL, with the project classified as a Place of Worship.

This request will require a few changes to the existing site. There will be no new traffic impacts, as the new specialized space will be replacing the existing space currently conducted in the multi-use room. Site circulation and parking will remain the same, with an addition of the few required parking spaces. The project will have no new impacts on the neighbors.

The project makes no changes to pedestrian or vehicle flow or access. No disturbance to the public right of way will be needed for the build-out requirements.



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**ATTACHMENT #3**

## Item 1 Design Theme

The existing structure will be updated, by the new addition into a more sophisticated architectural style. The goal is to upgrade over-all image, using careful detailing and higher value materials. The colors will meet City standards and are similar in color range to the existing structure and surrounding environment. The addition will not change the structure footprint. Landscaping will be upgraded.

The project is developed around a variety low-energy strategies, including glass screening glass, natural cooling in circulation areas; rooms will be cooled singularly allowing cooling in the spaces being used. The walls will use greater insulation and surpass the standard code requirements.

## Item 2 Architectural Character, Landscaping and site design

The project adds a second floor in the existing complex. The parti avoids any new footprint to the building footprint and does not change or interfere with the existing open space.

(b)The second-floor mass in the center will act to unify the complex and allow the addition to update the material quality of the existing structure. Use of Arizona sandstone with colors that match natural Arizona colors.

(c) The design allows the courtyard to be covered to allow climate control in the exterior space and act to control and mitigate sound or noise to the neighborhood along with latent sound or light pollution.

Replacement of current wall lighting will reduce neighborhood impact. A post 10:00pm light reduction plan will be implemented

Landscape areas will be enhanced along the street frontage. Screening trees will be added to reduce the center visual distraction.

## Item 3 Ingress, Egress, On-site, Circulation, Parking and Pedestrians

Ingress and egress along with site circulation will not change. A new three-foot site wall will be added on the west side of the parking lot to screen parking from the neighboring properties. Traffic will not increase as the addition is for existing programs currently held in the community space.



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## Item 4 Mechanical and utility Equipment

The project adds a second floor in the center of the centers' structure. All new mechanical equipment will be located with-in existing roof enclosed spaces with four-to-five-foot height parapet walls. See sheet DR3.02

## Item 5 Sensitive to design concept plan and guidelines:

The project meets allowed density and maintains natural desert vegetation. The addition mass location was selected to provide the least visual impacted by centering the mass north and south on the existing structure.

As the mosque has been in existence for several years, the owners have maintained the landscape in the public rights-of-way and easements, over the years some planting has been lost, new planting will be installed along Via Linda to meet landscape standards.

The visual project impacts of this project have been considered by maintaining open space. Existing light will be carefully brought up to sky-zoning ordinance, and no new lighting will take place. The addition height of the building is also below the maximum allowed by code.

Given the type of project, it has a ***logical massing hierarchy*** using the existing natural topography *and recognizing the current mass of the center.*

The project is ***sensitive to the desert design principles*** using limited amounts of glass, high-energy walls, desert colors as approved in the past, and Arizona materials.

As stated in item 1 The mass center will act to unify the complex and allow the addition to update the material quality of the existing structure. Use of Arizona sandstone with colors that match nature Arizona colors. The use of Arizona sandstone natural material.

The project will continue to ***offer safe bicycle parking*** .

No new ***signage*** will be part of this addition.

## Project Exterior Site Lighting:

No new site lighting will be used to this addition. The only exterior lighting for this project is the code-required exit lights at the main entry, elevator, and two exit doors. Some wall fixtures have been replaced over time; those fixtures will be replaced back to the original fixture. A pre and post 10:pm light plan will be implemented to reduce light impact later at night.



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## In Closing:

This project will have little or minor impact on neighboring properties as no additional traffic or people loads will occur. The addition will not add to the existing structure's site footprint. The expansion will completely meet all zoning requirements. There are no new site features added other than a small addition to the east side of the parking lot. The balance of the current site features will be sufficient to handle the addition.

David ll Kenyon, principal architect
Presence Design pllc



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# DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

Per Section 1.904. of the Zoning Ordinance, in considering any application for development, the Development Review Board shall be guided by the following criteria:

1. The Board shall examine the design and theme of the application for consistency with the design and character components of the applicable guidelines, development standards, Design Standards and Policies Manual, master plans, character plan and General Plan.
   - *Staff finds proposal is consistent with the development standards, Design Standards and Policies Manual, and General Plan.*

2. The architectural character, landscaping and site design of the proposed development shall:
   a. Promote a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood;
   b. Avoid excessive variety and monotonous repetition;
   c. Recognize the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles;
   d. Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District; and
   e. Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback or architectural details, in the Historic Property Overlay District.

   - *The applicant states the project adds a second floor in the existing complex and avoids any new overall building footprint and does not change or interfere with the existing open space. The second-floor mass in the center will act to unify the complex and allow the addition to update the material quality of the existing structure. Use of Arizona sandstone with colors that match natural Arizona colors.*
   - *The design allows the courtyard to be covered to allow climate control in the exterior space and act to control and mitigate sound or noise to the neighborhood along with latent sound or light pollution.*
   - *Replacement of current wall lighting will reduce neighborhood impact. A post 10:00pm light reduction plan will be implemented.*
   - *Landscape areas will be enhanced along the street frontage. Screening trees will be added to reduce the center visual distraction.*
   - *Staff finds that the proposed 2nd floor addition is composed of sandstone terracore panels and natural handcut quarried sandstone, and perforated metal mesh panels. The color palette lightens vertically along the building. Accents include vertical gray metal mullions used along the façade and to screen the exterior staircase.*
   - *Additional trees, plants, and revegetation seed mix will be added to the East Via Linda street frontage and southeast corner of the site to bring the existing NAOS back to a natural state.*
   - *Limited areas of Natural Area Open Space (NAOS) will be released and rededicated to meet minimum code requirements based on the proposed improvements.*

3. Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be designed as to promote safety and convenience.
   - *The applicant states that ingress and egress along with site circulation will not change. A new three-foot site wall will be added on the west side of the parking lot to screen parking from the neighboring properties. Traffic will not increase as the addition is for existing programs currently held in the community space.*

- *Staff finds that the existing ingress and egress, located along E Via Linda, will remain unchanged with this 2nd floor addition. Additional parking spaces are being added along the west boundary of the existing parking lot to address the additional building square footage as required by code.*

4. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.
   - *The applicant states the project adds a second floor in the center of the centers' structure. All new mechanical equipment will be located with-in existing roof enclosed spaces with four-to-five-foot height parapet walls.*
   - *Staff finds that the existing roof parapets will adequately screen existing and new mechanical units.*
5. Within the Downtown Area, building and site design shall:
   a. Demonstrate conformance with the Downtown Plan Urban Design & Architectural Guidelines;
   b. Incorporate urban and architectural design that address human scale and incorporate pedestrian-oriented environment at the street level;
   c. Reflect contemporary and historic interpretations of Sonoran Desert architectural traditions, by subdividing the overall massing into smaller elements, expressing small scale details, and recessing fenestrations;
   d. Reflect the design features and materials of the urban neighborhoods in which the development is located; and
   e. Incorporate enhanced design and aesthetics of building mass, height, materials and intensity with transitions between adjacent/abutting Type 1 and Type 2 Areas, and adjacent/abutting Type 2 Areas and existing development outside the Downtown Area.
   - *This criterion is not applicable.*
6. The location of artwork provided in accordance with the Cultural Improvement Program or Public Art Program shall address the following criteria:
   a. Accessibility to the public;
   b. Location near pedestrian circulation routes consistent with existing or future development or natural features;
   c. Location near the primary pedestrian or vehicular entrance of a development;
   d. Location in conformance with Design Standards and Policies Manual for locations affecting existing utilities, public utility easements, and vehicular sight distance requirements; and
   e. Location in conformance to standards for public safety.
   - *This criterion is not applicable.*

# DEVELOPMENT INFORMATION

## Zoning History

The site was annexed into the City in 1975 under Ordinance No. 891. The site is zoned Single-family Residential Environmentally Sensitive Lands (R1-43 ESL) which allows places of worship as a permitted land use.

## Community Involvement

With the submittal of the application, staff and the applicant notified all property owners within 750 feet of the site. There has also been a hearing sign posted at the site.

Due to the large amount of submitted comments, staff suggested the applicant hold an open house to meet with nearby residents. The applicant held an open house meeting on April 1st, 2023 to explain the proposal and discuss concerns.

## Context

The subject site is located at the southwest corner of the East Via Linda and North 122nd Street intersection and surrounded by single family subdivisions.

## Project Data

- Existing Use: Place of Worship
- Proposed Use: Place of Worship
- Parcel Size: 138,909 square feet / 3.19 acre (net)
- Existing Building Area: 18,093 square feet
- Proposed Building Area: 8,910 square feet
- Floor Area Ratio Allowed: 0.2
- Floor Area Ratio Provided: 0.19
- Building Height Allowed: 30 feet with 10% of the roof area allowed at 45 feet *measured from natural grade*
- Building Height Proposed: 26 feet *measured from natural grade*
- Parking Required: 112 spaces
- Parking Provided: 119 spaces
- Open Space Required: 44,292 square feet
- Open Space Provided: 49,778 square feet

# Stipulations for the Development Review Board Application: Madrasa 2nd Floor Addition Case Number: 40-DR-2022

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

**APPLICABLE DOCUMENTS AND PLANS:**

1. Except as required by the Scottsdale Revised Code (SRC), the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
   a. Architectural elements, including dimensions, materials, form, color, and texture shall be constructed to be consistent with the building elevations submitted by Presence Design, with a city staff date of 6/22/23.
   b. The location and configuration of all site improvements shall be consistent with the site plan submitted by Presence Design, with a city staff date of 6/22/23.
   c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by Presence Design, with a city staff date of 6/22/23.

**ARCHAEOLOGICAL RESOURCES:**

**Ordinance**

A. Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Section 46-134 - Discoveries of archaeological resources during construction.

**ARCHITECTURAL DESIGN:**

**DRB Stipulations**

2. All exterior window glazing shall be recessed a minimum of fifty (50) percent of the wall depth, including glass windows within any tower/clerestory elements. The amount or recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal, the developer shall provide head, jamb and sill details clearly showing the amount of recess for all window types.
3. All exterior doors shall be recessed a minimum of thirty (30) percent of the wall depth, the amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal the developer shall provide head, jamb and sill details clearly showing the amount of recess for all door types.
4. Exterior stairway shall be screened by vertical metal mullions.
5. New roof drainage shall be internal, except for overflow scuppers.

**SITE DESIGN:**

### DRB Stipulations

6. All drive aisles that are fire lanes shall have a width of twenty-four (24) feet.

**LANDSCAPE DESIGN:**

### Ordinance

B. The property owner shall obtain approval of a Salvage/Native Plant Plan Application and obtain a permit to remove any tree.

### DRB Stipulations

7. Prior to the issuance of any building permit for the development project, the property owner shall submit landscape improvement plans that demonstrate how the salvaged vegetation from the site will be incorporated into the design of the landscape improvements.
8. Landscape pots and/or raised landscape planters, with a minimum of 36 inches in diameter, a sufficient depth to support the root system of the plants located in the pots/planters, and an automatic irrigation system, shall be provided in the plaza area and pedestrian nodes that are shown on the site plan.
9. With the final plans submittal, the property owner shall update the landscape plans to show all utility lines and ensure that all new trees are placed at least eight (8) feet away from any utility lines.
10. Additional native trees and plants shall be installed along the E Via Linda street frontage, western parking stalls, and southeast corner of the site.

**EXTRIOR LIGHTING:**

### Ordinance

C. All exterior luminaires shall have integral lighting shield and be directed downward, including landscape lighting.

D. The initial vertical luminance at 6-foot above grade, along the north, south, east, west, property line shall not exceed 0.3 foot-candles. All exterior luminaires shall be included in this calculation.

E. Existing noncompliant building mounted light fixtures shall be removed and replaced with fixtures that are shielded, directed downward, and full cut off.

### DRB Stipulations

11. Incorporate the following parking lot and site lighting into the project's design:
    a. The maintained average horizontal luminance level, at grade on the site, shall not exceed 1.5 foot-candles. All exterior luminaires shall be included in this calculation.
    b. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 6 foot-candles. All exterior luminaires shall be included in this calculation.
    c. All exterior lighting shall have a color temperature of 3,000 Kelvin or less.
    d. The total lumen per luminaire shall not exceed 24,000 lumens.
    e. Light fixture color shall be dark bronze or black.
12. No light fixture shall be mounted higher than sixteen (16) feet above adjacent finish grade.

13. The pre-curfew lighting design hours shall be defined as dusk to 10:00 PM, and the post-curfew lighting design hours shall be defined as 10:00 PM to dawn. All exterior lights shall be turn off at during the post-curfew with the exception of lights for security purposes.
14. A programmable timer, and photocells shall control the pre- and post-curfew lights; photocells shall be mounted on the north side of the building. The programmable timer may contain a maximum 1-hour manual override with an automatic turn off for after hours, and special events use only.
15. No lighting shall be permitted in dedicated NAOS easements.

**WATER AND WASTEWATER:**

### Ordinance

F. All water and wastewater infrastructure improvements shall be constructed in accordance with this City of Scottsdale (COS) Supplement to MAG Specifications and Details, and the Design Standards and Policies Manual.

### DRB Stipulations

16. Existing water and sewer service lines to this site shall be utilized or shall be disconnected at the main pursuant to the Water Resources Department requirements.

**DRAINAGE AND FLOOD CONTROL:**

### DRB Stipulations

17. All headwalls and drainage structures shall be integrally colored concrete to blend with the color of the surrounding natural desert.

**EASEMENTS DEDICATIONS:**

### Ordinance

18. Prior to the issuance of any building permit for the development project, the property owner shall release the affected NAOS areas and rededicate the required NAOS square footage via a submitted Map of Dedication/Map of Release.

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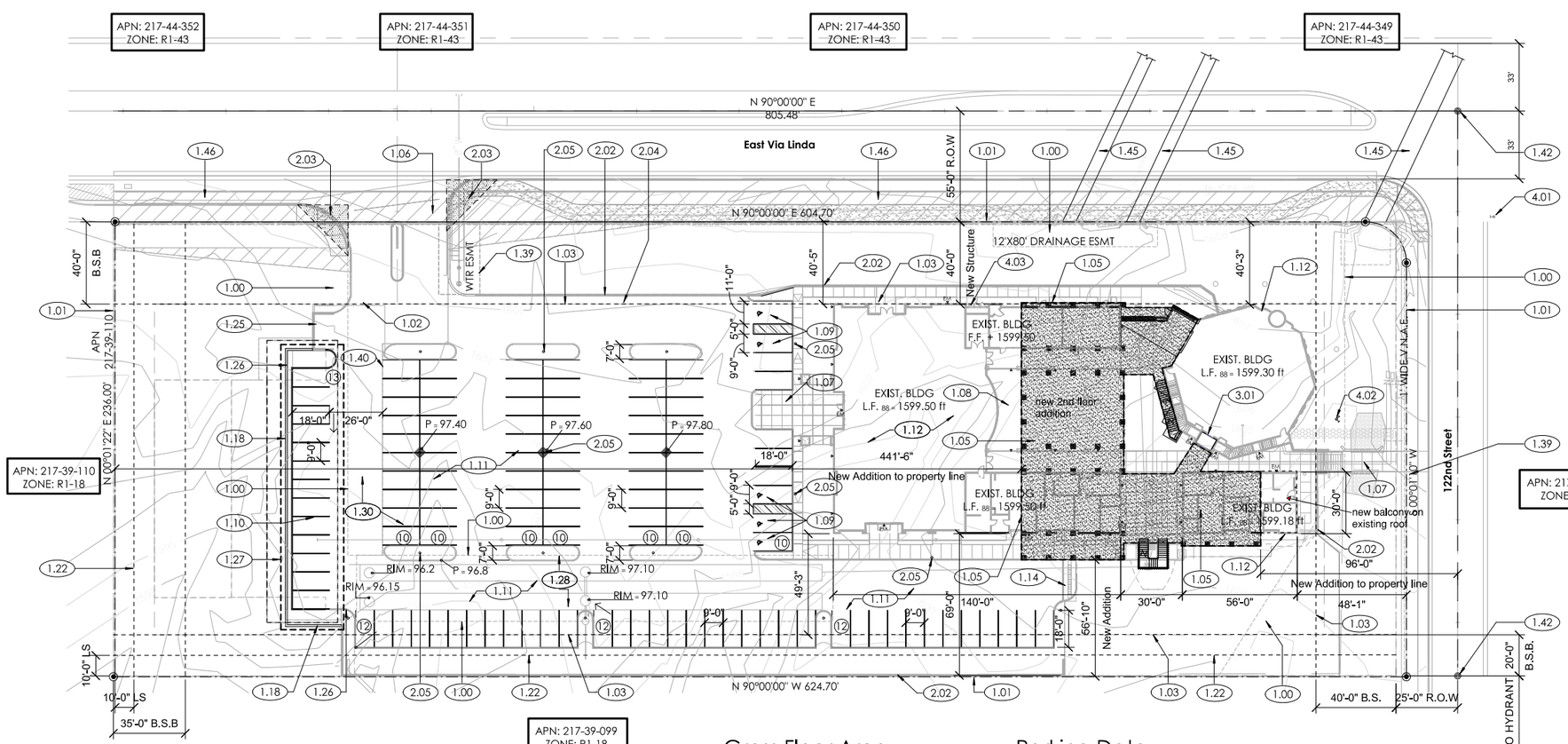
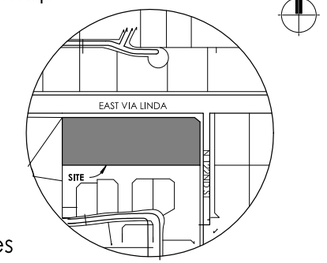



## Vicinity Map




## Keynotes

1.00 DRAINAGE EASEMENT.
1.01 PROPERTY LINE.
1.02 FRONT BUILDING SETBACK.
1.03 SIDE YARD BUILDING SETBACK.
1.05 PROPOSED SECOND FLOOR ADDITION.
1.06 EXISTING PAVED DRIVEWAY.
1.07 NAOS AREA.
1.08 EXISTING CONCRETE COURTYARD BELOW.
1.09 EXISTING ADA PARKING WITH ADA RAMPS.
1.10 NEW PARKING AREA.
1.11 EXISTING PAVED PARKING AREA.
1.12 EXISTING STRUCTURE.
1.14 EXISTING BICYCLE RACKS.
1.18 NEW MASONRY 4'-0" HIGH PARKING SCREEN WALL TO MATCH EXISTING IN TYPE & COLOR. (DETAIL .01/DR0.01)
1.22 LANDSCAPE SETBACK.
1.25 EXISTING TRASH ENCLOSURE TO REMAIN.
1.26 NEW 6" CURB TO MATCH EXISTING PARKING CURBS.
1.27 NEW WORK AREA.
1.28 EXISTING 450 LT 96" UNDERGROUND STORM TANK.
1.30 NO NEW WORK IN EXISTING PARKING LOT.
1.39 EXISTING WATER EASEMENT.
1.40 EXISTING PUBLIC ACCESS EASEMENT.
1.42 BRASSCAP FLUSH.
1.45 UNDERGROUND DRAINAGE CULVERTS.
1.46 EXISTING GAS LINE.
2.02 EXISTING MASONRY PARKING SCREEN WALL.
2.03 SIGHT DISTANCE TRIANGLE. AREA TO BE CLEAR OF LANDSCAPING, SIGNS OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT OR 1.5 FEET.
2.04 FIRE LANE NO PARKING REDCURB.
2.05 EXISTING APPROVED PARKING LIGHTING.
3.01 EXISTING ELEVATOR.
4.01 EXISTING FIRE HYDRANT.
4.02 EXISTING FIRE DEPARTMENT CONNECTION.
4.03 EXISTING PANEL BOX.

## Fire Department Site Plan Notes

Confirm with Fire Department that existing fire lanes and emergency access
has been marked in compliance with City ordinance and international fire code requirements.

## ADA Codes & Requirements

ADA CODE & REQUIREMENTS:
This project will comply with all City of Scottsdale ADA requirements. All accessible routes areas noted shall comply with ADAAG Standards 402 Accessible Routes, 401,1 for Slopes, 403.3 1:20 running slopes and 1:48 cross slopes. Accessible parking spaces shall be striped on all sides, unless bordered by curb.
All ramps must meet ADA Accessibility Guidelines (ADAAG Standards; 2% max cross slopes and 12:1 max longitudinal slopes.

## Exterior Lighting

There is no new exterior lighting

## GFA Notes

Gross floor area is the sum of the floor areas of all the floors of a building or buildings, including mezzanienes, measured from the exterior faces of exterior walls or from the center lines of common walls separating two (2) buildings. Gross floor area does not include:

a. Parking areas
b. Undercovered steps
c. Exterior balcony space
d. Exterior ground floor patio space.
e. Basement space used for unoccupied storage.
f. Elevator shafts and space occupied by electrical and mechanical rooms.

## Special Note

1.0 ALL ROOMS ADDED ON THE NEW SECOND FLOOR ARE NOT TO BE USED FOR EDUCATIONAL SERVICES, SINCE THAT WOULD REQUIRE A CONDITIONAL USE PERMIT FOR THE PROPERTY AND SEPARATE REQUIREMENTS.

2.0 SES ROOM PROVIDED IN THE EXISTING BUILDING WHICH IS COVERED AND ACCESSIBLE , (SEE KEYNOTE 4.03)

## Project Data

**LEGAL DESCRIPTION:**
Lot 3 & 4 of McDowell Acres, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona recorded in book 77 of maps page 19.

**PARCEL NUMBER**: 217-39-118

**PROJECT ADDRESS:**
12125 East Via Linda, Scottsdale, Arizona 85259
SW Corner of Via Linda. & E. 122nd Street.

**ZONING:** R1-43 ESL

**USE:** A3 Place of Worship

**FIRE SPRINKLERS:**
Fully sprinkled / Per NFPA stantard # 13 and City of Scottsdale requirements.

**CITY APPROVALS:**
Design Review Approval: 67-DR-2001 (Expired)
Design Review Approval: 67-DR-2001#2 (Expired)
Design Review Approval: 67-DR-2001#3 (Approved 12/13/13)
Native Plant Case: 88-NP-2003

| **SITE DEVELOPMENT STANDARDS:** | Required | Provided |
|---|---|---|
| Front building setback: | 40'-0" | 40'-0" |
| Corner side building setback: | 40'-0" | 40'-0" |
| Interior side building setback: | 20'-0" | 75'-0" |
| Rear setback: | 35'-0" | 350'-0" |
| Minimum site area: | 43,000 SF | 135,036 SF |

**SITE AREA:**

| | | |
|---|---|---|
| Gross Lot: | 145,429 SF | |
| Net Lot: | 135,036 SF | |
| FAR: | 135,036 SF * 0.2 = 27,007 SF | |
| Existing GFA Area: | 18,093 SF | |
| New GFA Area: | 8,910 SF | |
| Total GFA: | 27,000 SF | |
| FAR Allowed: | 27,007 SF | =0.20 |
| FAR Proposed: | 27,003 SF | =0.20 |

## Parking Landscape Data

Required Parking Landscape .15 * lot area.

