

# PLANNING COMMISSION REPORT



Meeting Date: July 10, 2024  
General Plan Element: *Land Use*  
General Plan Goal: *Create a sense of community through land uses*

## ACTION

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

#### Request to consider the following:

1. A recommendation to City Council regarding a request by owner for a minor General Plan Amendment to the City of Scottsdale General Plan 2035 from Commercial to Mixed-Use Neighborhoods on +/- 2-acres of the overall +/- 6.64-acre site located at 10299 N. 92<sup>nd</sup> Street and 10301 N. 92<sup>nd</sup> Street.
2. A recommendation to City Council regarding a request by owner for a Zoning District Map Amendment from Commercial Office, Planned Community District (C-O PCD) to Planned Unit Development, Planned Community District (PUD PCD) Zoning, with a Development Plan on the entire +/- 6.64-acres of the site, located at 10299 N. 92<sup>nd</sup> Street and 10301 N. 92<sup>nd</sup> Street for a mixed-use development including 255 multi-family units and +/- 13,142 sq. ft. of co-work and live-work area.

#### Goal/Purpose of Request

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

#### Key Items for Consideration

- Proposed change to City of Scottsdale General Plan 2035 land use designation to allow for residential uses within a mixed-use environment on the subject site
- Adding new residential dwellings to the area
- Integrated live-work units and co-work space
- Sets up the ability for cross-access between the subject site and the adjacent project to the east
- Different pattern and character of traffic; new traffic signal installation



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

## Planning Commission Report | Mercado Village

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- Traffic analysis submitted by applicant
- No amended development standards proposed as part of this request
- Mostly 3-Story Building height with step-back from street
- Public Comments received on this proposal
- On June 20, 2024, the Development Review Board recommended approval of the Development Plan with a vote of 3-1.

## OWNER

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Caliber Development LLC  
480-295-7600

## APPLICANT CONTACT

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

## LOCATION

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

## BACKGROUND

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### General Plan

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

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

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

### **Character Area Plan**

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

### **Zoning**

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

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

### **Context**

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

### **Adjacent Uses and Zoning**

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

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

Scottsdale General Plan 2035, as amended  
Shea Area Plan  
Zoning Ordinance  
Transportation Master Plan

## APPLICANT’S PROPOSAL

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### Development Information

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

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

## IMPACT ANALYSIS

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### General Plan

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

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

conforms to the General Plan description of Mixed-Use Neighborhoods, providing live-work and co-work spaces as part of the site, integrated with 255 new multi-family dwelling units.

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

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

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

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

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

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

### **Land Use Impact Model**

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

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

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

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

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

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

C. The Planning Commission and City Council shall further find that the facts submitted with the application and presented at the hearing establish beyond reasonable doubt that:

1. In the case of proposed residential development, that such development will constitute a residential environment of sustained desirability and stability; that it will be in harmony with the character of the surrounding area; and that the sites proposed for public facilities, such as schools, playgrounds and parks, are adequate to serve the anticipated population. The Planning Commission and City Council shall be presented written acknowledgment of this from the appropriate school district, the Scottsdale Parks and Recreation Commission and any other responsible agency.

- No public facilities are proposed with this project. New multi-family residential for a mixed-use project will be in harmony with the character of the surrounding area.

2. In the case of proposed industrial or research uses, that such development will be appropriate in area, location and overall planning to the purpose intended; and that the design and development standards are such as to create an industrial environment of sustained desirability and stability.

- No industrial or research facilities are proposed with this project.

3. In the case of proposed commercial, educational, cultural, recreational and other nonresidential uses, that such development will be appropriate in area, location and overall planning to the purpose intended; and that such development will be in harmony with the character of the surrounding areas.

- The mixed-use project will be compatible with the surrounding uses.

### **PUD Findings**

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

**a. The proposed development promotes revitalization, the goals, policies and guidelines of the General Plan, area plans and design guidelines.**

- *As discussed in the Policy Implications section above, the proposed zoning district map amendment would allow for additional multi-family residential in a mixed-use format, further implementing of the goals of the General Plan 2035 and the Shea Area Plan, which encourage context-appropriate redevelopment and revitalization within established areas of the community.*

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

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

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

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



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

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

### **Transportation/Trails**

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

The site is surrounded by a retail center to the north, medical-office buildings to the south, the CVS Health campus to the east, and medical-office buildings to the west. There is an actively proposed

mixed-use development project with residential dwelling units on the property to the immediate east of this project site. Site access is provided at 92<sup>nd</sup> Street at the Cochise Drive alignment. To facilitate more effective long-term circulation, the development plan accounts for the ability to have future cross-access capability for the project site to the east, providing access to the proposed signalized intersection at 92<sup>nd</sup> Street and Cochise Drive.

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

### **Water/Sewer**

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

### **Overhead Utility Lines**

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

### **Fire/Police**

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

### **Open Space**

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

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

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

### **Housing Cost**

Approval of the zoning district map amendment and development plan proposed by the applicant enables the construction of more housing and will introduce the opportunity for a mixed-use development into an area predominantly compromised of existing commercial and office developments. In conjunction with state law, staff has considered the scope of the zoning district

map amendment and development plan, as well as aspects which would affect the cost of construction. Staff has not identified any factors that would substantially impact the cost to construct housing for sale or rent.

### **Community Involvement**

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

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

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

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

### **Community Impact**

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

## **OTHER BOARDS & COMMISSIONS**

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### **Development Review Board**

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

## STAFF RECOMMENDATION

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### Recommended Approach:

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

## RESPONSIBLE DEPARTMENT

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### Planning and Development Services

Current & Long Range Planning Services

## STAFF CONTACTS

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**APPROVED BY**

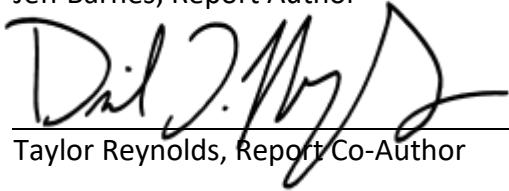
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Jeff Barnes, Report Author

6/18/2024

Date



Taylor Reynolds, Report Co-Author

6/18/2024

Date



Tim Curtis, AICP, Current Planning Director  
Planning Commission Liaison  
Phone: 480-312-4210      Email: tcurtis@scottsdaleaz.gov

6/26/2024

Date



Erin Perreault, AICP, Director  
Planning + Development Services  
Phone: 480-312-7093      Email: eperreault@scottsdaleaz.gov

06/26/2024

Date

**ATTACHMENTS**

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1. Context Aerial
- 1A. Aerial Close-Up
2. Resolution No. **xxxxx**  
Exhibit 1: General Plan Land Use Map
3. Ordinance No. **xxxxx**  
Exhibit 1: Zoning Map  
Exhibit 2: Stipulations
4. Resolution No. **xxxxx**  
Exhibit 1: Mercado Village Development Plan
5. Existing General Plan Land Use Map
6. Existing Zoning Map
7. Traffic Impact Summary
8. Community Involvement Summary
9. City Notification Map
10. Public Comment



Q.S.  
28-50

Google Earth Pro Imagery

Context Aerial

1-GP-2024 & 1-ZN-2024

ATTACHMENT #1



Q.S.  
28-50

Google Earth Pro Imagery

Close-up Aerial

1-GP-2024 & 1-ZN-2024

ATTACHMENT #1A

RESOLUTION NO. xxxxx

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

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

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

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

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

Section 1. That the City Council hereby amends the City of Scottsdale General Plan 2035 Future Land Use Map for the City of Scottsdale, for +/- 2 acres of the +/- 6.64-acre site located at 10299 N. 92nd Street and 10301 N. 92nd Street from Commercial to Mixed-Use Neighborhoods land use designation.

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

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

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

ATTEST:

CITY OF SCOTTSDALE, an Arizona  
Municipal Corporation

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

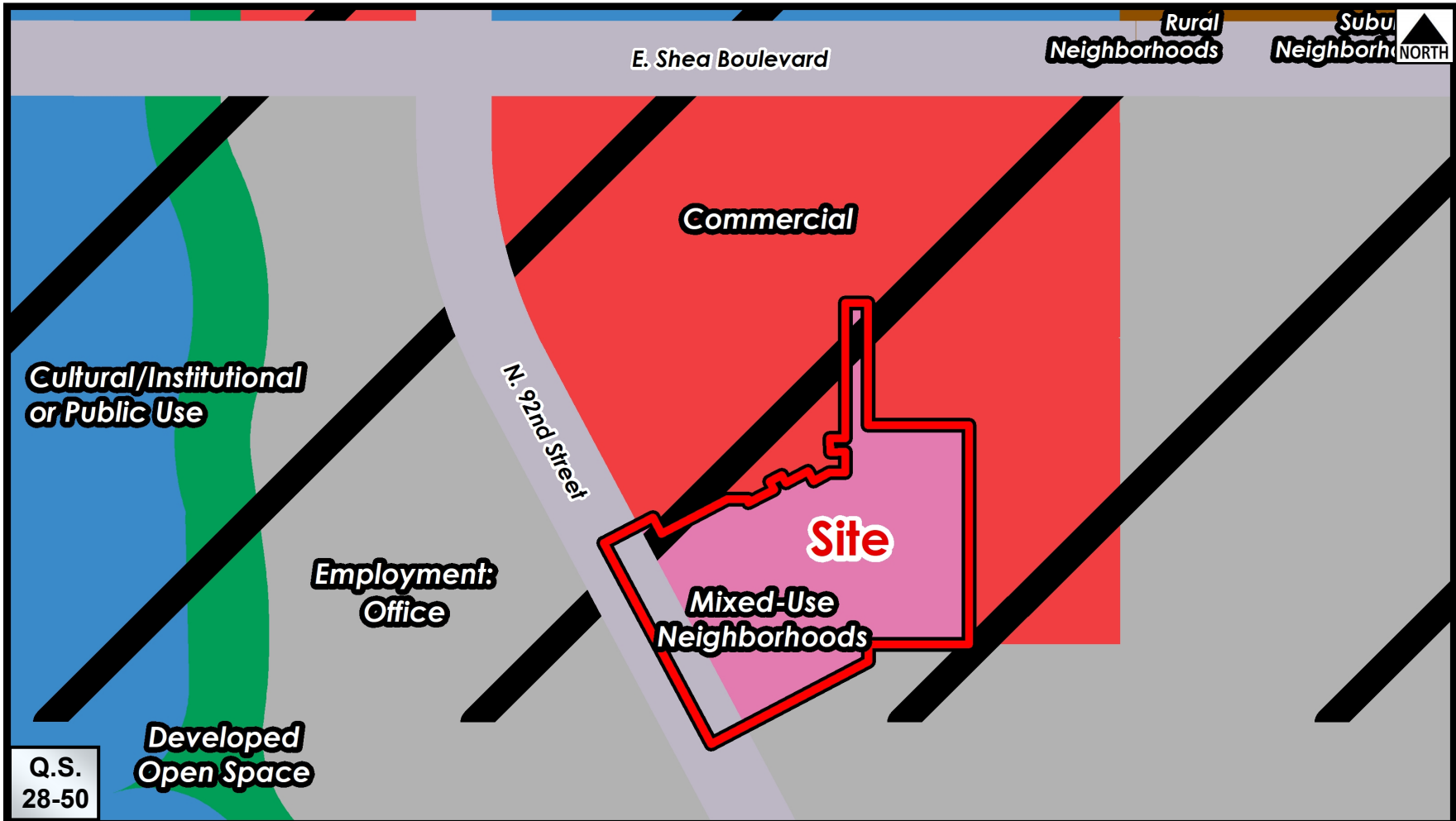
By: \_\_\_\_\_  
David D. Ortega  
Mayor



APPROVED AS TO FORM:  
OFFICE OF THE CITY ATTORNEY

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

DRAFT



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

1-GP-2024 & 1-ZN-2024

Exhibit 1 to  
 Resolution No. XXXXX

ORDINANCE NO. xxxx

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, AMENDING ORDINANCE NO. 455, THE ZONING ORDINANCE OF THE CITY OF SCOTTSDALE, BY AND FOR THE PURPOSE OF CHANGING THE ZONING ON THE "DISTRICT MAP" TO ZONING APPROVED IN CASE NO. 1-ZN-2024 FROM COMMERCIAL OFFICE, PLANNED COMMUNITY DISTRICT (C-O PCD) TO PLANNED UNIT DEVELOPMENT, PLANNED COMMUNITY DISTRICT (PUD PCD) ZONING, WITH A DEVELOPMENT PLAN ON THE ENTIRE +/- 6.64-ACRES OF THE SITE, LOCATED AT 10299 N. 92ND STREET AND 10301 N. 92ND STREET.

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

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

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

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

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

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

WHEREAS, the City Council has considered the probable impact of Zoning Ordinance 4573 on the cost to construct housing for sale or rent; and

WHEREAS, the City Council finds that the proposed development is in substantial harmony with the General Plan of the City of Scottsdale and will be coordinated with existing and planned development; and

WHEREAS, it is now necessary that the comprehensive zoning map of the City of Scottsdale ("District Map") be amended to conform with the decision of the Scottsdale City Council in Case No. 1-ZN-2024.

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

Section 1. That the "District Map" adopted as a part of the Zoning Ordinance of the City of Scottsdale, showing the zoning district boundaries, is amended by rezoning a +/- 6.64 acre site located at the 10299 N. 92nd Street and 10301 N. 92nd Street and marked as "Site" (the Property) on the map attached as **Exhibit 2**, incorporated herein by reference, from Commercial Office Planned Community District (C-O PCD) to Planned Unit Development Planned Community Development District (PUD PCD) Zoning, and by adopting that certain document entitled "Mercado Village Development Plan" declared as public record by Resolution xxxxx which is incorporated into this ordinance by reference as if fully set forth herein.

Section 2. That the above rezoning approval is conditioned upon compliance with all stipulations attached hereto as **Exhibit 1** and incorporated herein by reference.

