PLANNING COMMISSION REPORT



Meeting Date: January 26, 2022

General Plan Element: Land Use

General Plan Goal: Create a sense of community through land uses

ACTION

Megerdichian Residential Health Care Facility 25-ZN-2018 and 19-UP-2018

Request to consider the following:

- 1. A recommendation to City Council regarding a request by owner for a zoning district map amendment from Single-family Residential (R1-35) to Townhouse Residential (R-4) zoning on a +/- 4.8-acre portion of a +/- 7.4-acre site located at 8849 E. Cholla Street, and
- 2. A recommendation to City Council regarding a request by owner for a Conditional Use Permit for a residential health care facility on a +/- 4.8-acre portion of a +/- 7.4-acre site with Single-family Residential (R1-35) zoning, located at 8849 E. Cholla Street.

Goal/Purpose of Request

The applicant seeks approval to rezone a portion of an existing place of worship site to R-4 to allow for a new residential healthcare facility. The existing place of worship portion of the site will remain zoned R1-35.

Key Items for Consideration

- Considerable dialogue between applicant team and neighbors dating back to 2018
- Conditional Use Permit Criteria
- Public comment received (support and opposition)

OWNER

E4 D...II

Harout Markarian/ WDAC (818) 558-7474

APPLICANT CONTACT

Ea Buii	
Burch and Cracchiolo	
Action Taken	

602-234-9913

LOCATION

8849 E Cholla St



BACKGROUND

General Plan 2035

The City of Scottsdale General Plan 2035 Land Use Element designates the property as Suburban Neighborhoods, a category that includes medium- to small-lot single-family neighborhoods or subdivisions. Densities in Suburban Neighborhoods are usually more than one dwelling unit per acre, but less than eight dwelling units per acre. This category also includes some townhouses and small-lot single-family homes, such as patio homes. Suburban Neighborhoods may be used as transitions among less intense areas, Urban Neighborhoods, and non-residential uses.

Character Area Plan

Character Area Plans work to define, maintain, or enhance a desired character for an area. They link the broad policy direction of the City of Scottsdale General Plan 2035 with more detailed policies and implementation projects for specific geographic areas of the city – ensuring quality of development and consistency of character. There have been previous Character Area Planning efforts involving the subject property that address such for this area of the community:

- The Cactus Corridor Area Plan (1992) recommends that areas west of 96th Street maintain suburban character.
- The Shea Area Plan (1993) places focus on utilizing transitions to ensure new development is compatible with established neighborhoods (Goal 1, Policy 1). Furthermore, the plan states that open space areas may act as buffers between adjacent land uses and to visually enhance the character of the area (Goal 2, Policy 1).

As stated above, the property is within, and will maintain, the General Plan 2035 Suburban land use category. Further, the proposal to allow for a senior living facility includes self-imposed 50-foot

setbacks from adjacent, existing single-family neighborhoods located south and east of the subject site. The applicant proposes to include open space buffering within this setback.

Zoning

The site was annexed into the City in 1963 (Ord. No. 168) and zoned R1-35. There has been no zoning activity on the site since annexation.

Context

The subject property is located in an area primarily occupied by single-family residential communities with varying densities, and heights from one to two stories. To the west of the site is the Loop 101 Freeway. Please refer to context graphics attached.

Adjacent Uses and Zoning

North: Single-family Residential, zoned R1-7

• South: Single-family Residential, zoned R1-7, Planned Residential Development (PRD)

East: Single-family Residential, zoned R-4

• West: Loop 101 Freeway

Other Related Policies, References:

• City of Scottsdale General Plan 2035

- Cactus Corridor Area Plan (1992)
- Shea Area Plan (1993)
- Zoning Ordinance

APPLICANT'S PROPOSAL

Development Information

The applicant seeks to rezone the southern 2/3 of the property to R-4 to allow for a residential healthcare facility. The facility would include a mix of minimal care, for residents who are able to function without assistance, and specialized care for residents who require 24-hour care and assistance. The church and the residential healthcare facility would be under the same ownership and there is no intent at this time to subdivide the parcel.

Existing Use: Place of Worship

Proposed Use: Place of Worship and Residential Healthcare Facility

Parcel Size: +/- 7.4 acres (total)

+/- 2.6 acres (church, zoned R1-35)

+/- 4.8 acres (residential healthcare facility, proposed to be zoned R-

4)

Building Height Allowed: 36 feet (residential healthcare facility, exclusive of rooftop)

appurtenances)

• Building Height Proposed: 34 feet 11 inches (inclusive of rooftop appurtenances)

• Parking Required: 247 spaces (153 spaces for place of worship, 94 for residential

healthcare facility)

Parking Provided: 251 spaces

Open Space Required: R1-35 (church) – 30,832 square feet

R-4 (residential healthcare facility) – 46,293 square feet

Total required – 77,125 square feet

Open Space Provided: R1-35 – 47,034 square feet

R-4 – 73,736 square feet

Total provided – 120,770 square feet

Density Allowed: Specialized – 115 beds (28 beds per acre)

Minimal – 57 units (14 du/ac)

Density Proposed: Specialized – 48 Beds (10 beds per acre)

Minimal – 48 units (10 du/ac)

IMPACT ANALYSIS

Land Use

The proposed residential healthcare facility provides a high concentration of minimal care and specialized care living accommodations to an area that benefits from close proximity to the Loop 101 freeway, public transit and adjacent commercial uses to the south, such as restaurants, retail and personal services. Additionally, the site design includes common open space to provide a visual setting for the project and an amenity for the residents. After discussion with the neighbors, the applicant has agreed to a maximum of 48 beds and 48 minimal care units. By comparison, if a single-family product were constructed on the site, the allowed density under the Suburban Neighborhoods designation of the 2035 General Plan, and utilizing the R-4 district density of one unit for every 5,230 square feet, would be 38 dwelling units.

Conditional Use Permit

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

- A. That the granting of such Conditional Use Permit will not be materially detrimental to the public health, safety or welfare. In reaching this conclusion, the Planning Commission and the City Council's consideration shall include, but not be limited to, the following factors:
 - 1. Damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination.
 - The proposed use will not generate noise, smoke, odor, dust or vibration.
 Proposed pole-mounted lighting near the east property line will be stipulated to include house-side shields to direct light away from the adjacent residential. No damage or nuisance from noise, smoke, odor, dust, vibration or illumination is anticipated.

- 2. Impact on surrounding areas resulting from an unusual volume or character of traffic.
 - The zoning application included a Traffic Impact and Mitigation Analysis (TIMA)
 that has been accepted by the City's Transportation Division. A good portion of the
 proposed facility will be dedicated to specialized care occupied by residents that
 will not need access to a vehicle, mitigating the potential for traffic and/or parking
 to affect the surrounding neighborhood. No impacts from unusual traffic volume
 or character of traffic are anticipated.
- B. The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.
 - The proposed facility is located 50 feet from the nearest residence to the east (measured to property line). The standard setback abutting R-4 zoning (to the east) is 10 feet, per the R-4 district. The 50-foot setback includes a landscape area that will provide additional buffering between the proposed use and the residential. Density for the proposed facility is slightly higher than the surrounding residential, though well below the maximum allowed for this use. Overall, use intensity and density is reasonably compatible with the types of uses permitted in the surrounding areas.
- C. The additional conditions specified in Section 1.403, as applicable, have been satisfied. The proposal meets the provisions for *Residential healthcare Facility*, as identified in Zoning Ordinance Section 1.403.P, including:
 - 1. Specialized residential healthcare facilities, without Downtown District zoning.
 - a. The number of beds shall not exceed eighty (80) per acre of gross lot area.
 - The proposed zoning district (R-4) restricts specialized residential healthcare facilities to 28 beds per acre. The applicant is proposing 10 beds per acre.
 - b. Required open space.
 - i. Minimum open space: 0.24 multiplied by the net lot area distributed as follows:
 - 1) Frontage open space minimum: 0.50 multiplied by the total open space, except as follows:
 - A. Minimum: twenty (20) square feet per one (1) linear foot of street frontage
 - B. Not required to exceed fifty (50) square feet per one (1) linear foot of street frontage
 - 2) The remainder of the minimum open space, less frontage open space, shall be provided as common open space.
 - Open space exceeds the minimum requirement.

- c. The site shall be designed, to the maximum extent feasible, so that on-site parking is oriented to the building(s) to provide convenient pedestrian access for resident, guests and visitors.
 - Parking spaces are located in close proximity to the facility to the maximum extent feasible. Several standard and accessible spaces are located around the building and near the main entrance.
- 2. Minimal residential healthcare facilities, without Downtown District zoning.
 - a. Minimum gross lot area: one (1) acre.
 - Gross land area is +/- 4.8 acres
 - b. The number of dwelling units shall not exceed forty (40) dwelling units per acre of gross lot area.
 - The proposed R-4 zoning district restricts minimal residential healthcare facilities to 14 dwelling units per acre. The applicant is proposing 10 units per acre.
 - c. Required open space.
 - i. Minimum open space: 0.24 multiplied by the net lot area distributed as follows:
 - 1) Frontage open space minimum: 0.50 multiplied by the total open space, except as follows:
 - C. Minimum: twenty (20) square feet per one (1) linear foot of street frontage
 - D. Not required to exceed fifty (50) square feet per one (1) linear foot of street frontage
 - 2) The remainder of the minimum open space, less frontage open space, shall be provided as common open space.
 - Open space exceeds the minimum requirement.
 - d. The site shall be designed, to the maximum extent feasible, so that on-site parking is oriented to the building(s) to provide convenient pedestrian access for residents, guests and visitors.
 - Parking spaces are located in close proximity to the facility to the maximum extent feasible. Several standard and accessible spaces are located around the building and near the main entrance.

Transportation

A Traffic Impact and Mitigation Analysis (TIMA) was provided with the zoning application and has been accepted by the Transportation Department. Per the TIMA, the proposed development is expected to generate 284 external daily trips per day, with 15 trips occurring during the AM peak hour and 22 trips occurring during the PM peak hour. These represent increases of 48 trips daily; two additional trips during the AM peak hour and 3 additional trips during the PM peak hour. All study intersections currently, and will continue to, operate at LOS D or better during the peak hours. No mitigation measures are recommended.

Water/Sewer

Preliminary Basis of Design Reports for water and sewer were included as part of the zoning application and have been accepted by the Water Resources Department. Aside from some minor upgrades, existing infrastructure is sufficient to serve the proposed use.

Open Space

Open space for the site (including the church portion) exceeds the minimum amount required by the CUP criteria. In response to concerns expressed by the residents to the east, an area of open space has been integrated into the design at the southeast corner of the site that, in addition to the landscape area enhances buffering. A sub-grade amenity area for residents of the facility is also included as part of the overall open space plan.

Fire/Police

The nearest fire station is located at 9598 E. Cactus Road (as the crow flies) and the site is serviced by Police District 3, Beat 13. As with any project that contributes to growth, the fire department and police department continually anticipate and evaluate resources needed for the city's budget process.

Housing Cost

Approval of the zoning district map amendment proposed by the applicant enables the construction of more housing. 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

Property owners within 750 feet of the site and the City's Interested Parties List have been notified by mail and email of the applicant's request. Additionally, throughout the review process both cases were available for review on the City's P&Z Link. Neighborhood outreach began back in 2018 when the cases were originally submitted and concluded in November of this year (2021). Both cases were put on hold for a time during the COVID pandemic, so additional outreach was conducted after the hiatus to collect feedback from residents and provide an update.

A total of 4 Open Houses were held for this project. Two in-person open houses were held at the site, one on 10/11/18 and one on 6/20/19. After the hiatus, a 3^{rd} virtual open house was held on 8/6/20 and a 4^{th} in-person open house was held on 11/3/20. All in-person Open Houses were held

at 6:00 PM at the project site. There were 9 attendees at the first open house. Topics included traffic, types of residents, and compatibility to the surrounding neighborhood. The traffic engineer for the project was in attendance to answer traffic-related questions. The second open house focused primarily on traffic concerns, with a follow-up summary provided by the traffic engineer available for attendees to review (included in Traffic Impact Summary, Attachment #15). For the 3rd virtual open house, there were a total of 6 attendees. Topics discussed included compatibility with the surrounding neighborhood, location of refuse collection and traffic. The 4th Open House (12 attendees) was held to give neighbors a chance to view the latest project design and collect feedback.

Per the applicant's report, a neighborhood consultant has been on the project team since 2018 and has contacted adjacent neighbors by knocking on doors and following up with phone calls and/or meetings. 288 letters, emails and petition signatures in support of the project have been received and are included in this report. Additionally, a petition in opposition has also been received by staff and is included in this report. See Attachment #16 for a comprehensive summary of outreach efforts and public comment to date.

STAFF RECOMMENDATION

Recommended Approach:

- Staff recommends the Planning Commission find that the proposed zoning district map amendment is consistent with and conforms to the adopted General Plan, and make a recommendation to City Council for approval of a zoning district map amendment from Singlefamily Residential (R1-35) to Townhouse Residential (R-4) zoning on a +/- 4.8-acre portion of a +/- 7.4-acre site located at 8849 E. Cholla Street, and
- 2. Staff recommends the Planning Commission find that the Conditional Use Permit criteria have been met and make a recommendation of approval to City Council for a Conditional Use Permit for a residential health care facility on a +/- 4.8-acre portion of a +/- 7.4-acre site with Single-family Residential (R1-35) zoning, located at 8849 E. Cholla Street.

RESPONSIBLE DEPARTMENT

Planning and Development Services

Current Planning Services

STAFF CONTACT

Greg Bloemberg Project Coordination Liaison 480-312-4306

E-mail: gbloemberg@ScottsdaleAZ.gov

APPROVED BY

Greg Bloemberg, Report Author

1/12/2022

Date

Date

Date

Tim Curtis, AICP, Current Planning Director 480-312-4210, tcurtis@scottsdaleaz.gov

Randy Grant, Executive Director
Planning and Development Services
480-312-2664, rgrant@scottsdaleaz.gov

1/12/2022

1/11/2022

ATTACHMENTS

- 1. Context Aerial
- 1A. Aerial Close-Up
- 2. Ordinance No. 4530

Exhibit 1: Zoning Map

Exhibit 2: Stipulations (25-ZN-2018)

Exhibit A to Exhibit 2: Site Plan

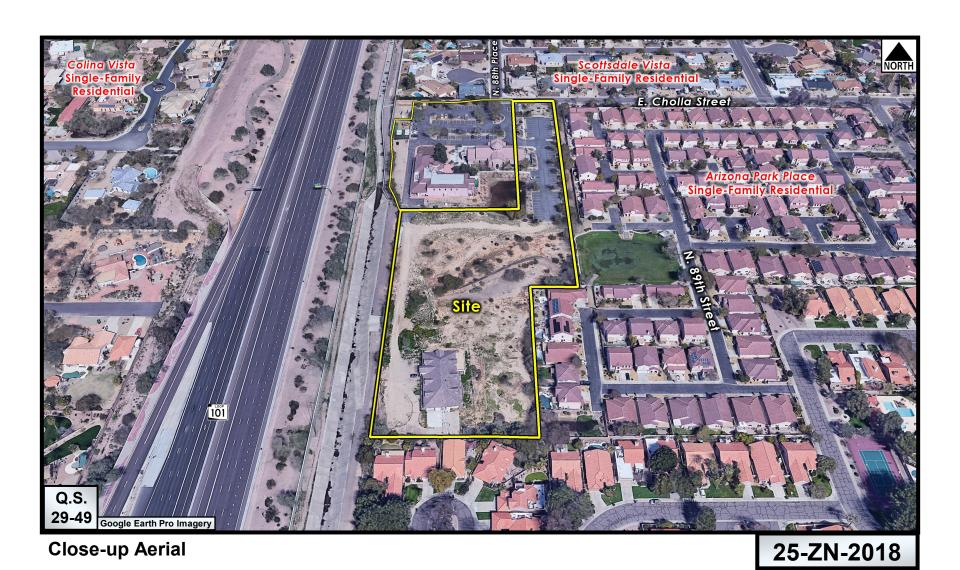
3. Resolution No. 12367

Exhibit 1: Aerial Close-Up

Exhibit 2: Stipulations (19-UP-2018) Exhibit A to Exhibit 1: Site Plan Exhibit B to Exhibit 1: Floor Plan Exhibit 3: Additional Zoning Criteria

- 4. Additional Information
- 5. Applicant's Narrative (zoning and CUP)
- 6. 2035 General Plan Land Use Map
- 7. Current Zoning Map
- 8. Refuse Plan
- 9. Open Space Plans
- 10. Landscape Plan
- 11. Transition Plan
- 12. Conceptual Building Elevations
- 13. Perspectives
- 14. Vehicular and Pedestrian Circulation Plan
- 15. Traffic Impact Summary
- 16. Citizen Involvement (including petition of support and petition of opposition)
- 17. City Notification Map





ORDINANCE NO. 4530

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. 25-ZN-2018 FROM SINGLE-FAMILY RESIDENTIAL DISTRICT (R1-35) TO TOWNHOUSE RESIDENTIAL DISTRICT (R-4) ZONING ON A 4.8-ACRE PORTION OF A +/- 7.4-ACRE SITE LOCATED AT 8849 E. CHOLLA STREET.

WHEREAS, the Planning Commission held a hearing on January 26, 2021; and

WHEREAS, the City Council has considered the probable impact of Zoning Ordinance (4530) 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. 25-ZN-2018

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

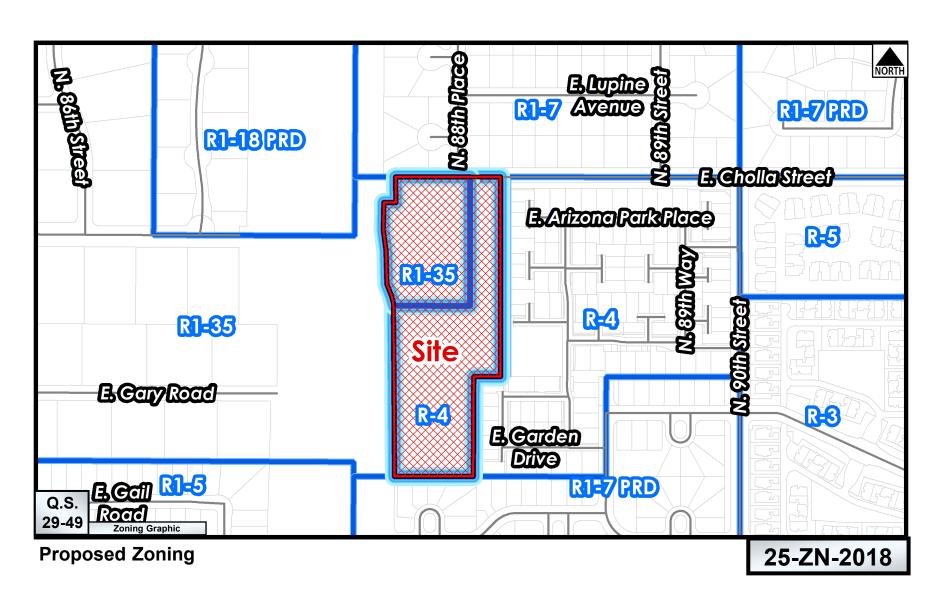
<u>Section 1</u>. That the "District Map" adopted as a part of the Zoning Ordinance of the City of Scottsdale, showing the zoning district boundaries, is amended by rezoning a +/- 7.4-acre site, located at 8849 E. Cholla Street. and marked as "Site" (the Property) on the map attached as **Exhibit 1**, incorporated herein by reference, from Single-family Residential (R1-35) to Townhouse Residential (R-4) zoning.