**TOTAL REQUIRED**= .15 * 52081 SF 7813 SF

**TOTAL PROVIDED**= 8017 SF= .15 OF LOT AREA

## Gross Floor Area

| Existing Building Space | Area | | Calculation | Required |
|---|---|---|---|---|
| CHILDREN'S AREA | 85.80 SF | | 300 = | 0.29 |
| CIRCULATION | 3471.46 SF | | 0 = | 0.00 |
| EXERCISE ROOM | 304.19 SF | | 250 = | 1.22 |
| EXISTING YOUTH ROOM | 721.96 SF | | 300 = | 2.41 |
| KITCHEN | 641.96 SF | | 0 = | 0.00 |
| LIBRARY | 588.49 SF | | 300 = | 1.96 |
| MECHANICAL ROOM | 45.51 SF | | | 0.00 |
| MEN'S PRAYER AREA | 1166.96 SF | | 30 = | 38.90 |
| MULTIPURPOSE | 7634.22 SF | | 300 = | 25.45 |
| OFFICE | 139.63 SF | | 300 = | 0.47 |
| PANTRY | 82.67 SF | | 0 = | 0.00 |
| RESIDENCE | 1046.11 SF | | = | 1.96 |
| RESTROOM | 469.71 SF | | 0 = | 0.00 |
| SERVERY | 369.63 SF | | 0 = | 0.00 |
| STORAGE | 400.83 SF | | 0 = | 0.00 |
| WOMEN'S PRAYER AREA | 503.25 SF | | 30 = | 16.77 |
| WUDU | 419.87 SF | | 0 = | 0.00 |
| Existing | 18092.23 SF | Existing | | 89.42 |
| New Building Space Areas | | | | |
| BREAKOUT ROOM 1 | 356.80 SF | | 300 = | 1.19 |
| BREAKOUT ROOM 2 | 597.34 SF | | 300 = | 1.99 |
| BREAKOUT ROOM 3 | 558.59 SF | | 300 = | 1.86 |
| BREAKOUT ROOM 4 | 374.20 SF | | 300 = | 1.25 |
| BREAKOUT ROOM 5 | 531.86 SF | | 300 = | 1.77 |
| BREAKOUT ROOM 6 | 532.15 SF | | 300 = | 1.77 |
| BREAKOUT ROOM 7 | 392.78 SF | | 300 = | 1.31 |
| BREAKOUT ROOM 10 | 280.85 SF | | 300 = | 0.94 |
| BREAKOUT ROOM 11 | 365.19 SF | | 300 = | 1.22 |
| BREAKOUT ROOM 12 | 277.75 SF | | 300 = | 0.93 |
| CIRCULATION | 1186.15 SF | | 0 = | 0.00 |
| CLASSROOM | 0.00 SF | | 300 = | 0.00 |
| DIRECTOR | 138.91 SF | | 300 = | 0.46 |
| ELDERS ROOM | 404.37 SF | | 300 = | 1.35 |
| PREP KITCHEN | 371.41 SF | | 0 = | 0.00 |
| RECEPTION AREA | 120.19 SF | | 300 = | 0.40 |
| RESTROOM | 429.18 SF | | 0 = | 0.00 |
| STORAGE 1 | 16.38 SF | | | 0.00 |
| STORAGE 2 | 11.55 SF | | | 0.00 |
| TEACHERS' LOUNGE | 464.14 SF | | 300 = | 1.55 |
| YOUTH & COMMUNITY ROOM | 1499.61 SF | | 300 = | 5.00 |
| New Construction | 8909.40 SF | New Construction | | 22.98 |
| | | | | 114 |

**ATTACHMENT #7**

## Parking Data

| Calculation | Required |
|---|---|
| 300 = | 0.29 |
| 0 = | 0.00 |
| 250 = | 1.22 |
| 300 = | 2.41 |
| 0 = | 0.00 |
| 300 = | 1.96 |
| | 0.00 |
| 30 = | 38.90 |
| 300 = | 25.45 |
| 300 = | 0.47 |
| 0 = | 0.00 |
| = | 1.96 |
| 0 = | 0.00 |
| 0 = | 0.00 |
| 0 = | 0.00 |
| 30 = | 16.77 |
| 0 = | 0.00 |
| Existing | 89.42 |
| | |
| 300 = | 1.19 |
| 300 = | 1.99 |
| 300 = | 1.86 |
| 300 = | 1.25 |
| 300 = | 1.77 |
| 300 = | 1.77 |
| 300 = | 1.31 |
| 300 = | 0.94 |
| 300 = | 1.22 |
| 300 = | 0.93 |
| 0 = | 0.00 |
| 300 = | 0.00 |
| 300 = | 0.46 |
| 300 = | 1.35 |
| 0 = | 0.00 |
| 300 = | 0.40 |
| 0 = | 0.00 |
| | 0.00 |
| | 0.00 |
| 300 = | 1.55 |
| 300 = | 5.00 |
| New Construction | 22.98 |
| | 114 |




SITE PLAN .02
1" = 30'-0"

## Parking Data

**EXISTING**

| | |
|---|---|
| Standard Spaces | 101 |
| Accessible Spaces | 4 |
| Accessible Van Spaces | 1 |
| Total Existing= | 106 |

**NEW**

| | |
|---|---|
| Standard Spaces | 13 |

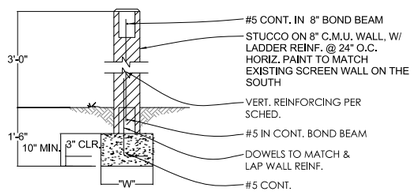
**TOTAL PROVIDED**= 119

**TOTAL REQUIRED**= 114-(2)* 112

Required ADA parking 114 * .04= 4.56 = 5 Spaces

**BICYCLE PARKING**

Required Bicycle Parking 114/40= 11.4 ~ 12 Spaces
Provided 13 spaces.
(Center provided changing area with Showers.)
*Bicycle Credit of 2 auto spaces.




| WALL HEIGHT "H" | FOOTING WIDTH "W" | VERT. REINFORCING |
|---|---|---|
| 0' to 4'-0" | 1'-4" | #4 @ 48" O.C. |
| 4'-1" to 6'-0" | 1'-8" | #5 @ 48" O.C. |
| 6'-1" to 8'-0" | 2'-0" | #5 @ 32" O.C. |

Freestanding Masonry Site Wall .01
3/4" = 1'-0"

## SHEET INDEX.


| | | |
|---|---|---|
| DESIGN REVIEW | | |
| SITE PLAN | DATA | DR0.01 |
| NAOS & OPEN SPACE PLAN | | DR0.02 |
| SITE PLAN | GRADING & DRAINAGE FOR NEW PARKING | DR0.03 |
| GROUND FLOOR PLAN | | DR1.01 |
| SECOND FLOOR PLAN | | DR1.02 |
| ELEVATIONS | SECTIONS | DR2.01 |
| ELEVATIONS | COLORED | DR2.02 |
| ELEVATIONS | STREET SIDE | DR2.03 |
| ELEVATIONS | EAST AND WEST | DR2.04 |
| ALLOWABLE ROOF HEIGHTS ANALYSIS | | DR3.01 |
| ROOF HEIGHTS ANALYSIS PLAN | | DR3.02 |
| EXTERIOR MATERIALS BOARD | | DR5.02 |
| PERSPECTIVE VIEWS | | DR5.03 |
| LIGHTING PLAN | | DR6.01 |
| PHOTOMETRIC SITE PLANS | | DR6.02 |
| LANDSCAPE PLAN | | LS1.01 |


REGISTERED ARCHITECT
CERTIFICATE NO. 14374
ADAM LLOYD KENYON
ARIZONA, U.S.A.
06.30.24
Expires 6,30,2024

# SITE PLAN
DATA

ICNEV ED CENTER
12125 East Via Linda, Scottsdale, Arizona

PRESENCE DESIGN
Phoenix, AZ

Drawn: ftb Checked: dlk
09 JUNE 2023
SCHEMATIC DESIGN
PD 2104.03

DR0.01

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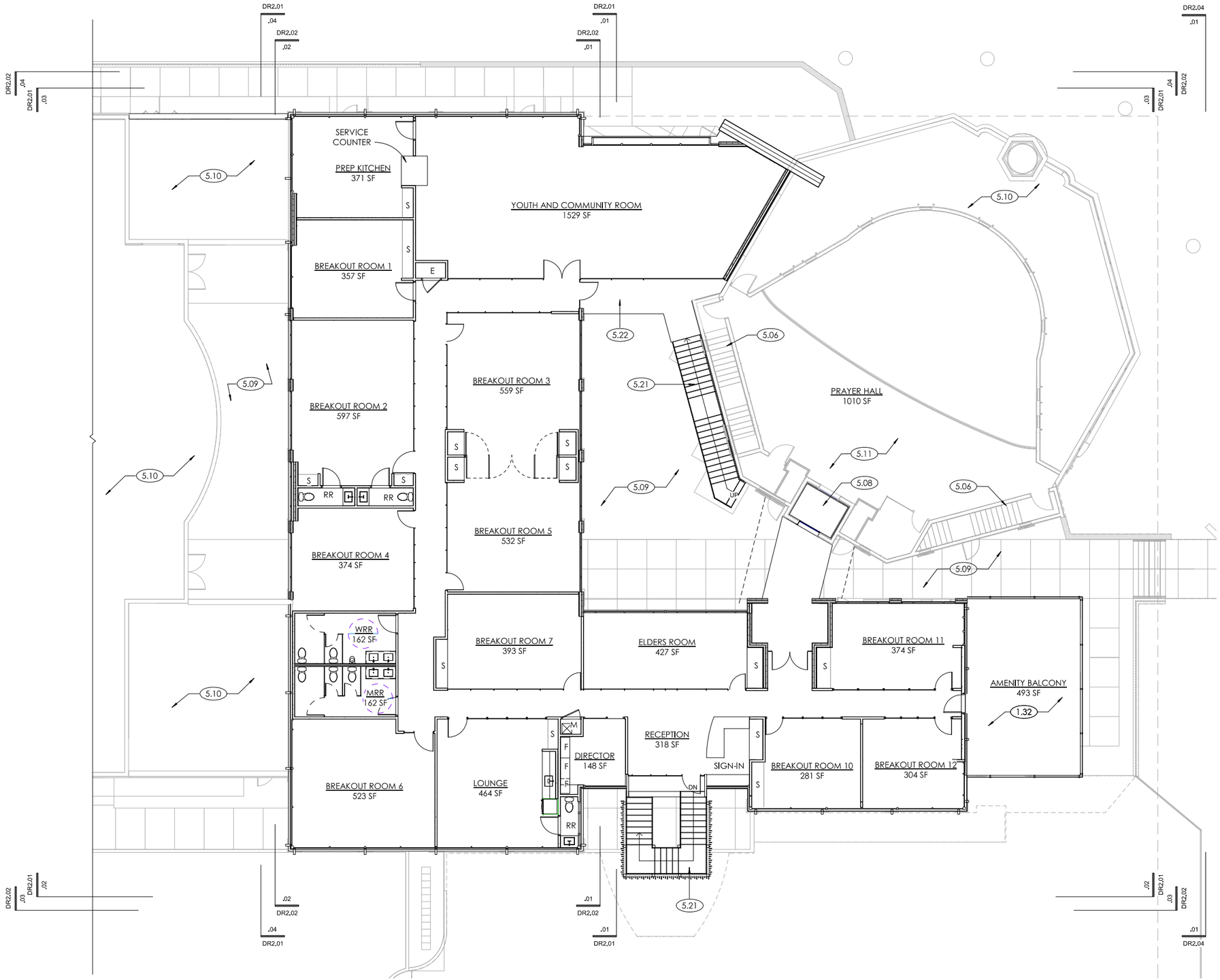


## Special Notes

1. Lowest finish floor is at 1599'.

2. Height is calculated from the pre-disturbed natural grade by determining the difference between the roof elevations and the contour lines directly below them.

3. Parapet Sea Level ( PSL): 1623
   Natural Grade Below (NGL): 1599
   Allowable Height (PSL) - (NGL)<30': 24'

## Keynotes

| | |
|---|---|
| 1.32 | EXISTING ROOF TO BECOME NEW BALCONY. |
| 5.06 | EXISTING EXIT STAIR. |
| 5.08 | EXISTING ELEVATOR. |
| 5.09 | OPEN TO BELOW. |
| 5.10 | EXISTING ROOF. |
| 5.11 | PRAYER ROOM SECOND FLOOR. |
| 5.21 | NEW FIRE EXIT STAIR. |
| 5.22 | EXIT BALCONY. |

# SECOND FLOOR PLAN

REGISTERED ARCHITECT CERTIFICATE NO. NOT FOR CONSTRUCTION 06.16.23 STATE OF ARIZONA

Expires 6.30.2024

ICNEV ED CENTER

12125 East Via Linda, Scottsdale, Arizona

PRESENCE DESIGN Phoenix, AZ

**ATTACHMENT #8**

SECOND FLOOR PLAN . .01

1/8" = 1'-0"

Drawn: ftb | Checked: dlk | 09 JUNE 2023 | **SCHEMATIC DESIGN** PD 2104.03 | DR1.02

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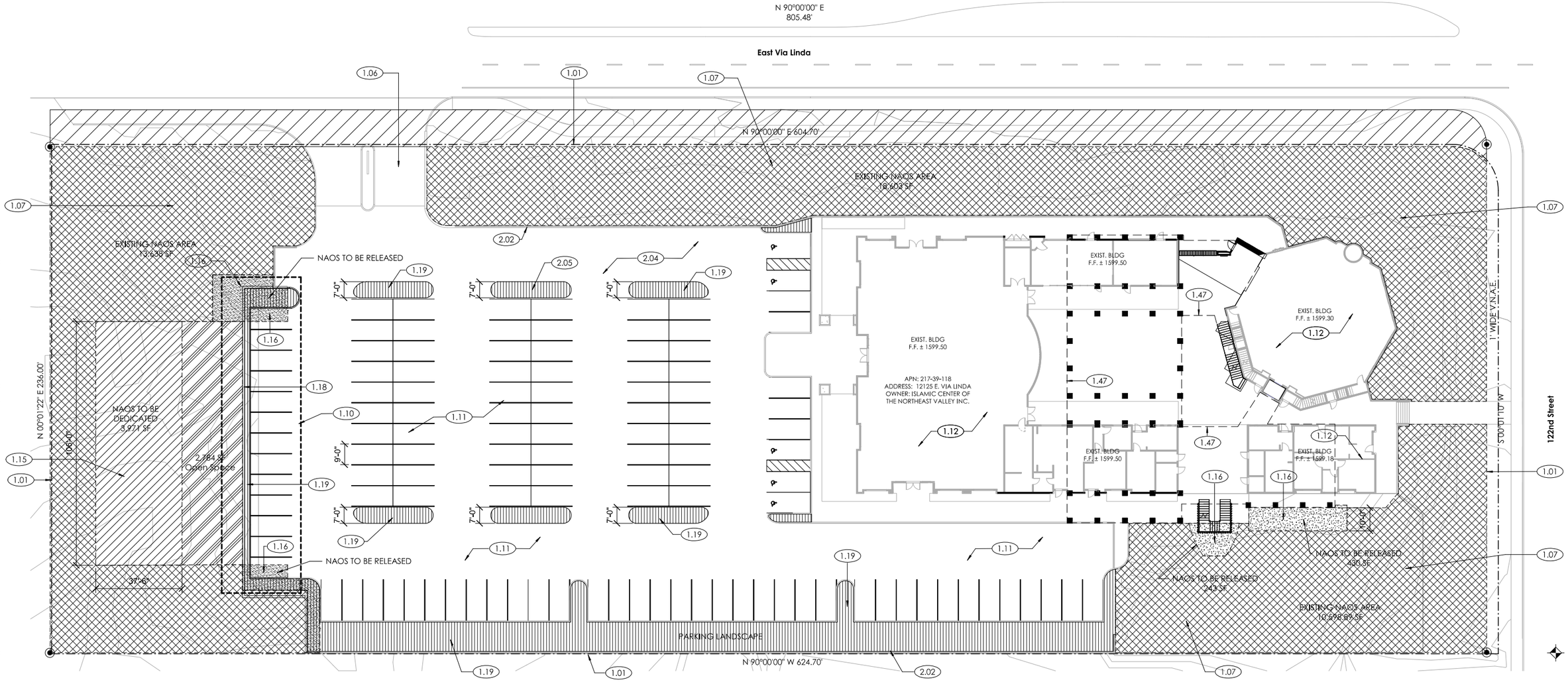


NAOS & OPEN SPACE PLAN . 01
1" = 20'-0"

## Keynotes

| | |
|---|---|
| 1.01 | PROPERTY LINE. |
| 1.06 | EXISTING PAVED DRIVEWAY. |
| 1.07 | NAOS AREA. |
| 1.10 | NEW PARKING AREA. |
| 1.11 | EXISTING PAVED PARKING AREA. |
| 1.12 | EXISTING STRUCTURE. |
| 1.15 | NAOS TO BE DEDICATED. |
| 1.16 | NAOS REDUCTION. |
| 1.18 | NEW MASONRY 4'-0" HIGH PARKING SCREEN WALL TO MATCH EXISTING IN TYPE & COLOR. (DETAIL .01/DR0.01) |
| 1.19 | PARKING LANDSCAPE. |
| 1.47 | NEW ADDITION ABOVE. |
| 2.02 | EXISTING MASONRY PARKING SCREEN WALL. |
| 2.04 | FIRE LANE NO PARKING REDCURB. |
| 2.05 | EXISTING APPROVED PARKING LIGHTING. |

## Open Space

Max building height: 44'-0"
Height over 20' - 44' = 22'
22*(.004 )= .088 + .24= **.328 open space multiplier**

NAOS Space = 13,687sf + 18,603sf + 10,727sf + 3,683sf = **46,700 SF**
Additional Open Space = **3,078 SF**

Required Open Space: 135,036 *0.328 = **44,292 SF Req.**
Provided Open Space: 46,700 + 3,078 = **49,778 SF Prov.**

## Hatch Legend

- NAOS TO BE DEDICATED
- EXISTING NAOS TO BE RELEASED
- NAOS
- PARKING LOT LANDSCAPE
- OPEN SPACE

## Parking Landscape Data

Required Parking Landscape .15 * lot area.

**TOTAL REQUIRED**= .15 * 46,813 SF 7,021 SF

**TOTAL PROVIDED**= 7,050 SF= .15 OF LOT AREA

## NAOS Requirements

EXISTING NAOS HAS BEEN DEFINED ACCORDING TO THE PROPERTY ASSEMBLAGE MAP OF "ISLAMIC CENTER OF THE NORTHEAST VALLEY" AS RECORDED IN BOOK 672 OF MAPS, PAGE 16, RECORDS OF MARICOPA COUNTY, ARIZONA.

| AVERAGE SLOPE | DEVELOPMENT AREA | AREA REQUIRED | AREA PROVIDED |
|---|---|---|---|
| 5%-10% | LOWER DESERT | 30% (46,657 SF) | 30% (46,811 SF) |

LANDFORM AREA: LOWER DESERT

NOTE: SEE SHEET DR0.02 FOR NAOS REQUIRMENTS

| | |
|---|---|
| NAOS REQUIRED: | 46,657 SF |
| NAOS PROVIDED: | 46,811 SF |
| NAOS SF DEDICATED: | 44,362 SF |
| NAOS TO BE DEDICATED: | 3,971 SF (See keynote 1.15) |
| NAOS AREA REDUCED: | -1,523 SF (See keynote 1.16) |
| NAOS NEW TOTAL: | 46,811 SF |
| NAOS REVEG: | 430 SF |

**ATTACHMENT #9**

# NAOS & OPEN SPACE PLAN

REGISTERED ARCHITECT CERTIFICATE NO. NOT FOR CONSTRUCTION Date Signed 06-16 ARIZONA U.S.A.

Expires 6.30.2024

ICNEV ED CENTER
12125 East Via Linda, Scottsdale, Arizona

PRESENCE DESIGN Phoenix, AZ

Drawn: ftb Checked: dlk 09 JUNE 2023

**SCHEMATIC DESIGN**
PD 2104.03

DR0.02

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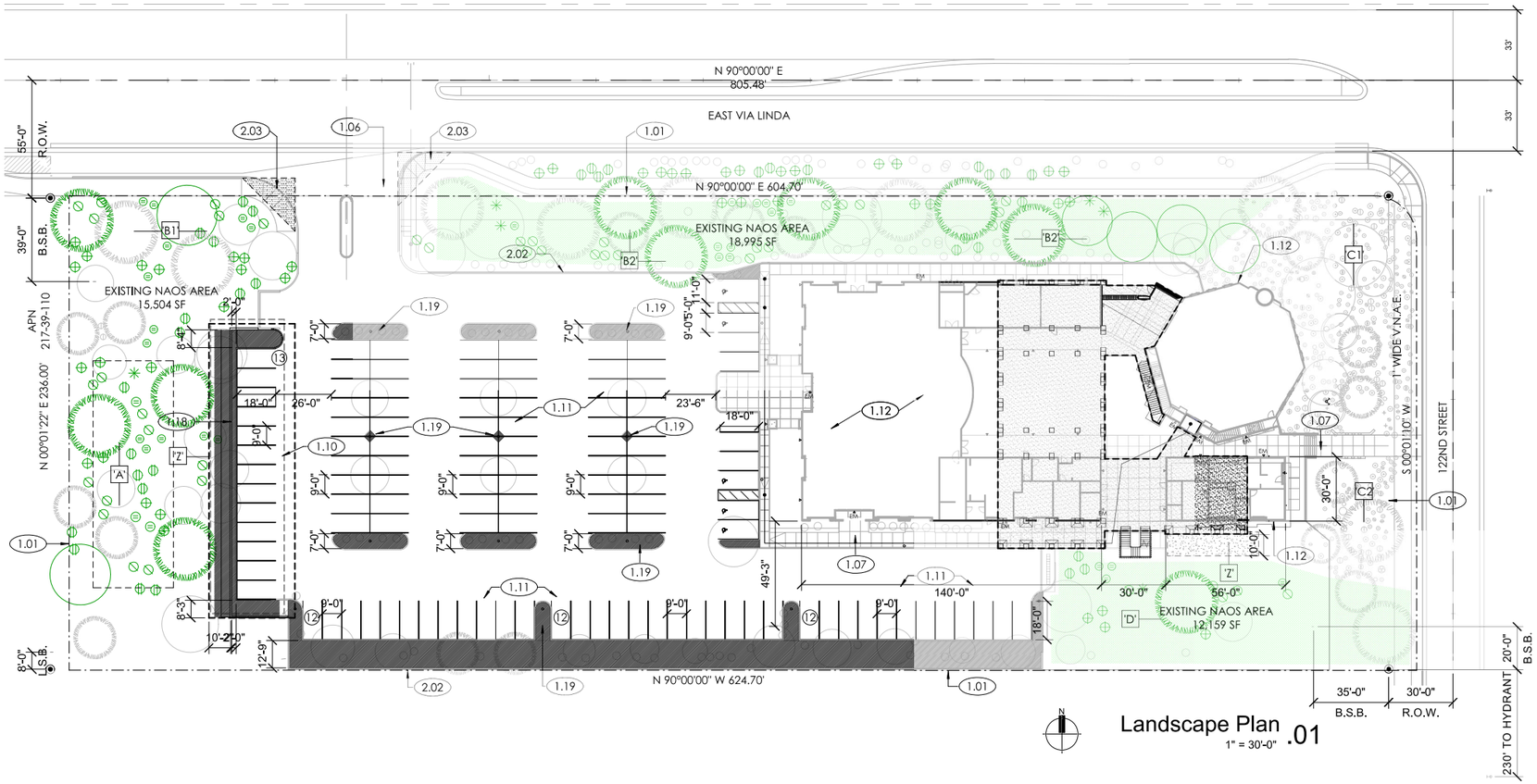


## Landscape Plan .01
1" = 30'-0"

## City of Scottsdale Notes

1. All salvage plant relocation and revegetation shall be completed prior to the issuance of the Certificate of Occupancy.