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

ATTEST:

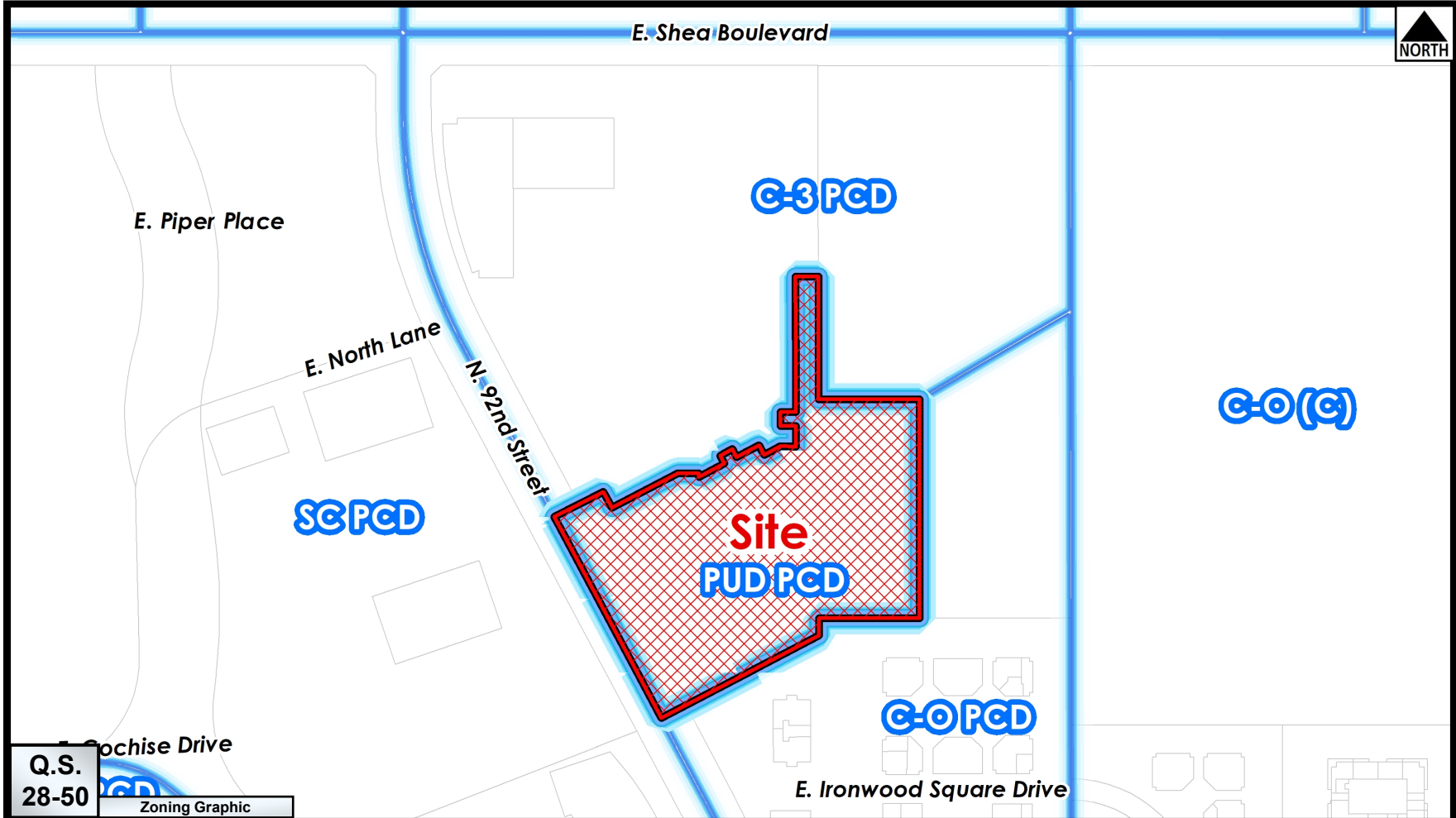
CITY OF SCOTTSDALE, an Arizona  
municipal corporation

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

By: \_\_\_\_\_  
David D. Ortega  
Mayor

APPROVED AS TO FORM:  
OFFICE OF THE CITY ATTORNEY

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



Zoning

1-GP-2024 & 1-ZN-2024

Exhibit 1 to  
Ordinance No. XXXXX

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

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

**SITE DESIGN**

1. CONFORMANCE TO DEVELOPMENT PLAN. Development shall conform with the Development Plan, entitled “Mercado Village Development Plan,” which is on file with the City Clerk and made a public record by Resolution No. XXXXX and incorporated into these stipulations and ordinance by reference as if fully set forth herein. Any proposed significant change to the Development Plan, as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council. Where there is a conflict between the Development Plan and these stipulations, these stipulations shall prevail.
2. MAXIMUM DWELLING UNITS – DENSITY. Maximum dwelling units shall not exceed 255 dwelling units (equivalent to 38.4 du/gross acre of the Development Plan)
3. LIVE/WORK UNITS. There shall be a minimum of 8 Live-Work units located on the first floor of the building, providing a cumulative total of 13,140sf Live-Work units and Co-Working space.
4. LIVE/WORK UNITS. The Co-working space and non-residential portion of the proposed live/work units shall be constructed to a commercial occupancy standard in conformance with the applicable building codes, as determined by the Chief Development Officer or designee.
5. MAXIMUM BUILDING HEIGHT. No building on the site shall exceed forty-eight (48) feet (plus ten (10) feet for rooftop appurtenances) feet in height measured as provided in the applicable section of the Zoning Ordinance.
6. PROTECTION OF ARCHAEOLOGICAL RESOURCES. Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Protection of Archaeological Resources, Section 46-134 - Discoveries of archaeological resources during construction.
7. LAND ASSEMBLAGE. Prior to issuance of any permit for the development project, the property owner shall submit and obtain approval of a final plat assembling all parcels within project development boundaries.
8. OUTDOOR LIGHTING. The maximum height of any outdoor lighting source, except any light sources for patios and/or balconies, shall be 20-feet above the adjacent finished grade.
9. OUTDOOR LIGHTING FOR PATIOS AND BALCONIES. Light sources that are utilized to illuminate patios and/or balconies that are above 20-feet shall be subject to the approval of the Development Review Board.

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

### **DEDICATIONS**

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

### **INFRASTRUCTURE**

13. CONSTRUCTION COMPLETED. Prior to issuance of any Certificate of Occupancy or Certification of Shell Building, whichever is first, for the development project, the property owner shall complete all the infrastructure and improvements required by the Scottsdale Revised Code and these stipulations.
14. STANDARDS OF IMPROVEMENTS. All improvements (curb, gutter, sidewalk, curb ramps, driveways, pavement, concrete, water, wastewater, etc.) shall be constructed in accordance with the applicable City of Scottsdale Supplements to the Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction, Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction, the Design Standards and Policies Manual (DSPM), and all other applicable city codes and policies.
15. CIRCULATION IMPROVEMENTS. Prior to issuance of any permit for the development project, the property owner shall submit and obtain approval of construction documents to construct the improvements reflected in the Development Plan.
16. TRAFFIC SIGNAL CONSTRUCTION. Prior to issuance of any permit for the development project, the property owner shall submit and obtain approval of construction documents to construct a traffic signal and associated improvements at the intersection development project main driveway and N. 92<sup>nd</sup> Street. Traffic signal and associated improvements shall be constructed prior to the issuance of any Certificate of Occupancy or Certification of Shell Building, whichever is first.
17. WATER AND WASTEWATER IMPROVEMENTS. The property owner shall provide all water and wastewater infrastructure improvements, including any new service lines, connection, fire-hydrants, and man-holes, necessary to serve the development.
18. FIRE HYDRANT. The property owner shall provide fire hydrant(s) and related water infrastructure adjacent to lot, in the locations determined by the Fire Department Chief, or designee.

### **REPORTS AND STUDIES**

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



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

**MASTER PLANS**

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

- a. Master Transportation Systems Plan

RESOLUTION NO. xxxxx

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

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

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

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

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

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

CITY OF SCOTTSDALE, an  
Arizona municipal corporation

ATTEST:

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

By: \_\_\_\_\_  
David D. Ortega, Mayor

APPROVED AS TO FORM:  
OFFICE OF THE CITY ATTORNEY

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

Resolution No. xxxxx

Page 1 of 1

**ATTACHMENT #4**

# **Mercado Village Development Plan**

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

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

## **Request**

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

And

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

To

Planned Community District with comparable Planned Unit Development (PCD PUD) with **NO** amended development standards and an amendment to an existing Development Plan of an existing Planned Community District with comparable Planned Unit Development (PCD PUD) zoning

**Case 444-PA-2023**

**First Submittal: January 16, 2024**

**Second Submittal: March 29, 2024**

## Development Team

Developer:

**Caliber**

**8901 E Mountain View Rd #150**

Scottsdale, AZ 85258

Contact: Kyle Barichello



Traffic Engineer:

**Summit Land Management**

7144 E Stetson Drive, Suite 300

Scottsdale, AZ 85251

T: (480) 505-3931

Contact: Paul Basha



Engineer:

**SEG**

8280 E. Gelding Dr., Suite 101

Scottsdale, AZ 85260

T: (480) 237-2507

Contact: Ali Fakih



Architect:

**DAVIS**

3033 N. Central Ave., Suite 800

Phoenix, Arizona 85012

T: (480) 638-1125

Contact: Mike Edwards



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## Request

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

1. Amend the City of Scottsdale General Plan 2035 (non-major) from Commercial to Mixed-use on approximately two (2) gross acres, and
2. Amend the development plan from 6-ZN-2013 for the parcels zoned PCD with comparable PUD zoning for a modification of the site plan, increased density from the original PUD approval and no amendments to the PUD development standards;
3. Rezone Maricopa County Assessor parcel #217-36-989B from PCD with comparable Commercial Office zoning to PCD with comparable PUD zoning

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

## Background/History

The properties in question have sorted histories. The vacant parcel to the east has never been developed or been a part of any development plan other than providing for an overflow parking lot that is in disrepair. The existing office buildings are currently vacant and shuttered. The two-story office building with parking and access underneath has not been in use for approximately ten (10) years. In 2013, the city approved Case 6-ZN-2013 to redevelop that office building and the attached two-story office building (closest to 92<sup>nd</sup> Street and no parking/access underneath). The approved development plan included re-using the office building with the parking and access underneath, by converting that building to residential units, adding a floor on top of the existing two-stories. Even with the enhanced mixed-use zoning, the PUD's approved development plan was never fully implemented as the office building with parking underneath is an obsolete design and cannot be retrofitted. Cases 3-GP-2021 and 6-ZN-2021 and 6-GP-2022 and 12-ZN-2022 were previous attempts to approve mixed-use proposals for the Property and portions of the adjacent commercial center. This revised proposal removes any property from the

adjacent commercial center and lowers the building heights and number of proposed residential units.

### Surrounding Context

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

### 2035 General Plan

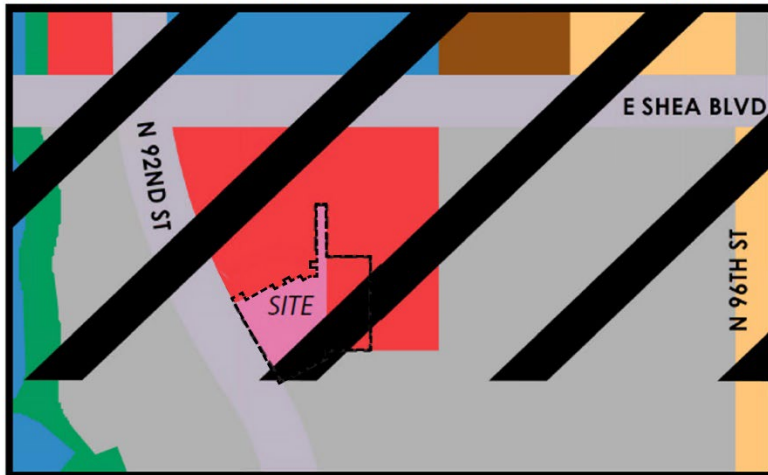
As it relates to the General Plan, **the request is for a minor General Plan amendment to re-designate the Commercial land use on the vacant two (2) acre parcel to Mixed-Use Neighborhoods**. The proposed change will be combined with the existing Mixed-Use designation that encompasses the existing office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

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

- 1) Change in Land Use Category.

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

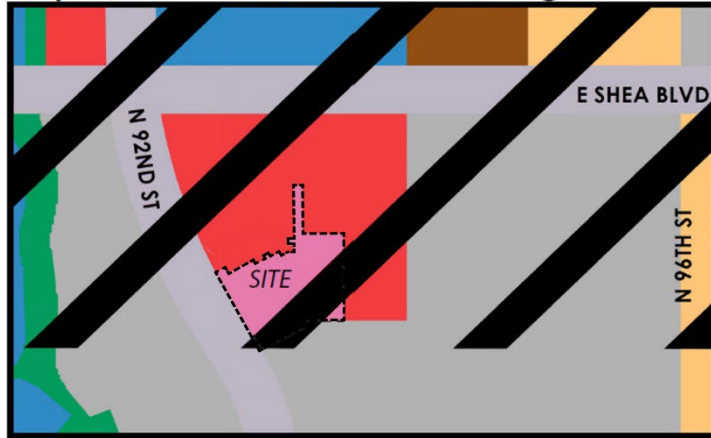
#### **Existing Land Use: Commercial & Mixed-Use Neighborhoods**



*Response: The Property is currently designated as a mixture of Mixed-Use Neighborhoods and Commercial land use designations, with the Shea Corridor Overlay. The change from Commercial to Mixed-Use Neighborhoods falls within the Group G of the land use matrix within the City's General Plan. Since both land uses are within the same group, a major General Plan amendment is not warranted.*



## Proposed Land Use: Mixed-Use Neighborhoods



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

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

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

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

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

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

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

*Response: No changes are proposed to the Amendment Criteria and/or Land Use Category Definitions Criteria A modification to the General Plan Amendment Criteria Section of the General Plan Land Use Element (pages 56-59) and/or a text change to the use, density, or intensity of the General Plan Land Use Category definitions (pages 52-55).*

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

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

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

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

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

- An area designated by the Circle Land Use Category on the General Plan Future Land Use Map is determined to already be planned for the land use categories within the Circle Designation, per cases 4-GP-2002 (State Land) and 54-ZN-1989 et al. (DC Ranch), and will be processed as a minor amendment.

- Regional uses [see Regional Use Overlay Category description] within the Regional Use Overlay area on the General Plan Future Land Use Map are determined as already planned land uses for that area and will be processed as a minor amendment.

- Proposed land use changes within the Shea Corridor Overlay and/or Mayo Support District Overlay areas that fully meet the goals, policies, and guidelines of the East Shea Area Plan/Shea Area Plan (1987/1993) will be processed as minor amendments.

- If a project applicant wishes to appeal the determination of a major General Plan amendment, the City Manager, or designee, will evaluate the appeal and make a final major amendment process determination.

- The following are exceptions to Criteria #2 - Area of Change - only:

- A change greater than ten (10) gross acres from one General Plan Residential Land Use Category to another General Plan Residential Land Use Category of lesser density will be processed as a minor amendment.

- A change greater than ten (10) gross acres in General Plan Land Use Category to Cultural/Institutional or Public Use with a municipal or non-profit cultural facility that is not adjacent to a Rural or Suburban Neighborhoods General Plan Land Use Category, and it does not share direct access to any street having single-family residential driveway access within one-half (1/2) mile of the proposal will be processed as a minor amendment.

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

## Character and Design Element

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

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

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

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

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

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

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

*Response: This area of the city is a highly developed area just east of the City's only freeway corridor and along the Shea Boulevard corridor. The proposal is placed within an*

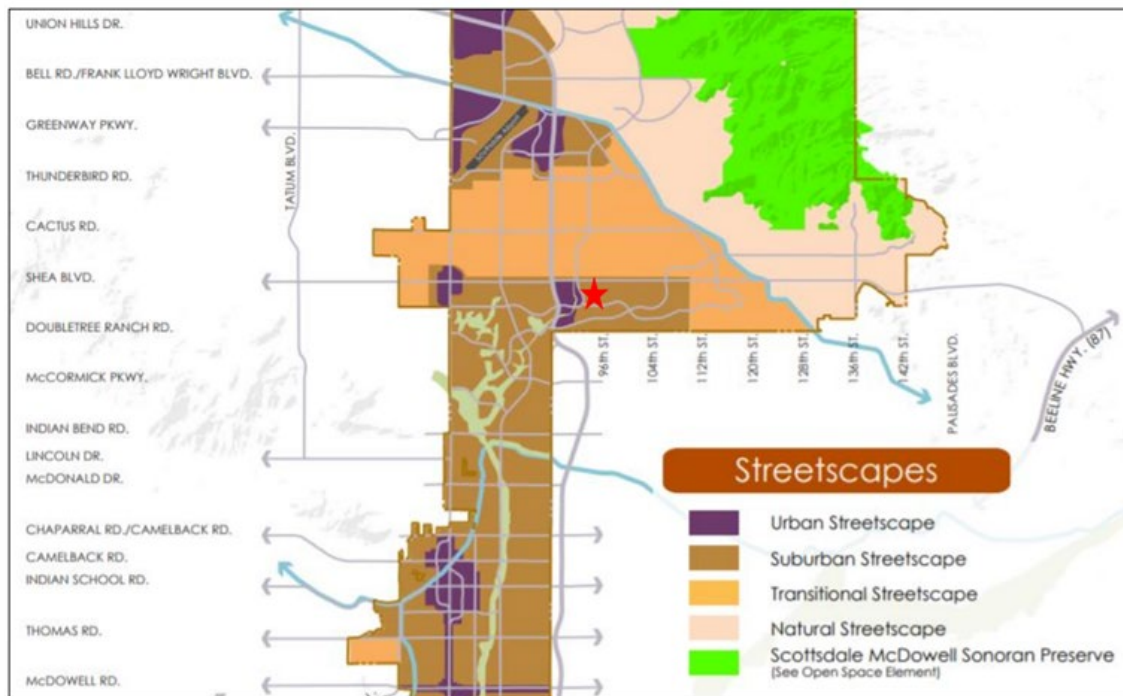
already intense and active area. The inclusion of a dense residential project will compliment and support this important health care corridor of the city.