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

	O AND ADOPTED by to the day of	the Council of the City of Scottsdale, Maricopa County, 2022.
ATTEST:		CITY OF SCOTTSDALE, an Arizona municipal corporation
By: Ben Lane City Clerk		 David D. Ortega Mayor

Ordinance No. 4530 Page 1 of 2

APPROVED AS TO FORM: OFFICE OF THE CITY ATTORNEY By: Sherry R. Scott, City Attorney By: Joe Padilla, Deputy City Attorney



Stipulations for the Zoning Application: Megerdichian Residential Health Care Facility Case Number: 25-ZN-2018

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

SITE DESIGN

- CONFORMANCE TO CONCEPTUAL SITE PLAN. Development shall conform with the conceptual site
 plan provided by AAKAII Architecture with the city staff date of 12/15/2020, attached as Exhibit A to
 Exhibit 2. Any proposed significant change to the conceptual site plan, as determined by the Zoning
 Administrator, shall be subject to additional action and public hearings before the Planning
 Commission and City Council.
- 2. MAXIMUM DWELLING UNITS/DENSITY. Maximum density for a residential healthcare facility on the site shall be 48 specialized care beds and 48 minimal care units. Any increase in beds or units shall be subject to Planning Commission and City Council approval as an amendment to this zoning case.
- 3. MAXIMUM BUILDING HEIGHT. The proposed building shall not exceed 36 feet in height inclusive of rooftop appurtenances, measured as provided in the applicable section of the Zoning Ordinance.
- 4. LANDSCAPE BUFFER. A minimum 10-foot wide landscape buffer shall be maintained along the east property line abutting the adjacent residential lots. The buffer shall include Ironwood and Palo Verde trees, as indicated on the preliminary landscape plan.

INFRASTRUCTURE

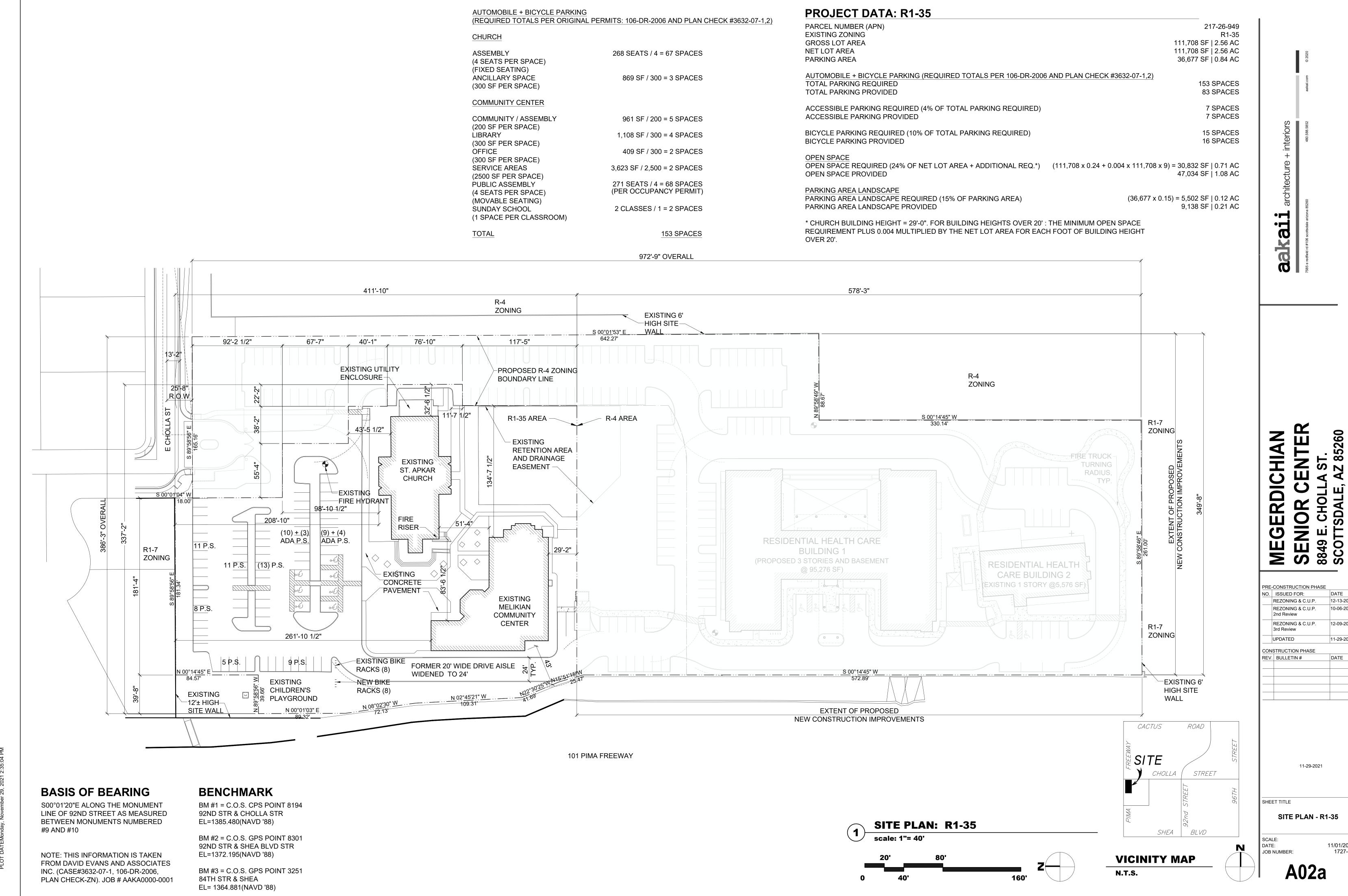
- 5. CONSTRUCTION COMPLETED. Prior to issuance of any Certificate of Occupancy or Certification of Shell Building, whichever is first, for the development project, the property owner shall complete all the infrastructure and improvements required by the Scottsdale Revised Code and these stipulations.
- 6. 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.
- 7. WATER AND WASTEWATER IMPROVEMENTS. The property owner shall provide all water and wastewater infrastructure improvements, including any new service lines, connection, fire-hydrants, and manholes, necessary to serve the development per the Basis of Design report by Kland Civil Engineers dated 12/8/2020 and accepted as noted by Water Resources.
- 8. FIRE HYDRANTS. 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.

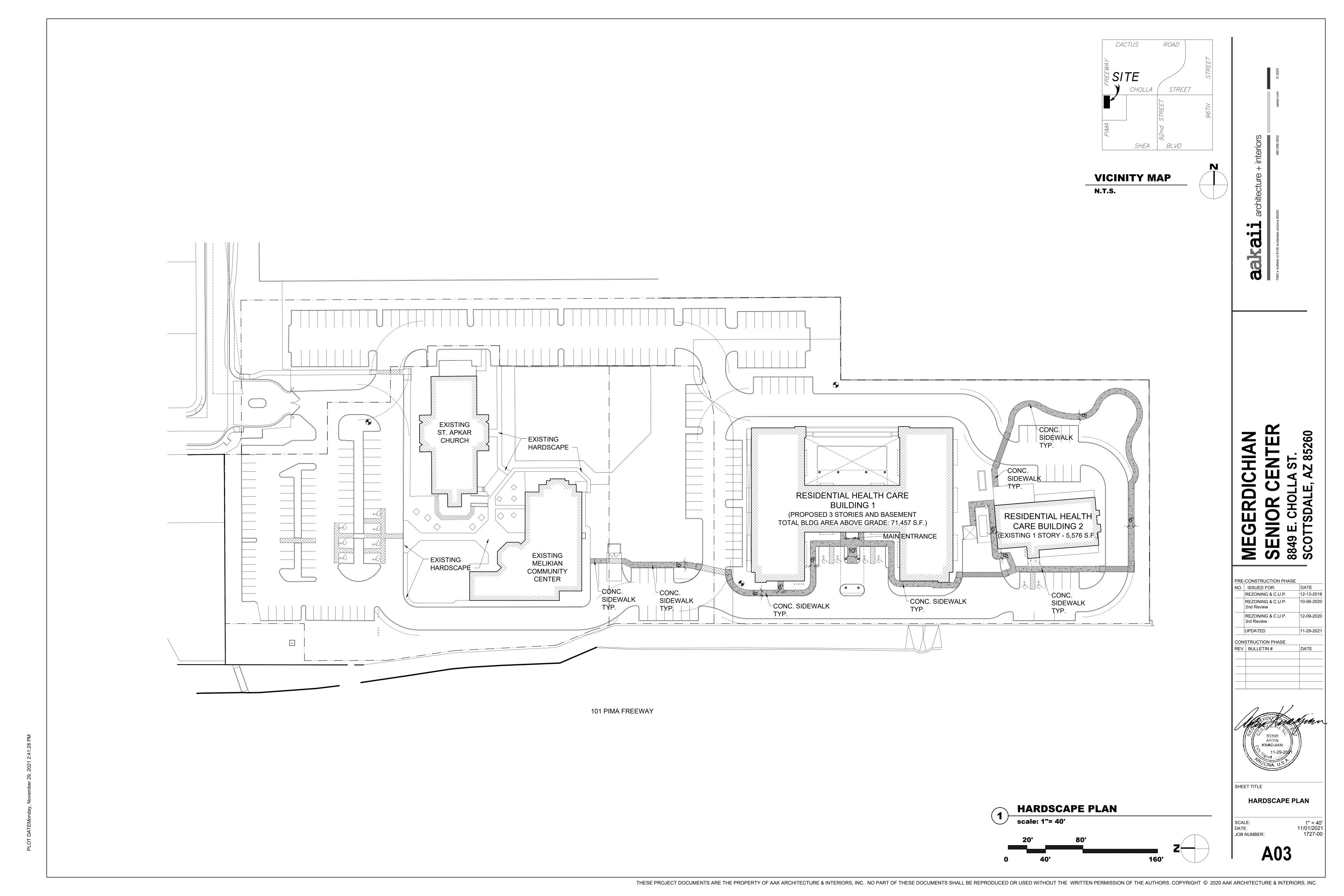
REPORTS AND STUDIES

- 9. 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.
- 10. WATER/WASTEWATER. With the Development Review Board submittal, the property owner shall provide final Basis of Design (BOD) reports for water and wastewater, in accordance with the Design Standards & Policies Manual, addressing any conditions added to the preliminary BOD.

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RESOLUTION NO. 12367

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, APPROVING A CONDITIONAL USE PERMIT FOR A RESIDENTIAL HEALTH CARE FACILITY ON A 4.8-ACRE PORTION OF A +/- 7.4-ACRE, LOCATED AT 8849 E. CHOLLA STREET.

WHEREAS, the Planning Commission held a public hearing on January 26, 2022;

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

Section 1. That the City Council finds and approves:

- a) that the granting of this conditional use permit per stipulations set forth on Exhibit 2 will not be materially detrimental to the public health, safety or welfare based on, but not limited to, the following factors: damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination and impact on surrounding areas resulting from an unusual volume or character of traffic:
- b) that the characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas; and
- c) that compliance with the additional conditions for a residential health care facility set forth on **Exhibit 3**, is required

Section 2. That a description of the conditional use permit is set forth in Case No. 19-UP-2018. The property that is subject to the conditional use permit is shown on **Exhibit 1** and the conditional use permit approval is conditioned upon compliance with all of the stipulations that are set forth in **Exhibits 2 and 3**. All exhibits are incorporated herein by reference.

PASSED AND ADOPTED by the C of,2022.	Council of the City of Scottsdale this	_ day
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		

Resolution No. 12367 Page 1 of 1

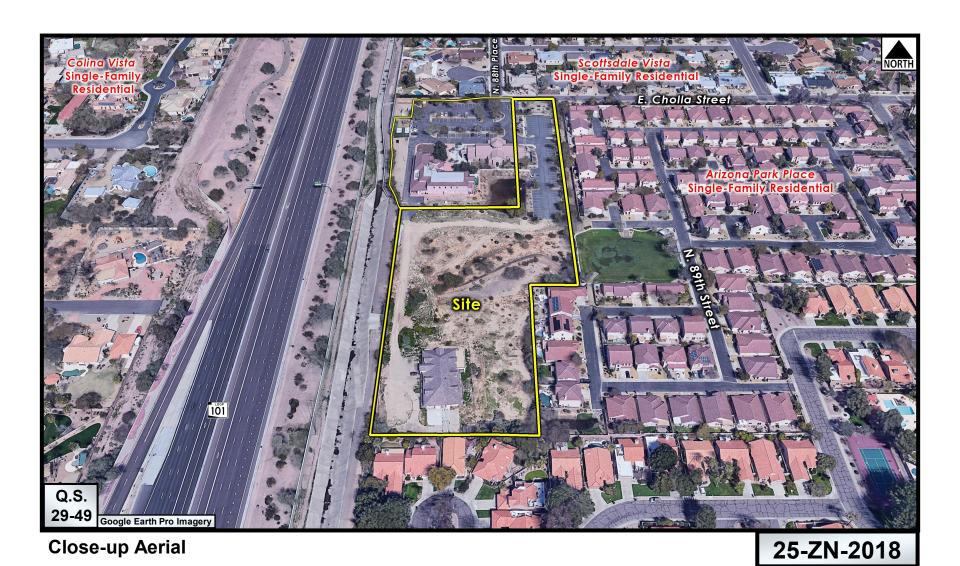


EXHIBIT #1

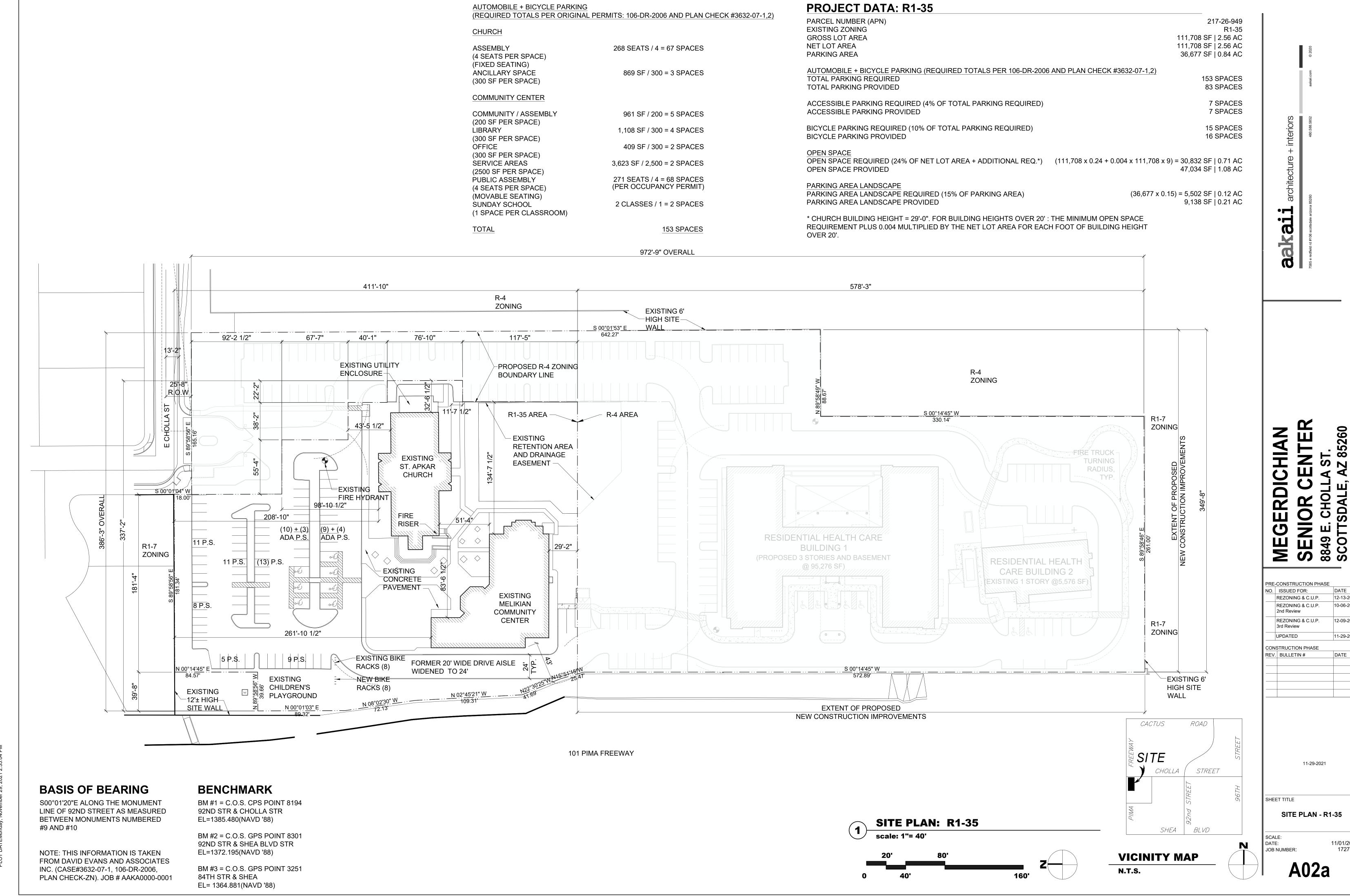
Stipulations for the Conditional Use Permit For a Residential Healthcare Facility Megerdichian Residential Health Care Facility Case Number: 19-UP-2018

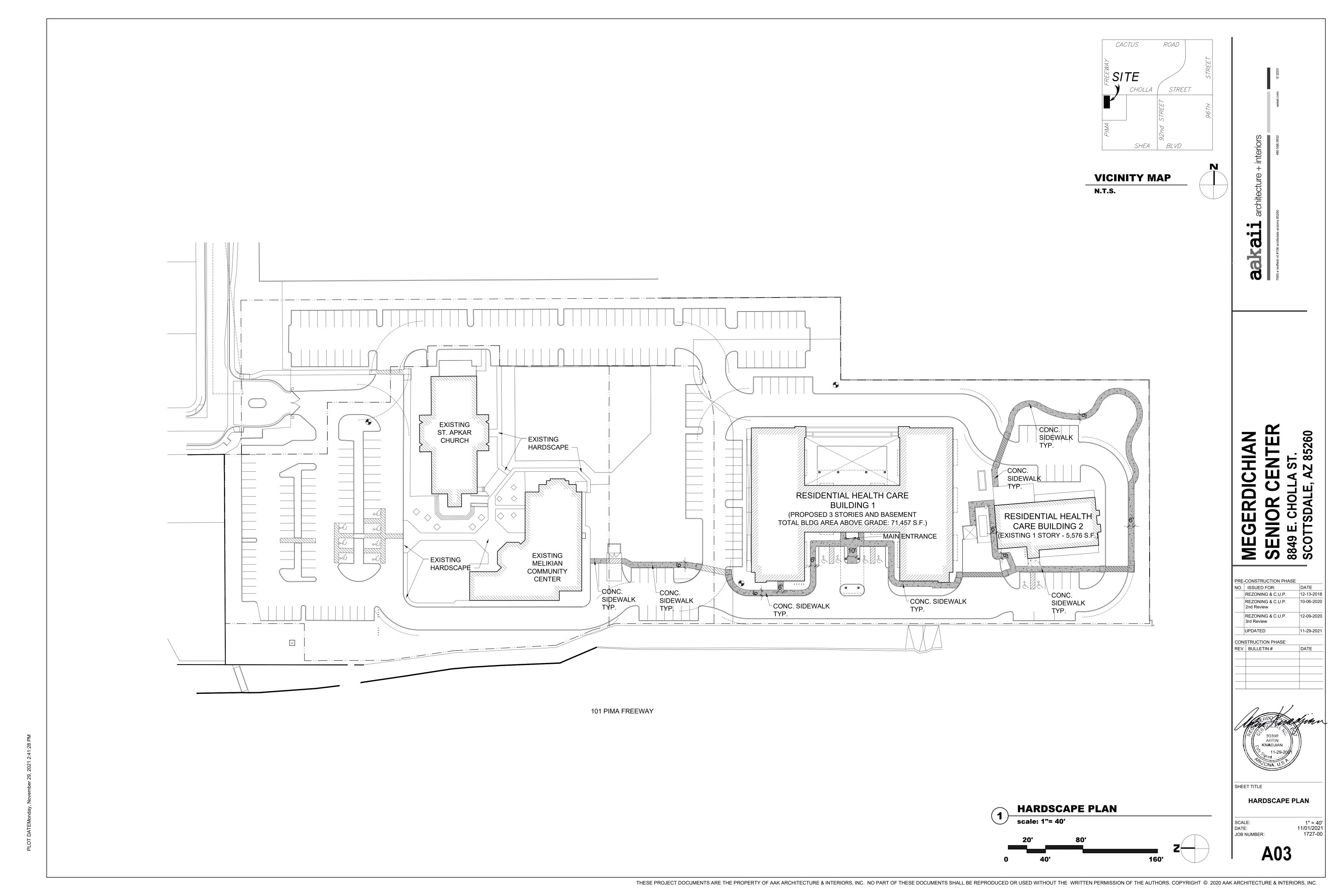
These stipulations are in order to protect the public health, safety, welfare, and the City of Scottsdale.