2. Boulders and salvaged surface material shall be provided in a disturbed area to match and blend with surrounding desert character.

3. Non-native decomposed granite shall not be provided in NAOS area or unenclosed areas.

4. Area within the sight distance triangles (SDT) is to be clear of landscaping, signs, or other visibility obstructions with a height greater than 2 feet. Trees within the safety triangle shall have a canopy that begins at 7 feet in height upon installation. All heights are measured from nearest street line elevation.

6. New landscaping, including salvaged plant material, and landscaping indicated to remain, which is destroyed, damaged, or expires during construction shall be replaced with like size, kind, and quantity prior to the issuance of the Certificate of Occupancy / Letter of Acceptance to the satisfaction of the Inspection Services Staff.

7. All revegetated NAOS shall be watered for 3 years. At the end of 3 years or once plant material has become established, the irrigation systems to the revegetated NAOS shall be permanently disconnected.

8. All landscape irrigation systems shall separated from the domestic water supply by a backflow preventor in accordance with the City of Scottsdale MAG Supplement Standards Detail number 2354.

9. No irrigation shall be provided to undisturbed Natural Area Open Space (NAOS) areas.

10. Plants that are not indigenous to the ESL area shall be limited to enclosed yard areas, non-indigenous trees shall only be located in the rear yards, plant material that have the potential of exceeding twenty (20) feet in height is prohibited. Turf shall be limited to enclosed areas not visible from an offsite lower elevation.

11. Minor modification to the approved revegetation plan may be approved or required by the Planning Inspection Services Staff.

## Revegetation Requirements

Any areas disturbed by construction or grading are to be restored to a natural appearance per the following:

1. Use minimum 50 one-gallon or larger desert groundcover per 1,000 sf. At least 75% should be of the dominant plant found on the site (Turpentine Bush, Bursage, or Desert Buckwheat). See table below for recommended quantities per 1,000 sf.

| Botanical Name | Common Name | Turpentine Dominant | Bursage Dominant | Desert Buckwheat Dominant |
|---|---|---|---|---|
| Ericameria laricifolia | Turpentine Bush* | 26.0 | 4.0 | 4.0 |
| Ambrosia deltoidea | Bursage* | 4.0 | 26.0 | 10.0 |
| Eriogonum fasiculatum | Desert Buckwheat* | 4.0 | 4.0 | 20.0 |
| Yucca baccata | Banana Yucca | 4.0 | 4.0 | 4.0 |
| Simmondisia chinenis | Jojoba | 3.0 | 3.0 | 3.0 |
| Acacia greggii | Catclaw acacia | 2.5 | 2.5 | 2.5 |
| Opuntia bigelovii | Teddy Bear Cholla | 2.5 | 2.5 | 2.5 |
| Opuntia acanthocarpa | Buckhorn Cholla | 2.0 | 2.0 | 2.0 |
| Calliandra eriophylla | Pink Fairy Duster | 1.0 | 1.0 | 1.0 |
| Celtis pallida | Desert Hackberry | 0.5 | 0.5 | 0.5 |
| Ferocactus cylindraceus | Barrel Cactus | 0.5 | 0.5 | 0.5 |

* denotes that this plant is a dominant groundcover shrub

2. Vegetation must be randomly placed in natural groupings that duplicate the adjacent undisturbed desert. Operation of an automatic drip irrigation system is required for the first year. Once the plants are established, the irrigation system should be abandoned.

3. Provide revegetation seed mixture per table below. Quantities are pounds per acre.

| Botanical Name | Common Name | Turpentine Dominant | Bursage Dominant | Desert Buckwheat Dominant |
|---|---|---|---|---|
| Ericameria laricifolia | Turpentine Bush* | 5.0 | 1.0 | 1.0 |
| Ambrosia deltoidea | Bursage* | 1.0 | 5.0 | 2.0 |
| Eriogonum fasicultum | Desert Buckwheat* | 1.0 | 1.0 | 4.0 |
| Prosopis veluntina (juliflora) | Native Mesquite | 1.0 | 1.0 | 1.0 |
| Calliandra eriophylla | Poink Fairy Duster | 0.5 | 0.5 | 0.5 |
| Cercidium floridum | Blue Palo Verde | 1.0 | 1.0 | 1.0 |
| Viguieria deltoidea | Golden Eye | 0.5 | 0.5 | 0.5 |
| Cercidium microphyllum | Foothills Palo Verde | 1.0 | 1.0 | 1.0 |
| Baileya multiradiata | Desert Marigold | 0.5 | 0.5 | 0.5 |
| Lupinus sparsiforus | Desert Lupine | 0.5 | 0.5 | 0.5 |
| Escholtzia mexicana | Mexican Poppy | 0.5 | 0.5 | 0.5 |
| Simmondsia Chinenis | Jojoba | 1.0 | 1.0 | 1.0 |
| Phacelia campanularia | Desert Blue Bells | 0.5 | 0.5 | 0.5 |

* denotes that this plant is a dominant groundcover shrub

### AREA "B2" — 15,100 sq. ft.

| | | |
|---|---|---|
| TREES (a) | Required 1/1000 s.f. | 16 |
| | Existing | 10 |
| | Cercidium Microphyllum \| Foothills Palo verde | 5 |
| | Prosopis Velutina \| Mesquite | 1 |
| | Total | 16 16 |
| SHRUBS (b) | Required 1/230 s.f. | 66 |
| | Existing | 26 |
| | Caesalpinia Pulcherrima \| Red Bird of Paradise | 20 |
| | Ericameria Laricifolia \| Turpentine Bush | 20 |
| | Total | 66 66 |
| SUCCULENTS (c) | | |
| (c1) | Required 1/5000 s.f. | 3 |
| | Existing | 0 |
| | Fouqeria Splendens \| Ocotillo | 4 |
| | Total | 4 3 |
| (c2) | Required 1/250 s.f. | 61 |
| | Existing | 21 |
| | Agave Weberi \| Weber's Agave | 20 |
| | Dasylirion Wheeleri \| Desert Spoon | 20 |
| | Total | 61 61 |

### AREA "D" — 2,000 sq. ft.

| | | |
|---|---|---|
| TREES (a) | Required 1/1000 s.f. | 2 |
| | Existing | 1 |
| | Cercidium Microphyllum \| Foothills Palo verde | 1 |
| | Prosopis Velutina \| Mesquite | 0 |
| | Total | 2 2 |
| SHRUBS (b) | Required 1/230 s.f. | 9 |
| | Existing | 0 |
| | Caesalpinia Pulcherrima \| Red Bird of Paradise | 4 |
| | Ericameria Laricifolia \| Turpentine Bush | 4 |
| | Total | 9 9 |
| SUCCULENTS (c) | | |
| (c1) | Required 1/5000 s.f. | 1 |
| | Existing | 0 |
| | Fouqeria Splendens \| Ocotillo | 1 |
| | Total | 1 1 |
| (c2) | Required 1/250 s.f. | 8 |
| | Existing | 0 |
| | Agave Weberi \| Weber's Agave | 4 |
| | Dasylirion Wheeleri \| Desert Spoon | 4 |
| | Total | 8 8 |

### AREA "A" — 4,200 sq. ft.

| | | |
|---|---|---|
| TREES (a) | Required 1/1000 s.f. | 5 |
| | Existing | 3 |
| | Cercidium Microphyllum \| Foothills Palo verde | 3 |
| | Prosopis Velutina \| Mesquite | 1 |
| | Total | 7 5 |
| SHRUBS (b) | Required 1/230 s.f. | 16 |
| | Existing | 0 |
| | Caesalpinia Pulcherrima \| Red Bird of Paradise | 10 |
| | Ericameria Laricifolia \| Turpentine Bush | 6 |
| | Total | 16 16 |
| SUCCULENTS (c) | | |
| (c1) | Required 1/5000 s.f. | 1 |
| | Existing | 0 |
| | Fouqeria Splendens \| Ocotillo | 1 |
| | Total | 1 1 |
| (c2) | Required 1/250 s.f. | 17 |
| | Existing | 0 |
| | Agave Weberi \| Weber's Agave | 7 |
| | Dasylirion Wheeleri \| Desert Spoon | 10 |
| | Total | 17 17 |

### AREA "B1" — 3,600 sq. ft.

| | | |
|---|---|---|
| TREES (a) | Required 1/1000 s.f. | 4 |
| | Existing | 4 |
| | Cercidium Microphyllum \| Foothills Palo verde | 1 |
| | Prosopis Velutina \| Mesquite | 1 |
| | Total | 6 4 |
| SHRUBS (b) | Required 1/230 s.f. | 16 |
| | Existing | 0 |
| | Caesalpinia Pulcherrima \| Red Bird of Paradise | 10 |
| | Ericameria Laricifolia \| Turpentine Bush | 6 |
| | Total | 16 16 |
| SUCCULENTS (c) | | |
| (c1) | Required 1/5000 s.f. | 1 |
| | Existing | 0 |
| | Fouqeria Splendens \| Ocotillo | 1 |
| | Total | 1 1 |
| (c2) | Required 1/250 s.f. | 15 |
| | Existing | 0 |
| | Agave Weberi \| Weber's Agave | 7 |
| | Dasylirion Wheeleri \| Desert Spoon | 8 |
| | Total | 15 15 |

## Disturbed N.A.O.S | Revegetation Plan

**Disturbed landscape in NAOS along Via Linda**

Areas "B1 and B2" will be revegetated based on Via Linda Streetscape Guidelines requirements.
Areas "C1 and C2" are existing.

## Landscape Key

| Symbol | *Botanical* / Common Name | Size |
|---|---|---|
| | *Prosopis velutina* / Arizona mesquite | 4" caliper |
| | *Cercium Microphyllum*\| Foothills Palo Verde | 3" caliper |
| | *Fouquieria splendens* / ocotillo | 15 gallon |
| | *Caesalpinia Pulcherrima* \| *Red Bird of Paradise* | 5 gallon |
| | *Ericameria Laricifolia* \| *Turpentine Bush* | 5 gallon |
| | *Agave Weberi* \| *Weber's Agave* | 5 gallon |
| | *Dasylirion Wheeleri* \| *Desert Spoon* | 5 gallon |

## Landscape Notes

Natural plant inventory is not required at this time. Plant numbers above is an overall number and will be reduced by the natural plant inventory.
Full landscape plans will be required Moore Swick Partnership Landscape Architects will providing the final required drawing submittal for landscape permits.
In general trees and shrubs will be grouped into appropriate locations, plant material with overlapping flowering seasons should be used. Ground covers and native seed mixes will be used for planting between trees and shrubs. All plant materials will be from the Ari[illegible] plant list.

**ATTACHMENT #10**

## Keynotes

1.01 PROPERTY LINE.
1.06 EXISTING PAVED DRIVEWAY.
1.07 NAOS AREA.
1.10 NEW PARKING AREA.
1.11 EXISTING PAVED PARKING AREA.
1.12 EXISTING STRUCTURE.
1.18 NEW MASONRY 4'-0" HIGH PARKING SCREEN WALL TO MATCH EXISTING IN TYPE & COLOR. (DETAIL .01/DR0.01)
1.19 PARKING LANDSCAPE.
2.02 EXISTING MASONRY PARKING SCREEN WALL.
2.03 SIGHT DISTANCE TRIANGLE. AREA TO BE CLEAR OF LANDSCAPING, SIGNS OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT OR 1.5 FEET.
2.04 FIRE LANE NO PARKING REDCURB.

## Special Notes

1. Area to recieve revegetation to have automatic drip irrigation line- to be abandoned after three years. See Revegetation Requirements, this sheet.
2. No Native plant Relocation
3. No trees to be planted in GPE or within 7 feet of public water/ sewer line.

## Parking Landscape Data

Required Parking Landscape .15 * lot area.
TOTAL REQUIRED= .15 * 52081 SF 7813 SF
TOTAL PROVIDED= 8017 SF= .15 OF LOT AREA

## Revegetated Area

Revegetated Area 'Z'
NAOS that is to be dedicated adjacent to a building shall be set back five feet, and shall include an area that is considered revegetated NAOS within ten feet of a building. Please update the plan set to show the 5' buffer adjacent to the building walls and adjacent 5' of NAOS reveg, totaling to 10'

## Salvage Contractor

Native Resource International
1540 W. Happy Valley Rd. Phoenix Arizona 85085
Contact: Brian Kater 623-869-6757
brian@native resources.com

# LANDSCAPE PLAN

REGISTERED ARCHITECT — CERTIFICATE NO. — NOT FOR CONSTRUCTION — Date Signed 06.15.23 — ARIZONA, U.S.A.
Expires 6.30.2024

ICNEV ED CENTER
12125 East Via Linda, Scottsdale, Arizona

PRESENCE DESIGN Phoenix, AZ

Drawn: cdk Checked: dlk 09 JUNE 2023 SCHEMATIC DESIGN PD 2104.03

LS1.01

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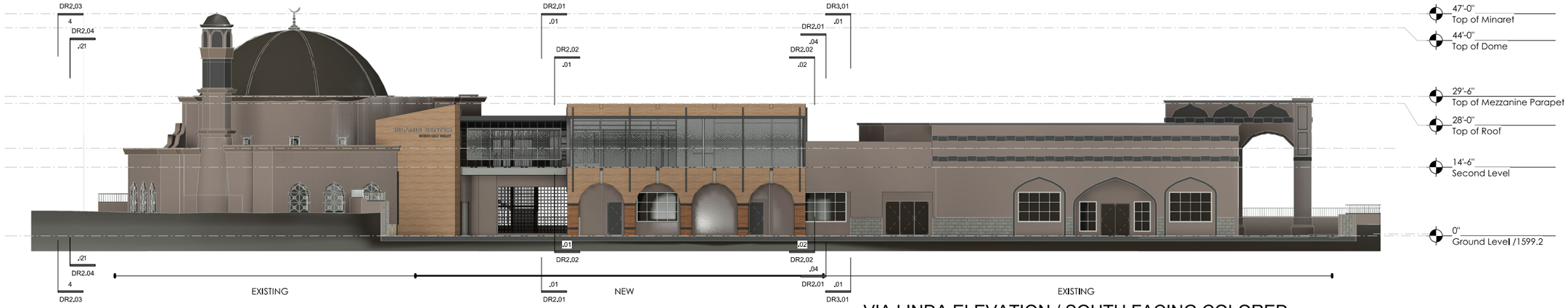
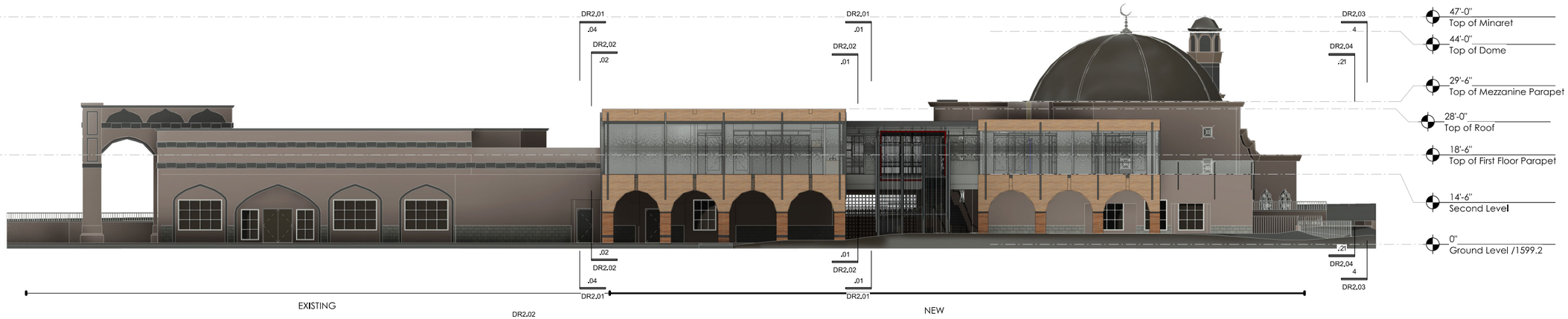


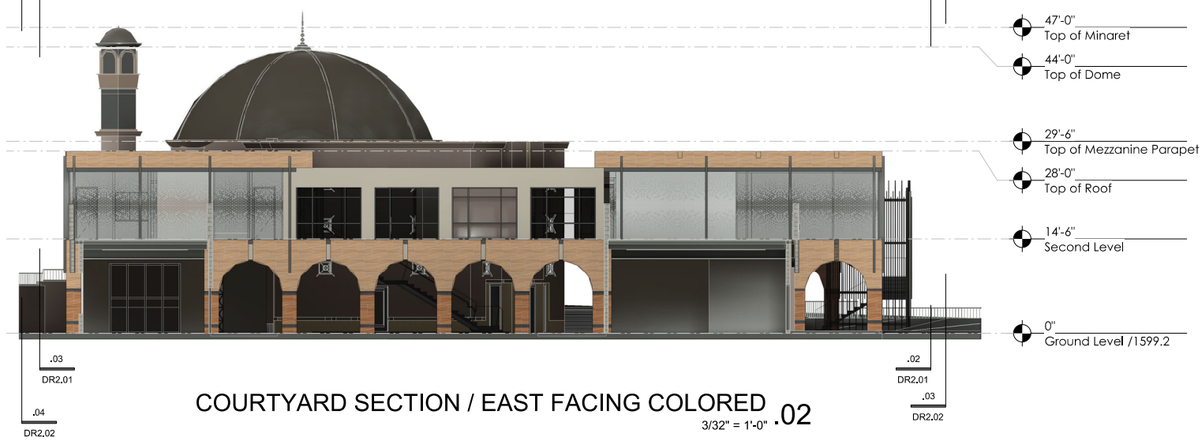

VIA LINDA ELEVATION / SOUTH FACING COLORED .04

3/32" = 1'-0"



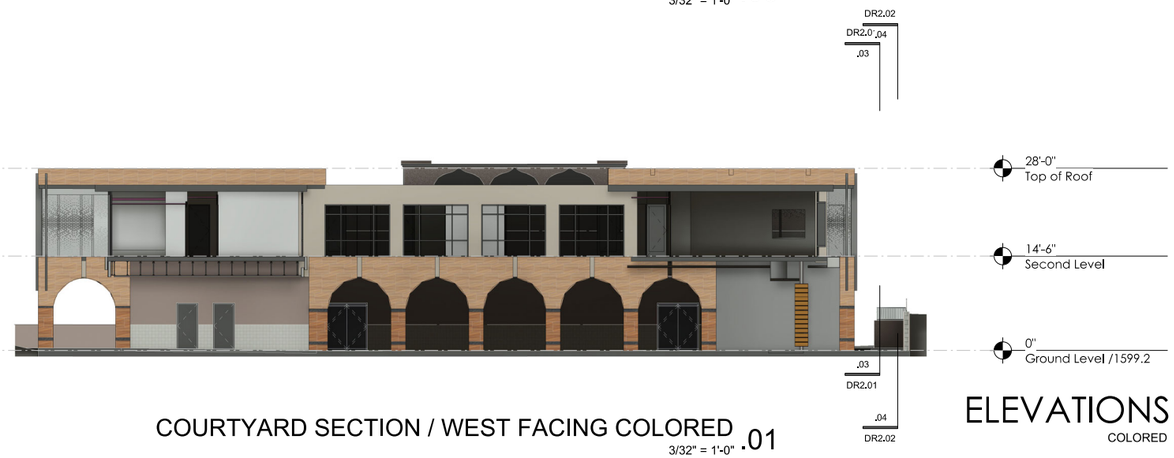

PARKING LOT ELEVATION / NORTH FACING COLORED .03

3/32" = 1'-0"




COURTYARD SECTION / EAST FACING COLORED .02

3/32" = 1'-0"




COURTYARD SECTION / WEST FACING COLORED .01

3/32" = 1'-0"

See material board for material/color call outs.

NOT FOR CONSTRUCTION

Expires 6.30.2024

# ELEVATIONS

COLORED

ICNEV ED CENTER

12125 East Via Linda, Scottsdale, Arizona

PRESENCE DESIGN

Phoenix, AZ

Drawn: cdk | Checked: dlk | 09 JUNE 2023 | SCHEMATIC DESIGN | PD 2104.03 | DR2.02

**ATTACHMENT #11**

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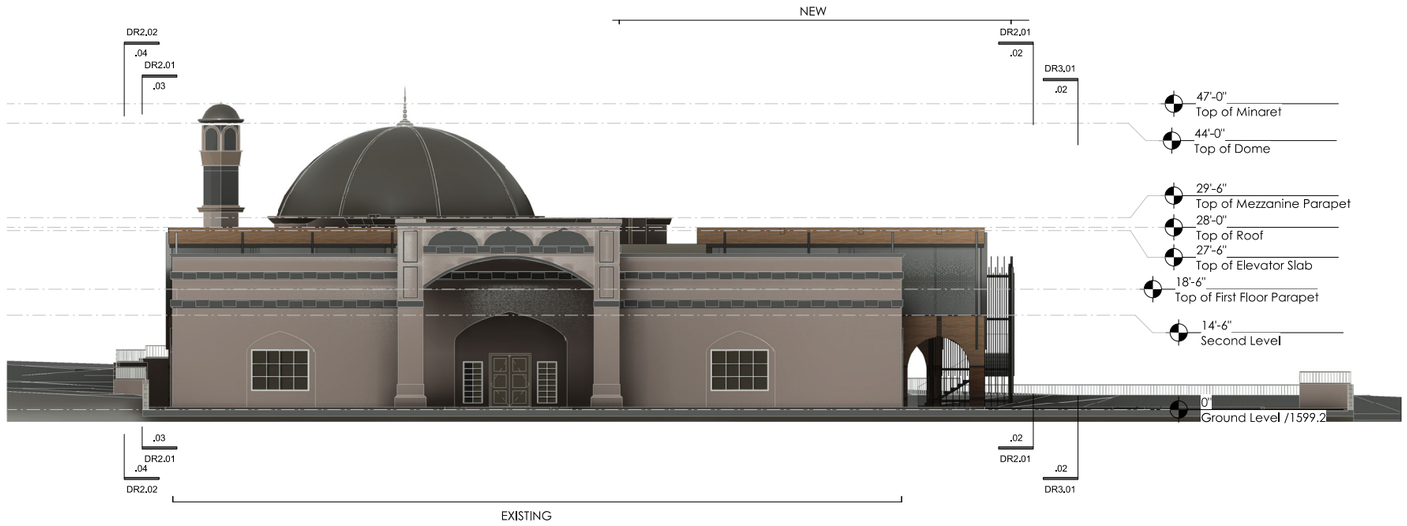



EAST FACING ELEVATION .02
3/32" = 1'-0"




WEST FACING ELEVATION .01
3/32" = 1'-0"

See material board for material/color call outs.