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

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

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

### Streetscapes Map



Response: The site is located within a Suburban Streetscape and across the street from an Urban Streetscape on the General Plan's Streetscapes Map (see above). Our development plan meets the Suburban Streetscape with open courtyards, tree lined sidewalks, stepbacks on the building and the creation of a pedestrian sidewalk system and traffic signal to achieve safety for walkers, bikers, and vehicles. The 92nd Street frontage is minimal as the project will develop deep into the Property off the narrow roadway

frontage. The applicant has retained a renowned local architect who will propose a streetscape and building character and design that will fit into the context of the area.

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

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

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

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

### Policies

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

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

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

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

LU 3.5 Engage the community in all land use discussions.

*Response: The Proposal meets goal 3.1 by providing a diversity and innovative development pattern of residential uses and supporting services to provide for the needs of the community. The adjacent properties to this proposal demonstrates a partnership between land uses that will support each other. Future residents mean future customers and future employees. All these dynamics working together in providing residential living alternatives to the employees of the health care campus, surrounding medical office facilities and commercial uses will strengthen the overall jobs/housing balance. As for the*

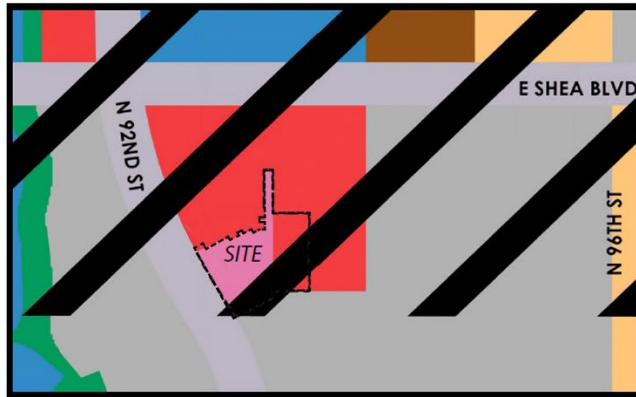
other specific LU 3 Goals, the proposal meets these policies through the design of the project. Finally, with regards to LU 3.5, we held an open house prior to submittal. We intend to engage the public and stakeholders throughout this process.

**General Plan 2035 Land Use Map Comparison**

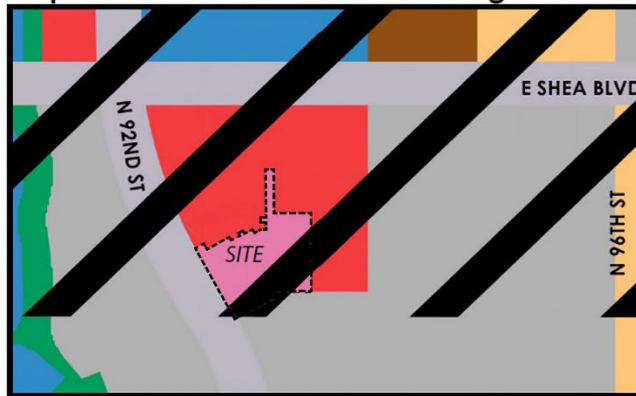
**1-GP-2024 - Mercado Village**

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

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



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



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

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

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

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

## Policies

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

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

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

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

Mixed-Use Land Use Categories:

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

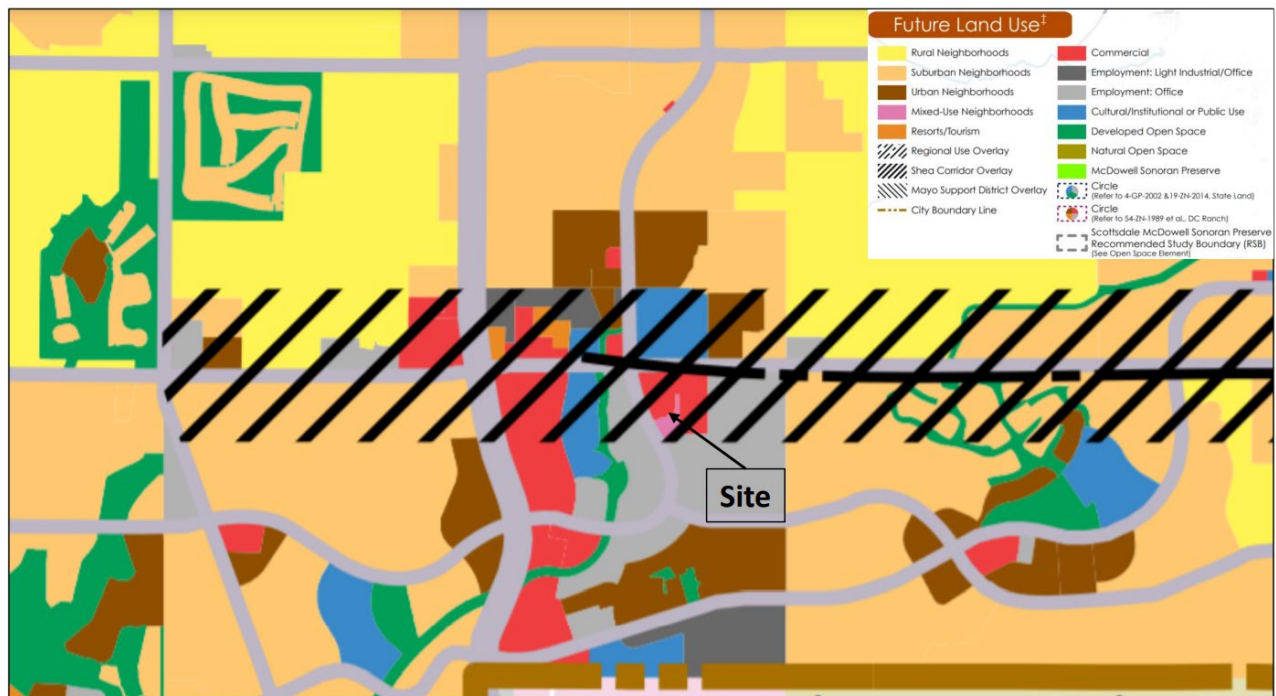
*Response: The overall request is to set forth zoning and land use entitlements consistent with the General Plan's Citywide Land Use Policies. The Property is adjacent to an 'Activity' area. The request provides for a high-quality multi-family residential living environment in a highly active mixed-use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

■ **SHEA CORRIDOR OVERLAY:** The Shea Corridor Overlay applies to neighborhoods along Shea Boulevard. Within this area, specific goals, policies, and guidelines are in effect per the East Shea Area Plan/Shea Area Plan (1987/1993). Policies include:

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

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

### Shea Corridor Overlay



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



## Shea Area Plan Goals

### Main Umbrella Goals, Policies and Guidelines

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

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

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

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

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

- Environmental protection and site planning that is sensitive to environmental features is encouraged through open space links and preservation, a Scenic Corridor, single story

buildings adjacent to the Shea Scenic Corridor, retention of washes in a natural condition, and conformance with the ESLO.

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

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

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

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

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

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

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

Goal – Provide a variety of residential housing choices.

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

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

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

Goal – Allow for new employment opportunities

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

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

Goal – Provide for a full range of retail services

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

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

*Response: The proposed residents of the project will benefit from the location of the new residential building to the commercial center and all of the retail, restaurant and service uses. This goal is met by providing for a new land use that will increase the success of the adjacent commercial center, while also providing live/work and co-working office spaces. Mention walkability and maybe reduction of automobile dependence given proximity to essential services*

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

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

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

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

### Policies

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

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

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

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

*There have been numerous articles locally and nationally regarding 'not enough' affordable and alterative housing options for today's middle-class. Other than Nimbyism, this project checks all of the boxes to support Scottsdale's major employers, strengthen a commercial corner that single family neighborhoods nearby depend on and reduces the 80 +/-% workforce driving into Scottsdale to work problem. Without this proposal,*

*Scottsdale will continue to struggle on housing diversity, providing employers with employees that live near their workplaces and provide undue hardship on commercial uses that desire mixed-use for their fiscal well-being.*

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

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

### Policies

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

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

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

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

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

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

*Response: The proposal provides a new, market ready residential development to this area. This core area has not seen an update to the housing options as mainly older single and multi-family residential projects have existed in this area. The new housing option is appropriately placed and will be designed so as to blend with the character of the surrounding community. Not providing for apartments in this context appropriate location will ensure none of these goals and associated policies of this important section of the General Plan are met. Conversely, this proposal hits each and every one of this particular goal and policies within the Housing Element. The density is context appropriate and supports two (2) of Scottsdale's major employers and surrounding businesses.*

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

### Policies

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## Growth Areas – Goals and Approaches

GA 1.2 Designate Activity Areas in locations:

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

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

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

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

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

### Policies

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

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

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

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

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

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

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

#### Policies

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

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

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

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

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

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

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



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

### **PUD Criteria**

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

A. PUD Zoning District Approval Criteria,

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**The PUD zoning allows for amended development standards. THIS REQUEST DOES NOT SEEK ANY AMENDED DEVELOPMENT STANDARDS.** The intent is to meet the required building height allowances within the PUD District. The Property's original PCD zoning district allows for consideration of amending all development standards. As such, since the proposed multi-family residential building has no impacts to any single-family neighborhoods and no requested amended development standards, the proposal fits within the existing major development standards of the existing zoning districts. With the stepbacks and no amended height standards, the project has no impacts to any pedestrian, vehicular or single-family residential views. In addition, the number of residential units has been reduced to 255 residential units from previous proposals.

### **Rezoning Proposal**

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

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

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

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

### **Site Plan**

The proposal is for a primarily three (3) story residential building with a rooftop pool and fitness center. The current request reduces the number of apartment units from previous proposals to 255 units.

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

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

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

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

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

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

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

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

Caliber intends to market these units accordingly in the leasing process and work closely with the tenants to determine the necessary final design considerations.

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

### **Economic Impact**

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

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

### **Circulation**

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

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

The creation of this main driveway to the project assists with logical and safe cross-access. Furthermore, in gaining community support for this revised proposal, Both the McCormick Ranch Property Owners Association ("MRPOA") and Scottsdale Ranch Homeowners Association ("SRHOA") have both weighed in on the proposal and favor the cross-access easement to the vacant property to the east. This cooperative effort from the major projects in the area will ensure vehicular and pedestrian circulation is master planned so as to benefit circulation for the entire area and limit direct access to Shea Blvd. The attached traffic analysis demonstrates that the roadways 'not named Shea Blvd.' are significantly under capacity in the area. The 255 residential units do not significantly impact any of the surrounding under capacity roadways while impacting Shea Blvd. at a very small percentage. The coordination with the hospital on a traffic signal at the main entrance to

the proposal allows for the Sprouts shopping center, hospital campus and residential community a safe and efficient signalized intersection for ingress and egress.

### **Neighborhood Outreach**

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

We have received a letter of support with conditions from MRPOA and a letter of neutrality from SRHOA with a favorable recommendation on keeping vehicular cross-access with the vacant parcels to the east. We intend to hold additional open houses as necessary to continue to communicate with residents and stakeholders throughout this entitlement process.

### **Summary & Conclusion**

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

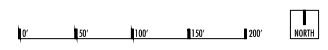
This area of the city is a growing core area with the large hospital campus, several commercial, retail and restaurant concentrations and large employer/office users. The provision of an additional housing alternative with this proposal will be future users of the above-mentioned non-residential uses.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

Finally, this proposal creates a series of co-working office space and live-work housing options for potential new residents and independent office users. As a result, the proposed

mixed-use multi-family proposal will enhance the quality of life for the future residents and ensure future success of the adjacent commercial businesses.



**Boundaries of Rezoning Application**



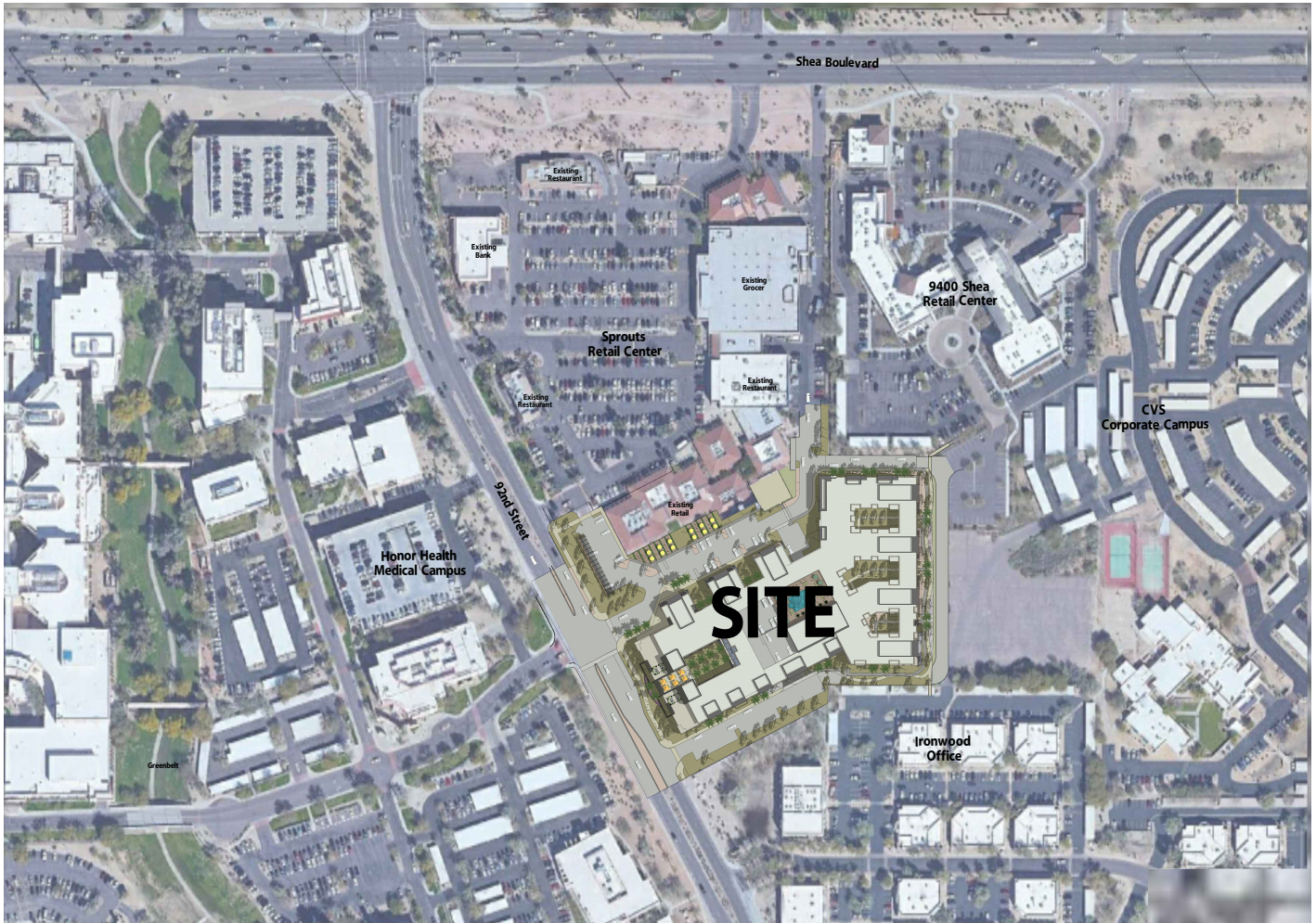
**MERCADO VILLAGE- Scottsdale, Arizona**

20157- 12-20-23

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## MERCADO VILLAGE- Scottsdale, Arizona