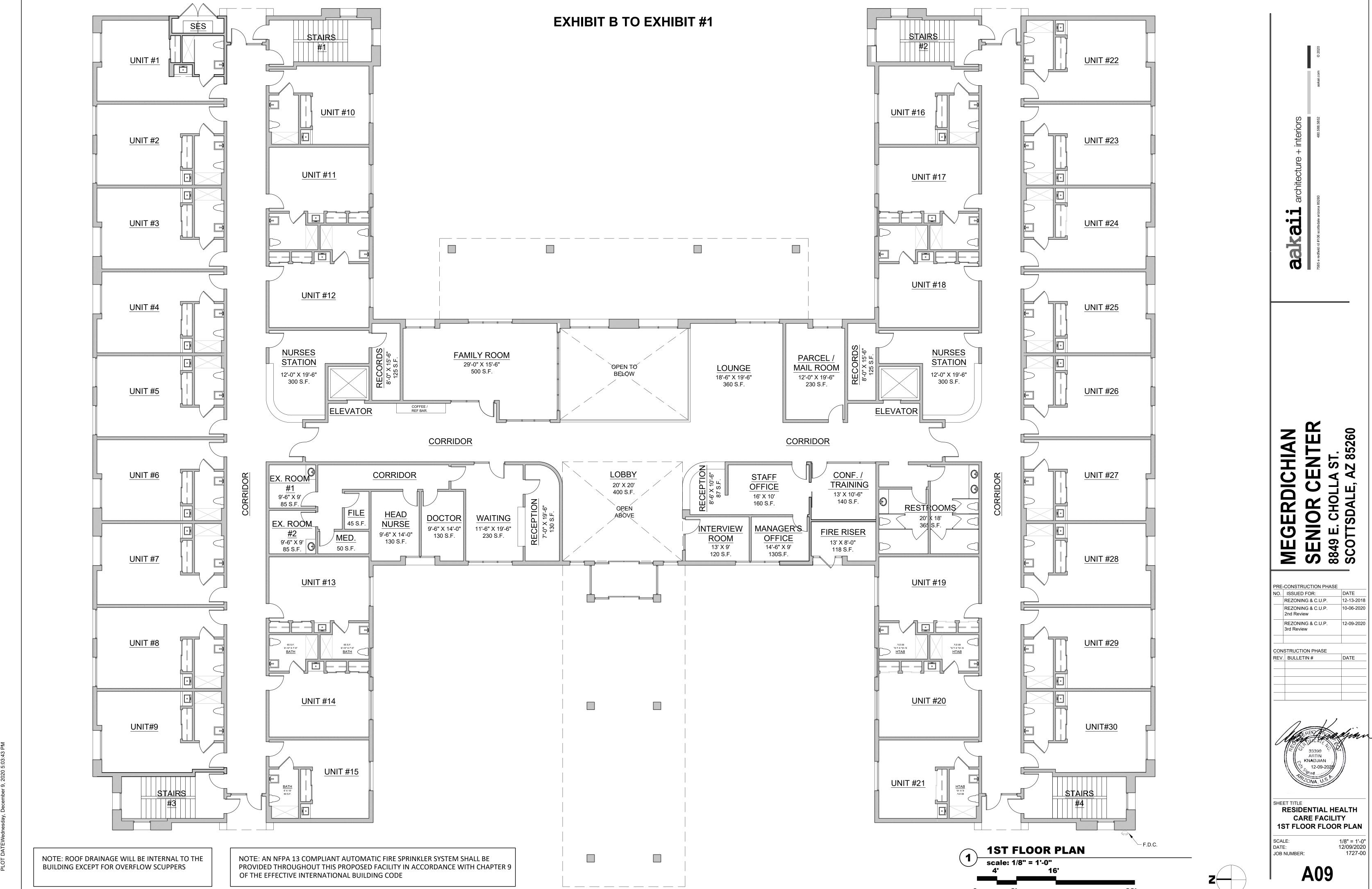
SITE DESIGN

- CONFORMANCE TO CONCEPTUAL SITE PLAN. Development shall conform with the conceptual site
 plan provided by AAKAII Architecture, with the city staff date of 12/16/2021, and attached as Exhibit
 A to Exhibit 2 of Resolution No. 12367. Any proposed significant change to the conceptual site
 plan as determined by the Zoning Administrator, shall be subject to additional action and public
 hearings before the Planning Commission and City Council.
- 2. CONFORMANCE TO FLOOR PLAN. The interior layout of the premises shall be in substantial conformance with the floor plan provided by AAKAII Architecture, with a city staff date of 12/16/2021, and attached as Exhibit B to Exhibit 2 of Resolution 12367. Any proposed significant changes to the floor plan, as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council.
- 3. MAXIMUM DWELLING UNITS/MAXIMUM DENSITY. There shall be a maximum of 48 specialized care beds and 48 minimal care units. Any increase in beds or units shall be subject to Planning Commission and City Council approval.
- 4. BUILDING HEIGHT LIMITATIONS. The proposed building shall not exceed 36 feet in height inclusive of rooftop appurtenances, measured as provided in the applicable section of the Zoning Ordinance.
- 5. POLE-MOUNTED LIGHTING. The proposed pole-mounted lighting along the east property line shall include house-side shields to direct light away from the property line and the adjacent residential.

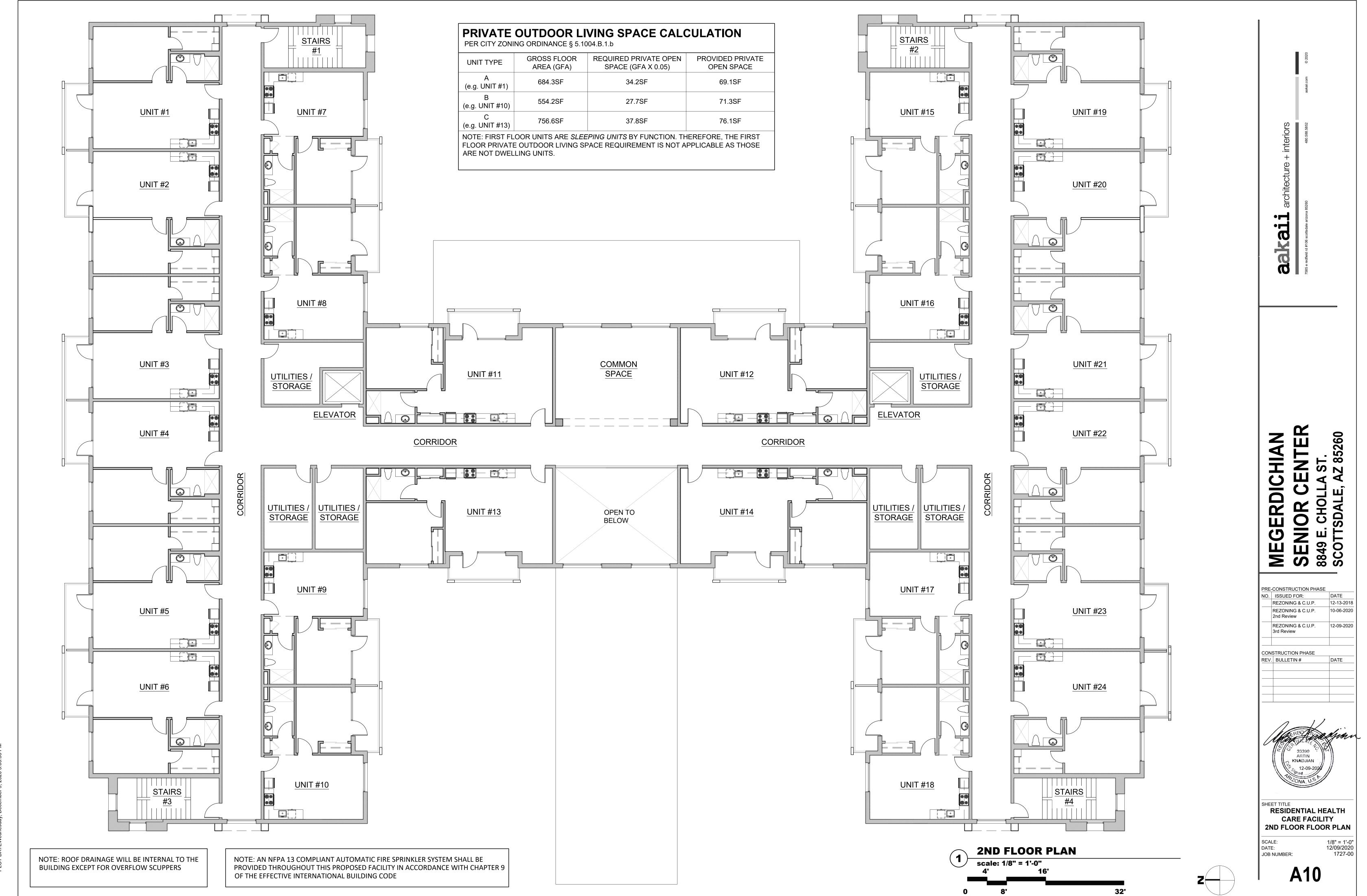
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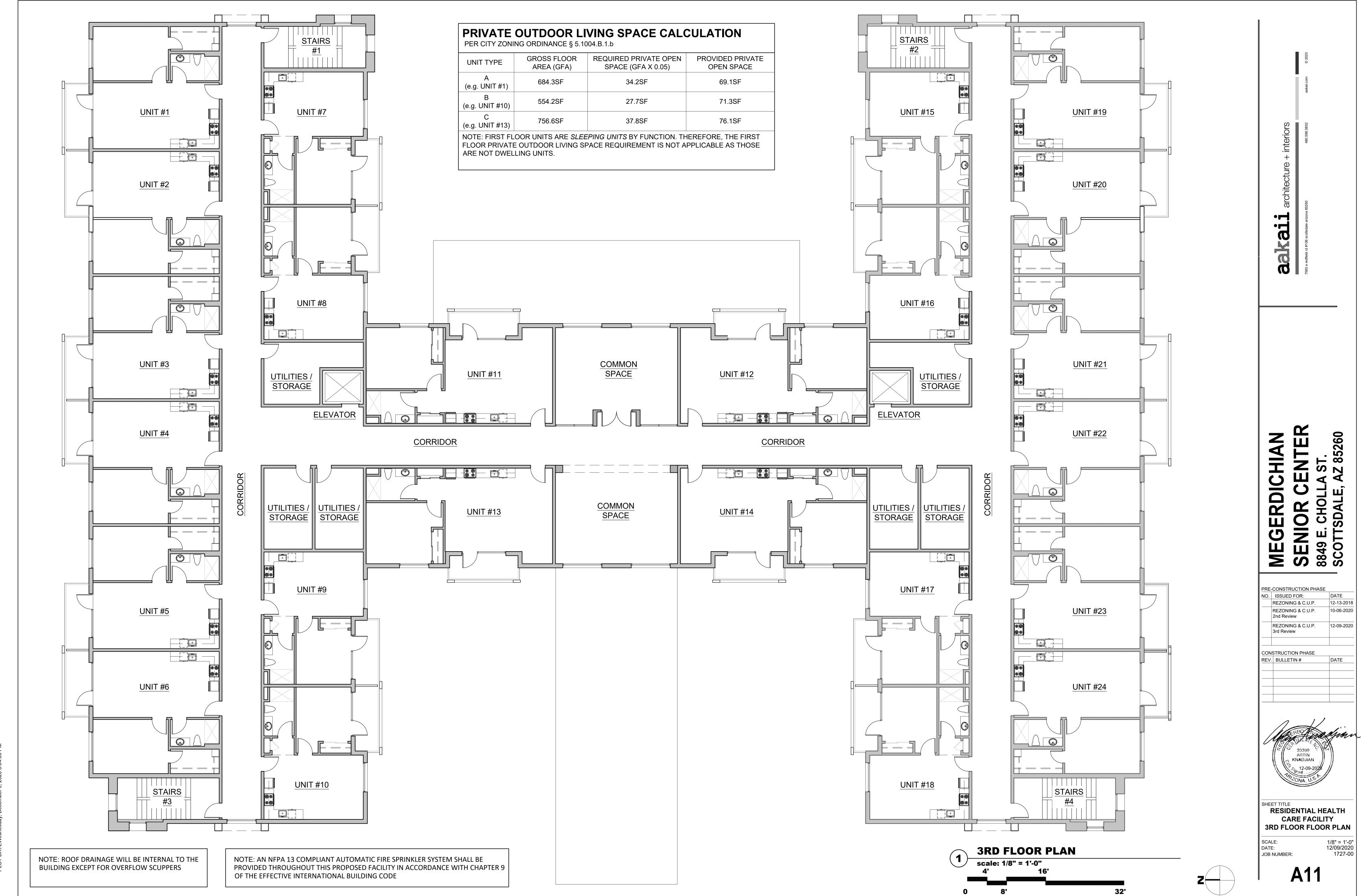




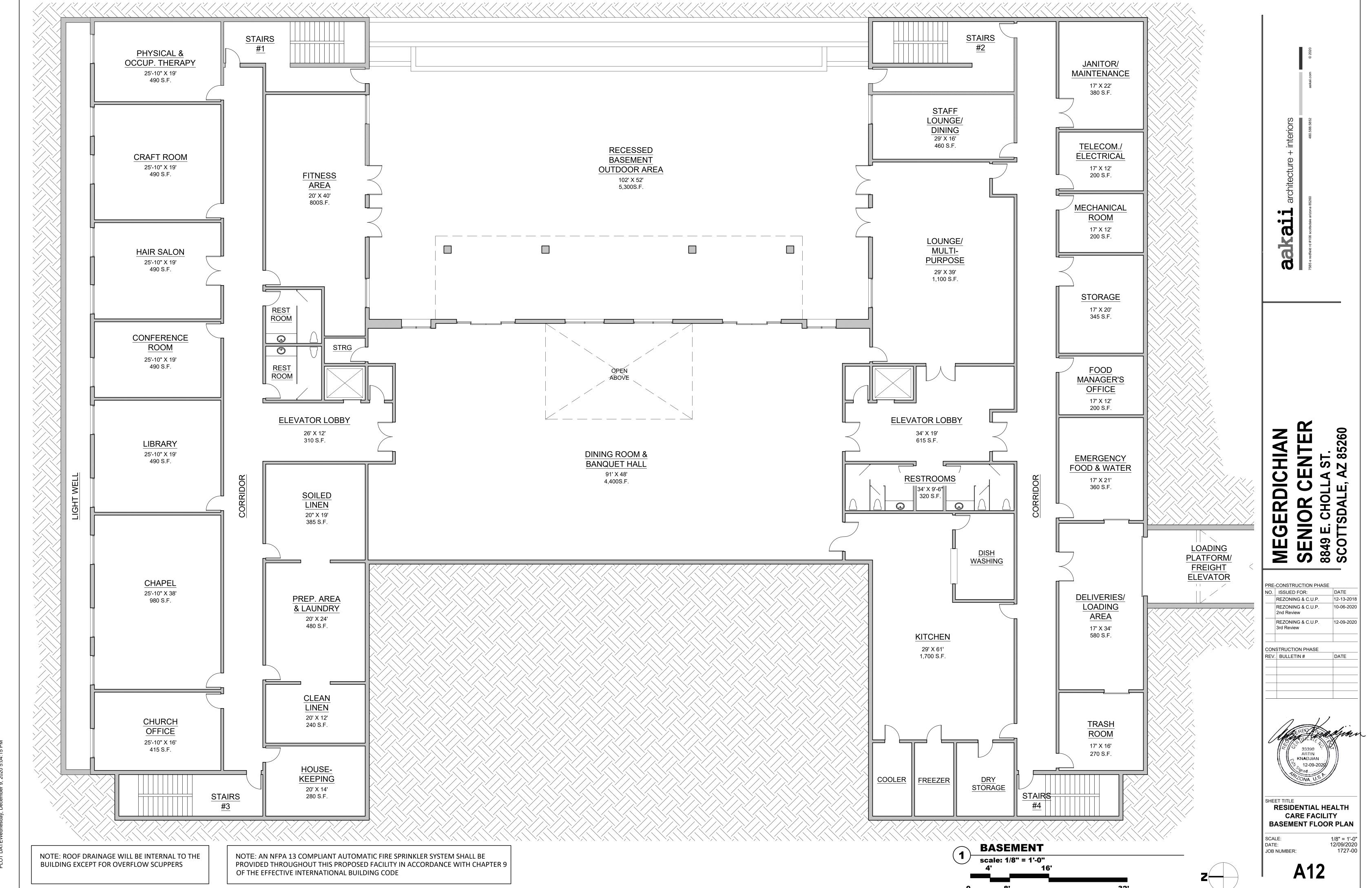
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DIOT DATEWednesday December 0, 2020



DIOT DATEWednesday, December 0 2020



Additional Zoning Criteria

- 1. Specialized residential healthcare facilities, without Downtown District zoning.
 - a. The number of beds shall not exceed eighty (80) per acre of gross lot area.
 - b. Required open space.
 - Minimum open space: 0.24 multiplied by the net lot area distributed as follows:
 - 1) Frontage open space minimum: 0.50 multiplied by the total open space, except as follows:
 - A. Minimum: twenty (20) square feet per one (1) linear foot of street frontage
 - B. Not required to exceed fifty (50) square feet per one (1) linear foot of street frontage
 - 2) The remainder of the minimum open space, less frontage open space, shall be provided as common open space.
 - c. The site shall be designed, to the maximum extent feasible, so that on-site parking is oriented to the building(s) to provide convenient pedestrian access for resident, guests and visitors.
- Minimal residential healthcare facilities, without Downtown District zoning.
 - a. Minimum gross lot area: one (1) acre.
 - b. The number of dwelling units shall not exceed forty (40) dwelling units per acre of gross lot area.
 - c. Required open space.
 - i. Minimum open space: 0.24 multiplied by the net lot area distributed as follows:
 - Frontage open space minimum: 0.50 multiplied by the total open space, except as follows:
 - C. Minimum: twenty (20) square feet per one (1) linear foot of street frontage
 - D. Not required to exceed fifty (50) square feet per one (1) linear foot of street frontage
 - 2) The remainder of the minimum open space, less frontage open space, shall be provided as common open space.

d. The site shall be designed, to the maximum of parking is oriented to the building(s) to provious residents, guests and visitors.	