NOT FOR CONSTRUCTION
Expires 6.30.2024

# ELEVATIONS
EAST & WEST
COLORED

ICNEV ED CENTER
12125 East Via Linda, Scottsdale, Arizona

PRESENCE DESIGN
Phoenix, AZ

Drawn: ftb
Checked: dlk
09 JUNE 2023

**SCHEMATIC DESIGN**
PD 2104.03

DR2.05

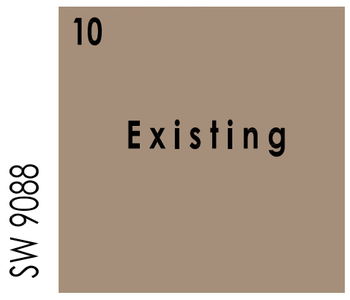
## Material/ Color Schedule

1. DriDesign- Mesh Metal Panel
2. Vitro- Solarban Glass
3. Anodized Metal-Mullion,Western Grey
4. Terracore Panel- Sandstone
5. Terracore Panel- Granite
6. Quarried Sandstone- Natural
7. Dryvit 105 Suede
8. WesternWindows-Bronze Anodized-Trim
9. Dryvit 106 Pearl Ash
10. Dryvit 142 Brown Spectrum
11. Warm Stone -SW 7032
12. Utaupeia -SW 9088
13. Stolen Kiss -SW 7586



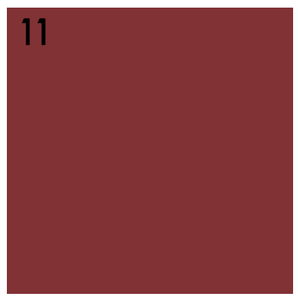
SW 7032

Warm Stone -SW 7032



SW 9088

Utaupeia (SW 9088)

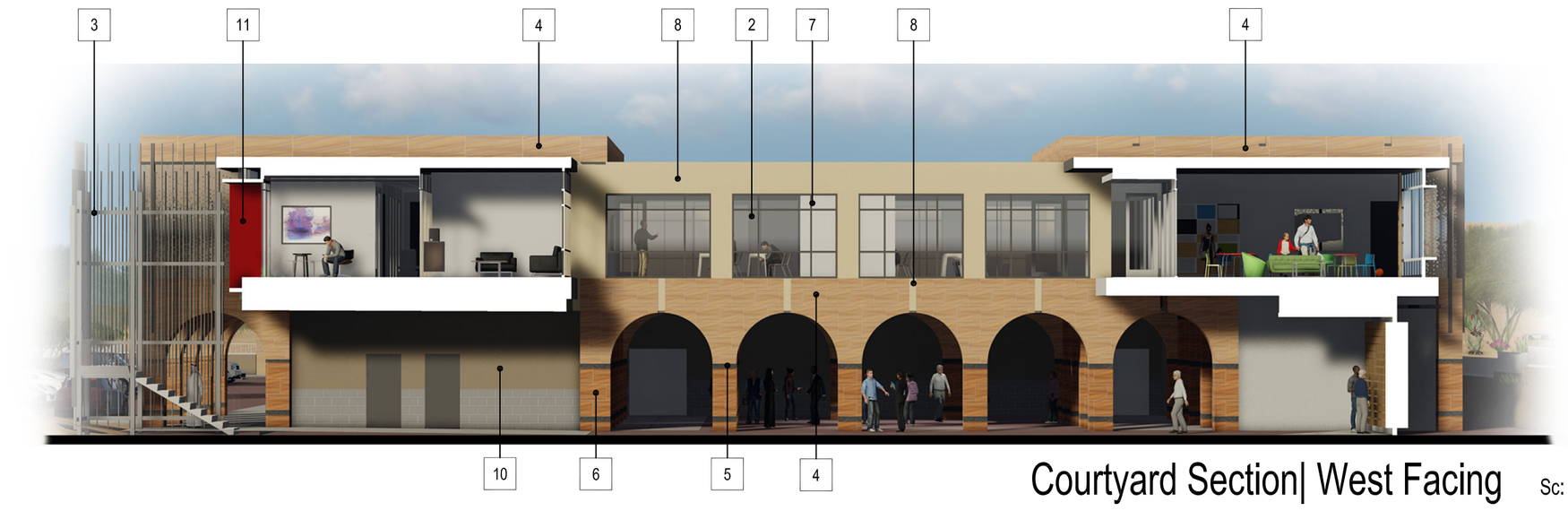


SW 7586

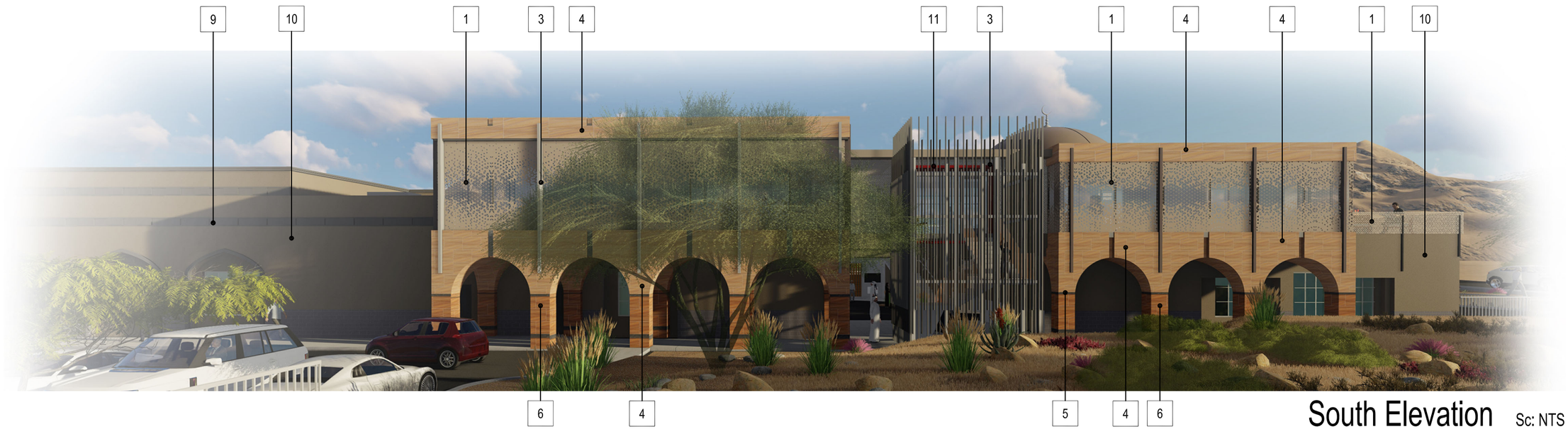
Stolen Kiss- SW7586

## Key:

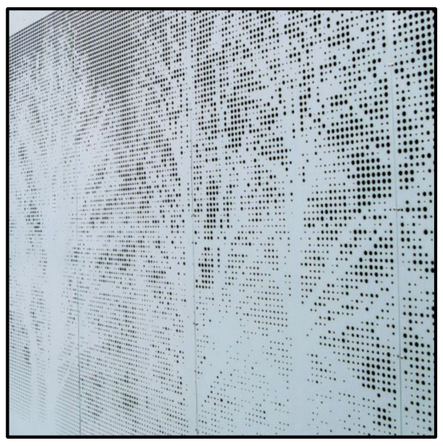
| # | Material/ Finish |
|---|---|




Courtyard Section| West Facing Sc: NTS

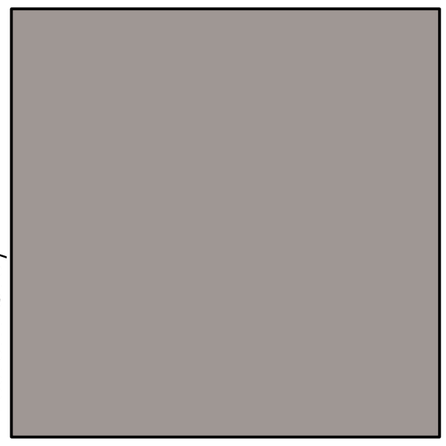



South Elevation Sc: NTS



PERFORATED METAL MESH

1 DRIDESIGN



ANODIZED METAL MULLIONS
Western Grey

3 WESTERN WINDOWS



GRANITE- FLAMED FINISH

5 TERRACORE STONE PANEL



BRONZE ANODIZED METAL TRIM

7 WESTERN WINDOWS



Solarban 90(3), VLT-25%, ER-8%

2 VITRO GLASS- SOLARGRAY



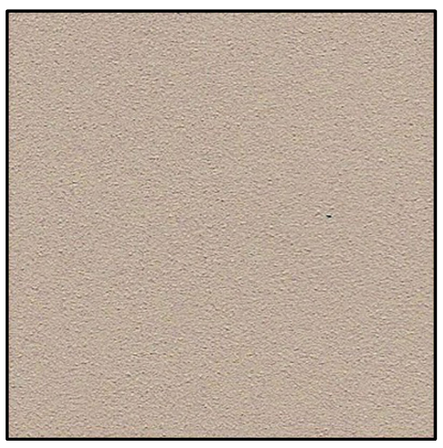
Australian Sandstone -Honed

4 TERRACORE PANEL



Sandstone -Natural Handcut

6 QUARRIED SANDSTONE



142 PEARL ASH

8 DRYVIT

# Material Board

## ICNEV- ED Center

12125 E Via Linda, Scottsdale, AZ

EST. 2020 PRESENCE DESIGN Phoenix, AZ

**ATTACHMENT #12**

22 June, 2023

PD 2104.03

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.06 Perspective View, South Western



.03 Perspective View, North West Side



.05 Perspective View, South Eastern




.02 Perspective View, North East Side



.04 Perspective View,  West Side



e View,  East Side

**ATTACHMENT #13**

# PERSPECTIVE VIEWS

REGISTERED ARCHITECT
CERTIFICATE NO.
NOT FOR CONSTRUCTION
DATE SIGNED 06.16.23
ARIZONA U.S.A.

Expires 6.30.2024

ICNEV ED CENTER

12125 East Via Linda, Scottsdale, Arizona

PRESENCE DESIGN
Phoenix, AZ

Drawn: ftb
Checked: dlk
09 JUNE 2023

**SCHEMATIC DESIGN**
PD 2104.03

DR5.03

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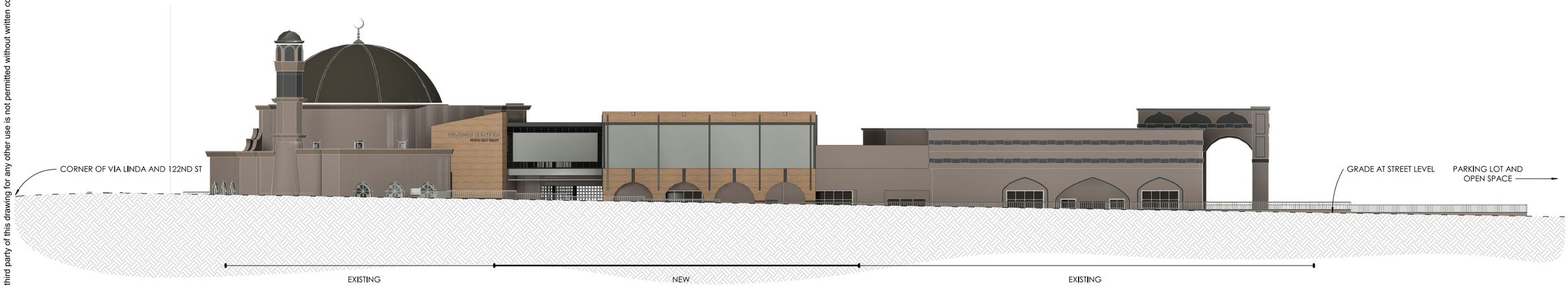


VIA LINDA STREETSCAPE ELEVATION 2

3/32" = 1'-0"




122ND ST STREETSCAPE ELEVATION 4

3/32" = 1'-0"

# ELEVATIONS

STREET SIDE

ICNEV ED CENTER

12125 East Via Linda, Scottsdale, Arizona

REGISTERED ARCHITECT CERTIFICATE NO. 56,616 STATE OF ARIZONA U.S.A. NOT FOR CONSTRUCTION

Expires 6.30.2024

PRESENCE DESIGN Phoenix, AZ

Drawn: cdk Checked: dlk 09 JUNE 2023

SCHEMATIC DESIGN PD 2104.03

DR2.03

**ATTACHMENT #14**

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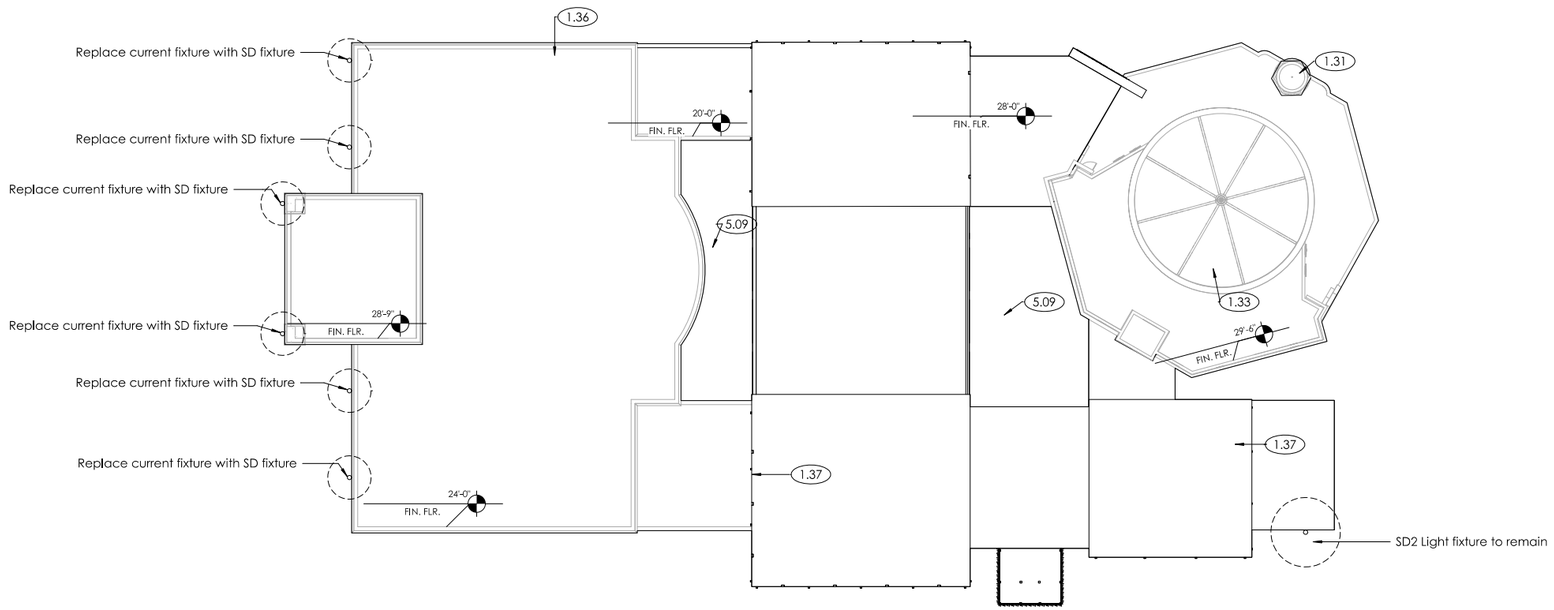
EXISTING NORTH WEST VIEW .03
NTS




EXISTING SOUTH SIDE VIEW .02
NTS




ROOF PLAN SHOWING LUMINARIES .01
1/16" = 1'-0"

## Keynotes

| | |
|---|---|
| 1.31 | TOP OF MINARET. |
| 1.33 | TOP OF DOME. |
| 1.36 | EXISTING FLAT ROOF. |
| 1.37 | NEW FLAT ROOF. |
| 5.09 | OPEN TO BELOW. |

| LABEL | ARRANGEMENT | DESCRIPTION | LUMENS | LLD | LDD | BF | LLF |
|---|---|---|---|---|---|---|---|
| SD | SINGLE | SHAPER 695-WP-18-CF-1-26PL WALL SCONCE | 1800 | 0.85 | 0.9 | 0.9 | 0.689 |
| SD2 | SINGLE | SHAPER 695-WP-18-CF-2-32PL WALL SCONCE | 2400 | 0.85 | 0.9 | 0.9 | 0.689 |

* See cut sheet on DR 6.02

**ATTACHMENT #15**

# LIGHTING PLAN

ICNEV ED CENTER

12125 East Via Linda, Scottsdale, Arizona

REGISTERED ARCHITECT — CERTIFICATE NO. — NOT FOR CONSTRUCTION — Date Signed 06.16.23 — ARIZONA, U.S.A.

Expires 6.30.2024

PRESENCE DESIGN Phoenix, AZ

Drawn: ftb Checked: dllk 09 JUNE 2023

**SCHEMATIC DESIGN** PD 2104.03

DR6.01

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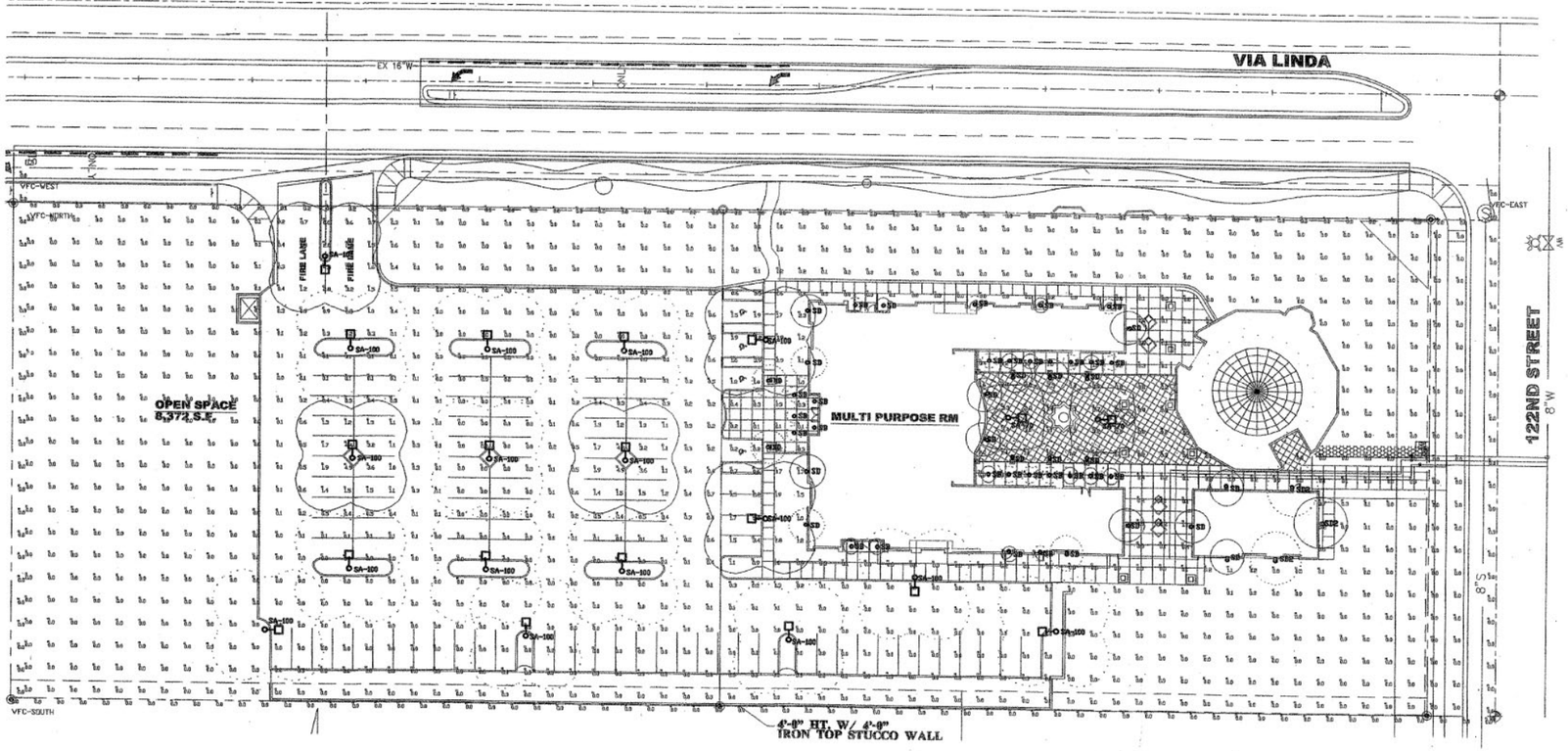
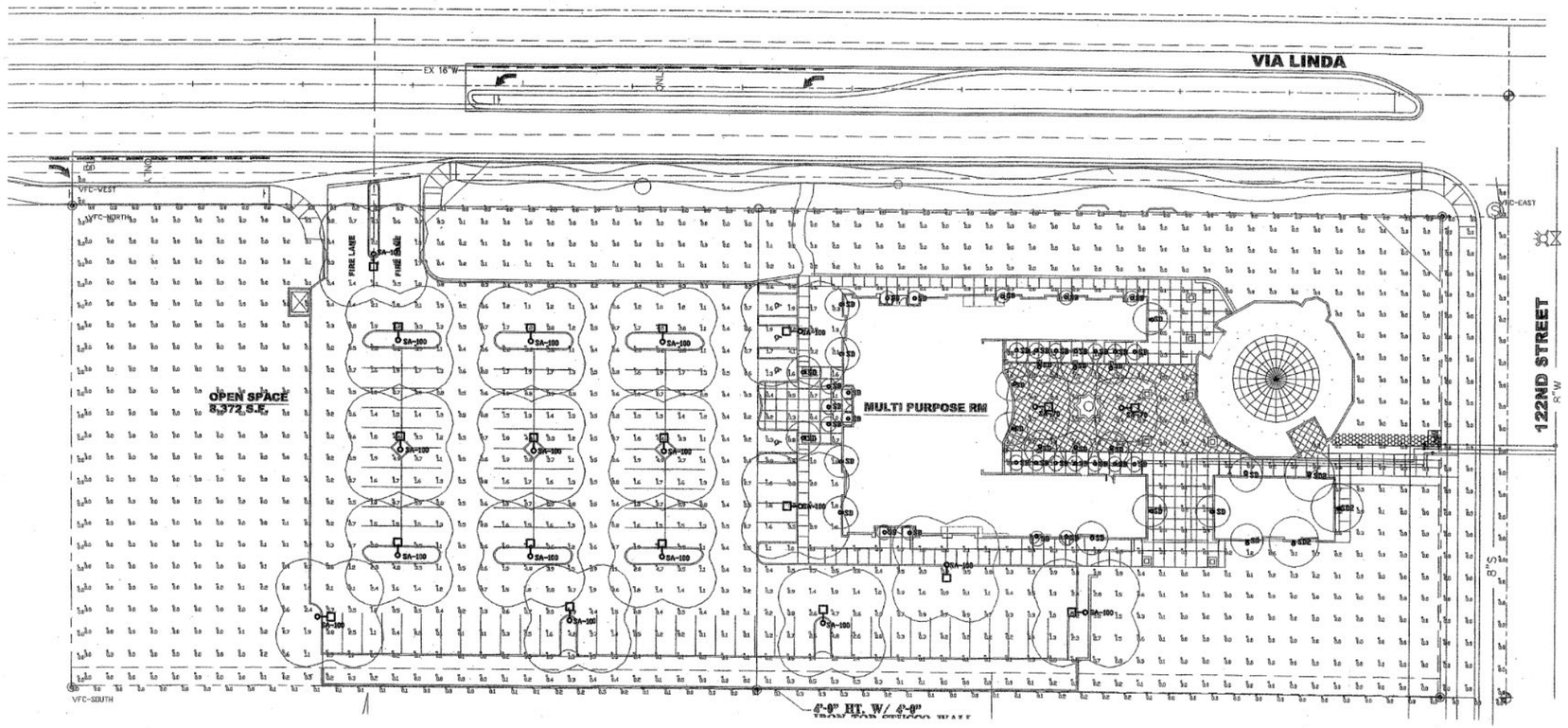



POST-CURFEW PHOTOMETRIC SITE PLAN NTS .02




**ATTACHMENT #16** )METRIC SITE PLAN NTS .01

## New Fixture cutsheet | SD, SD2

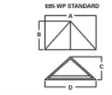
**FEATURES**
- Exterior Wall Half Pyramid Luminaire
- Solid bronze construction with white acrylic lens (CFL/INC)
- Integral electronic, HPF multi-volt 120V/277V (347V Canada)
- Standard: Natural Bronze; Premium: Contact factory for finishes
- Universal mounting back for standard 4" J-box or plaster ring
- Clear textured refractive glass lens (MH)
- Optional rear (through wall) feed conduit mounting
- UL and CUL approved for wet locations

Compliances may not apply to all product configurations. Please consult the product spec sheet for compliance details.