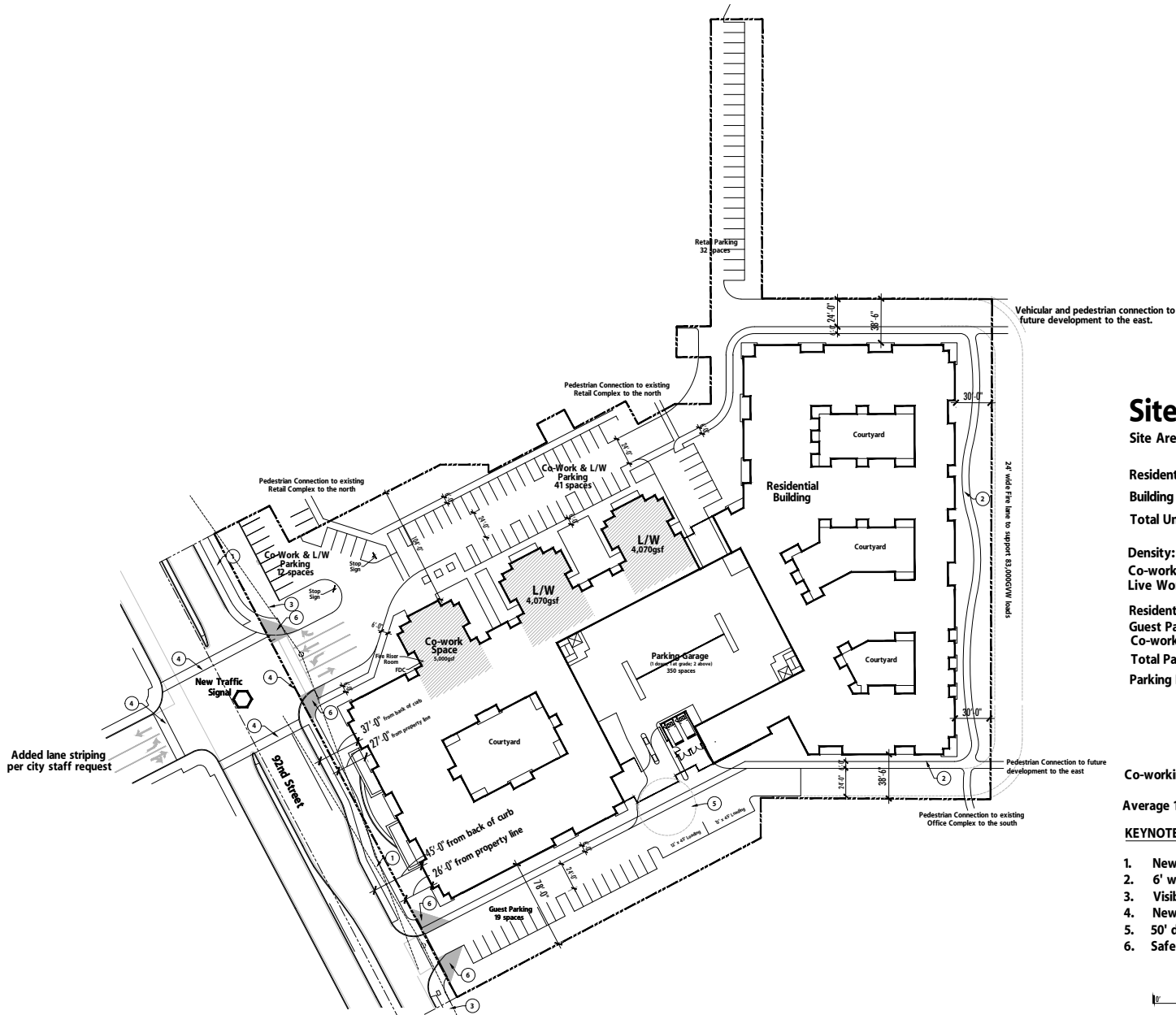
## Context Aerial



20157- 3-8-24

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## Site Plan

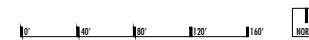
<b>Site Area:</b>	<b>6.64 acres gross (289,152sf)</b> <b>6.08 acres net (264,725sf)</b>
<b>Residential Area:</b>	<b>228,025sf rentable</b>
<b>Building Height:</b>	<b>48'-0" (3 Stories)</b>
<b>Total Units:</b>	<b>255 units (8 L/W; 191 1-bdrm; 56 2-bdrm.)</b> <b>(887sf average)</b>
<b>Density:</b>	<b>38.40 units / gross acre</b>
<b>Co-work Space:</b>	<b>5,000gsf</b>
<b>Live Work:</b>	<b>8,140gsf</b>
<b>Residential Parking Required:</b>	<b>354 spaces (1.3/1-bdrm; 1.7/2-bdrm.)</b>
<b>Guest Parking Required:</b>	<b>43 spaces (1 space / 6 units)</b>
<b>Co-work Required:</b>	<b>17 spaces (1.0/300sf)</b>
<b>Total Parking Required:</b>	<b>414 spaces</b>
<b>Parking Provided:</b>	<b>350 parking garage spaces</b> <b>53 surface spaces (Co-work &amp; L/W)</b> <b>19 surface spaces (Guest)</b> <b>32 surface spaces (Retail)</b> <b>454 spaces total</b>

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

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

### KEYNOTES

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



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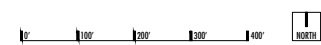
## Pedestrian and Vehicular Circulation

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

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

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

Pedestrian Circulation:   
 Vehicular Circulation: 

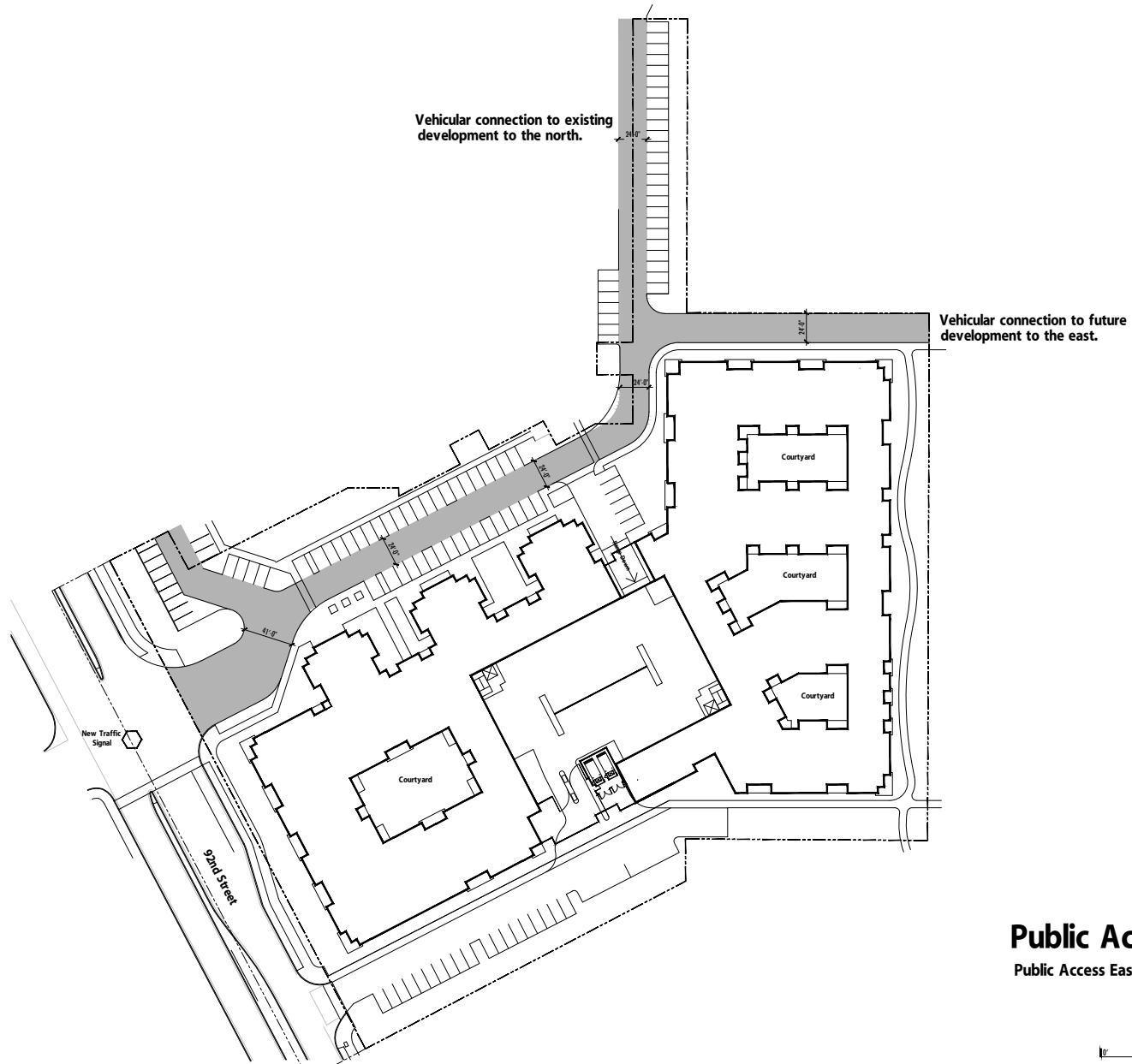


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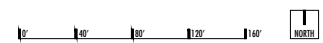
20157- 5-7-24





## Public Access Easement Plan

Public Access Easement Location

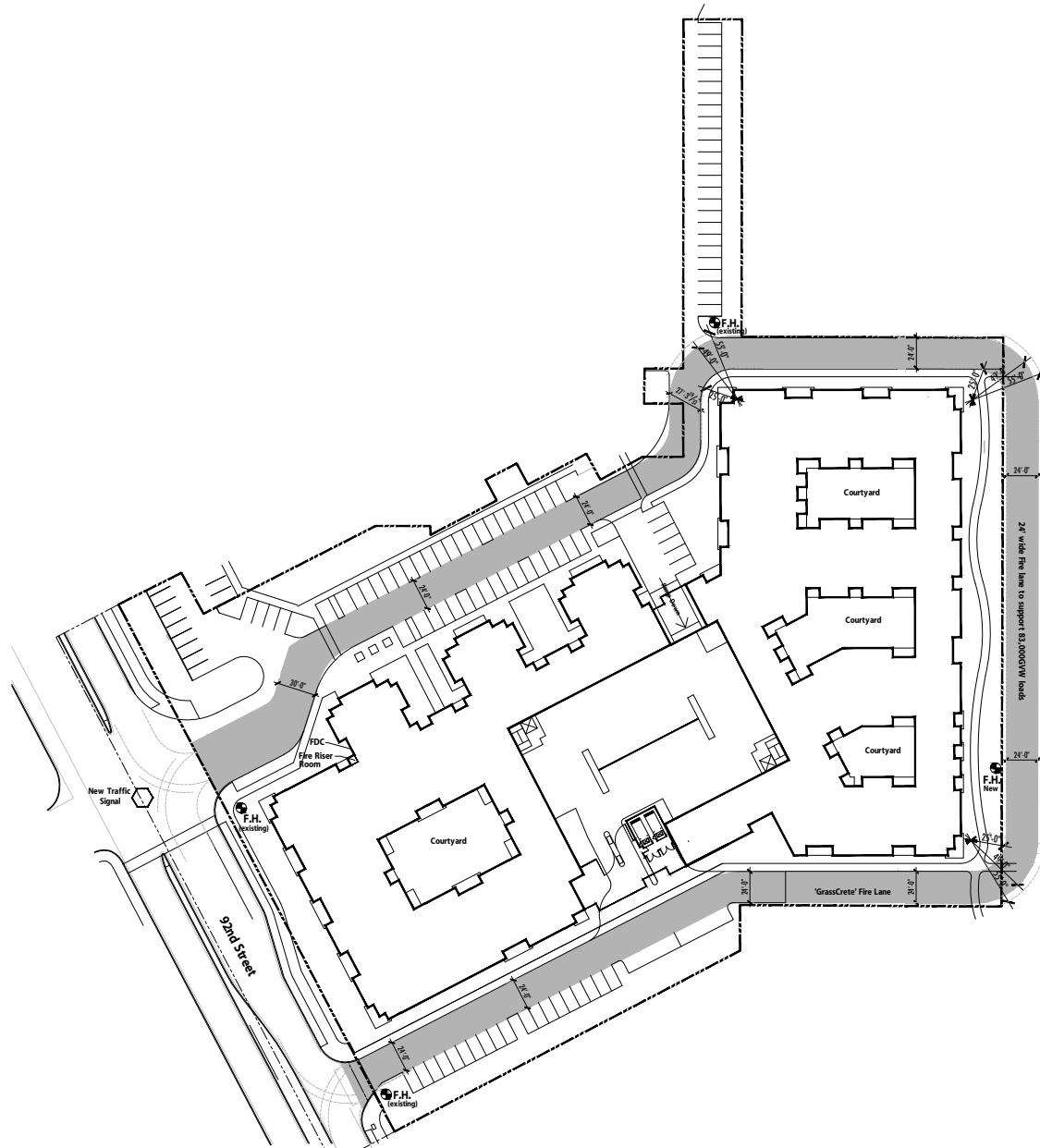


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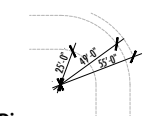
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## Fire Access Site Plan

Dedicated 24' Fire Lane:  
(minimum 13'-6" vertical clear)



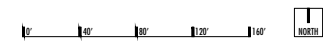
Fire Truck Turning Radius Diagram:

Fire Hydrant: 

**Note:** Access roads shall extend to within 300' of all portions of the building.  
 All required fire lanes are minimum 24'-0" wide.  
 This residential community is not gated.  
 Fire lane surface will support 83,000GVW.  
 Cross access easement agreement required prior to approval.  
 Key switch/pre-emption sensor required for commercial/multi-family/gated communities.

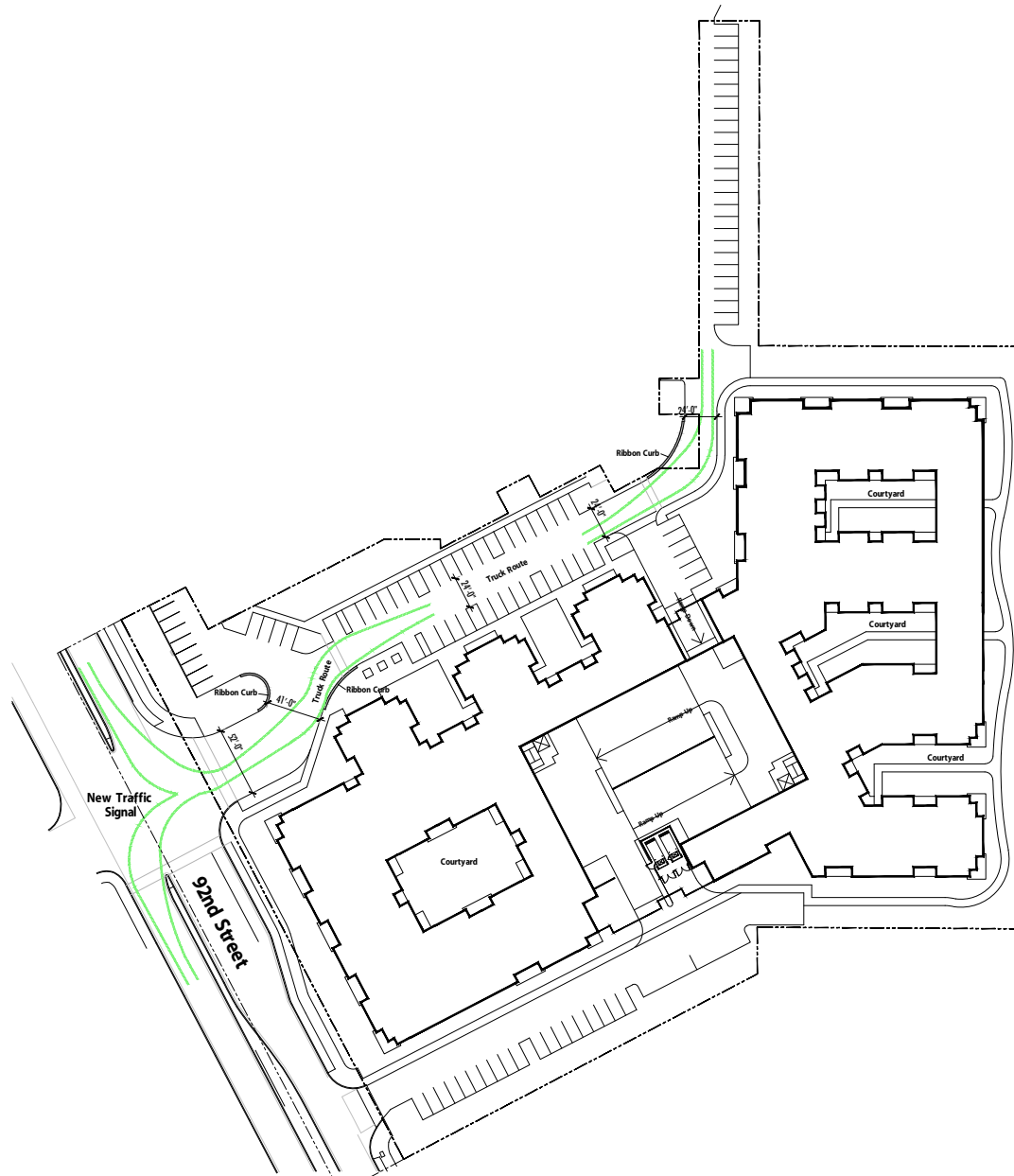
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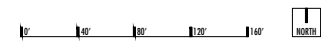