Additional Information for:

Megerdichian Residential Health Care Facility

Case: 25-ZN-2018

PLANNING/DEVELOPMENT

- 1. DEVELOPMENT CONTINGENCIES Each element of this zoning case—including density/intensity, lot/unit placement, access and other development contingencies—may be changed as more information becomes available to address public health, safety and welfare issues related to drainage, open space, infrastructure and other requirements.
- 2. DEVELOPMENT REVIEW BOARD. The City Council directs the Development Review Board's attention to:
 - a. Landscaping along the east property line,
 - b. wall design,
 - c. the type, height, design, and intensity of proposed lighting on the site, to ensure that it is compatible with the adjacent use, and
 - d. improvement plans for common open space, common buildings and/or walls, and amenities such as ramadas, landscape buffers on public and/or private property (back-of-curb to right-of-way or access easement line included).
- 3. 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.
- 4. RESPONSIBILITY FOR CONSTRUCTION OF INFRASTRUCTURE. The developer shall be responsible for all improvements associated with the development or phase of the development and/or required for access or service to the development or phase of the development. Improvements shall include, but not be limited to washes, storm drains, drainage structures, water systems, sanitary sewer systems, curbs and gutters, paving, sidewalks, streetlights, street signs, and landscaping. The granting of zoning/use permit does not and shall not commit the city to provide any of these improvements.
- 5. EASEMENTS MAP OF DEDICATION. The owner shall dedicate to the City on a Map of Dedication, all easements necessary to serve the site, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual.
- 6. FEES. The construction of water and sewer facilities necessary to serve the site shall not be in-lieu of those fees that are applicable at the time building permits are granted. Fees shall include, but not be limited to the water development fee, water resources development fee, water recharge fee, sewer development fee or development tax, water replenishment district charge, pump tax, or any other water, sewer, or effluent fee.

Megerdichian Senior Center At Saint Apkar Armenian Apostolic Church Rezoning and Use Permit Narratives

By Donald Hadder, Sr.

December, 2018

Revised October, 2020

Revised December 16, 2021

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Rezoning Narrative

Project Description

Proposal

The proposal is to rezone from R1-35 (Single Family Residential) to R-4 (Townhouse Residential) for 4.908 acres. The intent of these change is to provide an opportunity to establish a senior living facility on a church-owned vacant infill site. The site for the application is at the southeast corner of the Pima Road section line (Loop 101 Freeway) and the Cholla Road half-section alignment.

Current Conditions

The rezoning site is part of what is currently occupied by the Saint Apkar Armenian Apostolic Church. This church has operated in this location for over 25 years, with the sanctuary building being opened about 10 years ago. The church property currently includes 7.40 acres of land (net) and has 25,062 square feet of building, of which 5,286 is contained within a senior living facility that is an extension of the church activities. The property is located on the south side of the Cholla Road half-section alignment and is immediately adjacent to the Loop 101 Freeway.

The main church complex includes 2 existing buildings. These are placed at least 80 feet from the east property line, 190 feet from the north property line and 43 feet from the west property line. The smaller senior living facility that exists on the site is well south of the main church facilities and is placed about 52 feet from the south property line and 125 feet from the east property line.

Under the current R1-35 zoning and based on the specific standards for churches and places of worship, the site could be built out under the current use as listed in the following table. This table demonstrates the full extent of what the church could become within the current zoning regulations.:

Standard Category	Standard	Allowed Church Expansion in
		R1-35 District
Floor Area Ratio (FAR / as	.20	322,490 x .2 = 64,498 square
measured per net lot area)		feet of building allowed
Building Height	30 feet	30 feet
	Up to 10% of roof area can	If full build out was achieved,
	exceed 30 feet up to 45 feet	maximum area of roof that
		could exceed 30 feet would
		be 6,450 square feet if all
		buildings were one-story in

	height or 3,225 square feet if
	all buildings were two-story
	in height
.24 for buildings up to 20 feet	.24 x 322,490 = 77,398
in height	square feet
.24 + (.004 x 10) = .28 for	.28 x 322,490 = 90,297
buildings up to 30 feet in	square feet
height	
.24 + (.004 x 25) = .34 for	.34 x 322,490 = 109,646
buildings 45 feet in height	square feet
Front yard: 40 feet	40 feet from north property
	line
Rear Yard: 35 feet	35 feet from south property
	line
Side Yard: 15 feet	15 feet from east and west
	property lines
10 feet	20 feet from north property
	line and 10 feet from east,
	south and west property
	lines
	in height .24 + (.004 x 10) = .28 for buildings up to 30 feet in height .24 + (.004 x 25) = .34 for buildings 45 feet in height Front yard: 40 feet Rear Yard: 35 feet Side Yard: 15 feet

This review indicates that the full build-out of a church on this property would be about 2 $\frac{1}{2}$ times what is currently built. In addition, the current buildings greatly exceed the minimum setbacks.

The site has a total elevation range of about 8 feet, with the lowest elevations at the southwest corner and the highest at the northeast corner.

Site Plan

The proposed rezoning area would include a relatively narrow (approximately 70 feet wide) extension along the eastern property line from Cholla Road south to the main rezoning area that would encompass slightly more than half of the property in the southern portion. The main church facilities and much of the parking area for the church would remain under the current R1-35 zoning district. The proposed senior living facilities would occupy a portion of the rezoning area (roughly 62%) and the remaining portion would remain part of the functioning area of the church. The entire property would remain in the ownership of the church. The existing senior living facility is included in the proposed R-4 rezoning request as an extension of the proposed facility. The purpose of the extension R-4 zoning on the east side of the property to the north is to assure that the rezoning area has viable frontage on a public road.

Zoning Analysis

With the rezoning, there will be different development standards that would apply to the property. The following table identifies the current standards, the standards that would apply under the R1-35, R-4 district and the use permit, and the proposed site plan configuration:

Table 1. Standards that apply to the proposed R-4 portion of the site:

Development	Requirements of the	Proposed	Difference from
Standard	Development Standard	Development Plan	Standard
Gross Parcel Area		213,812 sq ft	NA
		(4.908 ac)	
Net Parcel Area	35,000 sq ft	210,785 sq ft	Exceeds minimum
		(4.838 ac)	by 170,678 sq ft
Minimum Property	Minimum parcel size =	205,678 sq ft	Exceeds minimum
Size	8,000 sq ft		by 197,678 sq ft
(Section 5.804.A)			(4.538 ac)
Minimum Open			
Space			
(Section 5.804.B.1)			
	Overall requirement is	73,988 sq ft	Exceeds minimum
	.10 x gross lot area =		by 52,607 sq ft
	21,381 sq ft		
Parking Area Open	Minimum parking area	18,214 sq ft	Exceeds minimum
Space	open space = 15% /		by 5,189 sq ft
(Section 10.501.H.2)	13,025 sq ft required		
Building Height			
(Section 5.804.C.1)			
	Maximum building	30'	Complies with
	height = 30 feet		maximum
	(except as included in		
	Article VII)		
Building Setback			
(Section 5.804.E)			
	Adjacent to an R1		
	district – 15 feet for		
	one story plus 10 feet		
	for each additional		
	story:		

	Distance to property line to the south:	52 ft	Exceeds minimum by 37 ft (Closest building is one story in height)
	Distance to property line to the north	546 ft	NA
	Adjacent to an R-4 district – 10 feet:		
	Distance to property to the east:	50 ft	Exceeds minimum by 40 ft
	Adjacent to a street – 15 feet:		
	Distance to property line to the west	44 ft	Exceeds minimum by 29 ft
Distance Between Buildings (Section 5.804.F)	Minimum distance between buildings = 10 feet	44 ft	Exceeds minimum by 34 ft

Table 2. Standards that apply to the Use Permit Portion of the Site:

Development	Requirements of the	Proposed	Difference from
Standard	Development Standard	Development Plan	Standard
Net Parcel Area	NA	180,104 sq ft	
		(4.135 ac)	
Gross Parcel Area	NA	183,077 sq ft	
		(4.202 ac)	
Minimum Gross Lot	Minimum Gross Lot	183,077 sq ft	Exceeds minimum
Area	Area = 1 acre (43,560	(4.202 ac)	by 139,517 sq ft
(Section 1.403.P.3.a)	sq ft)		
Maximum Densities			
(Section 5.804.D)			
	Specialized Residential	38 beds new + 10	118 beds under
	Health Care (5.804.D.2)	beds existing = 48	maximum allowed
	= 28 beds per gross	beds	
	acre x 4.135 = 115		
	Minimal Residential	48 units	59 units under the
	Health Care (5.804.D.3)		maximum allowed

	= 14 dwelling units per gross acre x 4.135 = 57		
Onen Cana	gross acre x 4.155 - 57		
Open Space			
(Sections 1.403.P.1.b			
& 1.403.P.3.c)		_	
	Minimum open space	55,464 sq ft	Exceeds minimum
	required = .24 x net lot		by 12,239 sq ft
	area = 43,225 sq ft		
	Frontage open space =	9,093 sq ft	Exceeds
	.50 of provided open		requirement by 835
	space = 27,891 sq ft		sq ft
	Minimum frontage		
	open space = 20 feet x		
	frontage = 3,303 sq ft		
	Maximum frontage		
	open space = 50 feet x		
	frontage = 8,258 sq ft		
Parking Area Open	Minimum parking area	16,211 sq ft	Exceeds minimum
Space	open space = 15% =		by 4,702 sq ft
(Section 10.501.H.2)	11,509 sq ft		
Building Setbacks			
	Distance to property to	50 ft	
	the east:		
	Distance to property	52 ft	
	line to the south		
	Distance to property	44 ft	
	line to the west		
	Distance to property	546 ft	
	line to the north		

Table 3. Standards that apply to the remaining R1-35 (with a church use) portion of the site:

Development	Requirements of the	Proposed	Difference from
Standard	Development Standard	Development Plan	Standard
Net Parcel Area		111,708 sq ft	
		(2.564 ac)	
Gross Parcel Area		111,708 sq ft	
		(2.564 ac)	

Minimum Lot Area	Minimum lot area =	111,708 sq ft	Exceeds minimum
(Section	35,000 sq ft	(2.564 ac)	by 76,708 sq ft
5.102.A.14.a)	33,000 34 10	(2.304 ac)	by 70,700 3q 1t
Floor Area Ratio	Maximum floor area	19,320 sq ft	3,021 sq ft under
(Section	ration = .20 x net lot	13,320 39 10	maximum allowed
5.102.A.14.b)	area = 22,342 sq ft		maximam anowed
Building Height	Maximum building	29 ft for main roof	Meets the standard
(Section	height = 30 ft +	+ 7% at 45 ft	on both criteria
5.102.A.14.c)	10% of roof area up to	1 7 /0 dt 45 ft	on both criteria
J.102.A.14.cj	45 feet		
Open Space	10.1000		
(Section			
5.102.A.14.d)			
,	Minimum open space =		
	.24 x 116,812 = 26,810		
	sq ft		
	Where building height		
	is over 20 feet, the		
	minimum open space		
	adds .004 x net lot area		
	for each 1 foot of		
	building height above		
	20 feet = 4,022 sq ft		
Total Open Space	26,810 sq ft + 4,022 sq	47,034 sq ft	Exceeds minimum
	ft = 30,832 sq ft	-	by 16,202 sq ft
Parking Area Open	Minimum parking area	9,138 sq ft	Exceeds minimum
Space	open space = 15% =		by 3,636 sq ft
(Section 10.501.H.2)	5,502 sq ft		
Parking Setback	Minimum parking	10 ft	Meets the standard
(Section	setback from an R		
5.102.A.14.e)	district = 10 feet		
Lighting Height	Maximum height of	12 ft & 16 ft light	Meets the standard
(Section 5.102.A.14.f)	light poles = 16 feet	poles	
Building Setbacks			
(Section 5.104.E)			
	Side Yard = 20 feet	82 ft	Exceeds minimum
	[Distance to property		by 62 ft
	to the east:]		
	Rear Yard = 35 feet	607 ft	NA
	[Distance to property		
	line to the south]		

Side Yard = 20 feet	43 ft	Exceeds minimum
[Distance to property		by 23 ft
line to the west]		
Front Yard = 40 feet	190 ft	Exceeds minimum
[Distance to property		by 150 ft
line to the north]		

Table 4. Site data compilation for all portions of the church and residential health care facilities:

Category	Data
Net Lot Area	322,490 sq ft
	(7.403 ac)
Gross Lot Area	355,463 sq ft
	(8.160 ac)
Total Floor Area	93,838 sq ft
Total Floor Area Ratio	0.29
Total Open Space	120,891 sq ft
	(2.769 ac)
	(68,809 sq ft above minimum required)
Total Open Space as a Percentage of Net Lot	37.4%
Area	
Parking Area Open Space	27,354 sq ft
	(8,735 sq ft above minimum required)
Building Setbacks	
Distance to property to the east:	50 ft (new building)
Distance to property line to the south:	52 ft (existing building)
Distance to property line to the west:	43 ft (existing building)
Distance to property line to the north:	190 ft (existing building)

Table 5. Site data for the church portion of the site (R1-35 + R-4):

Category	Data
Net Lot Area	142,386 sq ft
	(3.268 ac)
Gross Lot Area	142,386 sq ft
	(4.286 ac)
Total Floor Area	19,320 sq ft

Total Floor Area Ratio	0.14
Total Open Space	64,855 sq ft
	(1.488 ac)
	(30.955 sq ft above minimum required)
Total Open Space as a Percentage of Net Lot	45.5%
Area	
Parking Area Open Space	10,906 sq ft
	(3,771 sq ft above minimum required)
Building Setbacks	
Distance to property to the east:	82 ft
Distance to property line to the south:	607 ft
Distance to property line to the west:	43 ft
Distance to property line to the north:	190 ft

The site plan provides perimeter setbacks of at least 50 feet on any side proximate to adjacent residential uses. The site plan also includes substantial landscaped open spaces and significant separations between buildings.

Local Context

The subject property abuts single family and townhouse neighborhoods on the north, south and east sides. To the west is the Loop 101 Freeway which has a major sound wall along the common property line and substantial width. The following describes the existing conditions on the residential properties adjacent to the site:

Side of Property	Side of Property Category	
	North	
	Name of Subdivision	Scottsdale Vista
	Zoning	R1-7
	Date of Subdivision	August 15, 1977
	Recordation	
	Number of Lots in	127
	Subdivision	
	Area of Subdivision	35.75 acres
	Number of Lots Abutting	2
	Church Property	
	Setbacks of Residences from	15 – 20 feet (average = 17.5
	Common Property Line	feet)
	Closest Distance from	233 – 277 feet (average =
	Residence(s) to Existing	253.8 feet)
	Buildings	
	Closest Distance from	610 feet
	Residence(s) to Proposed	(Not visible due to existing
	Building	church buildings)
	East	
	Name of Subdivision	Arizona Park Place
	Zoning	R-4
	Date of Subdivision	January 9, 1997
	Recording	
	Number of Lots in	118
	Subdivision	
	Area of Subdivision	15.08 acres
	Number of Lots Abut	ting Church Property
	North Group	10
	South Group	6
	Total	16
	Setbacks of Residences fro	om Common Property Line
	North Group	28 – 35 feet
		(average = 32.1 feet)

South Group	16 – 32 feet		
30util Gloup			
Total	(average = 27.0 feet) 16 – 35 feet		
Total			
	(average = 30.2 feet)		
	ence(s) to Existing Buildings		
North Group (to Main Church	107 – 195 feet		
Buildings)	(average = 143.8 feet)		
South Group (to Existing	134 – 204 feet		
Senior Building)	(average = 161 feet)		
Closest Distance to Propo	sed Senior Living Building		
North Group	NA		
South Group	83 – 173 feet		
	(average = 108.8 feet)		
South			
Name of Subdivision	Marlboro Court		
Zoning	R1-7 PRD		
Date of Subdivision	May 18,1984		
Recording			
Number of Lots in	59		
Subdivision			
Area of Subdivision	12.26 acres		
Number of Lots Abutting	4		
Church Property			
Setbacks of Residences from	10 – 35 feet		
Common Property Line	(average = 21.3 feet)		
Closest Distance from	60 – 88 feet		
Residences to Existing	(average = 77.5 feet)		
Building			
Closest Distance to Proposed	220 – 260 feet		
Senior Living Building	(average = 237.0 feet)		
	,		

Of the 6 homes in the southern group of lots in the Arizona Park Place subdivision on the east side of the site, 3 are two-story and 3 are single story. Of the northern group of 10 homes within Arizona Park Place, 4 are two-story and the other 6 are single story. The homes to the north and south of the church property are all single story. Given the height of the perimeter walls of the adjacent subdivision and the shallow depth of most of the back yards for these homes, there is very little visibility of the church site from the single-story homes and the two-story homes to the east have visibility via bedroom windows.

The existing and proposed buildings on the site have substantial setbacks and will be significant distances from the existing homes on adjacent properties. The homes with the greatest

awareness of the proposed new building will be the southern group of 6 homes in the Arizona Park Place subdivision. The other 16 homes (in the Arizona Park Place, Scottsdale Vista and Marlboro Court subdivisions) adjacent to the church property will have limited if any visibility of the proposed building.

The site fronts on to one road, which is Cholla Road. Being a half-section line road, the original right-of-way for most developments along its alignment was based on a collector type of roadway. With the exception of the Arizona Park Place subdivision, the half-street right-of-way dedicated on both sides is 30 feet. The road improvements for this street east of 89th Street (to 92nd Street signal is 1,584 feet) are 40 feet back-of-curb to back-of-curb. East of 90th Street there are no homes directly fronting onto this collector. From 90th Street to the entrance to the site (640 feet), the right-of-way narrows down to 48 feet of right-of-way with an improvement width of 26 feet back-of-curb to back-of-curb. This is narrower than a standard residential street (28 feet improvement cross-section) and is too narrow to safely allow for on-street parking. There are deep gutters crossing Cholla at the 89th Street and 90th Street intersections that serve as effective speed control devices in that segment of the roadway.

An alternate route of travel from Cholla Road would be to use 89th Street northward from Cholla to a signalized intersection with Cactus Road. This has the same 60 feet of right-of-way and 40 feet of improvement cross-section as the main part of Cholla (which is a collector street profile). There are no homes that front directly on to this half mile of roadway. In addition, there are other routes via 88th Place and connected by Lupine, Kalil, Cortez, Altadena and Jenan eastward to 89th Street. These are all local residential streets.

General Plan Analysis

Special Note: Since the original narrative was written, the 2035 General Plan has been adopted and ratified. In reviewing the new version of the General Plan, there were no substantive changes regarding the site of the proposed rezoning and use permit within the Land Use and Connectivity Elements in comparison with the 2001 version of the General Plan. In the Character and Culture Element, the applicable Character Type did not change but the Character Area designation did change. The new numbered and future Character Area is #3, instead of the former #5. This new future character area study orients the site in an area that generally spans from Shea to Sweetwater (south to north) and from 56th Street to 112th Street (west to east) that is predominantly, but not exclusively, residential in use and character.

General Plan Land Use Plan Context

The site is designated on the General Plan Land Use Plan map as "Suburban Neighborhoods". The neighborhoods to the north, east and south of the site have been developed within the density range of the "Suburban Neighborhood" category of 1 to 8 units per acre. The subdivision to the north has a density of 3.55 units per acre, the subdivision to the south a density of 4.81 units per acre and the one to the east a density of 7.82 units per acre. These subdivisions tend to be at the high end of the density allowed in the zoning categories that apply to them.