**COMPLIANCES:** UL/cUL Listed - Wet Location, ARRA Compliant, Dark Sky Compliant

DARK SKY COMPLIANT

**695-WP STANDARD**




| Standard Sizes | A | B | C | D |
|---|---|---|---|---|
| 18 | 18" (457mm) | 9" (229mm) | 3" (76mm) | 19" (483mm) |
| 24 | 24" (610mm) | 13-1/2" (343mm) | 13-1/2" (343mm) | 18-1/4" (464mm) |



695-WP SERIES

**ORDERING INFORMATION**

**SAMPLE NUMBER:** 695-18-WP-CFL/1/32-120V-GRM-PH

| Series | Size | Mounting Type | Lamp | Voltage | Finish[1] | Options |
|---|---|---|---|---|---|---|
| 695–Half Pyramid | 18–18"<br>24–24" | WP–Wet Location | CFL/1 (26/32W-Triple)<br>CFL/2 (26/32W-Triple)<br>INC/1/75[2]<br>INC/2/75[2]<br>MH/1/100[3]<br>MH/1/50[3]<br>MH/1/70[3] | 120V<br>277V[4]<br>347V[4] | Premium<br>ALP–Aluminum Paint<br>BK–Black<br>BM–Bronze Metallic Paint<br>CC–Custom Color<br>DP–Dark Platinum Paint<br>GM–Gold Metallic Paint<br>GRM–Graphite Metallic<br>GY–Grey<br>VG–Verdigris<br>WH–White<br>Standard<br>NBZ–Natural Bronze | C–Rear (through wall) Feed Conduit Mounting<br>PH–Photocell<br>QR–Quartz Restrike[5]<br>TGL–Sandblasted Tempered Glass Lens[7] |

NOTES: 1. Available in 18". 2. Available in 24". 3. CFL and MH only. 4. Available with CFL only. 5. Bronze will weather to a dark bronze patina. 6. Available with MH only. 7. For CFL and INC lamping (TGL is standard with MH lamping.

## Notes

A. THIS DRAWING DEPICTS THE PRE-CURFEW OPERATION OF 'THE EXIERIOR LIGHTING.
B. LIGHTING POLE ARE EXISTING APPROVED LIGHTS.
C. TRANSITION FROM PRE-CURFEW TO POST-CURFEW WILL OCCUR AT 10:00 P.M. UNLESS A SPECIAL EVENT IS BEING HELD AT THE FACILITY IN WHICH ITS DURATION IS LATER THAN THE ABOVE
CURFEW TIME. IN THE CASE OF A SPECIAL EVENT THE CURFEW TIME WILL BE MOVED TO NO LA 1ER 'THAT ONE HOUR AFTER THE END OF THE EVENT. EXTERIOR LIGHTING WILL BE CONTROLLED VIA TIMECLOCK REFER TO SHEET 5.0 FOR TIMECLOCK SPECIFICATIONS.

# PHOTOMETRIC SITE PLANS

REGISTERED ARCHITECT CERTIFICATE NO. 46,616 — NOT FOR CONSTRUCTION — Expires 6.30.2024

**ICNEV ED CENTER**
12125 East Via Linda, Scottsdale, Arizona

PRESENCE DESIGN Phoenix, AZ

Drawn: ftb Checked: dllk 09 JUNE 2023

**SCHEMATIC DESIGN** PD 2104.03

DR6.02

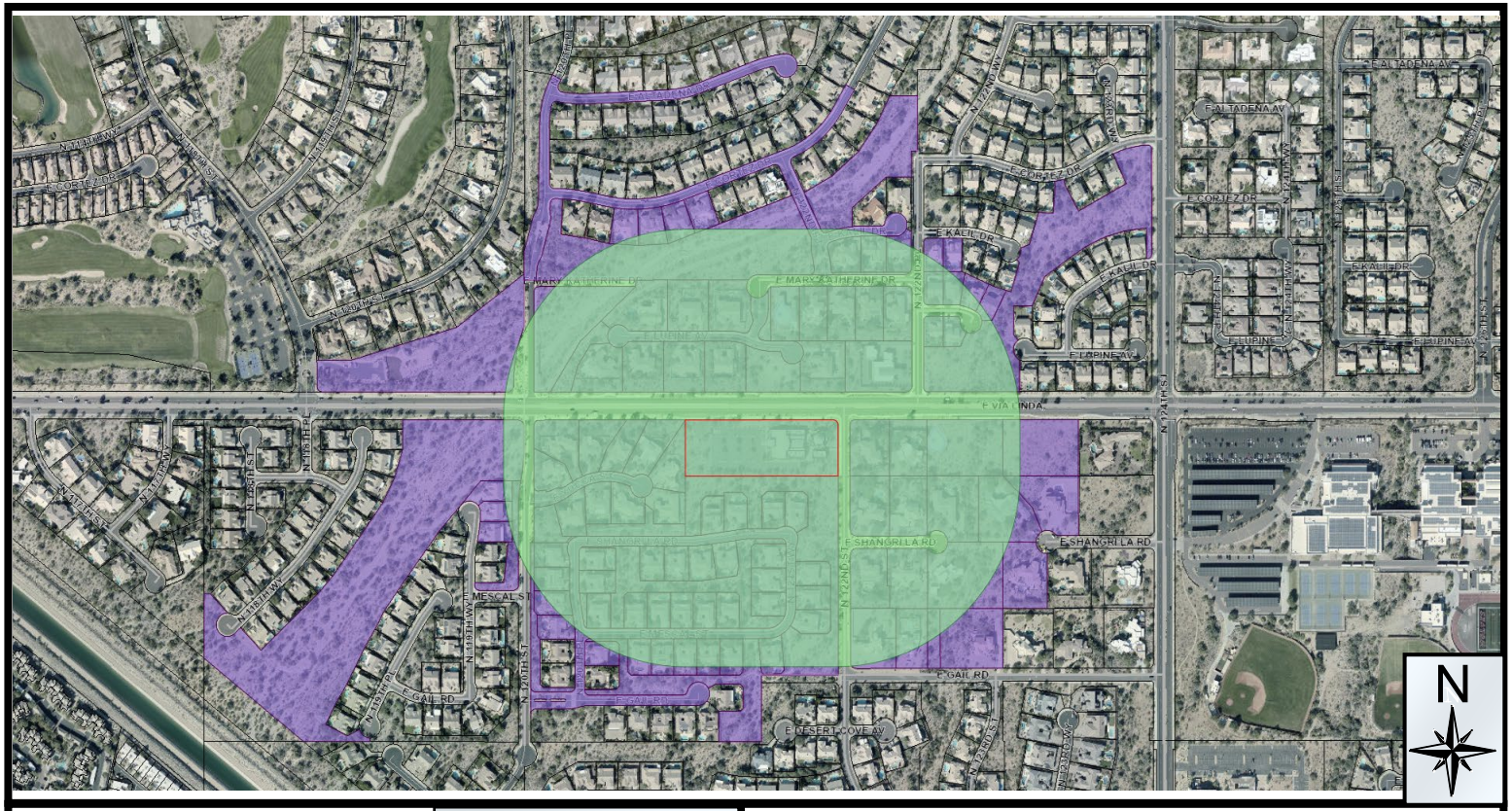



Zoning Aerial

40-DR-2022

ATTACHMENT #17

# City Notifications – Mailing List Selection Map
# Madrasa 2nd Floor Addition


E ALTADENA AV
E CORTEZ DR
E KAELL DR
E MARY KATHERINE DR
E TURNEY AV
E VIA LINDA
E SHANGRILA RD
E GAIL RD
E DESERT COVE AV
E MESCAL ST
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ICNEV Madrasa Addition

# PUBLIC PARTICIPATION REPORT




12125 E Via Lind. Avenue, Scottsdale, Arizona, 85259.

Design Review Application | (40-DR-2022)

12 April, 2023

EST. 2020 PRESENCE DESIGN Phoenix, AZ



115 E Campo Desierto Road, Tempe, Arizona 85288
Colin Doyle Kenyon 480 695 0877
presencedesign.cdk@outlook.com



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# Project Description

Project Request and Description:

The goal of this project is to create smaller quiet spaces.
We are requesting additional small breakout rooms on a second floor over the entry side path and over the existing Courtyard stretching north-south to Via Linda Avenue. No new grading beyond one row of parking on the West side will be required; utilities are available from the existing structure. Additionally, we are planning to lower the existing building downlights on the south side of the building to help reduce light pollution. We will confirm that all lights meet the City of Scottsdale codes and ordinances.
This addition is for existing members of the ICNEV community. With this project, the NAOS areas along Via Linda will be revegetated to meet City codes and ordinances. The new space is not to be used during any services. The new addition will not be for adding any new sessions or altering existing allowable uses that are being conducted at this time. This project does not add a greater site footprint or the time that the community is currently using the facilities. We will be meeting all codes and ordinances with the addition of the new structure. The property is zoned (R1-43) for this use and no special request of any kind is being requested.

Pre-application Number: 583-PA-2022

Design Review Application: 40-DR-2022

Parcel Number: 217-39-118

Project Location: 12125 East Via Linda, Scottsdale, Arizona 85259

Zoning: R1-43 ESL

Use: A3 Place of Worship

Legal Description:

Lot 3 & 4 of McDowell Acres, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona recorded in book 77 of maps page 19.

# Citizens' Notification

Listed are notification dates for letters and meeting attendance.

| Date | Notification | Description/Comments |
|---|---|---|
| 03/15/23 | Neighborhood Mailing | Mailed 15 march 2023 \| notification list attached |
| 4/01/2023 | Neighborhood Meeting | In person Meeting 01 April 2023 Held from 11:00am to 12:30PM In attendance:<br>Colin D Kenyon (Presence Design) Principal<br>David II Kenyon (Presence Design) Architect<br>Nathed Othman (ICNEV Board Member)<br>Suheb Shaikh (ICNEV Board Member)<br>Kevin Wood (Neighbor)<br>Venessa Wood (Neighbor)<br>Kim Nikolaev (Neighbor)<br>Kathy Littlefield (Council)<br>George Ertel (Neighbor) |

ICNEV reached out to the following people on a one-on-basis:

Charles Holley: 27 March 2023

(We met with Mr. Holley two times in person prior to this phone call)

Phone Call: Chuck lives to the west side of the ICNEV. He had raised his concerns regarding the existing lights that are attached to the building being too bright. He suggested planning some blue sage along his property to help shield so of the light. He mentioned that some of his neighbors had the same issue with the existing lights.

Response: We mentioned that the ICNEV is willing to provide some plants, down shield the existing lights for now and that we can look at either lowering the existing lights or providing a lower lumen bulb in the existing lights. A new parking screen wall will be added on the west side of the property.

Mr. Gomes (head of Via Linda Estates HOA) 29 March 2023

Phone Call: He said he was the head of their HOA and wanted to confirm the address to the meeting should any of their residence request the meeting information. He asked if the addition would be adding a bell or call to prayer.

Response: PD provided them with the meeting time and address and assured them that the new addition was for new breakout spaces, and the new addition would not change how the current congregation uses the facility in terms of prayer times and / or add any exterior noise once constructed.

Bernard Dolberg 30 March 2023

Phone Call: Bernard called and wanted to know what the letter was for. He then stated he didn't have any issues with the new addition.

Patti Gomes 29 February 2023

Phone Call: Patti called regarding the letters that were sent out, thinking that the letters where regarding the paint chips for the Via Linda Assisted Living facility. When She was informed that it was regarding the ICNEV there was a conversation where she misinterpreted the Quran. She did not seem to have any relevant concerns regarding the structure itself.

## Open House Meeting | Comments

Beyond the Letter notification ICNEV elected to have an Open House meeting. A new mailing was sent out.

Venessa and Kevin Wood (Neighbor)

The Woods residence is located on the south side of the Islamic Center. They responded to the project notification letter and attended the open house meeting.

(The Woods family reached out the city of Scottsdale regarding their concerns of the existing building lights being too bright. PD requested any emails that where directly sent to the city to address. PD requested the Board Members of the ICNEV reach out directly to the Woods family to see if there was a way we could help mitigate their concerns. Nathed Othman reached out to Venessa and Kevin Via phone and set up a in person meeting to see what their concerns were with the lights at night. Nathed offered providing new trees of their choice to help mitigate the light going through their windows he also offered providing them with blinds or shades of their choice to which they declined and requested all sight lighting to be shut off at 8pm. Nathed

informed them that the lights are for the safety of the members but offered to turn off the parking lot lights off by 9:30 in place of 10pm as allowed by City code.

The Woods attended the Open house to learn more about this project and reconfirmed their project concerns.

The meeting the Woods had a one-one conversation with David Kenyon principal architect for the project.

At the meeting they expressed the following concerns:

1. The building wall lights level and the light color from the west side of the building lights effected their residence. In general, they felt the parking light pole lights they understood the need for the down shielded poles.

2. The building wall lights level and the light color, on the southern side of the building additionally effected their residence.

3. The event lights the south side parking lot were too high and bright.

4. Additional concern was expressed about the future open stair.

PD Response:

ICNEV project architect David Kenyon in the conversation offered the following solation and said they would execute the solution in the design and construction drawings. The following Items:

1. Lower the wall lights by approximately three feet. Confirm fixtures are fully shielded as required by code and have them replace if a more shielded light is available, replace the white color lights to a warmer color.

2. As in item one, Lower the wall lights by approximately three feet. Confirm fixtures are fully shielded as required by code and have them replace if a more shield light is available, replace the white color lights to a warmer color.

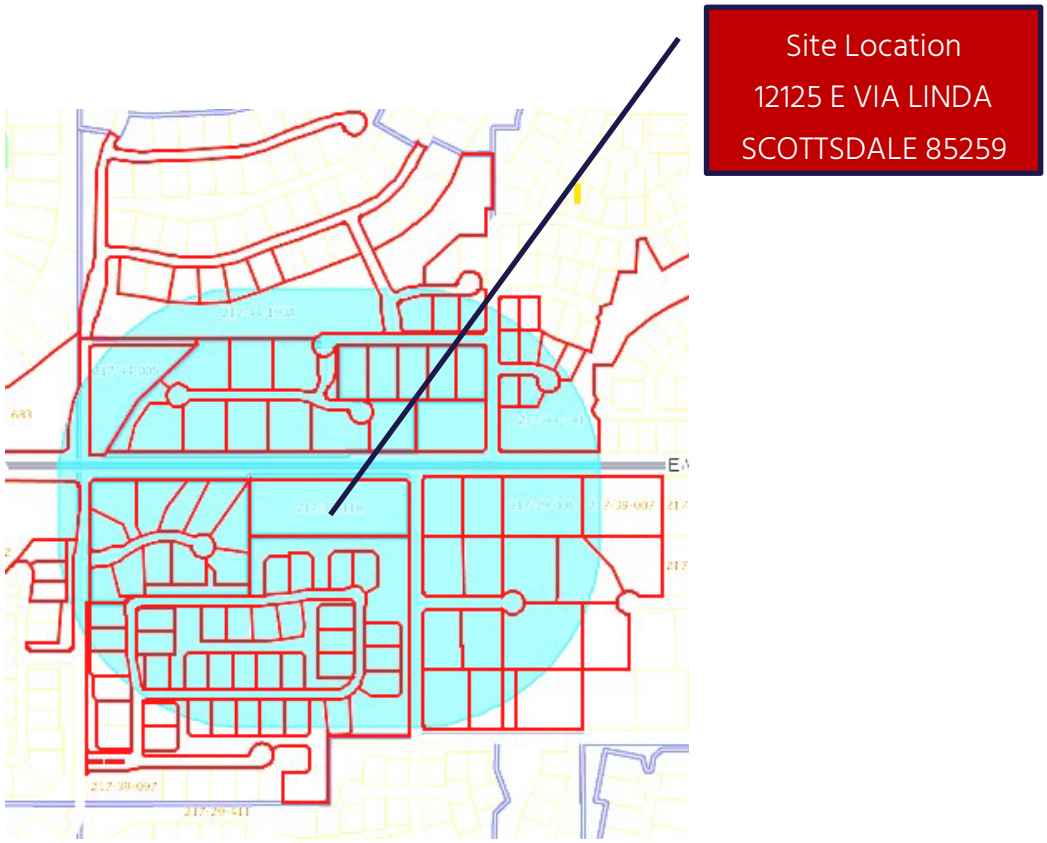
3. Reduce the event lights lower and dim them.

4. PD would look at ways of mitigating the sound from the new fire exist stair by studying if the exit stair could be moved to the interior of the building entry. This may not be allowed or be a

practical solution and meet the building code.  PD could provide stair with shielding and sound control devises.

# Citizen's Participation Summery

## 750' Buffer Zone for Parcel Owner Notification



# Notification Letter

EST. 2020 PRESENCE DESIGN Phoenix, AZ

Project: ICNEV Madrasa Addition
Date: 15 March 2023
Re: 12125 E Via Linda Scottsdale, Arizona, 85259.
Design Review Application: (40-DR-2022)

Dear Neighbor,

The purpose of this letter is to inform you that we have elected to have a neighborhood informational meeting focused on our Design Review application 40-DR-2022. The meeting we be held at the site on 01 April 2023 at 11:00 am.

The goal of this project is to create smaller use quiet spaces.

Our request is for additional small breakout rooms on a second floor over the entry side path and over the existing Courtyard stretching north south to Via Linda Avenue. No new grading beyond one row of new parking on the West side will be required; existing utilities are available from the existing structure. Additionally, we are planning to lower the existing building downlights on the south side of the building to help reduce light pollution. We will confirm that all lights meet the City of Scottsdale codes and ordinances.

This addition is for existing members of the ICNEV community. With this project the NAOS areas along Via Linda will be revegetated to meeting City codes and ordinances. The new space is not to be used during any services. The new addition will not be for adding any new sessions or altering existing allowable uses that are being conducted at this time. This project does not add a greater site footprint, or the time that the community is currently using the facilities. We will be meeting all codes and ordinances with the addition of the new structure. The property is zoned (R1-43) for this use and no special request of any kind is being requested. We have attached a site plan showing the existing structure and new addition.



Presence Design PLLC
▪115 East Campo Desierto Road, Tempe, Arizona 85281▪480.695.0877
▪Presencedesign.cdk@outlook.com

You may also make your feelings known on this case by calling Kathryn Posler, Senior Planner (480 312 2703) at the City of Scottsdale Planning and Development Services 7447 East Indian School Road, Suite 105, Scottsdale, Arizona 85251.

If you are not able to attend and have any questions, we would be happy to answer any questions or concerns that you may have regarding this development application. You may reach me directly at my cell between normal business hours at 480-695-0877.

Sincerely,

Colin Doyle Kenyon
Principal Presence Design PLLC



Presence Design PLLC
•115 East Campo Desierto Road, Tempe, Arizona 85281•480.695.8602
•Presencedesign.dllk@outlook.com

# Notification Lists

Chuck Holley, President
Sendero Highlands Community Assn
12076 E Yucca St
Scottsdale, AZ 85259

Irene Mayer, Property Manager
Sendero Highlands Community Assn
PO Box 2257
Scottsdale, AZ 85252

Patrik Antoni, President
Cholla Ridge
12341 E Altadena Av
Scottsdale, AZ 85259

Natasha Bell, Property Manager
Sonoran Arroyos North Community Assn
9000 E Pima Center Pkwy., Suite 300
Scottsdale, AZ 85258

Saundra McCarrell, Property Manager
Ancala HOA
1600 W Broadway Rd., Suite 200
Tempe, AZ 85282

David Robinson, Property Manager
Cholla Ridge
1600 W Broadway Rd., Suite 200
Tempe, AZ 85282

Donna Nicoletti, Property Manager
Via Linda Estates HOA
9000 E Pima Center Pkwy., Suite 300
Scottsdale, AZ 85258

Mike Gerson, Property Manager
Via Verano Community Assn
4801 S Lakeshore Dr., Suite 203
Tempe, AZ 85282