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## Truck Access Site Plan

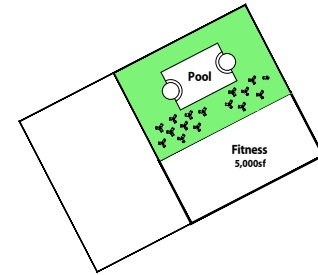
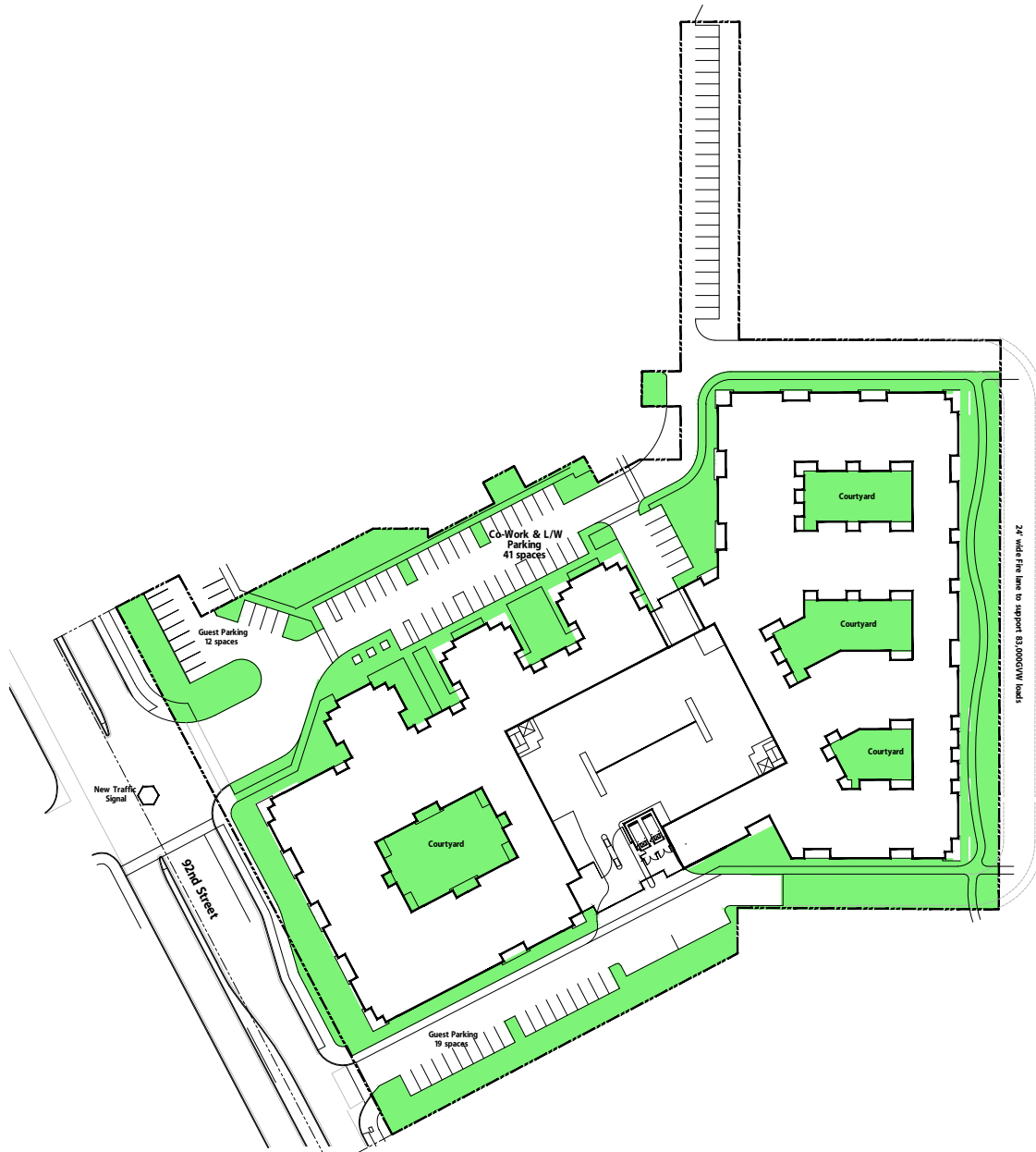


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## Open Space Worksheet

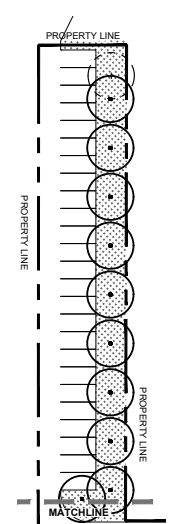
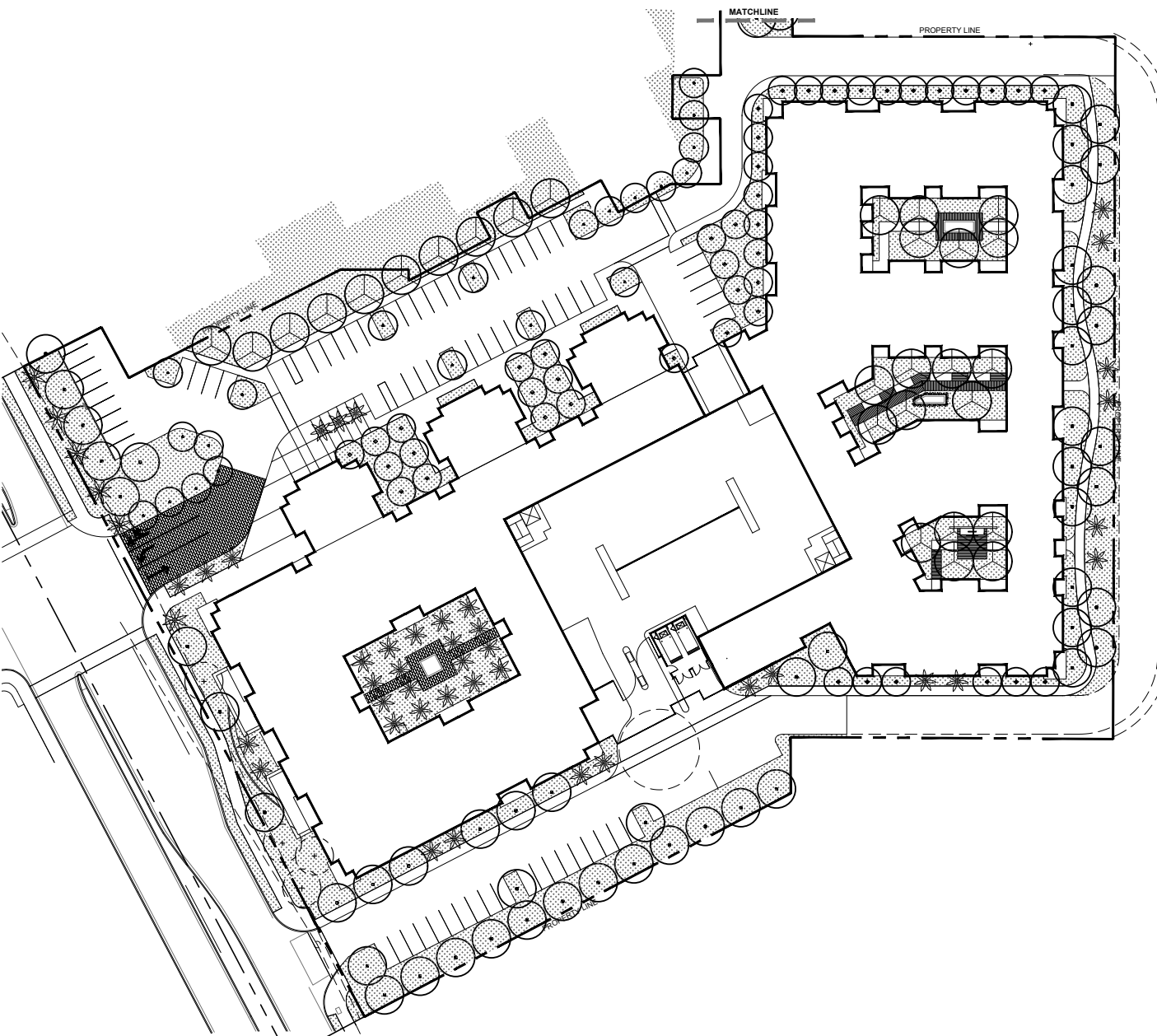
<b>Site Area:</b>	6.64 acres gross (289,152sf)
	6.08 acres net (264,725sf)
<b>Common Open Space Required:</b>	28,915sf (10.0% gross site)
<b>Common Open Space Provided:</b>	83,200sf (28.77%) 
	(includes pool deck)
<b>Private Outdoor Required:</b>	14,457sf (5.0% gross residential area)
<b>Private Outdoor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



# MERCADO VILLAGE- Scottsdale, Arizona

20157-6-19-24



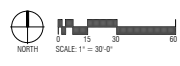


**PLANT LEGEND:**

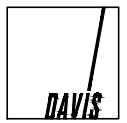
SYMBOL	TYPE	SIZE
<b>TREES</b>		
	Existing Tree to Remain	
	Existing Palm to Remain	
	<i>Chilopsis linearis</i>	48" box
	Desert Willow	48" box
	<i>Olea europaea</i>	48" box
	European Olive	48" box
	<i>Phoenix dactylifera</i>	15' crown height
	Date Palm	15' crown height
	<i>Prosopis juliflora</i> 'Cooper'	48" box
	Cooper Mesquite	48" box
	<i>Ulmus parvifolia</i>	48" box
	Chinese Elm	48" box
<b>SHRUBS</b>		
	<i>Calliandra eriophylla</i>	5 Gallon
	Pink Fairy Duster	5 Gallon
	<i>Cordia alliodora</i>	15 Gallon
	Texas olive	15 Gallon
	<i>Justicia spicigera</i>	5 Gallon
	Mexican Honeycreeper	5 Gallon
	<i>Lantana thurstonii</i>	15 Gallon
	Croton	15 Gallon
	<i>Ruscus equisetiformis</i>	5 Gallon
	Coral Fountain	5 Gallon
	<i>Tecoma stans</i>	15 Gallon
	Yellow Bell	15 Gallon
	<i>Tecoma hybrid</i>	15 Gallon
	Sierra Apricot	15 Gallon
<b>ACCENTS</b>		
	<i>Aloe baobabensis</i>	5 Gallon
	Yellow Blooming Aloe	5 Gallon
	Aloe x Blue Elf	5 Gallon
	Blue Elf Aloe	5 Gallon
	<i>Daylily wheeleri</i>	5 Gallon
	Desert Spoon	5 Gallon
	<i>Hesperaloe parviflora</i>	5 Gallon
	Breaklights Red Yucca	5 Gallon
	<i>Hesperaloe parviflora</i>	5 Gallon
	Red Yucca	5 Gallon
	<i>Hesperaloe parviflora</i>	5 Gallon
	Desert Flamenco	5 Gallon
	<i>Hesperaloe funifera</i>	15 Gallon
	Giant Hesperaloe	15 Gallon
	<i>Muhlenbergia rigens</i>	5 Gallon
	Deer Grass	5 Gallon
	<i>Opuntia ficus indica</i>	15 Gallon
	Prickly Pear	15 Gallon
	<i>Piccolanthus bracteatus</i>	5 Gallon
	Tall Slipper Plant	5 Gallon
	<i>Portulacaria afra</i>	5 Gallon
	Elephant's Foot	5 Gallon
	<i>Sarcocolla frutescens</i>	5 Gallon
	Mother-in-Law's Tongue	5 Gallon
	<i>Yucca pallida</i>	5 Gallon
	Pale Leaf Yucca	5 Gallon
	<i>Yucca rostrata</i>	5 Gallon
	Beaked Yucca	5 Gallon
	<i>Yucca rupicola</i>	5 Gallon
	Twisted Leaf Yucca	5 Gallon
<b>Groundcovers/Vines</b>		
	<i>Ficus pumila</i>	5 Gallon
	Creeping Fig	5 Gallon
	<i>Lantana 'New Gold'</i>	5 Gallon
	New Gold Lantana	5 Gallon
	<i>Pachyrhizus sp</i>	5 Gallon
	Hacienda Creeper	5 Gallon
	<i>Bougainvillea sp</i>	5 Gallon
	Bougainvillea vine	5 Gallon

SYM	TYPE
	FIRE LANE

NOTE: ALL PLANTING AREAS COVERED WITH 2" DEPTH DECOMPOSED GRANITE



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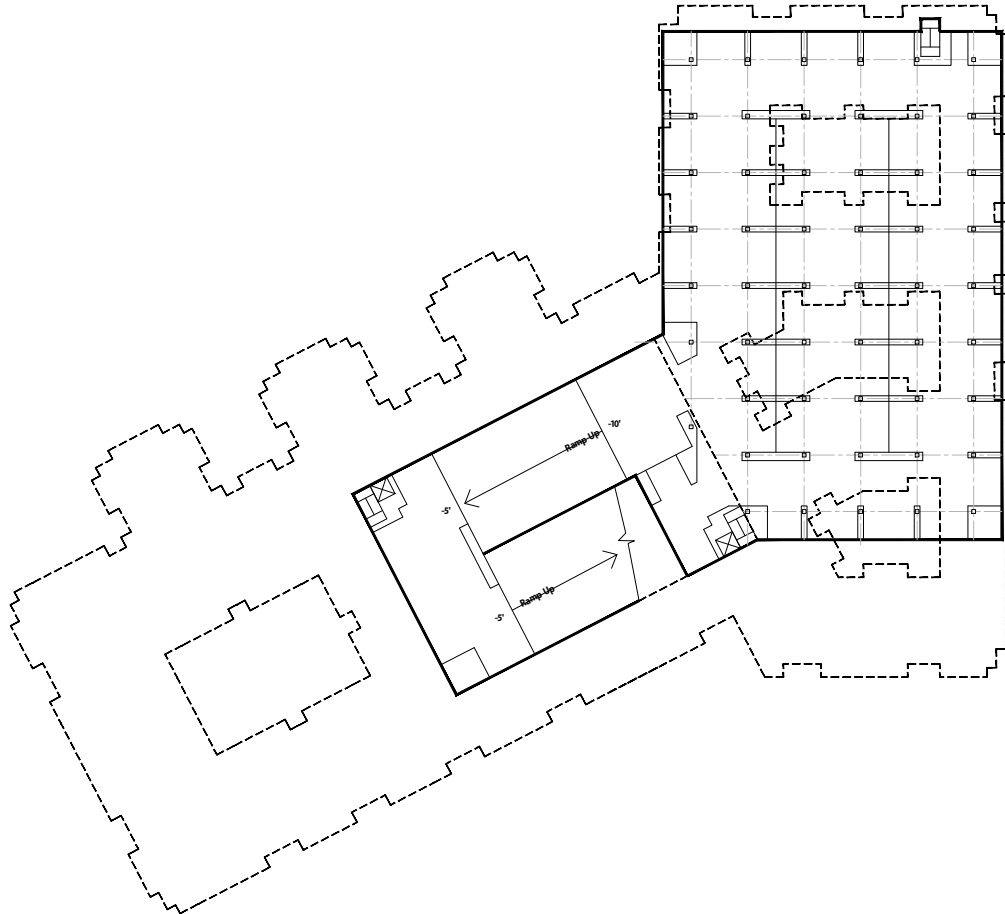
**L1.02**  
planting plan