The proposed residential healthcare facility would not be the first such facility located within the "Suburban Neighborhoods" land use designation. The Avalon Care center at 11150 N 92nd Street, Westminster Village center at 12000 N 90th Street and the Pueblo Norte center at 7090 E Mescal Street already exist within this designation. In addition, these and several nearby sites use similar zoning techniques in order to accommodate such a use. The proposed zoning district for this application matches the zoning east of the property and is within the density of the current General Plan Land Use designation for the site. The following table reviews comparative data on these facilities with the proposed facility:

Facility	Gross Land	Net Land	Total	Units	Density
(Zoning)	Area	Area	building Area		
Westminster Village	902,050 sf	705,050 sf	353,700 sf	248	11.98 units
(R-5 (C))	(20.71 ac)	(16.19 ac)	(.39 FAR)		per acre
Tuscany at McCormick	152,050 sf	140,600 sf		71	20.34 units
Ranch	(3.49 ac)	(3.23 ac)			per acre
(R-5 PCD)					

Scottsdale Life Center	171,800 sf	169,400 sf	65,180 sf	132 beds	33.50 beds
(R-5)	(3.94 ac)	(3.89 ac)	(.38 FAR)		per acre
The Manors of	115,950 sf	107,450 sf	100,600 sf	101	37.97 units
Scottsdale	(2.66 ac)	(2.47 ac)	(.94 FAR)		per acre
(R-5)					
(Desert Cove & 92 nd	176,100 sf	149,550 sf	73,950 sf		
Street)	(4.04 ac)	(3.43 ac)	(.49 FAR)		
(R-5)					
Sierra Pointe	397,700 sf	343,500 sf	266,900 sf	216	23.66 units
(C-3 PCD)	(9.13 ac)	(7.89 ac)	(.78 FAR)		per acre
Scottsdale Pueblo	871,200 sf	862,900 sf	212,550 sf	198 units	9.9 units
Norte	(20.00 ac)	(19.80 ac)	(.25 FAR)	+ 92 beds	per acre +
(R-5 (C-2))					4.6 beds
					per acre
Average	398,210 sf	354,065 sf	178,815 sf	167 units	14.9 units
	(9.14 ac)	(8.13 ac)		in 5	per acre in
				locations	5 locations
				/	/ 4.7 beds
				112 beds	per acre in
				in 2	2 locations
				locations	
Range	115,590 –	107,450 –	65,180 –	71 – 248	9.9 – 23.66
	902,050 sf	862,900 sf	353,700 sf	units in 5	unit per
	(2.66 –	(2.47 -		locations	acre in 5
	20.71 ac)	19.80 ac)		/ 92 – 132	locations /
				beds in 2	.46 – 33.50
				locations	beds per
					acre in 2
					locations
This Proposal	128,568 sf	128,568 sf	74,808 sf	48 units /	11.6 units
	(2.951 ac)	(2.951 ac)	above	48 beds	per acre /
	(well under	(well under	ground /	(1/3-1/4	11.6 beds
	the	the	98,012 on all	of the	per acre
	average)	average)	levels	average)	(less than
			(less than		average for
			half of the		units /
			average)		higher in
					beds, but
					in lower

		end of the
		range –
		there were
		two sites
		reviewed
		above with
		beds,
		which
		skews the
		average)

Regarding the General Plan Land Use designations adjacent to the site, as shown on the 2001 General Plan Land Use (see below), the land use designation of the properties adjacent to the site to the north, east and south is "Suburban Neighborhoods". This designation is described as: "Medium to small-lot single-family neighborhoods or subdivisions. Densities in Suburban Neighborhoods are usually more than one house per acre, but less than eight houses per acre. This category also includes some townhouses and can also be used for small lot single-family homes, such as patio homes. It can be incorporated into neighborhoods near the Downtown area and in or adjacent to other non-residential activity centers. These uses may be used as a transition between less intense residential areas and non-residential area, such as offices or retail centers. The terrain should be relatively flat, or gently sloping, to accommodate this density."

To the south and to the east, these Suburban Neighborhoods are nominal in depth. South of the site, the Suburban Neighborhood is 335 feet deep and then it abuts an area that is designated as "Employment" land use. This designation is described as one that; "Permits a range of employment uses from light manufacturing to light industrial and office uses. Employment areas should have access to adequate mobility systems and provide opportunities for business enterprises. Locations have been identified for employment areas where impacts on residential neighborhoods are limited and access is available to labor pools and transportation facilities." In addition, most of this Employment area is also within the Shea Corridor designation. One of the policies relating to this designation is to: "Allow employers offering uses such as medically related services, corporate headquarters or hotel accommodations."

The Suburban Neighborhood to the east is 790 feet deep. To its east is an area with the "Urban Neighborhoods" land use designation. This land use designation: "Includes areas of multifamily dwellings/apartments. Densities in Urban Neighborhoods are usually more than eight dwellings per acre. These high-density uses area generally located near retail centers, offices, or other compatible non-residential uses. Care must be taken to minimize impacts on other residential areas and to provide adequate circulation to accommodate the traffic volumes."

To the west of the site is the Loop 101 Pima Freeway. This corridor is between 385 and 490 feet wide in this area. Given the large sound walls and dimensions of the corridor, land uses west of the freeway have no relationship to this site.

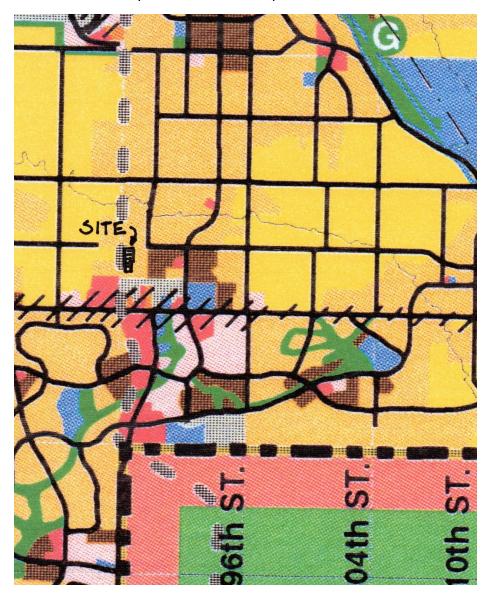


Figure 1. 2001 General Plan Land Use map with site located on map.

Within the square mile bounded by the Loop 101 on the west, 96th Street on the east, Cactus Road on the north and Shea Blvd. on the south, there are 643 acres of land. This section of land includes a very wide range of land uses and densities, from rural low-density neighborhoods to multi-family and commercial uses. In large part, this section of land serves as a transition zone between the major core area surrounding the hospital/medical campus at Shea and 92nd Street to the south and predominantly single-family neighborhoods to the north (particularly north of Cactus). There are 81 acres (13%) of rural neighborhoods existing mostly on the east side of the section within this square mile. Suburban density neighborhoods occupy much of the central

and northern portions of the section and occupy 281 acres (44%). About 1,500 feet to the east-northeast and about a half mile to the east northeast are two large (roughly 50 acres) areas with R-4 zoning. Scattered from the south central to the northwest corner of the section are urban neighborhoods (R-3 and R-5 zoning) that occupy 130 acres (20%). Non-residential uses occupy another 116 acres (18%), mostly in the southern portion. The Loop 101 Freeway covers another 28 acres (4%). The subject site occupies about 7.4 acres (1%) of the section. Within this section, the site is one of only a couple sites that have vacant or notably under-utilized land. Virtually the entire square mile has been developed.

In another way of looking at this transition area, the site is in the vicinity of a designated "Activity Area" at the McCormick Ranch Center. This activity area is centered on the Honor Health Shea Campus. The site is within a half-mile of this campus and just over 300 feet from the nearest non-residential uses to the south. Within a mile radius from this campus there are substantial areas with urban neighborhoods zoning and a number of residential healthcare and senior living facilities. In this area there are almost 302 acres of multiple family zoning (R-3 and R-5), including portions of McCormick Ranch, Scottsdale Ranch and the square mile the site is located within. Within these areas are roughly 37 acres occupied by 5 senior living and residential healthcare facilities, most of which are within the same square mile as the site. It is common for such facilities to cluster near hospital campuses.

General Plan Goals and Policies

The following is a review by element of the applicable plans and goals from the 2001 General Plan regarding the application site and use:

Character and Design	1	
	Subject / Goal	Response
Character Type		
	The site is within the	The proposal would not change
	"Suburban" character type. It is	the character type. All of the
	also near the edge and	nearby urban neighborhood
	transition area that leads from	land uses are also included
	this type to a nearby	within the "Suburban"
	"Employment Core" character	character type for this area.
	type area to the south. (See	
	Figure 3)	
Character Area		
	The site is located within	This character area inclusion
	proposed Character Area #5.	indicates that the site has been
	This area includes the	perceived of as being within the
	McCormick Ranch Center,	mix of land uses that include
	Scottsdale Ranch, Diversified	significant employment and
	Properties and Stonegate	business centers and associated
	master planned developments	transition residential
	along with nearby	neighborhoods that range from
	neighborhoods. (See Figure 2)	urban to suburban.
Goals		
	1. Determine the	The application site is a buried
	appropriateness of all	and largely hidden property
	development in terms of	with limited views and
	community goals,	accessibility from the
	surrounding area character,	surrounding neighborhood.
	and the specific context of	The proposed development is
	the surrounding	for a two-story building and
	neighborhood.	many of the nearby homes are
		two-story as well. The site plan
		includes substantial setbacks
		and significant landscaping that
		will further reduce visibility of
		the new development. The
		proposed development is also
		less building area that what
		potentially could be built on the

		site as an expansion of the
		church facility.
	6. Recognize the value and	The proposed site plan includes
	visual significance that	substantial perimeter
	landscaping has upon the	landscaping as well as
	character of the community	landscaping around the
	and maintain standards that	buildings. The plant materials
	result in substantial, mature	will be similar to those
	landscaping that reinforces the	dominant in the surrounding
	character of the city.	neighborhoods, particularly to
	character of the city.	the east and south. This plan
		will in effect be a park-like
		setting and help to buffer the
		new development on the site.
	7. Encourage sensitive outdoor	-
	lighting that reflects the needs	Parking areas will use the same cut-off light standards currently
	and character of different parts	installed in the church parking
	of the city.	area. Most of the outdoor
		lighting on the new building will
		be soffit-mounted lighting
		directed at balconies and
		entrances. The overall amount
		of lighting will be restrained.
Land Use		
Land Use Designation		
	The current designation for the	As discussed above, this site is
	site is "Suburban	in a general area of transition
	Neighborhoods".	from a major activity/economic
		core to medium density areas
		to the north.
Goals		
	3. Encourage the transition of	The site is 330 feet north of the
	land uses from more intense	edge of non-residential uses
	regional and citywide activity	that are a part of a designated
	areas to less intense activity	activity area. It is also within a
	areas within local	neighborhood context that
	neighborhoods.	includes substantial multi-
		family uses and townhouse
		uses that are near the
		maximum density allowed. The
		proposed use is also adjacent to

		a major freeway and associated
		drainage channel and in many
		respects is a buried site with
		little visibility.
4	. Maintain a balance of land	The proposed use will add
[*		
	uses that support a high	senior housing in an area where
	quality of life, a diverse	such housing would typically be
	mixture of housing and	expected. It expands a housing
	leisure opportunities and the	use that exists on the site and
	economic base needed to	provides housing to
	secure resources to support	accommodate an aging
<u> </u>	the community.	population.
	7. Sensitively integrate land	The proposed site plan includes
	uses into the surrounding	significant landscaped
	physical and natural	transitions and generally places
	environments, the	the new development on a
	neighborhood setting, and the	portion of the site that has the
	neighborhood itself.	fewest direct neighbors. It also
		occupies a location next to the
		Pima Freeway that would not
		be a desired location for many
		other forms of residential use,
		thereby providing a modicum of
		buffering from this major
		transportation corridor for
		_
		neighbors to the east in the Arizona Park Place subdivision.
		Arizona Park Place Subalvision.
Community Involvement	ent	
•		
Goals		
1	Seek early and ongoing	Public input was sought before
	involvement in	submittal to the city. This
	project/policymaking	included door-to-door, mailings
	discussion.	and open house formats. A
		report on this activity is being
		included in the submittal.
Housing		
Goals		
2	. Seek a variety of housing	The proposed use will provide
	options that blend with the	additional specialized

sharastar of the surrounding	recidential bousing that serves
character of the surrounding	residential housing that serves
community.	the growing senior
	demographic in the community.
	This allows seniors to remain in
	the general area where they
	may have lived previously and
	maintain their medical, cultural
	and activity patterns.
3. Seek a variety of housing	The proposal will provide viable
options that meet the	housing for seniors in a location
socioeconomic needs of	that is near services and
people who live and work	amenities typically desired for
here.	this population.
6. Encourage the increased	The proposed development will
availability and integration of a	provide housing oriented to the
variety of housing that supports	needs of seniors in a safe
flexibility, mobility,	location that is proximate to
independent living, and services	the services they frequent and
for all age groups and those	would allow them to interact
with special needs.	with the greater multi-
·	generational community.
	<u> </u>
Neighborhoods	
Neighborhoods	
Goals	The proposed development will
Goals 1. Enhance and protect diverse	The proposed development will provide additional 'eyes' on
Goals 1. Enhance and protect diverse neighborhoods so they are	provide additional 'eyes' on
Goals 1. Enhance and protect diverse	provide additional 'eyes' on what is currently a buried and
Goals 1. Enhance and protect diverse neighborhoods so they are	provide additional 'eyes' on what is currently a buried and partially vacant site. This will
Goals 1. Enhance and protect diverse neighborhoods so they are	provide additional 'eyes' on what is currently a buried and partially vacant site. This will eliminate a potential source of
Goals 1. Enhance and protect diverse neighborhoods so they are	provide additional 'eyes' on what is currently a buried and partially vacant site. This will eliminate a potential source of dust and extend the
Goals 1. Enhance and protect diverse neighborhoods so they are	provide additional 'eyes' on what is currently a buried and partially vacant site. This will eliminate a potential source of dust and extend the landscaping character that is
Goals 1. Enhance and protect diverse neighborhoods so they are	provide additional 'eyes' on what is currently a buried and partially vacant site. This will eliminate a potential source of dust and extend the landscaping character that is dominant in the area,
Goals 1. Enhance and protect diverse neighborhoods so they are	provide additional 'eyes' on what is currently a buried and partially vacant site. This will eliminate a potential source of dust and extend the landscaping character that is dominant in the area, particularly to the south and
Goals 1. Enhance and protect diverse neighborhoods so they are safe and well maintained.	provide additional 'eyes' on what is currently a buried and partially vacant site. This will eliminate a potential source of dust and extend the landscaping character that is dominant in the area, particularly to the south and east.
Goals 1. Enhance and protect diverse neighborhoods so they are safe and well maintained. 4. Preserve and enhance the	provide additional 'eyes' on what is currently a buried and partially vacant site. This will eliminate a potential source of dust and extend the landscaping character that is dominant in the area, particularly to the south and east. The proposed development is
Goals 1. Enhance and protect diverse neighborhoods so they are safe and well maintained. 4. Preserve and enhance the unique sense of neighborhood	provide additional 'eyes' on what is currently a buried and partially vacant site. This will eliminate a potential source of dust and extend the landscaping character that is dominant in the area, particularly to the south and east. The proposed development is clearly on an infill site. It will
Goals 1. Enhance and protect diverse neighborhoods so they are safe and well maintained. 4. Preserve and enhance the unique sense of neighborhood found in diverse area of	provide additional 'eyes' on what is currently a buried and partially vacant site. This will eliminate a potential source of dust and extend the landscaping character that is dominant in the area, particularly to the south and east. The proposed development is clearly on an infill site. It will provide significant setbacks,
Goals 1. Enhance and protect diverse neighborhoods so they are safe and well maintained. 4. Preserve and enhance the unique sense of neighborhood found in diverse area of Scottsdale through	provide additional 'eyes' on what is currently a buried and partially vacant site. This will eliminate a potential source of dust and extend the landscaping character that is dominant in the area, particularly to the south and east. The proposed development is clearly on an infill site. It will provide significant setbacks, place the most active areas
Goals 1. Enhance and protect diverse neighborhoods so they are safe and well maintained. 4. Preserve and enhance the unique sense of neighborhood found in diverse area of	provide additional 'eyes' on what is currently a buried and partially vacant site. This will eliminate a potential source of dust and extend the landscaping character that is dominant in the area, particularly to the south and east. The proposed development is clearly on an infill site. It will provide significant setbacks, place the most active areas away from existing neighbors
Goals 1. Enhance and protect diverse neighborhoods so they are safe and well maintained. 4. Preserve and enhance the unique sense of neighborhood found in diverse area of Scottsdale through	provide additional 'eyes' on what is currently a buried and partially vacant site. This will eliminate a potential source of dust and extend the landscaping character that is dominant in the area, particularly to the south and east. The proposed development is clearly on an infill site. It will provide significant setbacks, place the most active areas away from existing neighbors and blend in with the
Goals 1. Enhance and protect diverse neighborhoods so they are safe and well maintained. 4. Preserve and enhance the unique sense of neighborhood found in diverse area of Scottsdale through	provide additional 'eyes' on what is currently a buried and partially vacant site. This will eliminate a potential source of dust and extend the landscaping character that is dominant in the area, particularly to the south and east. The proposed development is clearly on an infill site. It will provide significant setbacks, place the most active areas away from existing neighbors

		surrounding neighborhood. For
		the most part, very few
		neighbors will have direct
		visibility of the proposed
		development.
	5. Promote and encourage	The proposed development
	context-appropriate new	places the building on the site
	development in established	where it will have the least
	areas of the community.	interaction with neighbors. The
	-	building would have no more
		floors than what exists on
		neighboring properties. The
		entrance and service functions
		will be directed away from the
		neighborhood and on the side
		facing the freeway and
		drainage channel. This is the
		last undeveloped site for a
		substantial distance.
Preservation and En	vironmental Planning	
Goals		
	T	1
	9. Protect and conserve native	To the extent feasible, those
	plants as a significant natural	native trees along the
		native trees along the perimeter of the site that can
	plants as a significant natural	native trees along the perimeter of the site that can help function as buffers will be
	plants as a significant natural	native trees along the perimeter of the site that can help function as buffers will be retained and or relocated to
	plants as a significant natural	native trees along the perimeter of the site that can help function as buffers will be retained and or relocated to maintain a quality landscaped
	plants as a significant natural and visual resource.	native trees along the perimeter of the site that can help function as buffers will be retained and or relocated to maintain a quality landscaped setting.
	plants as a significant natural and visual resource. 10. Encourage environmentally	native trees along the perimeter of the site that can help function as buffers will be retained and or relocated to maintain a quality landscaped setting. The new construction will meet
	plants as a significant natural and visual resource. 10. Encourage environmentally sound "green building"	native trees along the perimeter of the site that can help function as buffers will be retained and or relocated to maintain a quality landscaped setting. The new construction will meet the city's progressive building
	plants as a significant natural and visual resource. 10. Encourage environmentally sound "green building" alternatives that support	native trees along the perimeter of the site that can help function as buffers will be retained and or relocated to maintain a quality landscaped setting. The new construction will meet the city's progressive building standards regarding energy
	plants as a significant natural and visual resource. 10. Encourage environmentally sound "green building"	native trees along the perimeter of the site that can help function as buffers will be retained and or relocated to maintain a quality landscaped setting. The new construction will meet the city's progressive building standards regarding energy and water conservation. Some
	plants as a significant natural and visual resource. 10. Encourage environmentally sound "green building" alternatives that support	native trees along the perimeter of the site that can help function as buffers will be retained and or relocated to maintain a quality landscaped setting. The new construction will meet the city's progressive building standards regarding energy and water conservation. Some of the functions will be placed
	plants as a significant natural and visual resource. 10. Encourage environmentally sound "green building" alternatives that support	native trees along the perimeter of the site that can help function as buffers will be retained and or relocated to maintain a quality landscaped setting. The new construction will meet the city's progressive building standards regarding energy and water conservation. Some of the functions will be placed underground, thereby further
	plants as a significant natural and visual resource. 10. Encourage environmentally sound "green building" alternatives that support	native trees along the perimeter of the site that can help function as buffers will be retained and or relocated to maintain a quality landscaped setting. The new construction will meet the city's progressive building standards regarding energy and water conservation. Some of the functions will be placed underground, thereby further reducing energy usage as well
	plants as a significant natural and visual resource. 10. Encourage environmentally sound "green building" alternatives that support	native trees along the perimeter of the site that can help function as buffers will be retained and or relocated to maintain a quality landscaped setting. The new construction will meet the city's progressive building standards regarding energy and water conservation. Some of the functions will be placed underground, thereby further reducing energy usage as well as the physical impact on the
	plants as a significant natural and visual resource. 10. Encourage environmentally sound "green building" alternatives that support	native trees along the perimeter of the site that can help function as buffers will be retained and or relocated to maintain a quality landscaped setting. The new construction will meet the city's progressive building standards regarding energy and water conservation. Some of the functions will be placed underground, thereby further reducing energy usage as well
	plants as a significant natural and visual resource. 10. Encourage environmentally sound "green building" alternatives that support sustainable desert living.	native trees along the perimeter of the site that can help function as buffers will be retained and or relocated to maintain a quality landscaped setting. The new construction will meet the city's progressive building standards regarding energy and water conservation. Some of the functions will be placed underground, thereby further reducing energy usage as well as the physical impact on the
Community Mobility	plants as a significant natural and visual resource. 10. Encourage environmentally sound "green building" alternatives that support sustainable desert living.	native trees along the perimeter of the site that can help function as buffers will be retained and or relocated to maintain a quality landscaped setting. The new construction will meet the city's progressive building standards regarding energy and water conservation. Some of the functions will be placed underground, thereby further reducing energy usage as well as the physical impact on the
	plants as a significant natural and visual resource. 10. Encourage environmentally sound "green building" alternatives that support sustainable desert living.	native trees along the perimeter of the site that can help function as buffers will be retained and or relocated to maintain a quality landscaped setting. The new construction will meet the city's progressive building standards regarding energy and water conservation. Some of the functions will be placed underground, thereby further reducing energy usage as well as the physical impact on the

	The site is located about 640 feet from two minor collector streets: 89 th Street and east Cholla Road.	The site is near two minor collector streets that exit the local area at signalized intersections on Cactus Road and 92 nd Street.
Goals		
	6. Optimize the mobility of people, goods, and information for the expected build out of the city.	The proposed development will have minimal impact on the local street network. The use will be located in proximity to the services that are most often used for such a facility, so long distance trips will be reduced. The occupants will not be employed, thereby reducing any peak hour traffic generation.