CF ANCALA ARCIS LLC
4851 LBJ FREEWAY STE 600
DALLAS, TX 75244

NICHOLAS A DADDARIO REVOCABLE LIVING TRUST
11269 N 119TH WAY
SCOTTSDALE, AZ 85259

LORNA GAIL ARCHAMBAULT REVOCABLE LIVING TRUST
40 MUSTANG RD
RANCHO PALOS VERDES, CA 90275

HISHAM AND SAMIRA TRUST
11237 N 119TH WAY
SCOTTSDALE, AZ 85259

VIA LINDA ESTATES COMMUNITY ASSOCIATION
9000 E PIMA CTR PKWY 300
SCOTTSDALE, AZ 85258

BLACK ROCK FINANCIAL LLC
7575 E REDFIELD RD APT 219
SCOTTSDALE, AZ 85260

FRANTZEN TIM/CHILDS ANGIE B
11852 N SALTAIRE DR
HIGHLAND, UT 84003

KASSIM THASLIM/BASHEER SAJINA
11264 N 128TH PL
SCOTTSDALE, AZ 85259

ANTO ROSSA/YOHANNAN ANTO
27221 N 31ST DR
PHOENIX, AZ 85083

TONY AND MARY SEAY TRUST
12324 E SHANGRI LA RD
SCOTTSDALE, AZ 85259

TURCO JOHN/LUANN
12312 E SHAMGRI LA RD
SCOTTSDALE, AZ 85259

AYTON ALVIN/ANDREA MARIE/DEANDRE E
12248 E SHANGRI LA RD
SCOTTSDALE, AZ 85259

ANDERSEN STEPHEN HINCKLEY/TERESA TR
12202 E SHANGRI LA RD
SCOTTSDALE, AZ 85259

RUSTAMOVA SHAHNOZ
280 KENNEDY BLVD
BAYONNE, NJ 7002

BRYDON STEVEN/KATHERINE E
12201 E SHANGRI LA RD
SCOTTSDALE, AZ 85259

WU SHIN-YI/CHEN PEI-YU
12223 E SHANGRI LA RD
SCOTTSDALE, AZ 85259

YOUNG RONALD C/SHEILA M TR
12227 E SHANGRI LA RD
SCOTTSDALE, AZ 85259

TROXEL JEREMY
6280 IVARENE AVE
LOS ANGELES, CA 90068

GIERSZEWSKI CHRISTOPHER/AGNES
12224 E GAIL RD
SCOTTSDALE, AZ 85259

JAMES AND JUDY LITHERLAND FAMILY TRUST
12248 E GAIL RD
SCOTTSDALE, AZ 85259

ONEILL CLIFFORD G/ANNA M
P O BOX 5714
SCOTTSDALE, AZ 85261

GIERSZEWSKI CHRISTOPHER/AGNES
12224 E GAIL RD
SCOTTSDALE, AZ 85259

MOORE FAMILY TRUST
11236 N 120TH PL
SCOTTSDALE, AZ 85259

RYAN ERIN/KIMBERLIN JUSTIN
11212 N 120TH PL
SCOTTSDALE, AZ 85259

MULLENS LANNY J/SUSAN P TR
11188 N 120TH PL
SCOTTSDALE, AZ 85259

HOPP ALIX C/BRIAN T
11164 N 120TH PL
SCOTTSDALE, AZ 85259

ELLIOTT WILLIAM/BARBARA
588 BROUGHTON ST STE 2603
VANCOUVER, BC V6G3E3

MOODY DAVID W/JANET K
12059 E MESCAL ST
SCOTTSDALE, AZ 85259

MAHONEY JAMES F/ROBIN K
12075 E MESCAL ST
SCOTTSDALE, AZ 85259

MASRI FAMILY TRUST
12091 E MESCAL ST
SCOTTSDALE, AZ 85259

DESANTANGILO DARREN/MARIA
12107 E MASCAL ST
SCOTTSDALE, AZ 85259

LI HUAMEI/CHENG STEPHEN
12123 E MESCAL ST
SCOTTSDALE, AZ 85259

KNOLL TRUST
12155 E MESCAL ST
SCOTTSDALE, AZ 85259

MCNEIL JOSEPH W/IRENE
11175 N 121ST WAY
SCOTTSDALE, AZ 85259

SHAYEGAN ADEL/MARYAM
11500 E CARIBBEAN LN
SCOTTSDALE, AZ 85255

EVANS REVOCABLE LIVING TRUST
9600 E CLINTON STREET
SCOTTSDALE, AZ 85260

BRELSFORD JAMES E/DENICE
11216 N 121ST WAY
SCOTTSDALE, AZ 85259

STERN NATALIE
11198 N 121ST WY
SCOTTSDALE, AZ 85259

TREVOR AND NATALIE ASH JOINT TRUST
11180 N 121ST
SCOTTSDALE, AZ 85259

DJURISIC PAUL I/TAMARA
12120 E MESCAL ST
SCOTTSDALE, AZ 85259

ROWLAND MICHAEL E/ELLEN S
12104 E MESCAL ST
SCOTTSDALE, AZ 85259

SHAHLA AND DENIS W MENTHA LIVING TRUST
12088 E MESCAL ST
SCOTTSDALE, AZ 85259

GOMM STUART D/DEBORAH A TR
12072 E MESCAL ST
SCOTTSDALE, AZ 85259

JAMES A GIDDINGS TRUST
12056 E MESCAL ST
SCOTTSDALE, AZ 85259

STALLKAMP TYSON S/MICHELLE J
12040 E MESCAL ST
SCOTTSDALE, AZ 85259

HOUSE ROBERT
11215 N 120TH PL
SCOTTSDALE, AZ 85259

PAPEZ JOHN C/SHARON A
11239 N 120TH PL
SCOTTSDALE, AZ 85259

ELLIS REVOCABLE TRUST
12061 E SHANGRI LA RD
SCOTTSDALE, AZ 85259

KATHLEEN M HEATH REVOCABLE TRUST
27 ARBOREDGE WAY
FITCHBURG, WI 53711

LIANG FENGMIN/ZHAO LIN
12105 E SHANGRI LA RD
SCOTTSDALE, AZ 85259

MONTEFORTE GARY A/DENISE S TR
12127 E SHANGRI LA RD
SCOTTSDALE, AZ 85259

OLDANI THOMAS M/CHERYL M
12112 E SHANGRI LA RD
SCOTTSDALE, AZ 85259

MATHEWS FAMILY TRUST
12134 E SHANGRI LA RD
SCOTTSDALE, AZ 85259

WOOD FAMILY TRUST
12156 E SHANGRI LA RD
SCOTTSDALE, AZ 85259

RICHARDSON FAMILY TRUST
12178 E SHANGRI LA RD
SCOTTSDALE, AZ 85259

VIA VERANO COMMUNITY ASSOCIATION INC
P O BOX 27476
TEMPE, AZ 85285

KENT FRISON REVOCABLE TRUST
12006 E YUCCA ST
SCOTTSDALE, AZ 85259

GREEN ANTHONY LAINE/ERICA ANNE
12020 E YUCCA ST
SCOTTSDALE, AZ 85259

FARSHID SADEGHI INVESTMENT TRUST
6 MARGUERITE DR
RANCHO PALOS VERDES, CA 90275

PANICKO BRIAN/DANIELLE
12048 E YUCCA ST
SCOTTSDALE, AZ 85259

NIKOLAEV KIMBERLY A/BOLLINGER THOMAS J
12062 E YUCCA ST
SCOTTSDALE, AZ 85259

DARLYNE K HOLLEY REVOCABLE TRUST
12076 E YUCCA ST
SCOTTSDALE, AZ 85259

THIMGAN WILLIAM MICHAEL/SHELLEY S
12069 E YUCCA ST
SCOTTSDALE, AZ 85259

RAO JOSEPH/DAVIDSON TAMARA
12053 E YUCCA ST
SCOTTSDALE, AZ 85259

CAFFARELLI CRAIG/JULIE
12037 YUCCA ST
SCOTTSDALE, AZ 85259

SMITH LAND TRUST
11445 E VIA LINDA STE 2-410
SCOTTSDALE, AZ 85259

SENDERO HIGHLANDS COMMUNITY ASSOCIATION
12037 E YUCCA ST
SCOTTSDALE, AZ 85259

SENDERO HIGHLANDS COMMUNITY ASSOCIATION
PO BOX 15427
SCOTTSDALE, AZ 852675427

SENDERO HIGHLANDS COMMUNITY ASSOCIATION
PO BOX 15427
SCOTTSDALE, AZ 852675427

ISLAMIC CENTER OF NORTH/EAST VALLEY INC
12907 E SAHUARO DR
SCOTTSDALE, AZ 85259

SCOTTSDALE CITY OF
7447 E INDIAN SCHOOL RD STE 205
SCOTTSDALE, AZ 85251

VIL HOLDINGS LLC
11420 N 122ND PL
SCOTTSDALE, AZ 852593366

JEFFREY FAMILY TRUST
12205 E LUPINE AVE
SCOTTSDALE, AZ 85259

STRANGE MARK A/ZABEL KAREN L
12217 E LUPINE AVE
SCOTTSDALE, AZ 85259

GERSON NOEL W/HERBERT
12246 E LUPINE AVE
SCOTTSDALE, AZ 85259

SCHNEIDER DEBRA/TERRY WILLIAM L
12238 E LUPINE AVE
SCOTTSDALE, AZ 85259

FRIMMEL STUART/PETTRINA TR
12224 E LUPINE AVE
SCOTTSDALE, AZ 85259

ROXAS FRANCIS/IOVITA ALINA
PO BOX 15026
SCOTTSDALE, AZ 85267

MAROUFKHANI KEVIN/PARMIS
12255 E KALIL DR
SCOTTSDALE, AZ 85259

MAROON REVOCABLE TRUST
12267 E KALIL DR
SCOTTSDALE, AZ 85259

CHOLLA RIDGE HOMEOWNERS ASSOCIATION
7740 N 16TH ST STE 300
PHOENIX, AZ 85020

WILSON CAMERON MICHAEL/NICOLE LOEB
12079 E CORTEZ DR
SCOTTSDALE, AZ 85259

CASSADY JAMES G/MARILYN J
12097 E CORTEZ DR
SCOTTSDALE, AZ 85259

FREDEY ROBERT SCOTT/DANIELLE R
112 TRINITY HOLLOW DR
CANTON, GA 30115

KRIEGER JON A/JUDITH C
12133 E CORTEZ DR
SCOTTSDALE, AZ 85259

IUORIO ALEX J
12207 E KALIL DR
SCOTTSDALE, AZ 85259

FRANZ RICHARD A/DEBRA M TR
12225 E KALIL DR
SCOTTSDALE, AZ 85259

ROWLANDS RICHARD O/MARILYNN S
12243 E KALIL DR
SCOTTSDALE, AZ 85260

SONORAN ARROYOS NORTH COMMUNITY ASSN INC
9000 E PIMA CTR PKWY 300
SCOTTSDALE, AZ 85258

LAFS TRUST
11445 E VIA LINDA NO 2516
SCOTTSDALE, AZ 852592655

WARREN AMY ELIZABETH/SMITH BRIAN ALLEN
12247 E MARY KATHERINE DR
SCOTTSDALE, AZ 85259

PETER AND DIANE GRANDELLI LIVING TRUST
12223 E MARY KATHERINE DR
SCOTTSDALE, AZ 85259

PAUL AND ANN GOLDEN TRUST
12199 E MARY KATHERINE DR
SCOTTSDALE, AZ 85259

HAWKE COREY B/NICOLE
12175 E MARY KATHERINE DR
SCOTTSDALE, AZ 85259

PATHAN NAEEM A/SHAHEEN N
12145 E LUPINE AVE
SCOTTSDALE, AZ 85259

OCHOA ABELINO/EDUWIGES
11900 N LA CANADA DR UNIT 68949
TUCSON, AZ 85737

COOK STEPHANIE M
12097 E LUPINE AVE
SCOTTSDALE, AZ 85259

NAGARAJ C MADUGONDE AND NIVEDITA NANDURKAR TRUST
12073 E LUPINE AVE
SCOTTSDALE, AZ 85259

SYED ATIQ/AHMED NISHATH FATIMA
12049 E LUPINE AVE
SCOTTSDALE, AZ 85259

LORA ROTH FAMILY TRUST
12025 E LUPINE AVE
SCOTTSDALE, AZ 85259

MJ FAMILY TRUST
12034 E LUPINE AVE
SCOTTSDALE, AZ 85259

MAZOR MARTIN A/VALERIE A
12066 E LUPINE AVE
SCOTTSDALE, AZ 85259

CHERYL A HUNTER SEPARATE PROPERTY TRUST
8181 E SHEA BLVD
SCOTTSDALE, AZ 85260

MCDOWELL MOUNTAIN ARROYOS HOMEOWNERS ASSOC
PO BOX 17237
FOUNTAIN HILLS, AZ 85269

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Commissioner Renee J. Higgs
City of Scottsdale Planning Commission
15192 N. 104th Way
Scottsdale AZ 85255

Commissioner William Scarbrough
City of Scottsdale Planning Commission
5639 E. Edgemont Ave.
Scottsdale AZ 85257

Commissioner Joe Young
City of Scottsdale Planning Commission
7234 E. Shoeman Lane, Suite #8
Scottsdale AZ 85251

Commissioner George Ertel
City of Scottsdale Planning Commission
11725 N. 129th Way
Scottsdale AZ 85259

Commissioner Christian Serena
City of Scottsdale Planning Commission
6929 N. Hayden Rd., Suite C4194
Scottsdale AZ 85250

Commissioner Diana Kaminski
City of Scottsdale Planning Commission
7447 E. Indian School Road, Scottsdale, AZ 8525
Scottsdale AZ 85257

Commissioner Barney Gonzales
City of Scottsdale Planning Commission
6349 N. Cattletrack Rd.
Scottsdale AZ 85250

Audry Villaverde
Withey Morris, PLC
2525 E. Arizona Biltmore Circle; Suite A-212
Phoenix AZ 85016

Bob Griffith
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Scottsdale AZ 85251

Carla
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Scottsdale AZ 85251

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Community Development Director
Town of Paradise Valley
6401 E Lincoln Drive
Paradise Valley AZ 85253

Constance Laub
10105 E. Via Linda Suite 345
Scottsdale AZ 85258

Dan Sommer
12005 N 84th Street
Scottsdale AZ 85260

David G. Gulino
5235 N. Woodmere Fairway
Scottsdale AZ 85250

Dr. Sonnie Kirtley
COGS
8507 East Highland Avenue
Scottsdale AZ 85251-1822

Ed Toschik
7657 E Mariposa Grande Dr
Scottsdale AZ 85255

Edwin Bull
Burch & Cracchiolo PA
1850 N, Central Ave. ste 1700
Phoenix AZ 85004

Eric Gold
25499 N. 104th Way
Scottsdale AZ 85255

Guy Phillips
7131 E. Cholla St.
Scottsdale AZ 85254

Howard Myers
6631 E Horned Owl Trail
Scottsdale AZ 85266

Jim Funk
Gainey Ranch Community Association
7720 Gainey Ranch Road
Scottsdale AZ 85258

Jim Haxby
7336 E. Sunnyside Dr.
Scottsdale AZ 85260

John Berry/Michele Hammond
Berry Riddell, LLC
6750 E Camelback Rd, Ste 100
Scottsdale AZ 85251

John Washington
3518 N. Chambers Court
Scottsdale AZ 85251

Kathy Littlefield
City of Scottsdale City Council
3939 N. Drinkwater Blvd.
Scottsdale AZ 85251

Linda Whitehead
9681 E Chuckwagon Lane
Scottsdale AZ 85262

Lori Haye
P.O. Box 426
Cave Creek AZ 85327

Maricopa County Superintendent of Schools
4041 N. Central Avenue Suite 1200
Phoenix AZ 85012

Michael Leary
Commercial Land Development Consulting
10278 East Hillery Drive
Scottsdale AZ 85255

Mike McNeal, Supervisor
AT&T
1231 W. University Drive
Mesa AZ 85201

Mike Ratzken
8725 E. Palo Verde Dr
Scottsdale AZ 85250

Patti Badenoch
5027 N. 71st Pl
Scottsdale AZ 85253

Planning & Development Department
Maricopa County Planning & Development
501 N. 44th Street, Suite 200
Phoenix AZ 85008

Planning & Development Director
City of Phoenix
200 West Washington Street, 2nd Floor
Phoenix AZ 85003

Planning & Engineering Section Manager
Arizona State Land Department
1616 W. Adams Street
Phoenix AZ 85007

Planning and Zoning
Town of Carefree
8 Sundial Circle P.O. Box 740
Carefree AZ 85377

Planning Department
Town of Cave Creek
37622 N Cave Creek Road
Cave Creek AZ 85331

Planning Department
SRP-MIC
10005 E Osborn Road
Scottsdale AZ 85256

ADOT Central District - Red Letter
Arizona Department of Transportation
2140 W. Hilton Avenue, Mail Drop PM00
Phoenix AZ 85009

Planning & Zoning Division
Town of Fountain Hills
16705 E. Avenue of the Fountains
Fountain Hills AZ 85268

SRP Land Department atten: Sherry Wagner/Right-of-Way
Technician, SR.
Mail Station PAB10W
P.O. Box 52025
Phoenix AZ 85072-2025

Steve Tyrrell
7753 E. Catalina Drive
Scottsdale AZ 85251

Superintendent
Cave Creek Unified School District
P.O. Box 426
Cave Creek AZ 85327

Superintendent
Scottsdale Unified School District
8500 E. Jackrabbit Rd
Scottsdale AZ 85250

Susan McGarry
8074 E. Theresa Drive
Scottsdale AZ 85255

Tom Durham
City of Scottsdale City Council
3939 N. Drinkwater Blvd.
Scottsdale AZ 85251

Vickie Falen
10520 N 117th Pl
Scottsdale AZ 85259

Dave Ortega - Mayor
City of Scottsdale City Council
3939 N. Drinkwater Blvd.
Scottsdale AZ 85251

Wade Tinant
4614 E. Running Deer Trail
Cave Creek AZ 85331

Granite Reef Neighborhood Resource Center
1700 N Granite Reef Road
Scottsdale AZ 85257

Southwest Gas Corporation
2200 N. Central Avenue Ste 101
Phoenix AZ 85004

Withey Morris, PLC
2525 E. Arizona Biltmore Circle; Suite A-212
Phoenix AZ 85016

Paradise Valley Unified School District
15002 N. 32nd Street
Phoenix AZ 85032

Arizona Commerce Authority
333 N. Central Avenue, Suite 1900
Phoenix AZ 85004

# Report Summary

The goal of this project is to create smaller quiet spaces for existing users.

The addition location is north south across the exiting court yard area, in order to reduce the new addition site impacted and allow no new site footprint. Additionally in this location the existing project has a 5-foot parapet, at this point the floor level maybe lower allowing a reduced building height.

Islamic Center had two notification opportunities for public comments. The overall concern was existing light pollution. All light meets the current codes and requirements. We elected to mitigate these special site issues we will adjust light heights, fixture types and lighting color.

The project does not make a larger site footprint and will add no new exterior lighting. The Center has made an effort to inform the neighbors beyond the required notifications. The Center worked hard at addressing comments and concerns. The new project was designed around the respect for its location and City requirements.

**Posler, Kathryn**

**From:** Richardson, Andrew <arichardson@greeley-hansen.com>
**Sent:** Tuesday, January 10, 2023 4:42 PM
**To:** Posler, Kathryn
**Subject:** RE: 40-DR-2022 - 2nd Floor Addition
**Attachments:** Mosque2001.jpg; Views2002.jpg; Views2002_1.jpg

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

Dear Katie

In accordance with our conversation today, I'm writing to object to the above planning application for a new 2nd story addition and associated parking for the following reasons:

**1. Design** – The proposed new 2nd story addition and associated parking are not of a design which is in keeping with the scale, character, or appearance of the area. All other dwellings on Via Linda are single story properties whereas the proposal is for two stories. The current heights of the existing buildings are completely unlike any other structures in the surrounding area, the massing of a second story and height will only had to this problem. In addition, this design is completely inconsistent in what was approved for the initial and original Islamic Center of the North East Valley (ICNEV) Building and Mosque. As a matter of fact, the applicant stated in the application for the most recent construction to add the Payer Room on October 31, 2013: "We are looking to complete the **last phase**…" Fully indicating no more construction and no more disruption to the neighborhood. See the attached photo, note no 2nd story was approved as part of the original application. One could suggest that if a 2nd story was included in the original ICNEV application it may not have been approved at all because of its gross lack of compatibility with the surrounding area.

**2. Neighborhood Aesthetics and Scottsdale's Development Philosophy** – The beauty and tranquility of the Neighborhood has already been altered by the original approval of the ICNEV, this 2nd floor addition and parking will destroy that beauty and tranquility further. It seems Scottsdale's Development Philosophy has always been to preserve the natural beauty of the Desert environment and have a deep appreciation for that beauty, which in turn would be key in making critical development decisions: *"This includes site planning and the relationship of the development to the surrounding environment and the community."* Many residents located to this aera because of the natural environment beauty, the mountain foothills, and the mountain views. Several residents, me included, paid a premium for their lots to have the full experience of waking up to mountain views in the morning, those before you at the city destroyed that experience by approving the original project and clearly



**ATTACHMENT #20**

deviated from Scottsdale's Development Philosophy. See the attached photos to see what was taken away by the City's actions from not just myself, but all my neighbors as well. Let's not make the situation any worse and preserve some of the aesthetics that are left. This would lead to a significant reduction in mountain views at my property and others once again. I believe those in the development community know this to be true: *"Only when there is an acceptable ambient environment, can people feel good about being part of a City or a Neighborhood."*

**3**. **Code Violations** – The applicant has a rich history of consistently violating City of Scottsdale Codes, it would seem a review of this history since the original construction would be in order. The point being the number of code violations during and after the previous two constructions, the applicant has consistently violated City lighting and noise codes, review the history. During the original application process, they claimed that they would be a "Good Neighbor," and respect the neighbors' privacy and tranquility, but their behavior would suggest otherwise, and more importantly since they come and go, they are not demonstrating that respect for our neighborhood even though in the initial hearings they said they would. One could suggest that since they have had a history of violating various codes, which calls into question their "Trustworthiness", how to we know that the existing structures were built to the elevations approved on the plans. I am asking the city to conduct a survey to verify the "As-built Condition" before and if any additions are made to make sure all heights are within code. Two, if there is to be a second floor it should be constructed in the Northeast corner on the Islamic Center Building, minimizing as much of the impact as possible. Even this solution would be rewarding consistently bad behavior in regards to the respect for City of Scottsdale codes that the rest of us live by.

**4. History** – I'm extremely familiar with the history of the of The Islamic Center of the North East Valley (ICNEV) and surrounding neighborhood having lived at ***12178 E. Shangri La Road*** since March of 2000. In addition, I participated in the approval process for the original development which resulted in being interviewed to contribute to the 2010 Institute for Social Policy and Understanding publication **"Building Mosques In American – Strategies for Securing Municipal Approvals"** . That publication includes case studies on where and how Mosques should be developed and the ICNEV is sited has a case study in that report: *"The first public hearing was scheduled just three weeks after the attacks but postponed by one month to allow emotions to calm. Despite the delay, fears about terrorism were openly cited in public comments. Planning staff assigned to the proposal reported receiving anonymous phone calls threatening reprisals of they shepherded the mosque to approval.* ***Interestingly, though, data analysis and interviews seem to support the theory that legitimate land use concerns did trump fear for those living closest to the development site***. ***Chief among those concerns was the question of the mosque's compatibility with a neighborhood of custom and semi-custom single-family homes****, built in flurry of construction activity beginning around 1995."* Two

points as stated in the report; One for most if not all the people that live in the neighborhood this has never been about religion, Two it has always been about and still is about the ICNEV's compatibility in the surrounding area and the negative impact it has had on the character and appearance of the neighborhood. Reviewing the other case studies in the report it could be suggested that the proposed siting of the ICNEV at its current site was a particularly ill-considered location if fidelity to sound "development philosophy" was the overriding consideration. At the time as stated in the report the decision to develop the ICNEV was not based on compatibility with the surrounding "Aesthetics" but based on the applicant's rights under the Religious Land Use and Institutionalized Persons Act (RLUIPA) and the applicant invoked it often during the approval process. To this day while design issues might be solved by conditions or revised proposals, these could not remedy the original siting problem and decision.

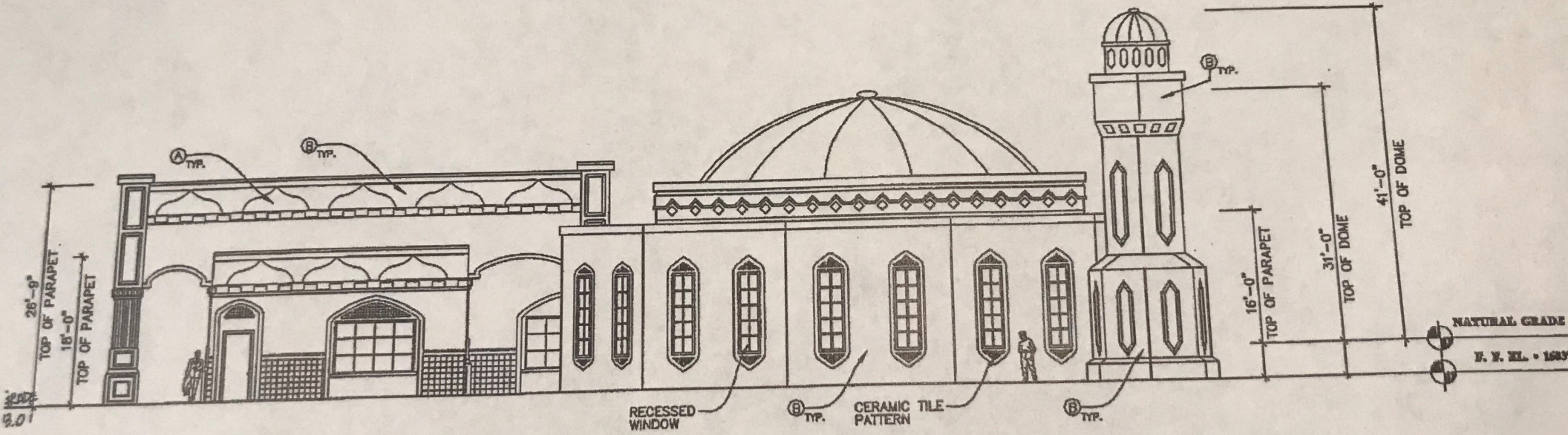
In closing if the applicant truly cared about being a "Good Neighbor" and limiting development impact, as well as co-existing with the surrounding community they would have proposed that the 2nd floor addition be built in the Northeast corner of the existing structure not the current prosed location. The current location is the worst possible location with the biggest negative impact on so many levels to surrounding neighbors. I understand there are other neighbors that have many of the same concerns I have. How about this time we listen to the taxpayers of Scottsdale and those that **live** next to the ICNEV. Again, has previously stated I strongly object to this addition to the ICNEV for the reasons delineated above and request as a long-time resident of Scottsdale that this application be refused.