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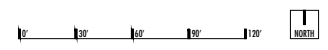
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20157- 5-10-21





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

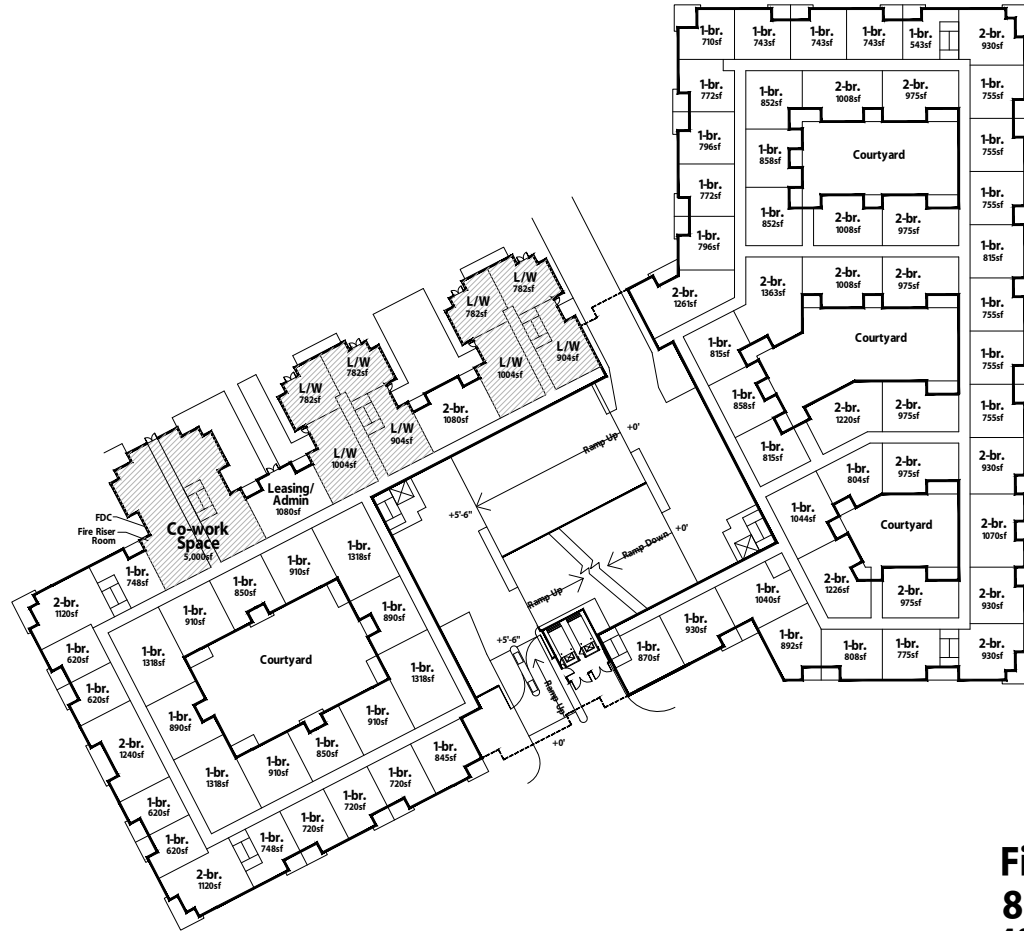


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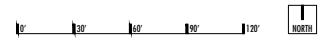
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**First Floor (+0'-0'')**  
**82 units**  
**40 spaces**

Co-working/Live-work: 

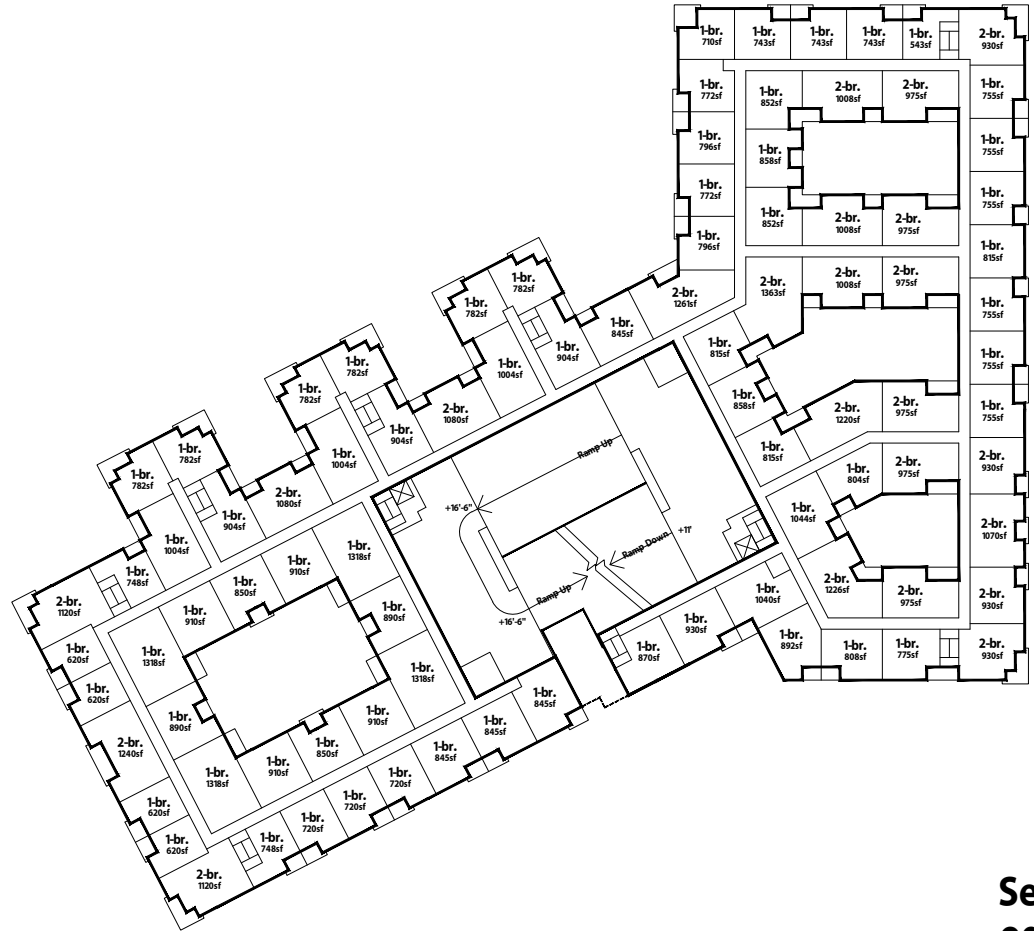


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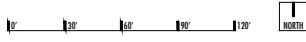




**Second Floor (+11'-0")**

**90 units**

**60 spaces**

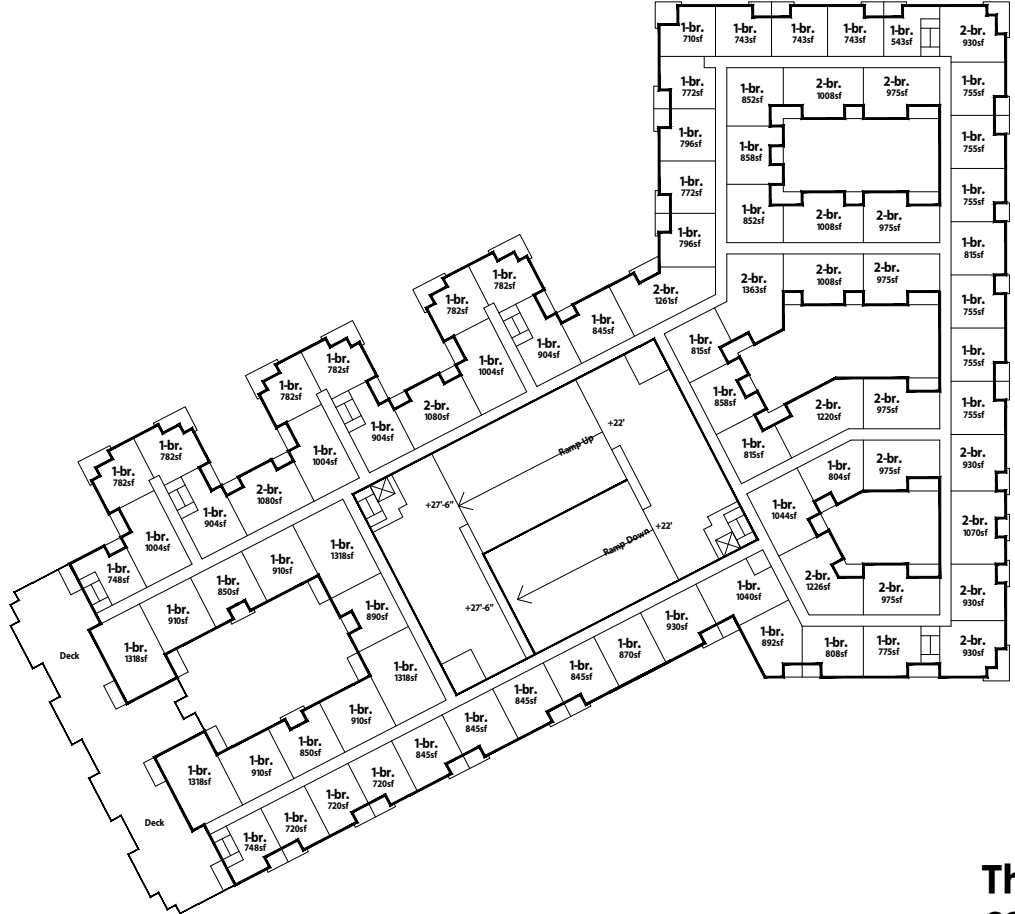


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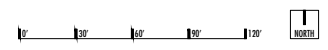
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**Third Floor (+22'-0")**  
**83 units**  
**55 spaces**

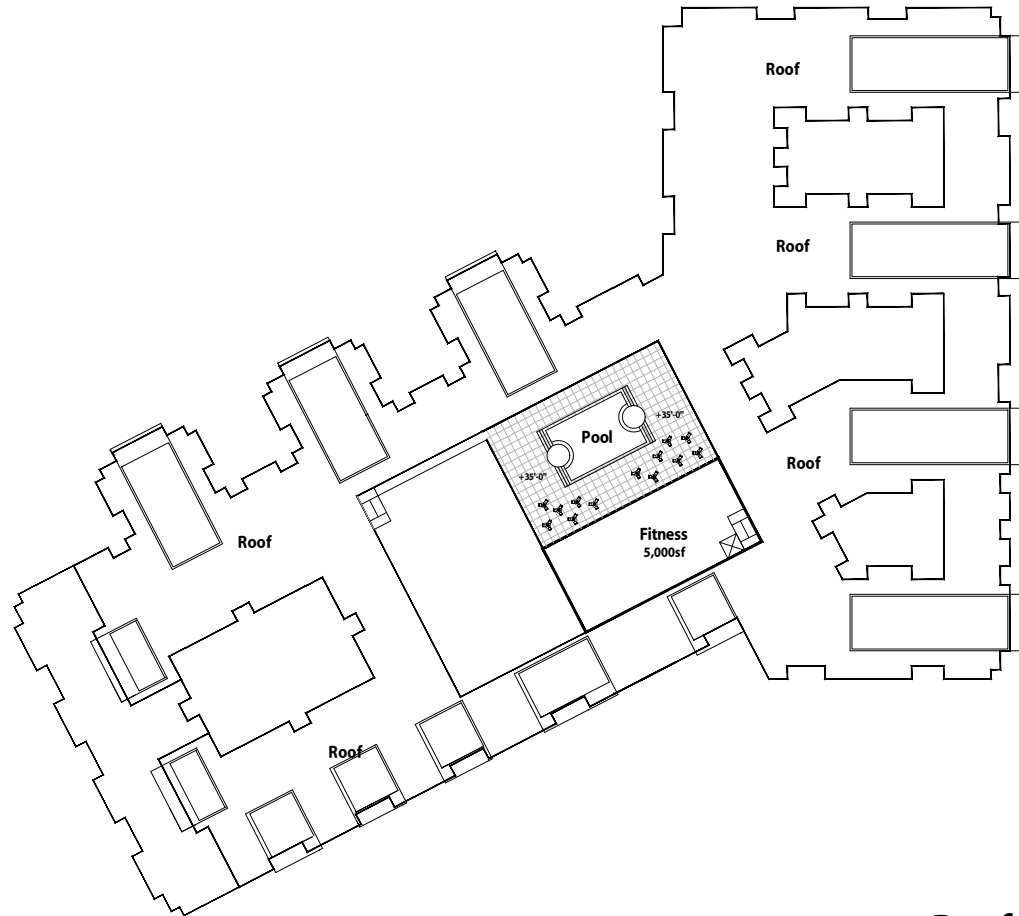


**MERCADO VILLAGE- Scottsdale, Arizona**

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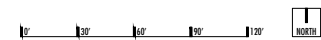
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**Roof / Amenity Deck (+35'-0")**

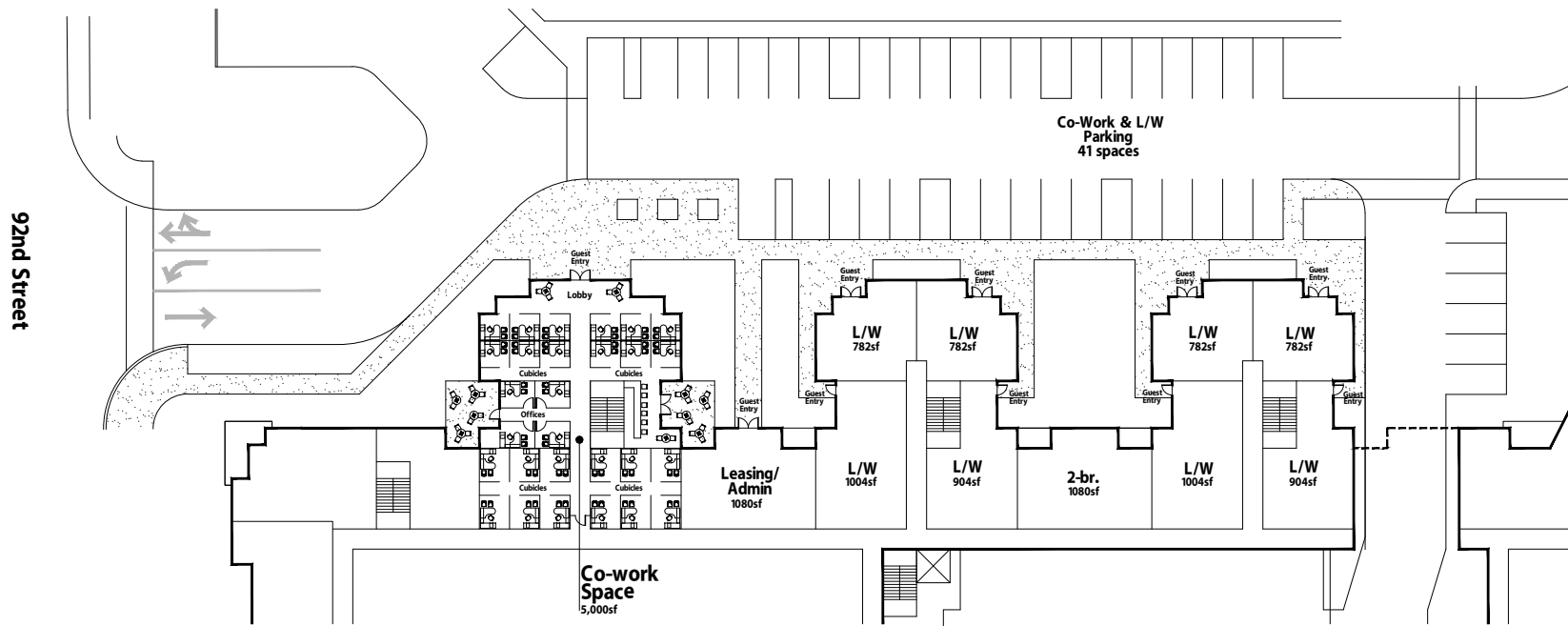
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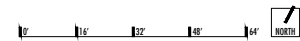
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## Co-working / Live-work Plan