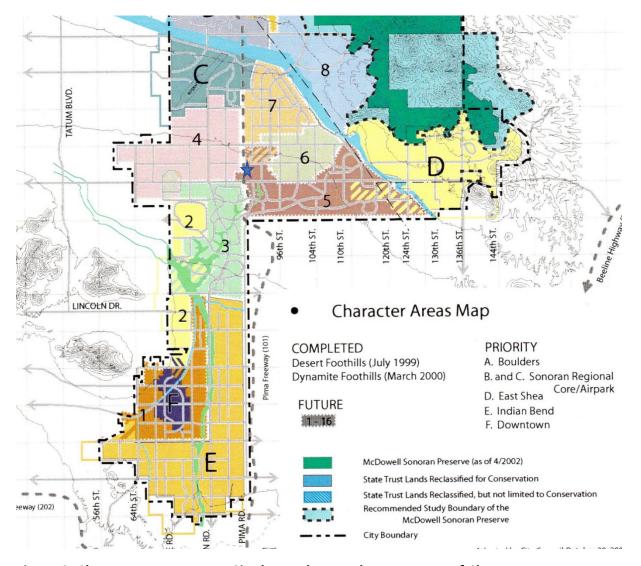


Figure 2. Character Areas Map – Site located at northwest corner of Character Area 5

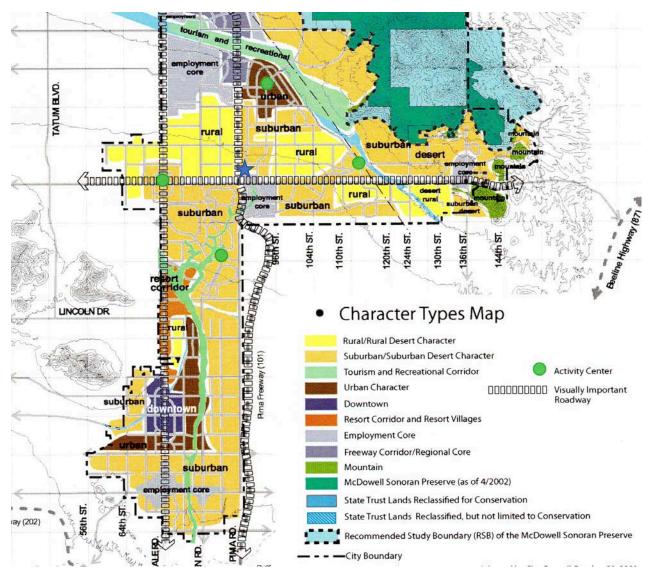


Figure 3. Character Types Map – Site is located at edge of Suburban Character Type and in transition to Employment Core character type.

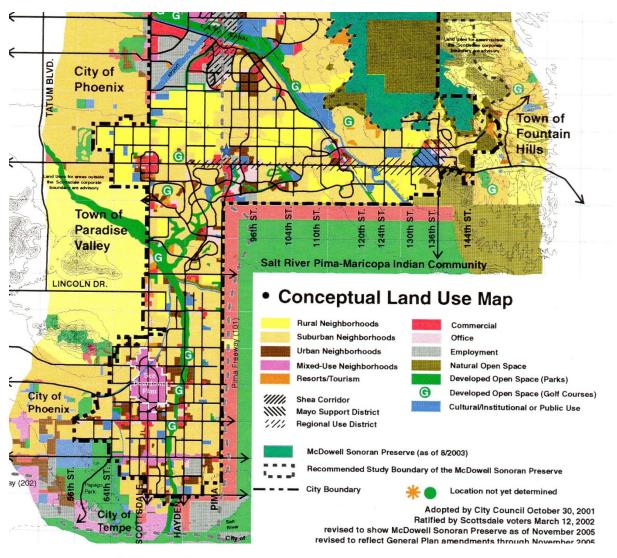


Figure 4. Conceptual Land Use Map – Site is located within Suburban Neighborhoods and proximate to Urban Neighborhoods and Employment land use types.

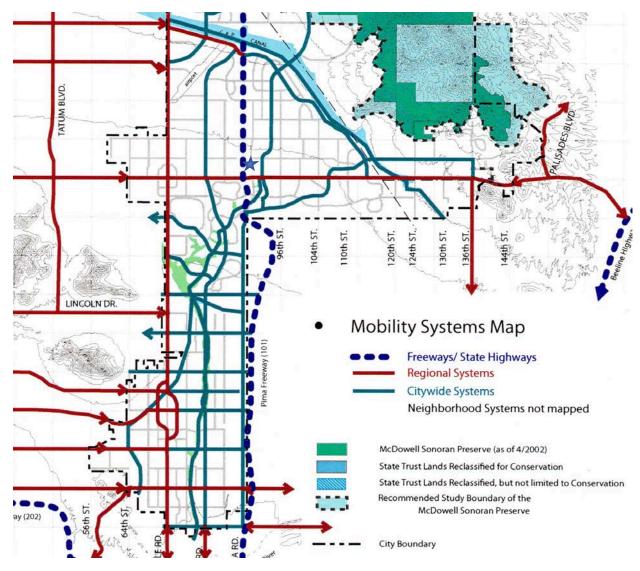


Figure 5. Mobility Systems Map – Site is located adjacent to Loop 101 Freeway and near minor collectors (east Cholla Road and north 89th/90th Street).

1992 Cactus Corridor Area Plan

The Cactus Corridor Area Plan was approved in May of 1992 but was not adopted formally as an amendment to the General Plan at the time. The subject property was within the general study area of this plan, being on the western edge of the plan.

Character: On the Character Plan graphic, the subject property was depicted as "suburban" in character. Of note is that Pima Road was shown as a major road (not as a freeway corridor as was depicted in the Circulation Plan) and Cholla Road was shown intersecting with Pima Road.

Land Use: The subject property was shown as Land Use Category 14 (2-4 dwelling units per acre). Of note is that the Westminster senior living facility north of the subject property was shown as Category 15 (4-8 dwelling units per acre) although it is zoned R-5 (8-22 units per acre). Also, of note is that ¼ mile east of the subject property the land was designated as Category 17 (12-22 dwelling units per acre).

Circulation: On this plan Pima is shown as a freeway and Cholla terminates into the residential area that contains the subject property.

At the time this plan was prepared the residential neighborhoods to the north and south had been built, but the residential neighborhood to the east was vacant land. The Pima Freeway would not be constructed in this area for almost another ten years.

There are no goals or policies in this plan that directly address the subject property.

This plan was adopted by reference in the 2001 General Plan.

1993 Shea Area Plan

This area plan was adopted on June 15, 1993. This is the most recent effective area plan that applies to the subject property. This plan pre-dated the concept of Character Plans by about 4 years.

Land Use Plan: Regarding land use designations, there was no change from what was shown on the earlier Cactus Corridor Area Study in the vicinity of the subject property. The subject property is a short distance north of the "Shea Corridor" and therefore those goals and policies do not apply to the site. Of note is that this plan clearly depicts the collector street linkage of Cholla and 90th Street as a 'loop'.

The following is an analysis of the Umbrella Goals, Policies and Guidelines in the 1993 Shea Area Plan that apply to the subject property:

Goal -	Goal – Enhance and protect existing Neighborhoods						
	Intent: New development should blend into the existing land use patterns						
	without creating negative off-site impacts.						
		Policy 1: New development should be compatible to existing					
		development through appropriate transitions.					
			1) Building heights at the	The building will be placed			
			edges of the parcel should	generally in the center of the			
			reflect those already	property and a significant			
			established in the	distance from neighboring			
			neighborhood.	properties. The building will be			
				two stories in height, which is			
				common in the neighborhood			
				east of the site, which is the one			
				with the greatest visibility of the			
				site.			
			2) Setbacks at the edges of	The setback of the proposed			
			the parcel should equal	building is more than double the			
			those of adjoining parcels.	setbacks found on adjacent			
				neighborhoods.			
			3) Where a multi-family	The proposed building will be at			
			project bounds a single-	least 50 feet from the common			
			family development,	property line. About 1/3 of the			
			overall building mass at	building will be directly west of a			
			the edges of the parcel	large open space tract in the			
			should be comparable to	adjacent neighborhood. The			
			existing homes.	building also includes a			
				significant recess that places			

	1		and of the health's areas		
			much of the building mass even further away.		
		Buffering techniques such	Substantial landscaping with		
		as landscaping, open	trees will be placed along the		
		space, parks and trails	perimeter, continuing a buffering		
		should be used whenever	technique already established on		
		possible.	the church portion of the site.		
	<u> </u>	•	the church portion of the site.		
		S) NA	The menine stem wells almost diversity		
		6) Project walls that are not	The perimeter walls already exist		
		adjacent to Shea	(they were installed by the		
		Boulevard should be	adjacent residential		
		limited to six (6) feet in	neighborhoods.)		
		height and should provide			
		variations in height and			
	_	alignment.			
	7	7) Proposals for new	The applicant has conducted		
		development should be	neighborhood outreach prior to		
		reviewed with the	submittal of the proposal to the		
		neighborhood directly	city.		
		adjacent to the			
		development and			
		established neighborhood			
		associations. This review			
		should be accomplished			
		by the applicant or their			
		representative prior to the			
		public hearing process.			
	Policy 2: Parcels should develop without encouraging neighborho assemblages. It is desirable to unite undeveloped, individually over				
	parcels in	nto a common development.			
	1	l) NA			
	2	2) New development which	a. The estimated amount of		
		creates a de-stabilizing	additional traffic that will be		
		effect on a neighborhood	generated by the proposed		
		should be discouraged.	use will be roughly 280 trips		
		De-stabilization is defined	per day. For the one block of		
		by one or more of the	Cholla Road leading from the		
		following if the	site to the nearest minor		
		development: a. alters	collector streets, this is well		
		normal flows of traffic	under the 3,000 trips a day		
		near a neighborhood or	that local streets can		
		creates an increase in	generally manage. The		
		traffic through a	proposed use typically will		
			1		

neighborhood, b. creates pressure for a change in land use nearby if the change is not desired, c. isolates small clusters of homes or existing neighborhoods, or d. does not include transition and buffering near the existing neighborhood.

generate very little traffic at the same times that the adjacent church would generate traffic. With additional traffic at roughly one car every 3-4 minutes during peak hours and one car every 10 minutes throughout the rest of the day, there will be little change in traffic on this portion of roadway. The peak hour traffic projected for this project would be less that what would be generated on the same site as an R-17 single family neighborhood or a school (other possible uses of the site).

- b. This is the last remaining vacant or under-utilized property in a significant distance, and therefore it will not create demand or expectations for other land use changes in the vicinity.
- c. This is the isolated site, being surrounded by existing neighborhoods.
- d. The site plan incorporates
 buffering in the form of
 significant setbacks,
 landscaped buffers and
 orientation of active use areas
 away from the neighbors.

Goal – Encourage site planning which is sensitive to environmental features. (Since this site is not in the Environmentally Sensitive Lands overlay, along a major wash nor fronting along Shea Blvd., this goal is not applicable)

Goal – Provide for an efficient road network and promote alternative modes of travel. (Since this site is not along the Shea Blvd. frontage, at a freeway interchange, along a planned trail nor along a planned transit route, this goal does not apply.)

Use Permit Narrative

Proposed Use

Land Use

The proposal is to develop a "Residential Health Care Facility" on a portion of the Saint Apkar Armenian Apostolic Church campus located on the south side of Cholla Road and east of the Loop 101 Freeway. The proposal includes both "Specialized Residential Health Care" units and "Minimal Residential Health Care" units. The new development will incorporate into its overall management and service the existing senior living facility that is a part of the Church function. The entire property will remain under the ownership of the Church.

Site Plan

The residential health care facility will occupy 180,104 square feet (4.135 acres) (55.85%) of the 322,490 square feet (7.403 acre) Church site. The site of the use permit will occupy the southern roughly third of the overall Church property and will cover most of the undeveloped portion of the property. Access to the proposed facility will originate from Cholla Road and come to the facility via a looped driveway system that encircles the existing Church facilities on the east and west sides.

The proposed building will have an "H" shaped floor plan. The overall building dimensions are 216 feet long north/south and 164 feet wide east/west. The central "stem" of the building will be recessed from the wings about 50 feet, giving substantial depth in the building façade. The southeast leg of the building will be the closest to any property line at 50 feet. Therefore, the center "stem" portion will be over 100 feet from the property line. The north corner of the building will be over 130 west of the property line and west of an open space tract in the adjacent subdivision. The west side of the building will be 50 or more feet east of the property line, which is shared with the freeway and faces a large concrete lined channel and a tall wall.

The proposed new building will be over 150 feet north of the southern property line and half the building will be shielded by the existing senior living group home building. The building will also be well over 500 feet south of the north property line and shielded from that direction entirely by the existing church buildings. There is about a 7-foot drop in elevation from the Cholla Road curb line, which furthers reduces any visibility of the facility from Cholla.

The new building will have four levels: a basement level completely below-grade and three residential levels above grade. The basement level will house the main common functions including dining and recreation areas, a library and chapel, storage, the kitchen and utility spaces serving the function of the building. The main (ground) level will contain the

administrative functions, the specialized care units. The second level would contain the minimal care units and the third level would contain the independent living units. The building form is 35 feet tall as measured from the finish floor elevation but is about 30 feet above the average curb elevation (along Cholla Road).

Most of the residential balconies and patios (40 out of 48) on the new building are oriented on the north and south sides of the building, where the setbacks are greatest. Four of these balconies would face toward the residential neighborhood to the east, will be setback at least 100 feet from the property line and will have limited visibility since they are in a deep recess.

The entrance to the facility will be placed on the west side of the building, which is not visible or proximate to any nearby residential area. The service/delivery area will be located at the southwest corner of the building, accessed from the west, and shielded by the existing building. Given that the service functions will be placed below grade and the main access functions are to be placed on the west side of the building, the common and service functions will be effectively screened from any impact on neighbors.

The existing senior group home (housing 10 beds) south of the proposed new building will be integrated into and become an integral part and extension of the proposed residential health care facility and will be licensed in such a manner.

The new parking spaces to serve the facility will be placed on all sides of the building, with the bulk being either north or south of the main facility. New walkways will connect to the existing buildings on the site, provide for walking loops and ultimately connect to Cholla Road. Substantial landscaping will be provided around the building, through the parking areas and along the perimeter of the site.

A total of 43,225 square feet of open space is required for the use permit portion of the site and 55,783 square feet will be provided. An additional 16,620 square feet of parking area open space will be provided.

Other than the proposed senior living facility as proposed, there are few other land uses that would be viable on this site. Among other uses that could function here would be expansion of the existing church, another church or an educational facility.

Use Permit Criteria - General Criteria

As specified in Section 1.401 – Issuance of the Zoning Ordinance, the following is an analysis of the general use permit criteria applicable to all use permit requests:

Use Permit Criterion

- A. That the granting of such conditional use permit will not be materially detrimental to the public health, safety or welfare. In reaching this conclusion, the Planning Commission and the City Council's consideration shall include, but not be limited to, the following factors:
 - Damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination.
 - 2. Impact on surrounding areas resulting from an unusual volume or character of traffic.

Response

The proposed use is a quiet use, with all common activities occurring within the building, primary access being placed away from any nearby residences and there being relatively limited coming and going. To some extent, the building mass should provide some sound deadening from the freeway located to the west for the residences to the east.

The kitchen area will be vented and provide the required equipment that should reduce any aromas emanating from the facility.

The parking area shall use the same lighting system currently used by the church facility, which uses cut-off fixtures. Outdoor lighting on the building will predominantly be of recessed lights in the balcony and patio areas.

Otherwise, there should be no other smoke, dust, vibration or illumination impact resulting from the facility. The development of the site should actually reduce the dust that could be generated off the currently vacant ground.

The traffic that would be expected by the proposed facility would have nominal impact on adjacent streets. The trips associated with such a facility area are often reduced in peak hours due to the shifts for the employees. Deliveries can be arranged to occur during typical work hours when most nearby residents would not be home. Other than the first block or so on Cholla Road, the access routes to the facility do not have direct

B. The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.	residential frontage. The traffic from the facility would on average result vehicles every 3 to 6 minutes, which is well below the typical capacity for the streets that serve as access routes. The proposed use is one that could be developed in the zoning that the neighborhood to the east has (R-4). The site plan, by virtue of the R-5 district standards, places substantial setbacks for the facility. The proposed building height is virtually the same building height allowed on adjacent properties (30 feet versus 30 feet). The number of stories being proposed is one more than what occurs on several of the nearby homes and is allowed on the nearby districts. The orientation of exterior functions of the proposed building will minimize any impact of external activity associated with the facility. The proposed landscaping will further reduce the limited visibility of the proposed building and will blend with the character of landscaping common in the adjacent neighborhoods.
C. The additional conditions specified in	(see below)
Section 1.403, as applicable, have	
been satisfied.	