Thank you for your thoughtful and kind attention in this matter. If this application is to be decided by the Development Review Board , please take this as notice that I would like to speak at the Hearing of the Development Review Board at which this application is expected to be decided. Please let me know as soon as possible the date of the Hearing.

All the best, Andy

Andrew W. Richardson, P.E., BCEE
12178 E. Shangri La Road
Scottsdale, Az. 85259

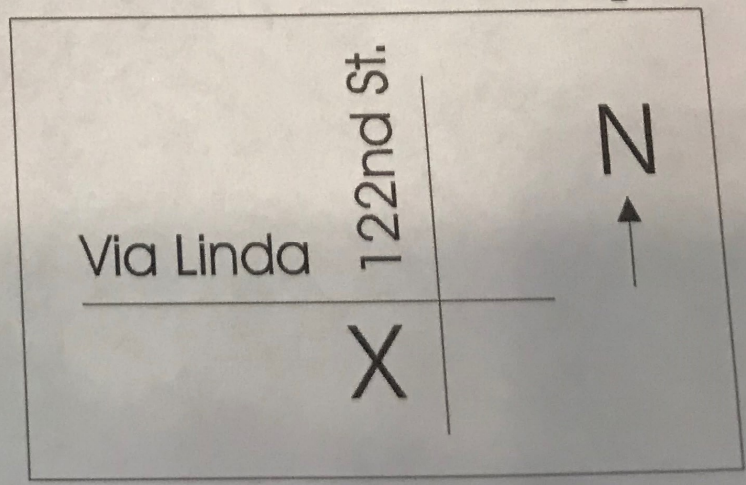
# PROPOSED
# ISLAMIC CENTER AND MOSQUE




**EAST ELEVATION**

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

## Site Location Map:




**Proposed Location:** Southwest Corner of Via Linda and 122nd Street

**Public Hearing For Approval To Build:** January 10, 2002





**From:** Michelle Maroon
**To:** Projectinput
**Subject:** Comment re: Case Name: Madrasa 2nd Floor Addition, Case Number: 40-DR-2022
**Date:** Monday, January 09, 2023 2:59:37 PM

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

I am writing to object to the new project proposed for site location: 12125 E Via Linda. The Case Name is "Madrasa 2nd Floor Addition" and the Case Number is 40-DR-2022

I live about 2 blocks from this site and the route to and from my home takes me regularly past this location. Although the site is kept tidy and is fairly well-maintained from the street view; invariable, whenever someone is with me in the car unfamiliar with the area will ask "is that a private residence?" In all fairness to this business, I appreciate the fact that there is no permanent signage about the fact that it is an assisted living facility. Having said that, they DO post a temporary sign on the corner (of Via Linda and 122nd St.) when they have a vacancy to fill, but I'm just glad it is a temporary sign, assuming it is legal to do so.

The building just doesn't "fit" in an area with private residences in the surrounding area. The very thought of a 2nd floor addition to a structure that already doesn't blend-in with the residential look of the area is unthinkable to my way of thinking and I strongly object to any zoning change that would allow this construction modification.

Please do not approve a change that can only hurt property values in the surrounding area of ~$1M homes.

Thank you for your consideration of this request to disapprove the project proposed for this site.

Michelle Maroon
12267 E Kalil Drive
Scottsdale, AZ. 85259
Cell (text ok): 615-775-6651

## Posler, Kathryn

**From:** Ruenger, Jeffrey
**Sent:** Thursday, March 09, 2023 9:22 AM
**To:** Posler, Kathryn
**Subject:** FW: case#: 40-DR-2022

---

**From:** Frank NA <carguy2820@gmail.com>
**Sent:** Wednesday, March 8, 2023 9:22 PM
**To:** Projectinput <Projectinput@Scottsdaleaz.gov>
**Subject:** case#: 40-DR-2022

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

I don't know what feedback you are looking for, but I don't think the Madrasa 2nd floor addition is something I support. I think it would negatively change the look of the neighborhood and appear too commercial.

## Posler, Kathryn

**From:** Joseph <josmcneil@msn.com>
**Sent:** Sunday, February 05, 2023 5:40 PM
**To:** Posler, Kathryn
**Subject:** 40-DR-2022

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

Hi Katie,

I would like to express my opposition to the project to add a 2nd floor addition to the N.E. Islamic Center. There is too much noise and traffic as it is now, and adding more space in the building and more parking will only make it worse for the neighborhood. Adding an outside staircase is not appropriate for any building in this area. I was living in this neighborhood when the original project was propose, and as I remember it, the builder lowered the height of the building to appease the homeowners in this area. After it was approved and built, it seems to me, that that was just a ploy to get the approval, planning to expand the building a few years down the road. This project should not get the approval of the City of Scottsdale.

Joseph McNeil
11175 N. 121st Way
Scottsdale, AZ 85259

## Posler, Kathryn

**From:** Kevin Wood <kevin.34wood@gmail.com>
**Sent:** Thursday, January 12, 2023 4:11 PM
**To:** Posler, Kathryn
**Subject:** 40-DR-2022
**Attachments:** back of neighbors.jpg; PXL_20230111_035440930.jpg; back security lights.jpg; night pic security lights..jpg; light at night.jpg

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

Dear Katie,

I am writing to object to the 40-DR-2022 planning application for a new 2nd story addition and associated parking. I object to the application for the following reasons.

**The design will create a major disruption to the residential areas neighboring the building.**

Despite the claims on the project narrative, this project will create significant impacts on the neighborhood. The southern rear of the existing center, where they are proposing to increase the height of the existing structure with a 2nd story addition, is the one part of the building that directly adjoins a residential neighborhood. Most importantly, the external stairs to the second floor are on the south side (back, not street facing side) of the building facing the backyard of my home and my neighbors. This will directly encourage foot traffic to the back of the building and now at a greater height. Due to the higher elevation of the 2nd story addition, the increased noise will travel much further than any existing foot traffic at ground level behind the parking lot wall. In addition, the additional parking spaces will be on the southern part of the parking driving vehicle traffic closer to the adjoining neighbors.

In a residentially zoned area, and any other establishment for that matter, entrances come from the street, this proposal is sending traffic directly to the back of the building violating the privacy and space of myself and others in the local neighborhood.

While the project narrative states that there will be no new traffic impacts, the details of the plan suggest that the project is planning for meaningful growth. The new construction appears to be more than a 50% increase on existing square footage. The proposed plans are also creating an increase in parking spaces of over 12% exceeding the total number that are required. All of this growth in activity will be directly facing the backyard of my and my neighbors' properties based on this proposal.

There is also visible and many times loud activity into the extended evening hours at the location today including outdoor activities or extended gathering in the parking lot behind the building closest to our neighborhood at the end of the evening.

Significant growth in the size of the building has no purpose other than increasing the capacity for activity both during normal hours and extended hours and the location of this activity is directed towards adjoining neighborhoods.

**The design of the project will further the visual impact that this building has on the preservation of the natural beauty of the desert environment.**

The size, scale, and appearance of the building is already unlike any in the area and this will further the impact on the local area and disrupt neighbors' mountain views and Sonoran skies. The impact is particularly severe to us neighbors south of the building as the building is on the upward, northerly slope to the McDowell Mountains thus magnifying the impact of any increase in height to the neighbors in southern, declining elevations. This building, and an addition

creating a second story will make it unlike anything in the neighboring one story residential neighborhood, isolating it in the otherwise well preserved natural beauty that the Scottsdale Development Philosophy has created.

The proposed addition also further deviates from the **Via Linda Streetscape** guidelines and the spirit in which they were developed.

**The proposal is inconsistent with what was approved for the initial and original Islamic Center of the North East Valley Building and Mosque**

Residents have made significant investments to live in the neighboring area. The proposal is inconsistent with and was not included in what was originally approved for the buildings. Furthermore, the applicant stated in the application for the most recent construction in 2013 that they "are looking to complete the last phase…". Approving this massive addition to a building that is already inconsistent with the scale, character, and appearance of the area will essentially be equivalent to "pulling the rug out" from those that have invested substantially in neighboring properties, negatively impacting the enjoyment of their investment and devaluing the investment they have made. The construction of the original building has had a significant impact on the neighborhood and may not have been approved if a second story was included originally; I ask that you do not make the impact on the neighborhood greater by approving this proposal.

**The applicant has not effectively adhered to prior proposals and code and creating a taller and more massive structure could further the negative impact of violations on neighbors and Environmentally Sensitive Lands.**

Previous proposals as well as this one have indicated that minimal exterior lighting will be directed downward, etc. The reality is that the applicants have bright white spotlights installed on the main building that have no apparent shield cover ( I could not find these as any part of approved plans) projecting deep into the night sky of the neighborhood and environmentally sensitive areas. Even worse is the use of extensive outdoor string/party lighting in the back of the building, parking lot, and outdoor areas directly facing the adjoining neighbors. This lights up the entire rear of the building, reflecting severely off of the building all the way to the uppermost areas. The lights are strung from areas as high as what must be almost 28' based on the design information. The light is so bright from these lights and their reflection off the existing massive building that you literally do not need a flashlight to walk in the wash in back of our home when it is otherwise completely dark elsewhere. They keep the string lights on all night as they have been on in the mornings when I wake, and I can clearly see them from my bedroom. All of this defeats the purpose of any lighting requirements.

The addition of a taller, second floor could further magnify the impact of these practices to the neighborhood and natural land behind the building.

The proposal is inconsistent with its lighting proposals or unclear at best. Under the "Sensivitve to design concept plan and guidelines" section it states that "no new lighting will take place.". However, under the "Project Exterior Site Lighting" section it goes on to highlight "The only exterior lighting for this project is the code-required at exit lights at the main entry, elevator, and two exit doors." It then immediately goes on to mention wall downlight locations – then immediately says "no new wall lights will be added" – then immediately says "The light has a metal shield cover, and lighting is full downlight type and makes only 2.5-foot-candles for a minimum ground cover spread not reaching more than 10 feet from the building face". The proposal also mentions nothing regarding any lighting for what I understand to be external stairs on the south side of the building facing my and my neighbors' back yards. The existence of these stairs seems to be avoided in the entire description of the proposal, however I would assume that these stairs would require some lighting all the way up to the second floor and in direct line of sight of neighbors.

In total, the proposal is not clear on what external lighting will actually be added as part of this second story addition, the applicants have shown that they will add lighting as they see fit despite what has been included in and approved in previous proposals, the applicant has shown no regard for neighbors or wildlife in Natural Open Area Spaces, and the addition of a significant second story addition along the southern/back side of the building where the applicant typically puts all the additional lighting will greatly the impact the amount of reflection and potential for higher and more visible lighting to be hung.

I have included some sample pictures of the lighting in the back of the building taken at 9 and 10pm in the evening. Please note that I am not a photographer and the building is significantly closer and bigger to the naked eye from our properties than it seems from the photos.

Best Regards,

Kevin Wood

763-229-8966











## Posler, Kathryn

**From:** Castro, Lorraine
**Sent:** Tuesday, January 03, 2023 2:27 PM
**To:** Posler, Kathryn
**Subject:** FW: 12125 e via Linda project proposal

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**From:** Castro, Lorraine
**Sent:** Tuesday, January 03, 2023 2:21 PM
**To:** kim@bollingeratelier.com
**Subject:** RE: 12125 e via Linda project proposal

We don't send out hearing postcard for Development Review Board.

You can look at the case fact sheet to see when this will be scheduled. This case is in the preliminary stages it could take anywhere from 3 to 6 months to go to a hearing.

Here is the Development Review Board page. Where you can leave a message to the board members.
https://www.scottsdaleaz.gov/boards/development-review-board

To leave a message to the board members click on "Submit Public Comment/Email Members"

This will give you the upcoming agendas also.

Here is the "Case Info Sheet" you can look on here to see when it will be scheduled to the Development Review Board meeting plus you can look at the "Applicant submittal" to get the Narrative and elevations.
https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/54150

Thank you,

*Lorraine Castro*

**Planning Specialist**
**City of Scottsdale**
**Lcastro@ScottsdaleAZ.gov**
480-312-7620

**PLANNING AND DEVELOPMENT SERVICES**

**HTTPS://ESERVICES.SCOTTSDALEAZ.GOV/BLDGRESOURCES**

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**From:** NoReply <NoReply@Scottsdaleaz.gov>
**Sent:** Saturday, December 31, 2022 2:16 PM
**To:** Projectinput <Projectinput@Scottsdaleaz.gov>
**Subject:** 12125 e via Linda project proposal



I'd like to be notified of the public hearing dates to present objections -- sent by Kim Nikolaev (case# 40-DR-2022)

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## Posler, Kathryn

**From:** Carr, Brad
**Sent:** Tuesday, January 03, 2023 3:15 PM
**To:** Posler, Kathryn
**Subject:** FW: Development Review Board Public Comment

**Importance:** High

For the file for case 40-DR-2022.

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**From:** WebServices <WebServices@scottsdaleaz.gov>
**Sent:** Tuesday, January 3, 2023 3:06 PM
**To:** Development Review Board <DevelopmentReviewBoard@Scottsdaleaz.gov>
**Subject:** Development Review Board Public Comment
**Importance:** High

**Name:** kim nikolaev
**Address:** 12062 E YUCCA ST, 1
**Email:** kim@bollingeratelier.com
**Phone: (602) 501-0816**

**Comment:**
**Re** https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/54150 **I am wring to object to this proposed project. This property is directly adjacent to my home and it is currently heavy traffic, trash and lighting at late night events that are a disturbance to our home and life. I am very angry that this residential neighborhood will be adding it is even more commercial traffic and late night events . I thought this was a residential a zone ? Also why do they not have a desert buffer requirement on this property like the rest of the VIa Linda Corridor which would block o some of the large commercial structure that is currently in place. The last thing this area needs id more car traffic , we a can barely get out of our street now. I am resident at** 12062 E Yucca, 85281 **Kim Nikolaev 602-501-0816**

## Posler, Kathryn

**From:** NoReply
**Sent:** Monday, February 27, 2023 8:59 AM
**To:** Posler, Kathryn
**Subject:** Islamic cultural center expansion



Hello m wondering what the status is of this project proposal I am a neighbor and wish to attend meeting to voice objects Thank you Kim Nikolaev Applicant Submittal(s) The following documents are a selection of the complete file: Applicant's Submittal 1/3/2023 (PDF, 10.2 MB) Please return to this page for periodic updates. Location 12125 E -- sent by Kim Nikolaev (case# 40-DR-2022)

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## Posler, Kathryn

**From:** kim nikolaev <kim@bollingeratelier.com>
**Sent:** Tuesday, June 20, 2023 11:16 AM
**To:** Posler, Kathryn
**Cc:** tammy tammycaputi.com; Curtis, Tim; Kercher, Phillip
**Subject:** Re: Islamic Community Center meeting follow up (40-DR-2022)

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

Hi Katie, the center is not being used as much this time of year, but there are no restrictions or barriers on the west gravel and a car is currently parked there somewhat permanently . thanks, Kim

KIM NIKOLAEV
DIRECTOR, SPECIAL PROJECTS
BOLLINGER ATELIER

227 SOUTH ROCKFORD DR
TEMPE, ARIZONA 85288
T. 480.968.4011
C. 602.501.0816
KIM@BOLLINGERATELIER.COM
WWW.BOLLINGERATELIER.COM

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**From:** Posler, Kathryn <KPosler@Scottsdaleaz.gov>
**Sent:** Tuesday, June 20, 2023 11:06 AM
**To:** kim nikolaev <kim@bollingeratelier.com>
**Cc:** tammy tammycaputi.com <tammy@tammycaputi.com>; Curtis, Tim <tcurtis@scottsdaleaz.gov>; Kercher, Phillip <pker@scottsdaleaz.gov>
**Subject:** RE: Islamic Community Center meeting follow up (40-DR-2022)

Hi Kim,

Let me follow up with the applicant on this item and see their status. Is parking still occurring in that area or has that ceased for the time being?

Thank you,

Katie Posler
Senior Planner
480 312 2703

---

**From:** kim nikolaev <kim@bollingeratelier.com>
**Sent:** Monday, June 19, 2023 12:49 PM
**To:** Posler, Kathryn <KPosler@Scottsdaleaz.gov>
**Cc:** tammy tammycaputi.com <tammy@tammycaputi.com>; Curtis, Tim <tcurtis@scottsdaleaz.gov>; Kercher, Phillip

<pker@scottsdaleaz.gov>
**Subject:** Re: Islamic Community Center meeting follow up (40-DR-2022)

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

Hello, I have not heard further on the parking situation for this project and was wondering if a plan had been approved to accelerate the wall construction on the West side.
Thanks, Kim

KIM NIKOLAEV
DIRECTOR, SPECIAL PROJECTS
BOLLINGER ATELIER

227 SOUTH ROCKFORD DR
TEMPE, ARIZONA 85288
T. 480.968.4011
C. 602.501.0816
KIM@BOLLINGERATELIER.COM
WWW.BOLLINGERATELIER.COM

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**From:** Kercher, Phillip <pker@scottsdaleaz.gov>
**Sent:** Wednesday, May 10, 2023 2:00 PM
**To:** Posler, Kathryn <KPosler@Scottsdaleaz.gov>; kim nikolaev <kim@bollingeratelier.com>
**Cc:** tammy tammycaputi.com <tammy@tammycaputi.com>; Curtis, Tim <tcurtis@scottsdaleaz.gov>
**Subject:** RE: Islamic Community Center meeting follow up (40-DR-2022)

Regarding the posting of "No Parking" signs, we install them on local residential streets based upon petition from the adjacent property owners. They need 80% in support, and we only post by full blocks, not individual lots. This is the process that was followed by the property owners along the east side of 122nd Street. For the west side, the church or the Via Verano HOA could make the request to prohibit parking north of Gail Road.

Restricting parking will not resolve the parking issue if there is not enough parking spaces in the church parking lot; it will only push the parking onto other streets in the area.

Feel free to contact me if you would like to discuss the process. Thanks.

Phillip H. Kercher, PE, P.T.O.E.
TRAFFIC ENGINEERING MANAGER
CITY OF SCOTTSDALE
480-312-7645

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**From:** Posler, Kathryn <KPosler@Scottsdaleaz.gov>
**Sent:** Wednesday, May 10, 2023 12:36 PM
**To:** kim nikolaev <kim@bollingeratelier.com>
**Cc:** tammy tammycaputi.com <tammy@tammycaputi.com>; Kercher, Phillip <pker@scottsdaleaz.gov>; Curtis, Tim <tcurtis@scottsdaleaz.gov>
**Subject:** RE: Islamic Community Center meeting follow up (40-DR-2022)

Hi Kim,

Apologies for the delay, I was out of the office.

122nd is a public street – so I would suggest you speak with the transportation department on if they would be open to placing no parking signs along BOTH sides of 122nd to resolve that item. I see a sign already along the east side. I have copied Phil Kercher with the transportation department in case he can provide additional information on that item.

I met with the applicant yesterday for case 40-DR-2022 and he told me that he spoke to the community members about ceasing parking in the area highlighted below until the 3' tall screen wall is installed. The applicant is organizing getting the screen wall built prior to the DRB approval (since that could be a couple months away). No permit is required for a 3' tall wall or below. I hope this helps resolve the headlight issue you were experiencing. Keep me updated and staff can coordinate with code enforcement if needed.

Please let me know if I can help with anything else, thank you!




Thank you,

Katie Posler
Senior Planner
480 312 2703

**From:** kim nikolaev <kim@bollingeratelier.com>
**Sent:** Thursday, May 04, 2023 8:39 PM

**To:** Posler, Kathryn <KPosler@Scottsdaleaz.gov>
**Cc:** tammy tammycaputi.com <tammy@tammycaputi.com>
**Subject:** Re: Islamic Community Center meeting follow up

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

Thanks Katheryn, the community has not ceased parking there and in fact these folks use the entire blocks surrounding the center for their overflow parking. On the busy days of their key holiday in the spring ( which were several this year I guess) the entire block possibly ½ mile south n 122nd was solid cars. In many cases the road barely fits one car, and this creates a real hazard getting through.

One or two days that I walked by they had security guys there trying to direct the parking and they were exasperated; they were turning people away from the lots and onto the other side street. I told them I was going to register a complain as this just too dangerous, they said they had many complaints.

I am just curios why they can be allowed to use the entire neighborhood as parking lot ?and this is why the whole issue of expansion is concerning again to me as nice as it looks and the presentation of just adding a few classrooms I think is inaccurate. I am attaching images from one day of walking by on 122nd. Why are they not just renting a lot elsewhere and busing in people like other community groups?
It is not the residential areas problem that they have so many members and no parking.
I just don't think they should expand when they can't handle the current. Thanks, I would appreciate an update.
Also if this is a violation of permitted plans why are they permitted to park in un permitted areas at all? Meaning why is it optional for them to comply ?

Best, Kim

KIM NIKOLAEV
DIRECTOR, SPECIAL PROJECTS
BOLLINGER ATELIER

227 SOUTH ROCKFORD DR
TEMPE, ARIZONA 85288
T. 480.968.4011
C. 602.501.0816
KIM@BOLLINGERATELIER.COM
WWW.BOLLINGERATELIER.COM

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**From:** Posler, Kathryn <KPosler@Scottsdaleaz.gov>
**Sent:** Thursday, May 4, 2023 6:57 PM
**To:** kim nikolaev <kim@bollingeratelier.com>
**Subject:** RE: Islamic Community Center meeting follow up

Hi Kim – In terms of code, property owners need approval prior to making exterior changes (even site changes like parking). I have reached out to the applicant on the case to see if they can cease parking in that area or build the 3' tall screen wall sooner. I can provide an update for you next week. Thank you!

Thank you,

Katie Posler
Senior Planner
480 312 2703

**From:** kim nikolaev <kim@bollingeratelier.com>
**Sent:** Tuesday, April 18, 2023 9:33 AM
**To:** Posler, Kathryn <KPosler@Scottsdaleaz.gov>
**Subject:** Re: Islamic Community Center meeting follow up

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

Thank you, Kathryn
I greatly appreciate the confirmation of that plan for the future. My question is in the meantime, as I understand, this is one and a half to two years away. It looks to me that the additional parking was an add-on from an approved original footprint plan. So in terms of code is it OK for the members to park without the pony wall or any buffering of the headlights into my house?
that is my main remaining question. And the rest of that parking lot currently does have a buffer wall around the perimeter. Our house and neighbor house have a direct view of the headlights at night. Thank you very much for any additional assistance Kim.

Get Outlook for iOS

---

**From:** Posler, Kathryn <KPosler@Scottsdaleaz.gov>
**Sent:** Tuesday, April 18, 2023 9:24:04 AM
**To:** kim nikolaev <kim@bollingeratelier.com>
**Subject:** RE: Islamic Community Center meeting follow up

Hi Kim – Please see the attached proposed site plan. Those spaces will be paved and have a 3' tall site wall around them for screening purposes. Please let me know if you have any other questions, thank you!