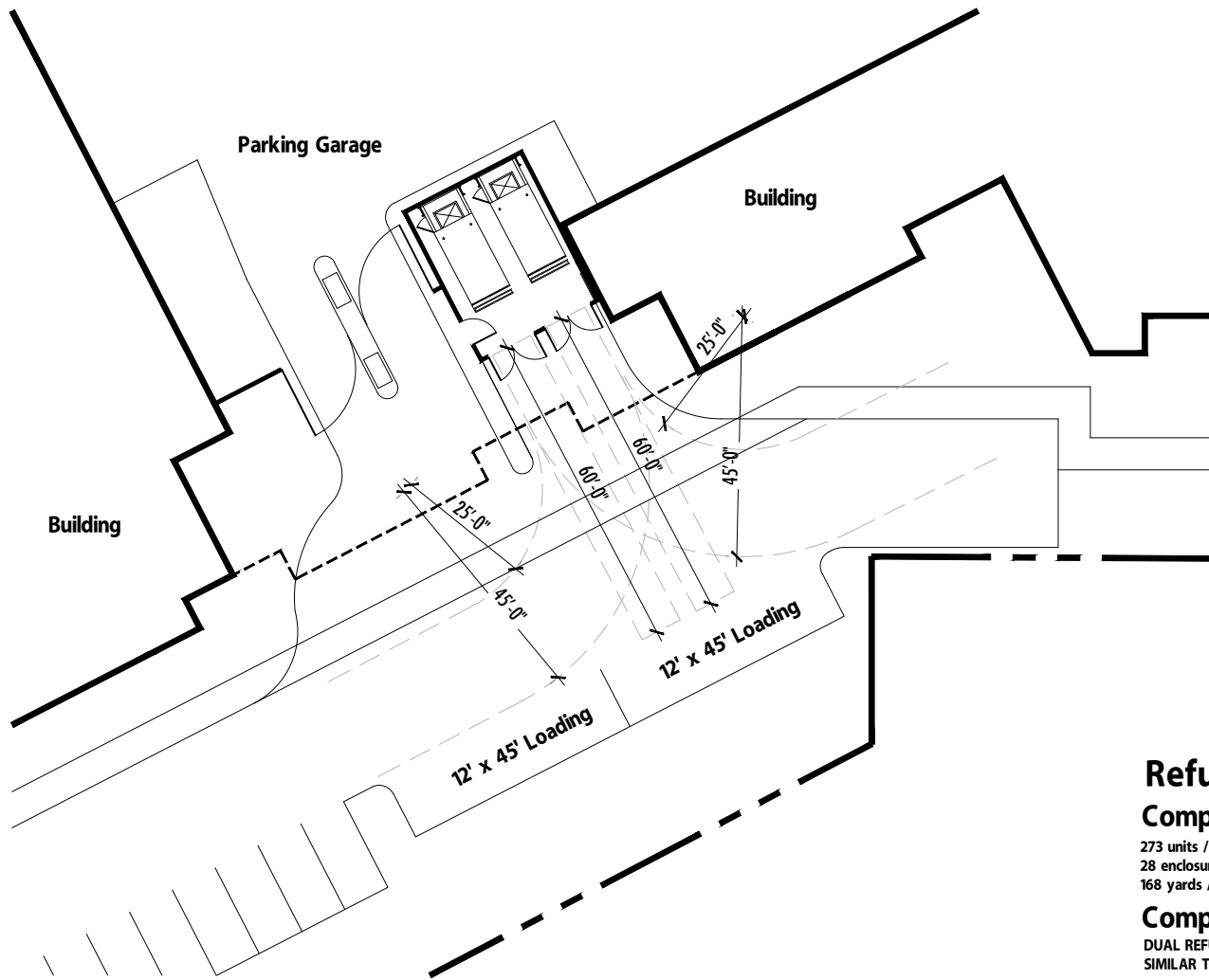


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## Refuse Plan

### Compactor Calculation:

273 units / 20 units x 2 enclosures with recycling = 28 enclosures  
 28 enclosures x 6 yards per enclosure = 168 yards  
 168 yards / 4:1 C.O.S. compaction ratio = 42 yards

### Compactor Type and Capacity:

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

(Concierge refuse service to be provided.)

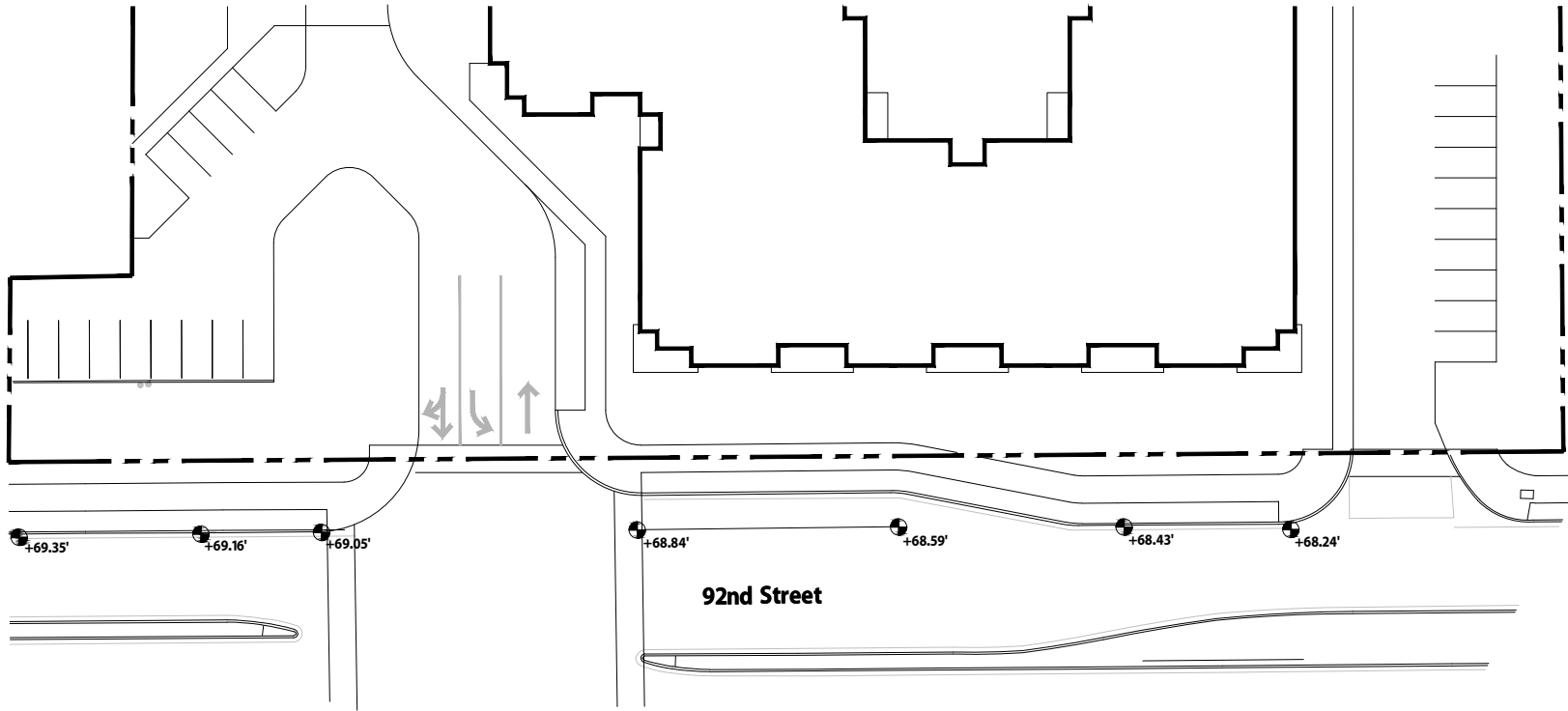


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20157- 3-8-24





**Curb Elevations**

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

TOTAL: 481.66'

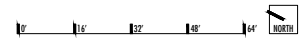
÷ 7

68.80'

+12" allowance per code

Height Measurement Datum Point: 69.80'

**Average Curb Elevation Exhibit**



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**North Elevation**



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

**East Elevation**



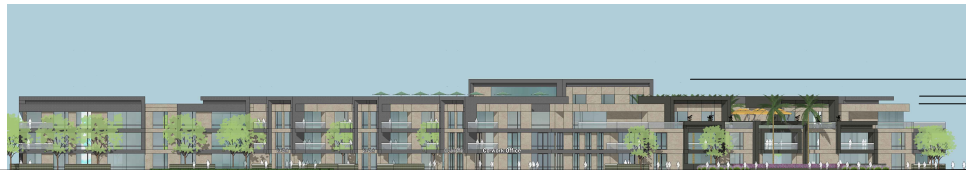
48'-0" T.O. High Parapet  
39'-0" T.O. Mech Screen  
35'-0" T.O. Low Parapet  
(35'-0" T.O. Amenity Deck)  
0'-0" Fin. Floor  
(Finish Floor: 71.25)  
Datum Point: average curb + 12" = 69.50

**South Elevation**



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

**West Elevation**



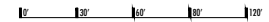
48'-0" T.O. High Parapet  
39'-0" T.O. Mech Screen  
35'-0" T.O. Low Parapet  
(35'-0" T.O. Amenity Deck)  
0'-0" Fin. Floor  
(Finish Floor: 71.25)  
Datum Point: average curb + 12" = 69.50

**92nd Street Elevation**



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

**Building Elevations / Elevations Worksheet**



**MERCADO VILLAGE- Scottsdale, Arizona**

20157- 3-20-24

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**Aerial View from Southwest**

**MERCADO VILLAGE- Scottsdale, Arizona**

20157- 3-20-24

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**Aerial View from Northwest**

**MERCADO VILLAGE- Scottsdale, Arizona**

20157- 3-20-24

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**View from 92nd Street Entry**

**MERCADO VILLAGE- Scottsdale, Arizona**

20157- 3-20-24

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**View from Southwest**

**MERCADO VILLAGE- Scottsdale, Arizona**

20157- 3-20-24

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**Aerial View from Northeast**

**MERCADO VILLAGE- Scottsdale, Arizona**

20157- 3-20-24

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December 21st 6:00am



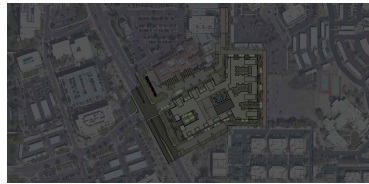
December 21st 9:00am



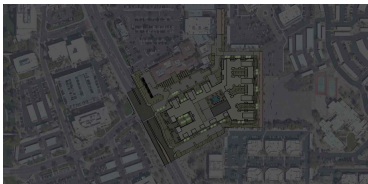
December 21st 12:00pm



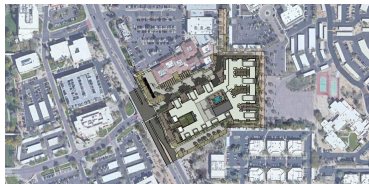
December 21st 3:00pm



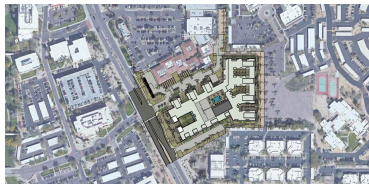
December 21st 6:00pm



September 21st 6:00am



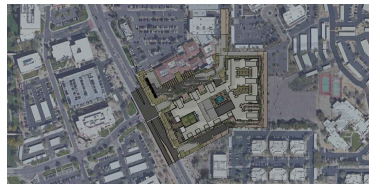
September 21st 9:00am



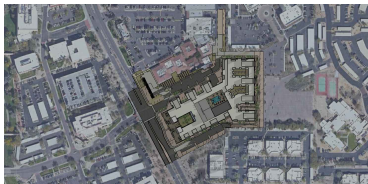
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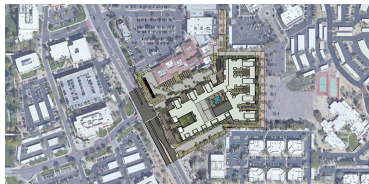
September 21st 3:00pm



September 21st 6:00pm



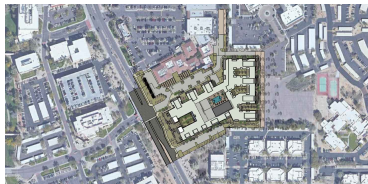
June 21st 6:00am



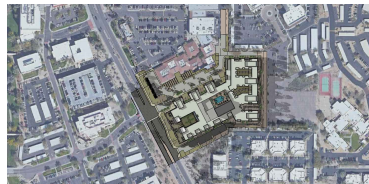
June 21st 9:00am



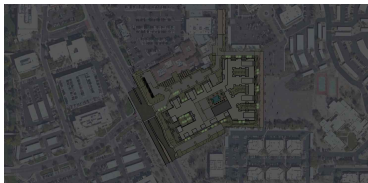
June 21st 12:00pm



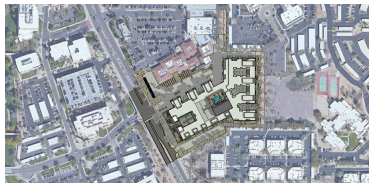
June 21st 3:00pm



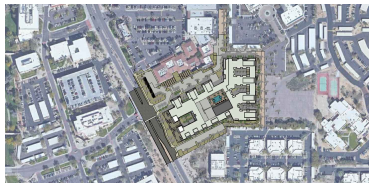
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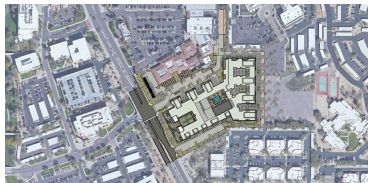
March 21st 6:00am