Specific Use Criteria

The following is an analysis of the specific criteria for a residential health care facility as included in Section 1.403.P of the Zoning Ordinance:

1. Specialized residential health care facilities,	Responses
thout Downtown zoning	
P.1.a. The number of beds shall not exceed	(The allowed number would be
eighty (80) per acre of gross lot area.	80 x 4.135 = 330. The number
(Note: This is superseded by the regulations	of beds being proposed is 48,
contained in Section 5.804.D.2 and is noted	which is 282 below the
in the tables at the beginning of the	maximum allowed.) (Not
<u>narrative.)</u>	applicable for this request as
	noted.)
P.1.b. Required open space.	
P.1.b.i. Minimum open space: 0.24	The required open space is .24 x
multiplied by the net lot area	180,104 (square feet) = 43,225
distributed as follows:	square feet. 55,464 square feet
	is provided.
(1) Frontage open space minimum:	Base Requirement: .50 x 55,783
0.50. multiplied by the total open	= 27,891 square feet
space, except as follows: (A)	Minimum Requirement: 20 feet
Minimum: twenty (20) square	x 165.16 feet = 3,303 square
feet per one (1) linear foot of	feet
public street frontage, and (B)	Maximum Requirement: 50 feet
Not required to exceed fifty (50)	x 165.16 feet = 8,258 square
square feet per one (1) linear	feet
foot of public street frontage.	Frontage Open Space Provided
	= 9,093 square feet
(2) The remainder of the minimum	All open space is provided as
open space, less the frontage	common open space except for
open space, shall be provided as	the private balconies and
common open space.	patios.
P.1.c. The site shall be designed, to the	Parking will be located on all
maximum extent feasible, so that on-site	sides of the buildings.
parking is oriented to the building(s) to	Accessible parking will be
provide convenient pedestrian access for	located at the building
residents, guests and visitors.	entrances and an extensive
	pathway system will link all
	parking areas to the building
	access points. [1]
2. (NA)	

P.3. Minimal	residential health care facilities, withou	t Downtown zoning.
P.3.a.	Minimum gross lot area: one (1) acre.	The proposed use permit site
		area is 4.135 acres.
P.3.b.	The number of units shall not exceed	(The maximum allowed number
forty (4	40) dwelling units (per) acre of gross	of minimal residential health
lot are	a.	care units is 40 x 4.135 = 165.
(<u>Note:</u>	This is superseded by the regulations	The proposed number of such
<u>contair</u>	ned in Section 5.804.D.3 and is noted	units is 48, which is 117 units
in the t	tables at the beginning of the	below the maximum.) (Not
<u>narrati</u>	ive.)	applicable for this request as
		noted.)
	P.3.c. Required oper	space.
	P.3.c.i. Minimum open space: 0.24	(see above)
	multiplied by the net lot area	
	distributed as follows:	
	(1) Frontage open space minimum:	(see above)
	0.50 multiplied by the total open	
	space, except as follows: (A)	
	Minimum: twenty (20) square	
	feet per one (1) linear foot of	
	public street frontage, and (B)	
	not required to exceed fifty (50)	
	square feet per one (1) linear	
	foot of public street frontage.	
	(2) The remainder of the minimum	(see above)
	open space, less the frontage	
	open space, shall be provided as	
	common open space.	
	The site shall be designed, to the	(see above)
	um extent possible, so that on-site	
	g is oriented to the building(s) to	
	e convenient pedestrian access for	
	nts, guests and visitors.	
P.4. (NA)		

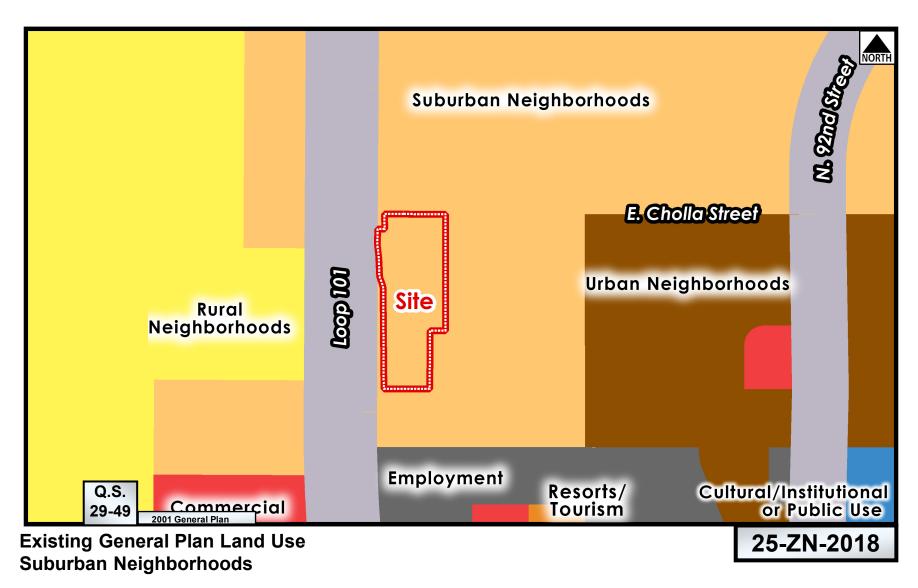
[1] 89 parking spaces are required for the proposed use and within the use permit site area 98 spaces will be provided.

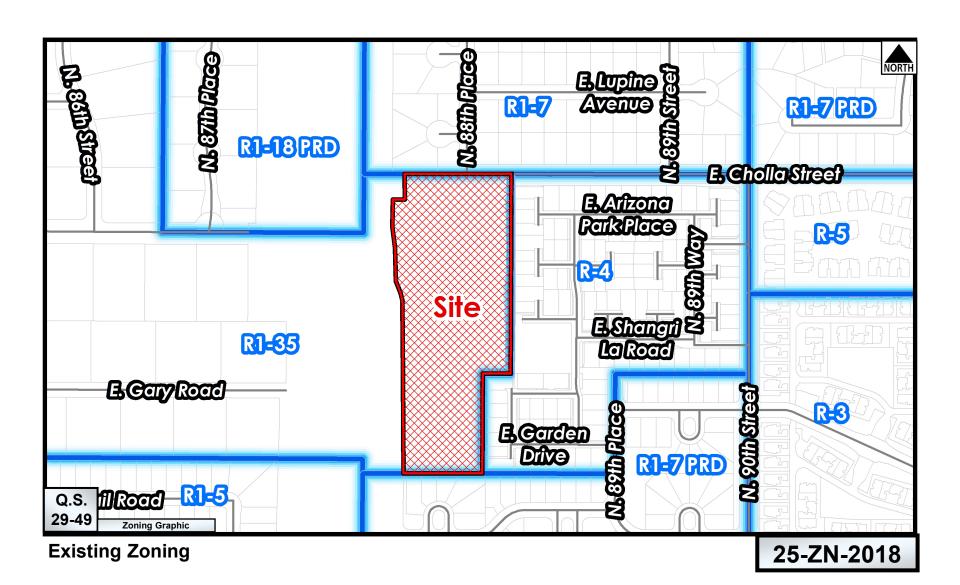
Scottsdale Sensitive Design Principles

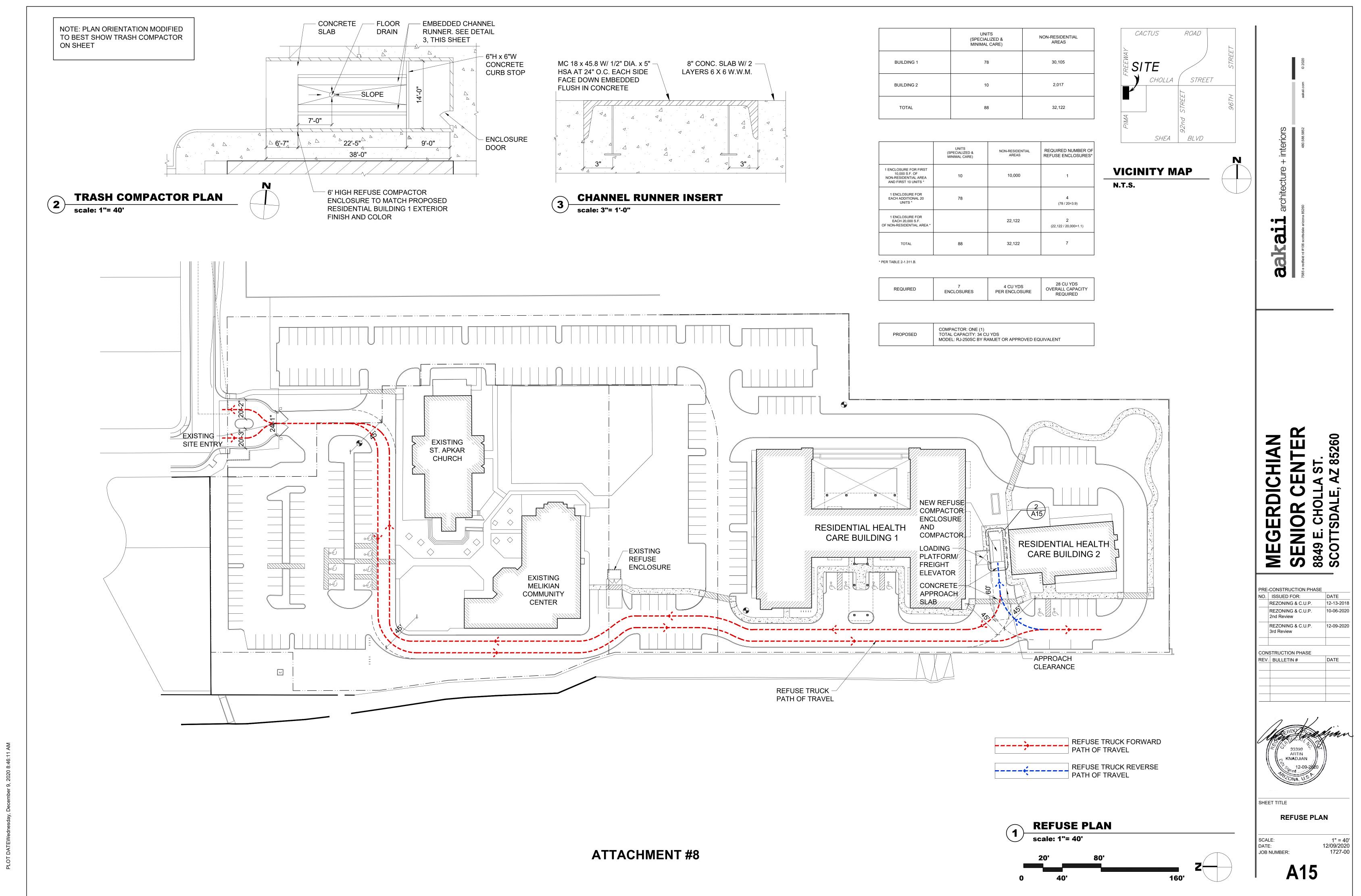
The following is a review of the Scottsdale Sensitive Design Principles and how the proposed development addresses them:

DESIG	N PRINCIPLE	RESPONSE	
1.	The design character of any area should be enhanced and strengthened by new development.	The proposed development would complete improvement one of the last vacant parcels in the area, thereby filling in a gap in the pattern of development across the neighborhood. The landscaping that will be installed will blend into the predominant character of the neighborhood.	
2.	Development, through appropriate siting and orientation of buildings, should recognize and preserve established major vistas, as well as protect natural features.	There are no major vistas across this site. The site is surrounded by relatively tall walls and the site is screened by neighborhood walls as well as the freeway sound wall.	
3.	Development should be sensitive to existing topography and landscaping.	The site has no topographic features as such. The landscaping will blend with the landscaping that exists on the church site as well as the neighborhood.	
4.	Development should protect the character of the Sonoran Desert by preserving and restoring natural habitats and ecological processes.	There are no natural habitats of note on the site. The surrounding area has been fully developed.	
5.	The design of the public realm, including streetscapes, parks, plazas and civic amenities, is an opportunity to provide identity to the community and to convey its design expectations.	The site is well hidden from any community visibility. Within the site there will be landscaped open spaces as well as an extensive pathway system.	
6.	Developments should integrate alternative modes of transportation, including bicycles and bus access, within the pedestrian network that encourage social contact and interaction within the community.	The site plan provides for ample pedestrian access. It is anticipated that much of the transportation used by the residents will be in vehicles operated by the management of the facility.	

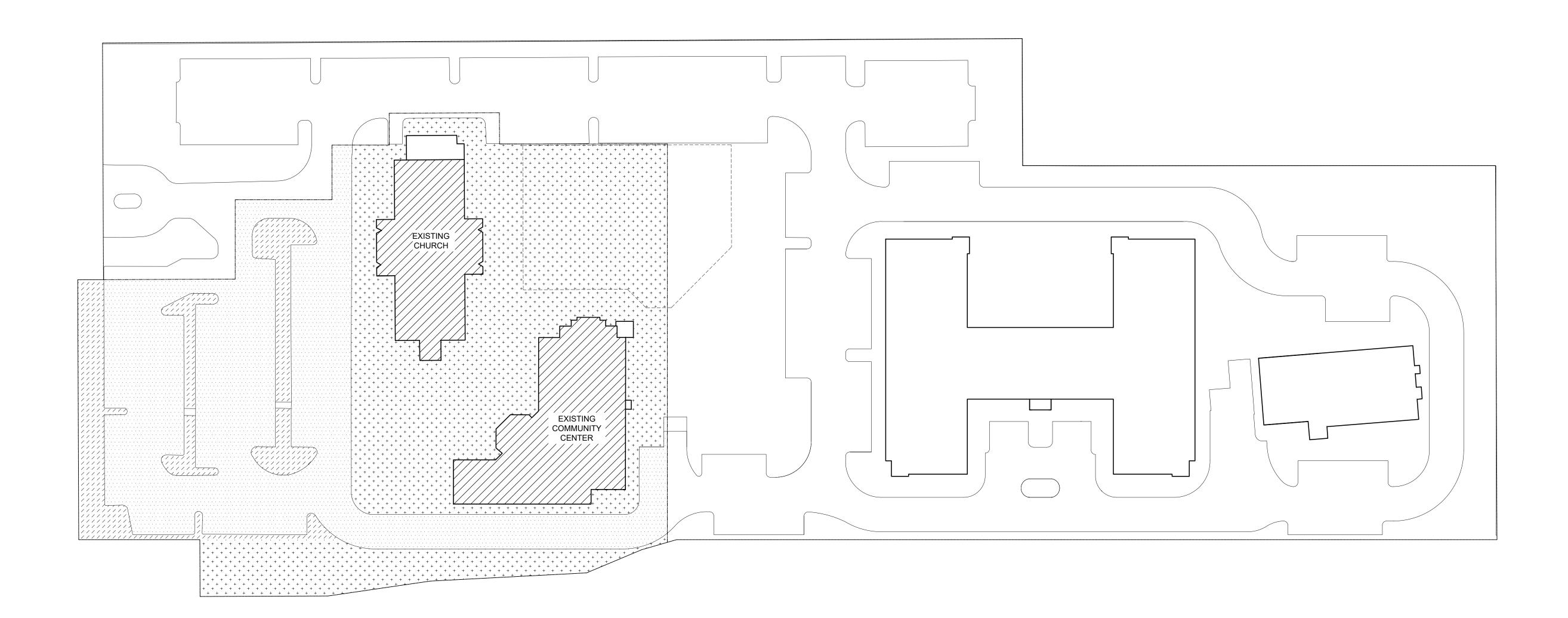
7. Development should show consideration for the pedestrian by providing landscaping and shading elements as well as inviting access connections to adjacent developments.	The extensive pathway system is within and adjacent to landscaped areas that will have a substantial number of trees.
8. Buildings should be designed with a logical hierarchy of masses.	The building form and design creates substantial depth and shadowing. The design maximizes resident access to the outdoors while minimizing direct visibility toward nearby residential areas.
The design of the built environment should respond to the desert environment.	The building design incorporates a number of shading features. The landscape design incorporates arid and semi-arid materials that are common to the local area.
10. Developments should strive to incorporate sustainable and healthy building practices and products.	The building will meet all applicable building codes as they relate to energy and water conservation and will provide a healthy environment for the residents.
11. Landscape design should respond to the desert environment by utilizing a variety of mature landscape materials indigenous to the arid region.	Wherever possible the existing mature native trees will be incorporated into the landscaping. The overall palette will use appropriate materials that will accommodate water conservation while providing a parklike setting.
12. Site design should incorporate techniques for efficient water use by providing desert adapted landscaping and preserving native plants.	(m m)
13. The extent and quality of lighting should be integrally designed as part of the built environment.	Parking area lighting will continue to use the cut-off "box" lighting already used in the church parking area. The lighting associated with the building will mostly be in the form of recessed lighting in patio, entrance and balcony canopies.
14. Signage should consider the distinctive qualities and character of the surrounding context in terms of size, color, location and illumination.	Any building signage will be placed on the west side of the building and will only be visible on-site.



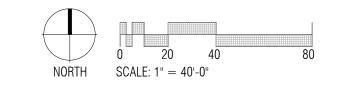








OPEN SPACE DIAGRAM - R1-35



* * * * * * * * * * * * * * * * * * *	OPEN SPACE
	FRONTAGE
	PARKING LANDSCAPE
	DRIVEWAYS / PARKING

ZONING	R1-35	
NARRATIVE TABLE	TABLE 3	
NET LOT AREA	111,708 S.F	
DRIVEWAYS/ PARKING	36,678 S.F.	
PARKING LANDSCAPE	5,502 S.F. (required)	9,138 S.F. (provided)
OPEN SPACE:	30,832 S.F. (required)	47,034 S.F. (provided)
FRONTAGE: (PART OF TOTAL OPEN SPACE)	N/A	

*ODEN SDACE DECLIDED.