Thank you,

Katie Posler
Senior Planner
480 312 2703

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**From:** kim nikolaev <kim@bollingeratelier.com>
**Sent:** Monday, April 17, 2023 3:25 PM
**To:** Posler, Kathryn <KPosler@Scottsdaleaz.gov>
**Subject:** Re: Islamic Community Center meeting follow up

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

Hi Kathryn, I have not heard back from David or anyone at the Center or anything more on the Islamic Center's expansion.
It does seem like they have filtered the high-powered security lights somewhat.

But I do want to further explain the situation with the "parking add on" that was put in a year or so ago.

I took the attached pictures from the street area but as you can see, the "parking add-on" gravel lot ( I am assuming not part of an approved plan to begin with) aims directly into my windows so the lights at night are

still high bean and disruptive. I don't think the folks at the center understand how much of an issue this is. I do feel like we deserve some answers. Their lot is at a higher elevation, so this aims right at our home.

My home is the white one that is now very close to the new parking. Please advise if another Scottsdale department should be asked and I will stop bothering you, I understand his is a small issue to the city , big issue to me. Should I contact my city council person about this?
Best, Kim

KIM NIKOLAEV
DIRECTOR, SPECIAL PROJECTS
BOLLINGER ATELIER

227 SOUTH ROCKFORD DR
TEMPE, ARIZONA 85288
T. 480.968.4011
C. 602.501.0816
KIM@BOLLINGERATELIER.COM
WWW.BOLLINGERATELIER.COM

---

**From:** kim nikolaev <kim@bollingeratelier.com>
**Sent:** Friday, April 7, 2023 5:47 PM
**To:** DIIK@outlook.com <DIIK@outlook.com>
**Cc:** Posler, Kathryn <KPosler@Scottsdaleaz.gov>
**Subject:** Islamic Community Center meeting follow up

Hi David, Nice to meet you last Saturday.

I am the neighbor who owns property at the east side of the Ceneter Parking lot/gravel parking where headlight face East. 12062 East Yucca St.

This is a recap of what we discussed. I also wanted to ask if I could have a direct contact with the center Property Manager to discuss adding filtering to the building lights. When I met him at the meeting he did not give his contact info but was very gracious and understood my issue.

I would request this as soon as possible and even before the construction is approved. As I illustrated the high building light beams directly into my home at night, as does the parking/departing of cars on the east side. This issue has grown over this last year.
This is what I understood:

You will be adding a wall to the west side car park which will buffer the car headlights and noise.

You will be moving the lights to a low level with filters which should mitigate the nightlight pollution.

You will be growing back the natural desert plants on via Linda side.

The new construction if approved will not happen for a year or more, so we would appreciate these mitigation efforts prior.

Best regards, Kim

KIM NIKOLAEV
DIRECTOR, SPECIAL PROJECTS
BOLLINGER ATELIER

227 SOUTH ROCKFORD DR
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C. 602.501.0816
KIM@BOLLINGERATELIER.COM
WWW.BOLLINGERATELIER.COM

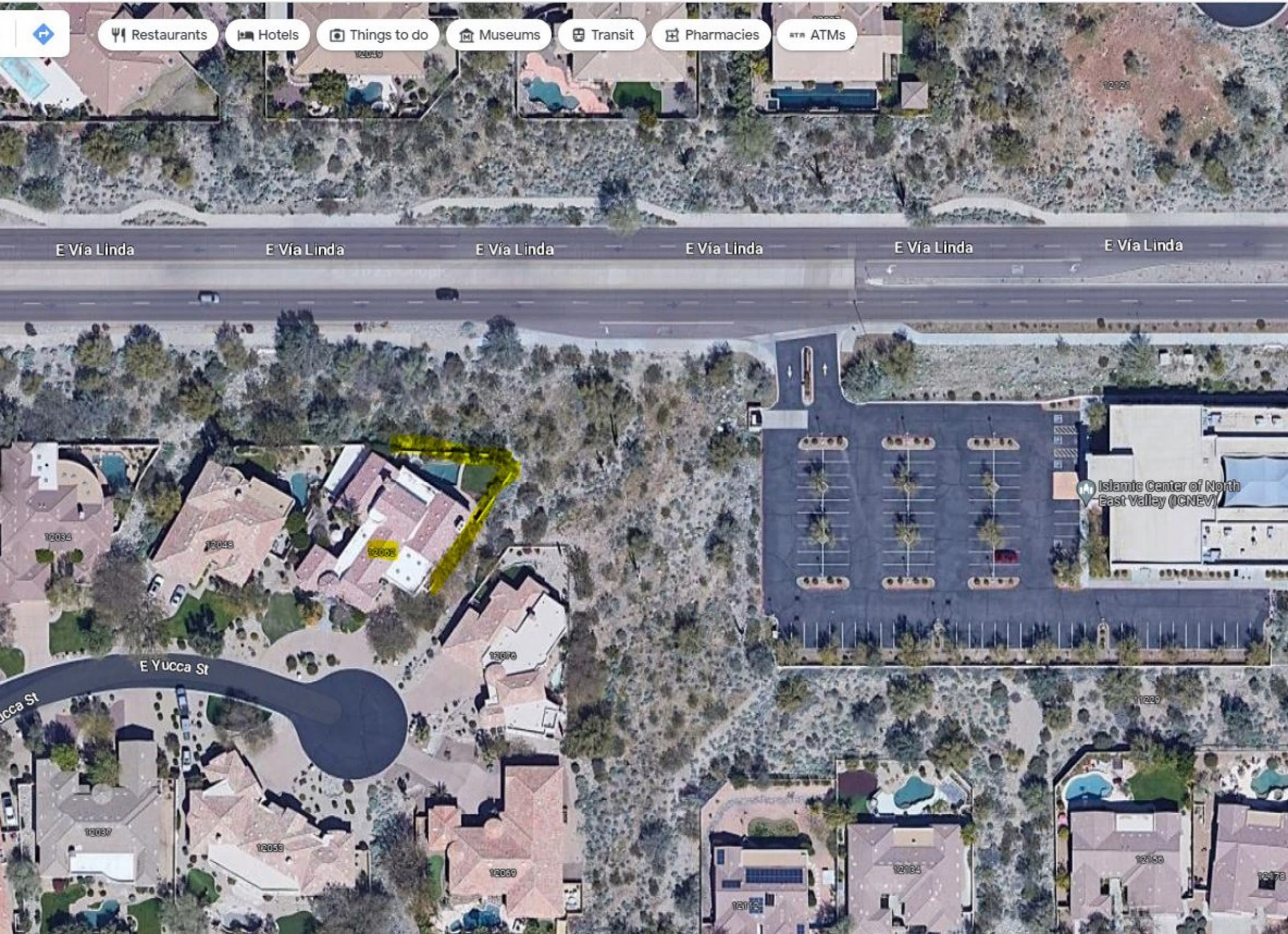

FIRE LANE
NO PARKING


FIRE LANE NO PARKING


NE NO PARKING




122nd St.
E
12200
Via Linda


5891611,-111.8197174,232m/data=!3m1!1e3
Restaurants
Hotels
Things to do
Museums
Transit
Pharmacies
ATMs
E Vía Linda
E Vía Linda
E Vía Linda
E Vía Linda
E Vía Linda
E Vía Linda
Islamic Center of North East Valley (ICNEV)
E Yucca St
12034
12048
12063
12076
12037
12053
12069
12104
12229
12478

## Posler, Kathryn

**From:** Ruenger, Jeffrey
**Sent:** Wednesday, January 04, 2023 1:18 PM
**To:** Posler, Kathryn
**Subject:** RE: 40-DR-2022 MADRASA 2ND FLOOR ADDITION

mstrange40@cox.net

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**From:** NoReply <NoReply@Scottsdaleaz.gov>
**Sent:** Tuesday, January 3, 2023 7:49 PM
**To:** Projectinput <Projectinput@Scottsdaleaz.gov>
**Subject:** 40-DR-2022 MADRASA 2ND FLOOR ADDITION



Please do not allow this proposal to move forward. This site already blocks the view of the land around us. We do not need any more obstructions. If you want to build up find a city center to do so not the outside areas that want sweeping views. 40-DR-2022 MADRASA 2ND FLOOR ADDITION -- sent by Mark Strange (case# 40-DR-2022)

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## Posler, Kathryn

**From:** Castro, Lorraine
**Sent:** Tuesday, January 03, 2023 2:32 PM
**To:** Posler, Kathryn
**Subject:** RE: Project #40-DR-2022 att -Katie Posler

pgrandelli2@cox.net

---

**From:** pgrandelli2@cox.net <pgrandelli2@cox.net>
**Sent:** Saturday, December 31, 2022 3:19 PM
**To:** Projectinput <Projectinput@Scottsdaleaz.gov>
**Subject:** Project #40-DR-2022 att -Katie Posler

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

Ms. Posler,

I received notice of a request from the property owner at 12125 E Via Linda that they are seeking approval to add a second story to their facility.

My understanding is that Via Linda is a scenic corridor and has very specific height restrictions that I believe the city should adhere to.

I believe that approving this request will greatly change the landscape of what a scenic corridor is supposed to be as well as hindering the views of the homes directly North of this property .

It is not clear from your notice if the parking portion of the request is for additional surface parking or elevated parking. I strenuously object to any elevated parking along Via Linda.

Should this request get to a city council meeting for approval please insure that the homeowners are properly notified so that we may attend to voice our concerns

Respectfully,

Peter Grandelli
12223 E Mary Katherine Dr.
6029084337

## Posler, Kathryn

**From:** Castro, Lorraine
**Sent:** Tuesday, January 03, 2023 2:33 PM
**To:** Posler, Kathryn
**Subject:** RE: 40-DR-2022

vanessawoodbarrington@yahoo.com

---

**From:** NoReply <NoReply@Scottsdaleaz.gov>
**Sent:** Monday, January 02, 2023 10:38 AM
**To:** Projectinput <Projectinput@Scottsdaleaz.gov>
**Subject:** 40-DR-2022



Please call to discuss Madrasa 2nd Floor Addition - case number 40-DR-2022 We can be reached at 763-229-0199 Thank you, Kevin and Vanessa Wood -- sent by Kevin and Vanessa Wood (case# 40-DR-2022)

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## Posler, Kathryn

**From:** Vanessa Wood <vanessawoodbarrington@yahoo.com>
**Sent:** Wednesday, January 11, 2023 9:04 PM
**To:** Posler, Kathryn
**Subject:** 40-DR-2022 - 2nd Floor Addition
**Attachments:** email to Katie, City of Scottsdale re 40-DR-2022.pdf; lanscaping, Via Linda.jpeg; landscaping via 124th St..jpeg; South Side of Building at night.jpeg; South side of building at night #2.jpeg; South side of building #3.jpeg

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

January 11, 2023

Vanessa Wood
12156 E. Shangri La Rd. Scottsdale, AZ 85259

Dear Katie,
Thank you for your time on the phone on Monday, January 9, 2023 to discuss 40-DR-2022: Madrasa 2nd Floor Addition.

**Per follow-up to our conversation, this email serves to further communicate my strong disproval and objection to application 40-DR-2022: Madrasa 2nd Floor Addition.**

In our phone conversation, I shared my concerns with you about the entrance location of the building. I mentioned that I thought the main entrance was on the west side of the building. I left you a voice mail message today to inquire again.

I was able to locate the Scottsdale Development Review Board Report for case no. 67- DR-2001#3. It states, “the main entry doors are located on the west side, oriented away from the neighborhood to the east.”

**In any case, I do not see approval of a main entrance on the south side of the building. The south side of the building is where people are entering and existing the building; this is their main entrance. How do I file an official complaint of this violation?**

Regarding, 40-DR-2022: Madrasa 2nd Floor Addition, the new project proposal requests “approval of a site plan and building elevations for a new 2nd story addition and associated parking at an existing building located at 12125 E. Via Linda with single-family residential



environmentally sensitive lands overlay (R1-43-ESL) zoning (postcard dated: December 14, 2022 from Planning & Development Services, Scottsdale, Arizona).

The Project Narrative, dated August 25, 2022, to the city of Scottsdale by David II Kenyon, principle architect at Presence Design pllc, states, “the purpose of this application is to request additional small breakout rooms as a second floor over a portion southern rear of the existing center to the northern street side along the Via Linda road side.”

**The Project Narrative (in order, from pages 1-3) Claims:**

1. few changes to the existing structure
2. no new traffic impacts
3. will be used for existing uses
4. site circulation and parking will remain the same
5. an addition of the few required parking spaces
6. no additional grading
7. no new impact on the neighborhood
8. no changes to pedestrian or vehicle flow or access
9. existing landscaping will remain the same
10. no disturbance to the public right of way will be needed for the build-out
11. the structure will link the existing structure in style
12. the colors will meet City standards and are similar in color range to the existing structure
13. will not change the NAOS or landscaping areas
14. requests meet all zoning
15. The addition will not occur along the streets but at the rear side, where the property and

    adjoining property have the largest NAOS area.

16. The owner have maintained the landscape in the public rights-of-way and easements.
17. site lighting carefully follows the sky-zoning ordinance



18. no new lighting will take place

19. the owners have proven their sensitivity to the existing landscape. The owners will continue to maintain and upgrade the landscaped areas
20. the project is sensitive to the desert design principles
21. the project will continue to offer safe bicycle parking and riders a changing room and a

    place to shower.

22. No added signage will be part of this addition

24. The wall downlight are located 7'-6" high at the property's interior and are not seen from the street of the public side of the building
25. no new wall lights will be added
26. the light has a metal shield cover, and lighting is full downlight type and makes only 2.4-

    foot candles for a minimum ground spread not reading more than 10 feet from the building

    face.

27. This project will have no impact on neighboring properties as no additional traffic or people

    loads will occur.

28. This addition will not add to the existing structure's site footprint
29. Minor existing site features other than a small addition to the east side of the parking lot

---

## **Disputes - The Project Narrative Claims** (listed above)

**1. SIGNIFICANT changes to the existing structure - according to Elevations and Sections map, DR2.01 prepared by Presence Design.**

• new 2nd floor addition extends over 50% of the existing building in both directions N/S and W/E

23. The only exterior lighting for this project is the code-required exit lights at the main entry, elevator, and two exit doors

1. direct contradiction - see claim #18.

Page 3 of 8

**2. SIGNIFICANT new traffic impacts - according to Elevations and Sections map, DR0.01 prepared by Presence Design.**

• expansion of existing parking lot, with the addition of 13 new parking spaces (only 6 are required)

• 13% expansion of existing parking lot

**3. SIGNIFICANT indications of expanded uses**

• 13% expansion of existing parking lot, expands usage.

**4. SIGNIFICANT increase in site circulation, vehicle access, parking lot activity**

• 13% expansion of existing parking lot spaces increases site circulation and parking • 13 additional parking spaces equates to a conservative estimate of 52-65 additional patrons (considering the average sedan with a capacity of 4-5 passengers). That estimate does not consider patron drop-offs or larger vehicle capabilities.

**5. An addition of more than double the parking spaces indicated by the city of Scottsdale**

• code requires 6 addition spaces based on the expansion plan. • 13 new spaces for parking expansion

•With no additional traffic (as stated in the Project Narrative) no more than the 6 parking spaces, required by city of Scottsdale code, should be considered.

**7. SIGNIFICANT new impact on the surrounding neighborhoods**

• a second floor addition lot would further negatively impact the benefit, the natural beauty and tranquility, of living among the McDowell Mountains and the Scottsdale community. The second floor addition will completely block the remaining obstructed view of the McDowell Mountains.

Page 4 of 8

• an expansion of the parking lot would further increase the **noise disturbances** and negative impact to the surrounding residential communities.

• current noise disturbances, heard in the early mornings (before 8am) and late evenings (after 10pm) and as late as 12midnight, include car traffic, slamming doors, car alarms going off, patrons chatting in the parking lot, patrons loitering on the north side of the building.

• an expansion of the parking lot would further increase the **lighting disturbances** and negative impact to the surrounding residential communities.

• current lighting disturbances, include bright white parking lot lights, bright, white exterior building lights, multiple, large, light strings canvasing a large portion of the building all hours of the night (see pictures attached)

•Arizona Revised Statute 49-1101 to 49-1106 regulates public lighting to protect the natural environment and dark skies at night
•Scottsdale lighting design: "Lighting designs should be designed to minimize glare and light trespass, to implement energy conservation, and to maintain dark skies. The lighting designers should consider utilizing pre-curfew and post-curfew lighting designs with automatic control systems to eliminate excessive light during inactive hours of site and building operation (https://www.scottsdaleaz.gov/planning-development/ long-range-planning/lighting).

**8. Significant increase in vehicle flow, foot traffic and north side exterior staircase use.**

• With a 2nd story addition and parking lot expansion comes an increase in vehicles coming and going, dropping off and picking up patrons. Further, the addition of a new exterior staircase, on the south side leading to the proposed second floor addition, will not only increase foot traffic on the neighborhood side, but will also encourage patrons



to use this entrance. With the additional parking spaces and entrance via an exterior staircase, additional vehicle flow and foot traffic is being anticipated and encouraged.

**10. Significant disturbance to the public right of way**

• the wash, a city of Scottsdale public right of way for neighbors and wildlife, immediately abutting the parking will be further disturbed by the activity, car traffic, foot traffic, excess noise, artificial lights, and man-made massive structure that does not fit in to the scope or scale of the natural environment and the residential neighborhoods.

**15. "The addition will not occur along the streets but at the rear side, where the property and adjoining property have the largest NAOS area."**

- This statement shows that they have no concern for the surrounding residential communities.
- If they wanted to reduce the impact on the surrounding residential communities, they would encourage and propose all entrances and activities surrounding the building: car traffic, foot traffic, excess noise, artificial lighting to be on the north side of the building (the street side of the building, not the residential side of the building).
- Business and homeowners alike are expected to have their entrances on the street side of the structure.

**16. The owner has not maintained the landscape in the public rights-of-way and easements.**

• It does not appear that any landscaping maintenance or enhancements have taken place (see photos attached).



**17. site lighting DOES NOT follow the sky-zoning ordinance • Dark Sky movement supports:**

•the reduction in energy use
•supporting nocturnal animal habits
•reducing the health impacts of light “pollution” on people”

**18. “no new lighting will take place”**

• “The only exterior lighting for this project is the code-required exit lights at the main entry, elevator, and two exit doors”

**24. The wall downlight are located 7’-6” high at the property’s interior and ARE SEEN from the street of the public side of the building FROM THE NEIGHBORHOOD SIDE OF THE BUILDING**

**26. The light has a metal shield cover, and lighting is full downlight type and makes only 2.4-foot candles for a minimum ground spread not reading more than 10 feet from the building face.**

• The parking lots lights shine into our bedroom located even with a professional-grade outdoor dark shade. We experience light pollution and sleep disturbance.

**27. This project will have A SIGNIFICANT IMPACT on neighboring properties. An expansion will create ADDITIONAL TRAFFIC and ADDITIONAL PEOPLE LOADS.**

**•see above**



**29.**
**MAJOR EXPANSIONS ARE PROPOSED TO THE BUILDING AND PARKING LOT**

**INCLUDING A LARGE 2ND FLOOR ADDITION COVERING NEARLY THE ENTIRE EXISTING SPACE (THAT IS NOT ALREADY 2-STORIES IN HEIGHT OR HIGHER).**

**TO FURTHER EXPOUND THE DISTURBANCES, ENTRANCES AND THE ADDITION OF AN OUTDOOR STAIRCASE, ARE PROPOSED ON THE NEIGHBORHOOD SIDE (SOUTH SIDE) RATHER THAN THE STREET SIDE. NO THOUGHTFUL HOME OWNER OR BUSINESS OWNER WOULD PUT THEIR ENTRANCE ABUTTING RESIDENTIAL NEIGHBORHOODS. IT IS CONCERNING THAT ONE PLACE OF WORSHIP HAS BEEN GIVEN PRIVILEGE OVER THOUSANDS OF SCOTTSDALE RESIDENTS AND THE RESIDENTIAL HOMES AND NEIGHBORHOODS THEY LIVE IN. IT SHOULD BE NOTED THAT HOMES AND BUSINESSES AMONG THE MCDOWELL MOUNTAINS HAVE CONSCIOUSLY DESIGNED THEIR SPACE TO RESPECT THE NATURAL LAND AND DESERT COMMUNITY.**

**I STRONGLY OBJECT TO THIS NEW PROJECT PROPOSAL NAMED MADRASA 2ND FLOOR ADDITION.**
**Case Number: 40-DR-2022**

**Vanessa Wood**









## Posler, Kathryn

**From:** Castro, Lorraine
**Sent:** Tuesday, June 13, 2023 10:39 AM
**To:** Posler, Kathryn; Carr, Brad
**Subject:** RE: 40-DR-2022

I will add to the case folder.

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**From:** NoReply <NoReply@Scottsdaleaz.gov>
**Sent:** Monday, June 12, 2023 6:09 PM
**To:** Projectinput <Projectinput@Scottsdaleaz.gov>
**Subject:** 40-DR-2022



Dear City of Scottsdale Planning Committee, We are respectively asking that you re-schedule the review meeting for this case, case 40-DR-2022. Holding a public planning meeting during the holiday week of July 4th seems unconstitutional, especially since the city of Scottsdale has already received public disapproval of this project. We respectively ask that you reschedule the review meeting for the fall to allow all Scottsdale residents the option to attend. By holding a meeting, the holiday week of July 4 you are not giving Scottsdale residents a fair opporunity to voice their opinion. Please reply to Kevin and Vanessa Wood about this coorespondence at vanessawoodbarrington@yahoo.com. Thank you, Kevin and Vanessa Wood - June 12, 2023 -- sent by Vanessa Wood (case# 40-DR-2022)

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## Kertis, Mark

**From:** WebServices
**Sent:** Tuesday, January 3, 2023 3:06 PM
**To:** Development Review Board
**Subject:** Development Review Board Public Comment

**Importance:** High

**Name:** kim nikolaev
**Address:** 12062 E YUCCA ST, 1
**Email: kim@bollingeratelier.com**
**Phone: (602) 501-0816**

**Comment:**
**Re https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/54150 I am wring to object to this proposed project. This property is directly adjacent to my home and it is currently heavy traffic, trash and lighting at late night events that are a disturbance to our home and life. I am very angry that this residential neighborhood will be adding it is even more commercial traffic and late night events . I thought this was a residential a zone ? Also why do they not have a desert buffer requirement on this property like the rest of the VIa Linda Corridor which would block o some of the large commercial structure that is currently in place. The last thing this area needs id more car traffic , we a can barely get out of our street now. I am resident at 12062 E Yucca, 85281 Kim Nikolaev 602-501-0816**

## Posler, Kathryn

**From:** kim nikolaev <kim@bollingeratelier.com>
**Sent:** Friday, June 30, 2023 9:25 AM
**To:** Posler, Kathryn
**Cc:** Vanessa Wood
**Subject:** Fwd: Parking issues  images related to Madrasa expansion case
**Attachments:** IMG_3798.jpg; IMG_3869.jpg; IMG_3797.jpg; IMG_4373.jpg; IMG_4372.jpg

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

Hi Kathryn
Would you please add the images I sent to the city regarding our issues with the Madrasa expansion.one issue is the facility can't accommodate the parking of current members and it ends up on all of the residential side streets and causes significant safety problems .
Second the nonpermitted make shift gravel parking extension that was added to the west end ends up pouring lights and noise directly into my home.My home is the white one pictured here.
Thanks
Kim

Get Outlook for iOS

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**From:** kim nikolaev <kim@bollingeratelier.com>
**Sent:** Friday, June 30, 2023 9:17:47 AM
**To:** kim nikolaev <kim@bollingeratelier.com>
**Subject:** Parking issues

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FIRE LANE NO PARKING


NE NO PARKING


12200
ia Linda


SPEED
TABLE
20
MPH