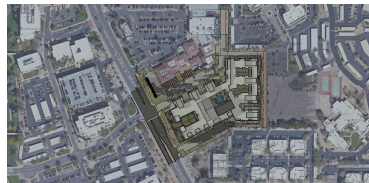
March 21st 9:00am



March 21st 12:00pm



March 21st 3:00pm



March 21st 6:00pm

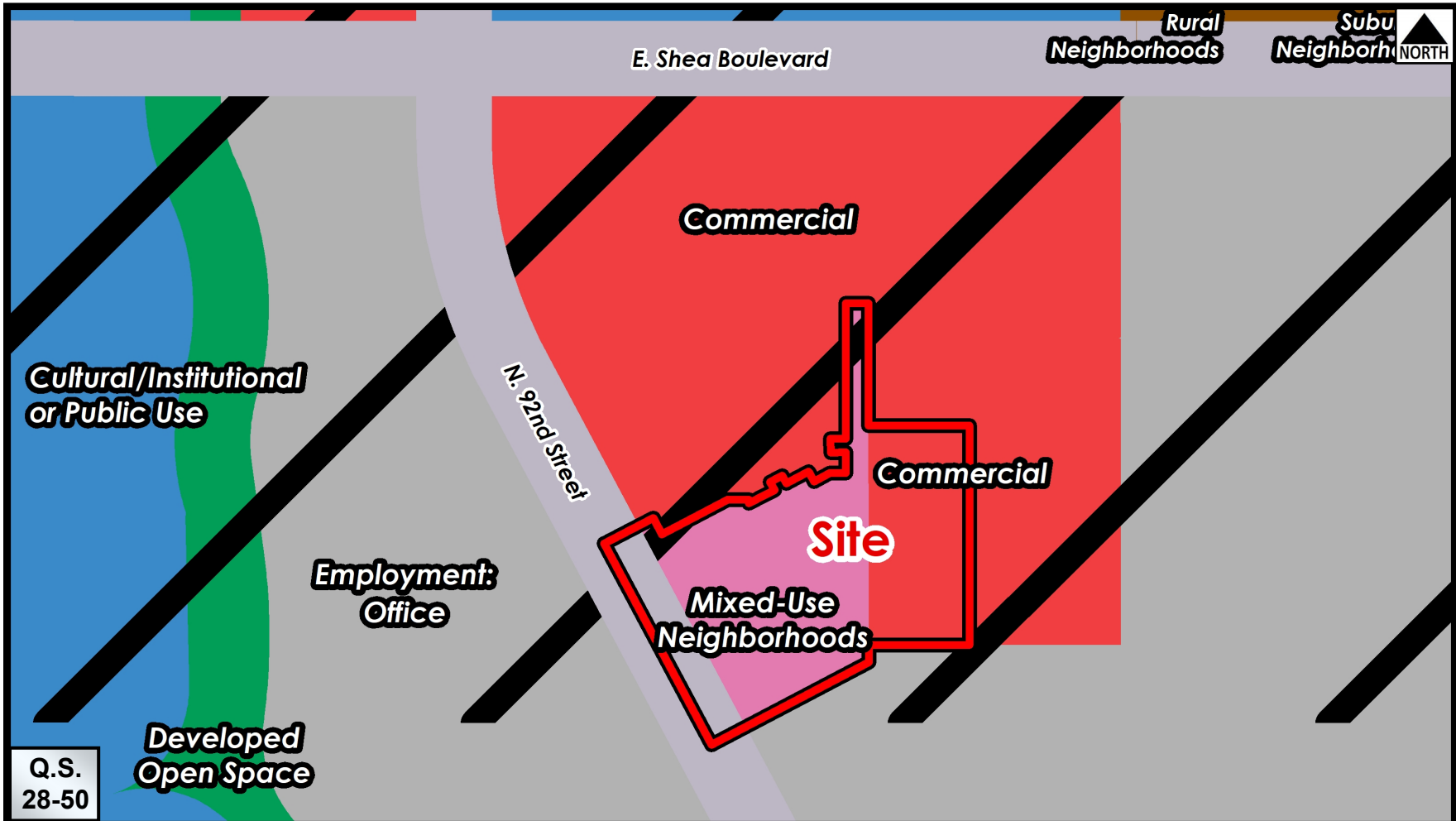
# MERCADO VILLAGE- Scottsdale, Arizona

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Solar Analysis

20157- 12-20-2023

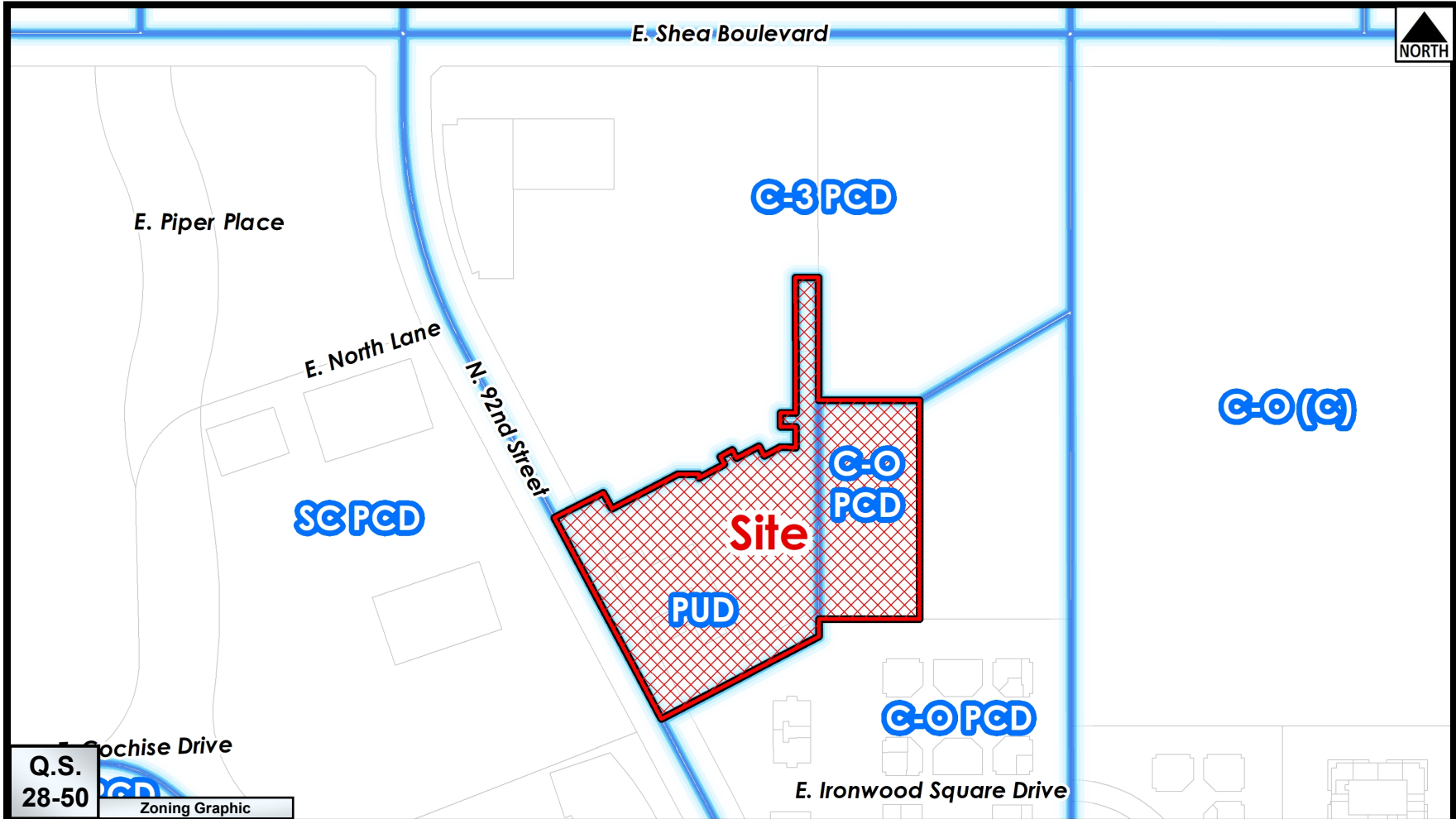




Existing General Plan 2035 Future Land Use Map  
 +/- 2-acres of Commercial

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





Q.S.  
28-50  
Zoning Graphic

Existing Zoning

1-GP-2024 & 1-ZN-2024

## Executive Summary

### Introduction

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

### Results

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**Recommendations without Mercado Village**

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

**Recommendations with Mercado Village**

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

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

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



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

---

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

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

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

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

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

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

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

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



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

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

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



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

**Questions:**

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

Other Outreach



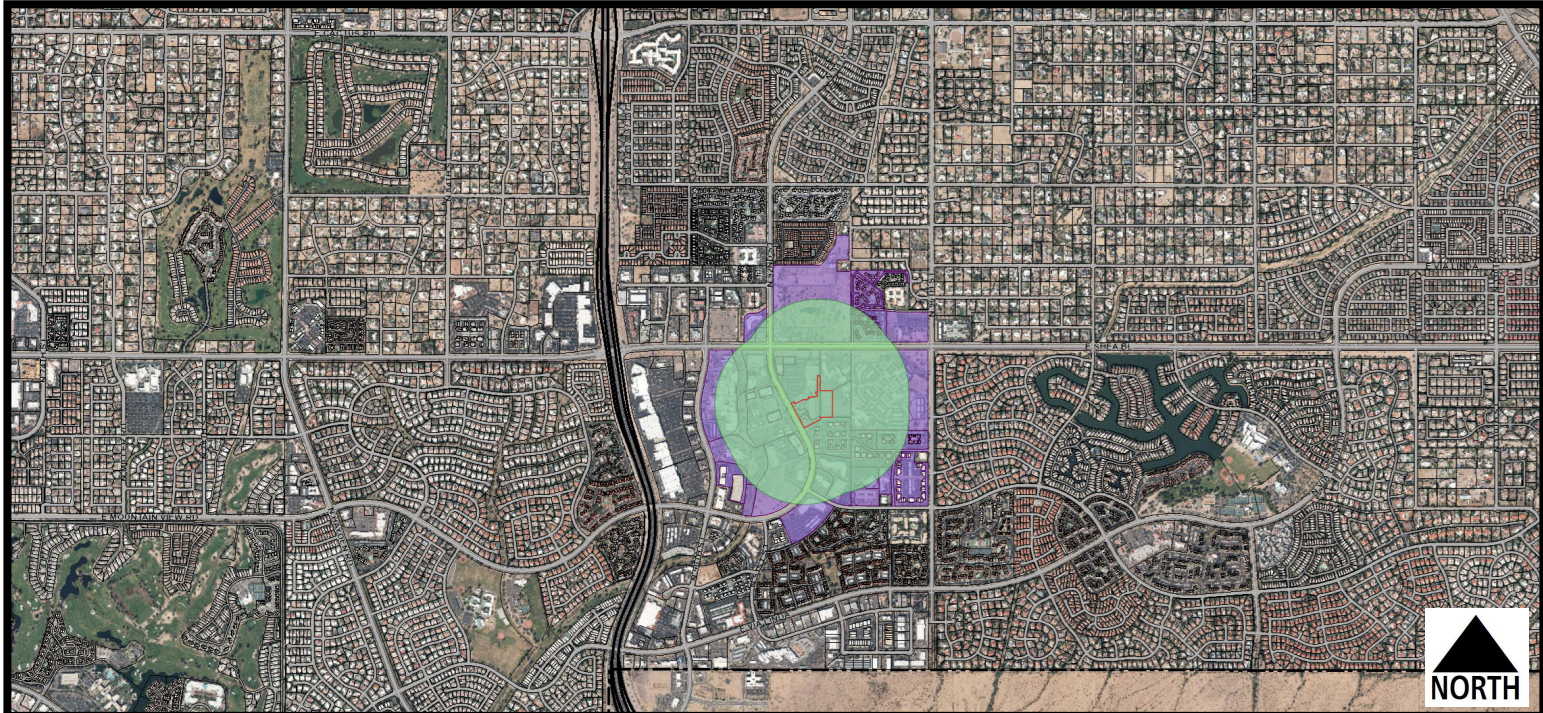
**TIFFANY  
& BOSCO**  
P.A.

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

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

# City Notifications – Mailing List Selection Map


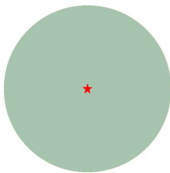
## Mercado Village



Labels Pulled  
January 26, 2024

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

**Map Legend:**

-  Site Boundary
-  Properties within 1250-foot

Postcards: 223

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



## Barnes, Jeff

---

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

Public comment regarding 1-ZN-2024

---

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

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

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

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

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

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

Sincerely,

Leslie Saftig  
9624 E Turquoise Ave.  
Scottsdale 85258



COMMUNITY ASSOCIATION

10585 N. 100<sup>th</sup> Street, Scottsdale, AZ 85258  
p: 480.860.2022 | f: 480.860.8264 | www.scottsdaleranch.org

March 20, 2024

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

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

Dear Mr. Barichello:

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

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

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

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

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

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

Respectfully,

A handwritten signature in black ink that reads "Matt Metz". The signature is written in a cursive style with a large, looped "M" and "T".

Matt Metz  
SRCA Board President

A handwritten signature in black ink that reads "K Barnes". The signature is written in a cursive style with a large, looped "K" and "B".

Kathe M. Barnes, PCAM  
Executive Director

cc: City of Scottsdale

## Barnes, Jeff

---

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

---

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

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

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

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


## Barnes, Jeff

---

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

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

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

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

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

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

Thank you.  
Annette Baron

Sent from my iPhone


## Barnes, Jeff

---

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

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

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

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

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

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

Most sincerely,

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

Sent from my iPhone  
Please excuse brevity and typos.

## **Barnes, Jeff**

---

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

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

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

**Comment:**

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


## Barnes, Jeff

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

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

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

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

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

Michael DAmico  
12051 North 138th Street  
Scottsdale, AZ

Sent from my iPad

## Barnes, Jeff

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

---

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

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

Greetings:

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

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

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

How do these developments impact, for example:

- Traffic:

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

- Water:

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

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



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

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

How are we doing preserving Scottsdale unique motto?

Respectfully submitted,

Patricia Deojay

Scottsdale resident

**McWilliams, Jason**

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

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

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

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

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

Jerry Grover  
11625 N 124th Way  
Scottsdale, AZ 85259

**Barnes, Jeff**

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

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

**PLEASE ATTACH TO THE CAPTIONED PROPOSAL**

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

PLEASE VOTE NO!!

Sincerely,  
Annette Hartsock  
10487 E Clinton St, 85259

## Barnes, Jeff

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

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

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

To the members of the Development Review Board:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

I thank you for considering my comments.

Sincerely,

Tom Kube

Thomas Kube  
12740 E. Sunnyside Drive  
Scottsdale, AZ 85259

(480) 227-6025

## Barnes, Jeff

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

**Importance:** High

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

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

**Comment:**

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

## Barnes, Jeff

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

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

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

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

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

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

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

Jane Myers



## Barnes, Jeff

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

**Importance:** High

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

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

**Comment:**

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


## Barnes, Jeff

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

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

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

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

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

Thank you,  
Susan Petty

Susan Petty (mobile)

## Barnes, Jeff

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

**Importance:** High

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

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

**Comment:**

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


## Barnes, Jeff

---

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

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

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

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

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

Sent from my iPad

## Barnes, Jeff

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

---

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

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

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

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

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

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

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

A Very concerned Scottsdale resident.

Sent from my iPad


## Barnes, Jeff

---

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

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

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

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

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

Jane Reynolds - Scottsdale

Sent from my iPad

## Barnes, Jeff

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

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

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

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

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

Thank you,  
Lynn Smith

Sent from my Verizon, Samsung Galaxy smartphone

## Barnes, Jeff

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

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

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

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

Alison Swanson

[Sent from Yahoo Mail for iPhone](#)



## Barnes, Jeff

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

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

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

Hello Mr. Carr

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

Thank you

Val Teich

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

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

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

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

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

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

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

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

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

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

Thank you for your time,

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


## Barnes, Jeff

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

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

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

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

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

## **Barnes, Jeff**

---

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

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

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

**Comment:**

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

## Barnes, Jeff

---

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

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

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

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

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

Susan Wood



N 90th

EXPEDITION

XDA 96M



X3

BMW ST. JOHN'S  
JCO 839  
MAX New Zealand  
www.bmwstjohns.ca

AMBULANCE

AMR

CJ-38112

35146



BEAUTY DISTRICT

Flower

MARICOPA  
EMT



## Barnes, Jeff

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

Jerry,

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

### Jeff Barnes

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

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#### Checkout Our Online Services:

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

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

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

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

Jeff –

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

Thanks

**Jerry D Davis**

**President – Western Region**

**Kaplan Multifamily**

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



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

27 June 2024

To: Planning Commissioners

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

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

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

Respectfully submitted,

COGS BOARD OF DIRECTORS

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

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

## Barnes, Jeff

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

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

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

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

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

Please just say no. ~G

Virginia A. Bertoncino  
10005 E Mission Ln  
Scottsdale

Sent from my iPhone  
Please excuse brevity and typos.

**Barnes, Jeff**

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

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

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

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


Thank you!

LaTonya Harrison

**Barnes, Jeff**

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

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

Dear Scottsdale Planning Commission Members:

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

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

## Barnes, Jeff

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

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

To Whom It May Concern:

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

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

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

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

Kaisers

Sent from my iPhone

**Barnes, Jeff**

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

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

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

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

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

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

Sincerely,  
Fran Kaplan  
11475 N. 93rd Way



**Barnes, Jeff**

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

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

Please stop this apartment project.

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

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

## Barnes, Jeff

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

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

To whom it may concern:

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

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

-SCL

Sent from my iPhone.

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

**Barnes, Jeff**

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

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

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


Steve Lugo

[Sent from Yahoo Mail for iPhone](#)

**Barnes, Jeff**

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

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

Hello,

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

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

Sincerely,

Mandy Patel

Sent from my iPad

**Barnes, Jeff**

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

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

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

**Barnes, Jeff**

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

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

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

Thomas Smith  
10239 N. 100th Place  
85258

[Sent from Yahoo Mail for iPhone](#)

**Barnes, Jeff**

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

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

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

I vote NO!

A. Warfel