TOTAL: 30,832

OPEN SPACE REQU	IRED:
111,708 X 0.24 =	26,810
111,708 X 0.004 X 9 =	4,022 (HEIGHT INCREASE)
TOTAL	00.000

ATTACHMENT #9

LEGEND:

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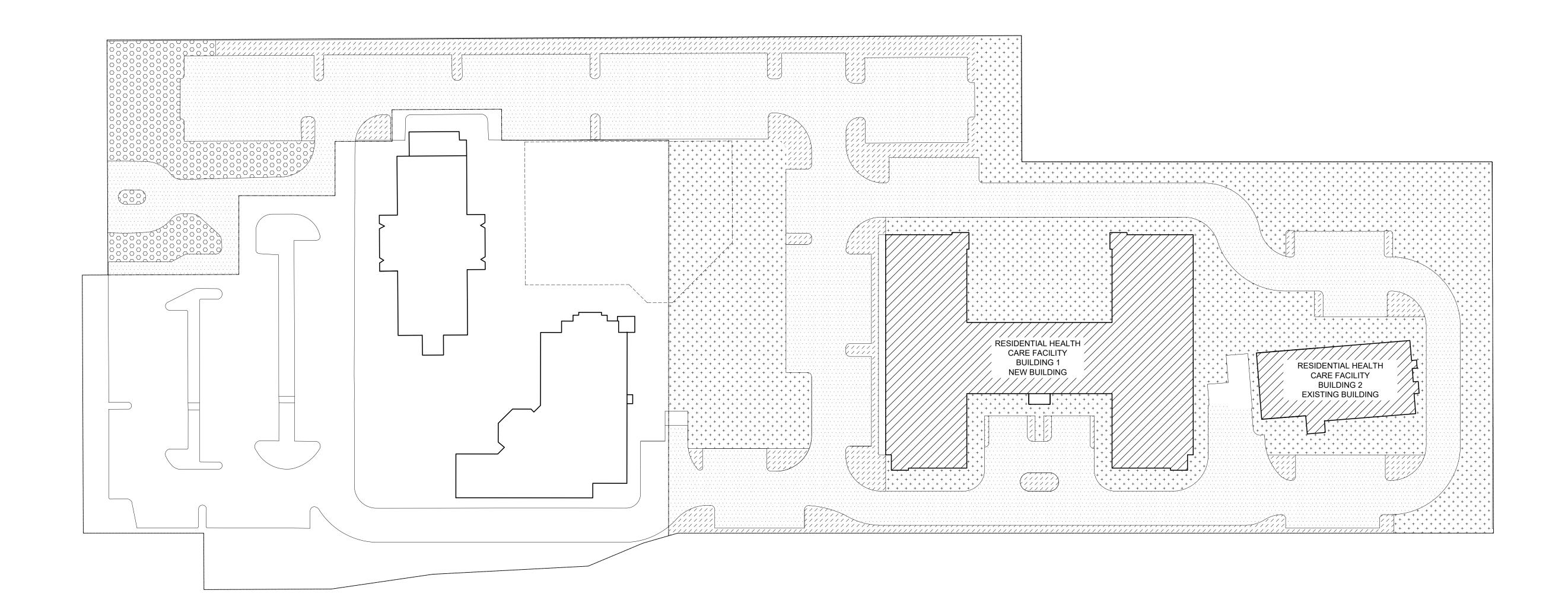
OPEN SPACE - R1-35

JOB NUMBER:

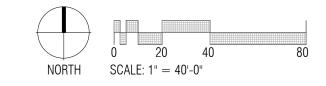
OSP-1

AS NOTED 09/15/2020 1727-00





OPEN SPACE DIAGRAM - R-4



OPEN SPACE FRONTAGE PARKING LANDSCAPE DRIVEWAYS / PARKING BUILDINGS

LEGEND:

ZONING	R-4	
NARRATIVE TABLE	TABLE 1	
NET LOT AREA	210,782	
DRIVEWAYS/ PARKING	86,833S.F.	
PARKING LANDSCAPE	13,025 S.F. (required)	18,214 S.F. (provided)
OPEN SPACE: *	46,293S.F. (required)	73,988 S.F. (provided)
FRONTAGE: (PART OF TOTAL OPEN SPACE)	9,093 S.F.	

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*OPEN SPACE REQUIRED: R-4 NO CUP (30,678 X 0.1): 3,068 R-4 CUP (180,104 X 0.24): 43,225 TOTAL: 46,293

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	REZONING & C.U.P.	08-20-2018
	REZONING & C.U.P. 2nd Review	09-15-2020
CON	ISTRUCTION PHASE	
REV	. BULLETIN#	DATE



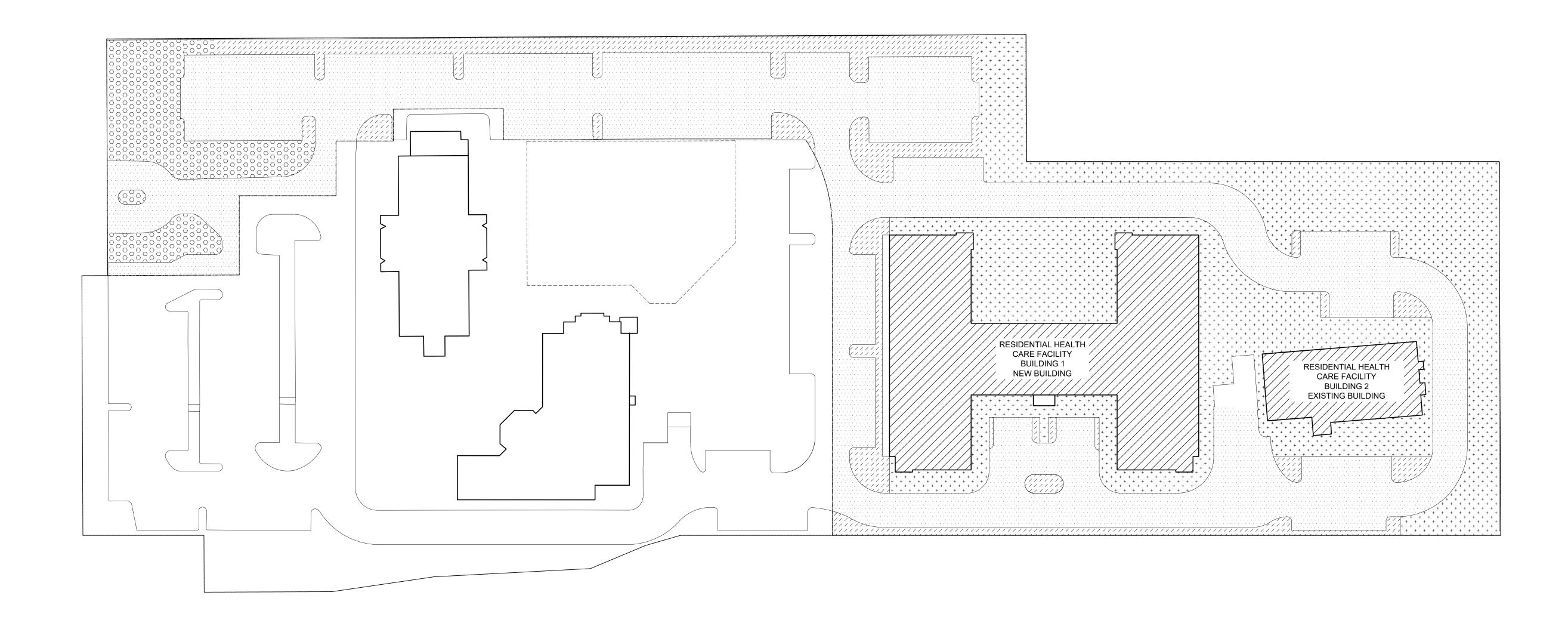
OPEN SPACE - R-4

SCALE: DATE: JOB NUMBER: 09/15/2020 1727-00

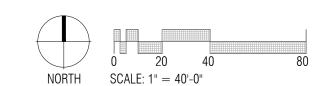
OSP-2

AS NOTED





OPEN SPACE DIAGRAM - CUP R-4



LEGEND:	
* * * * * * * * * * * * * * * * * * * *	OPEN SPACE
	FRONTAGE
	PARKING LANDSCAPE
	DRIVEWAYS / PARKING
	BUILDINGS

ZONING	CUP (R-4)	
NARRATIVE TABLE	TABLE 2	
NET LOT AREA	180,104 S.F.	
DRIVEWAYS/ PARKING	76,728 S.F.	
PARKING LANDSCAPE	11,509 S.F. (required)	16,211 S.F. (provided)
OPEN SPACE:	43,225 S.F. (required)	55,464 S.F. (provided)
FRONTAGE: (PART OF TOTAL OPEN SPACE)	9,093 S.F.	

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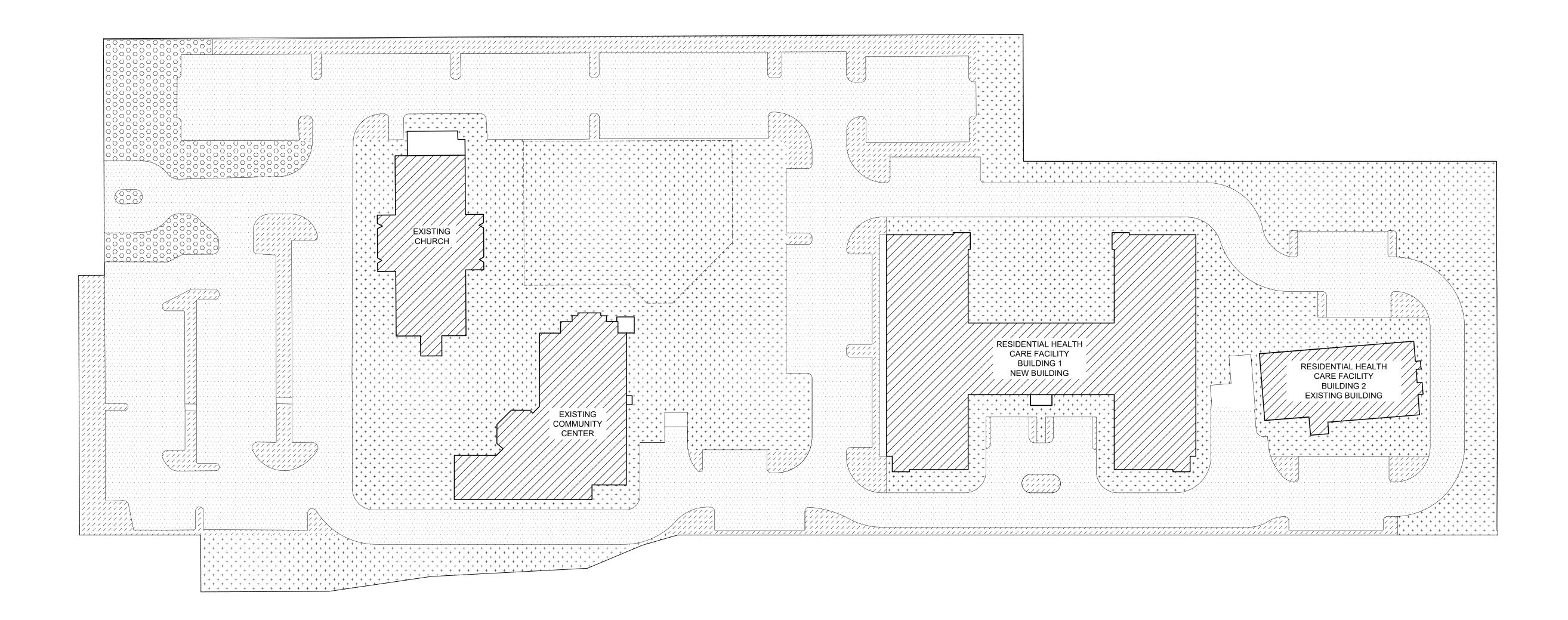
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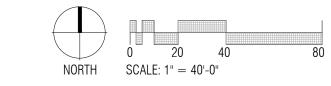
AS NOTED 09/15/2020 1727-00

OSP-3





OPEN SPACE DIAGRAM - R1-35 & R-4



***********	OPEN SPACE
	FRONTAGE
	PARKING LANDSCAPE
	DRIVEWAYS / PARKING

LEGEND:

ZONING	R1-35 & R-4 (TOTAL SITE				
NARRATIVE TABLE	BLE TABLE 4				
NET LOT AREA	322,490 S.F.				
DRIVEWAYS/ PARKING	124,126 S.F.				
PARKING LANDSCAPE	18,619 S.F. (required)	27,354 S.F. (provided)			
OPEN SPACE:	77,125 S.F. 120,891 S. (required) (provided)				
FRONTAGE: (PART OF TOTAL OPEN SPACE)	9,093	S.F.			

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*OPEN SPACE REQUIRED: 30,832 + 3,068 + 43,225

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REZONING & C.U.P. 09-15-2020

2nd Review

CONSTRUCTION PHASE

REV. BULLETIN # DATE



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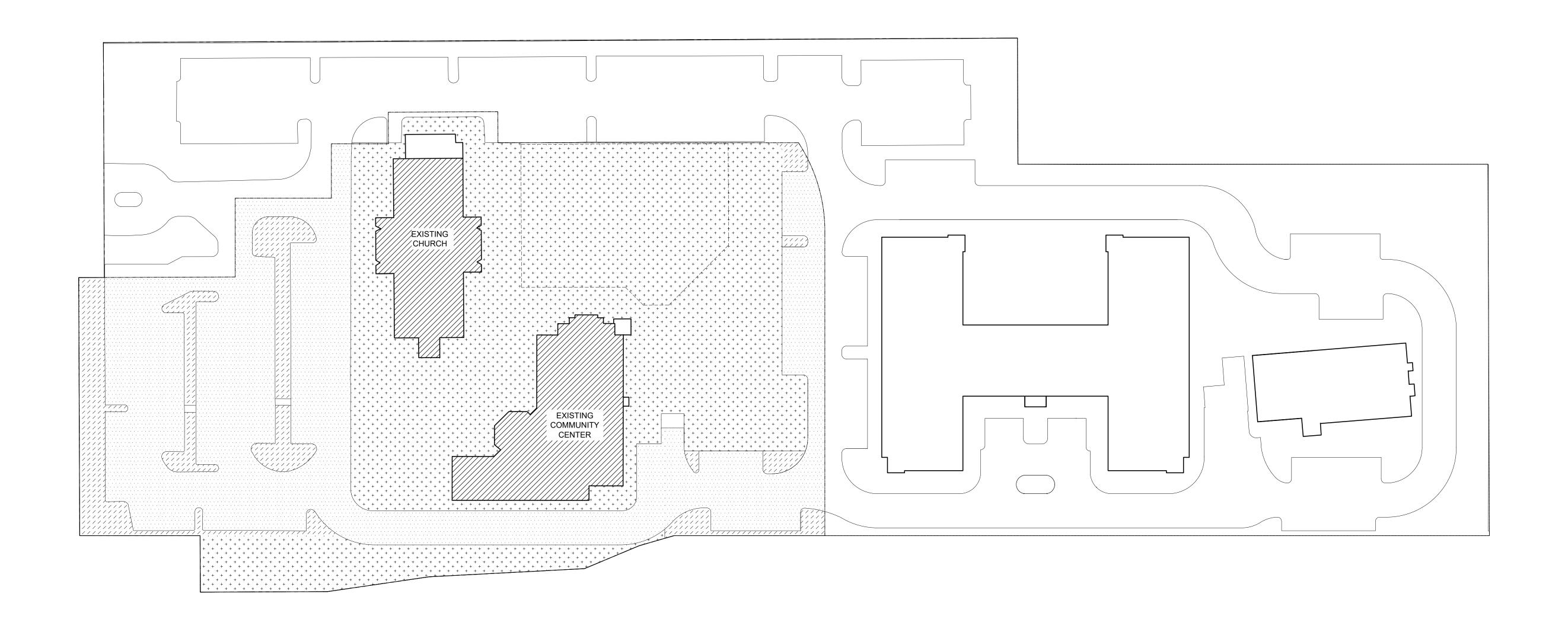
OPEN SPACE - OVERALL

SCALE: AS NOTED

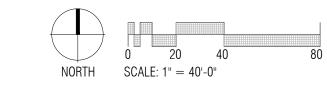
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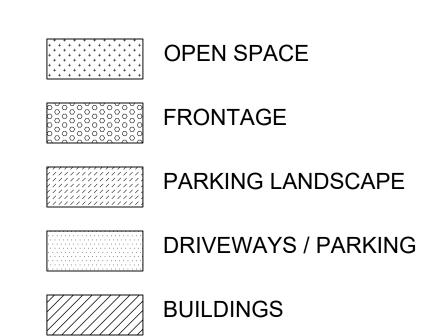
OSP-4





OPEN SPACE DIAGRAM - R1-35 + R-4 - CUP





LEGEND:

ZONING	(R1-35) + (R-4) - CUP				
NARRATIVE TABLE	TABLE 5				
NET LOT AREA	142,386 S.F.				
DRIVEWAYS/ PARKING	46,733 S.F.				
PARKING LANDSCAPE	7,010 S.F. 11,141 S (provided				
OPEN SPACE:*	33,900 S.F. (55,426 S.F (provided)				
FRONTAGE: (PART OF TOTAL OPEN SPACE)	9,093	S.F.			

*OPEN SPACE REQUIRED:
R-4 NO CUP (30,678 X 0.1): 3,068
R 1-35 (30,832): 30,832
TOTAL: 33,900

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OPEN SPACE - R1-35 + R-4 - CUP

SCALE: DATE: JOB NUMBER:

OSP-5

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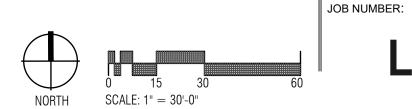


Symbol	Botanical Name Common Name	QTY	Container- Box Size	Remarks -	Height x W	/idth - Calip	er size
BL	TREES Bauhinia lunarioides	22	24" Box		4.0'-5.0'	3.0'-4.0'	.75"-1.0"
	7 Anacacho Orchid Cercidium 'Desert Museum'		24" Box	multi-trunk	3.0'-5.0'	3.0'-4.0'	.75"-1.25
	Desert Museum Palo Verde Cercidium praecox Palo Brea	13	24" Box	multi-trunk	3.0'-5.0'	3.0'-4.0'	.75"-1.25
	Olea europaea 'Swan Hill' Fruitless Olive	15	36" Box		10.0'-12.0'	5.0'-7.0'	2.0" min.
	Olneya tesota	9	48" Box		10.0'-12.0'	8.0'-10.0'	2.0" min
\bigwedge	// Ironwood Prosopis hybrid 'Phoenix'	26	48" Box	multi-trunk/ low break	8.0'-10.0'	7.0'-9.0'	2.0" min
	Phoenix Mesquite Sophora secundiflora Texas Mountain Laurel	9	36" Box	multi-trunk	8.0'-10.0'	7.0'-8.0'	2.0" min.
Symbol	Botanical Name Common Name ACCENTS	QTY	Conta Box S				
*	Agave sp.	23	5 Gall	on			
	Aloe barbadensis 'Yellow' Yellow Blooming Aloe	167	5 Gall	on			
*	Dasylirion wheeleri Desert Spoon	60	5 Gall	on			
*	Euphorbia antisyphilitica Candelilla	148	5 Gall	on			
*	Hesperaloe parviflora Red Yucca	203	5 Gall	on			
*	Hesperaloe funifera Giant Hesperaloe	50	5 Gall	on			
₩	Muhlenbergia sp.	72	5 Gall	on			
	<i>Opuntia ficus-indica</i> Indian Fig	23	5 Gall	on			
<u></u>	Pedilanthus macrocarpus Slipper Plant	20	5 Gall	on			
*	Yucca sp.	14	15 Ga	llon			
Symbol	Botanical Name Common Name	QTY	Conta Box S				
	GROUNDCOVERS/VINES Flus pumila Creeping Fig	0	5 Gall	on			
0	Ipomoea batatas Sweet Potato Vine	0	1 Gallo	on			
	Parthenocissus quinquefoli Virginia Creeper	a 45	5 gallo	on			
P	Setcreasea pallida Purple Heart	46	1 Gallo	on			
W	Wedelia trilobata Yellow Dot	0	1 Gallo	on			
Symbol	Botanical Name	OTV		tainer- Size			
<u> </u>	Common Name SHRUBS Calliandra eriophylla	QTY 89	5 Gallo				
•	Native Fairy Duster Cordia boissieri	6	5 Gallo	on			
⊕ ⊕	Texas Olive Dodonaea viscosa	50	5 Gallo	on			
Φ•	Hopbush Encelia farinosa	112	1 Gallo	n			
∲	Brittlebush Ericameria laricifolia	0	1 Gallo				
•	Turpentine Bush Justicia californica	0	5 Gallo				
Ψ (L)	Chuparosa Lantana montevidensis	173	1 Gallo				
Ø	Lantana Leucophyllum sp.	67	5 Gallo				
⊗	Larrea tridentata	37					
®	Creasote Bush Ruellia brittoniana	0	5 Gallo 5 Gallo				
	Russelia equisetiformis	0	5 Gallo	n			
•	Coral Fountain Tecoma stans	86	5 Gallo	on			
\mathcal{T}	Yellow Bells	00					

TURF- TIFFWAY

1/2" Minus Decomposed Granite in all Planting Areas 2" Depth, Color to match existing

ATTACHMENT #10



SHEET TITLE PLANTING PLAN

AS NOTED 09/15/2020 1727-00

PRE-CONSTRUCTION PHASE

REZONING & C.U.P.

CONSTRUCTION PHASE

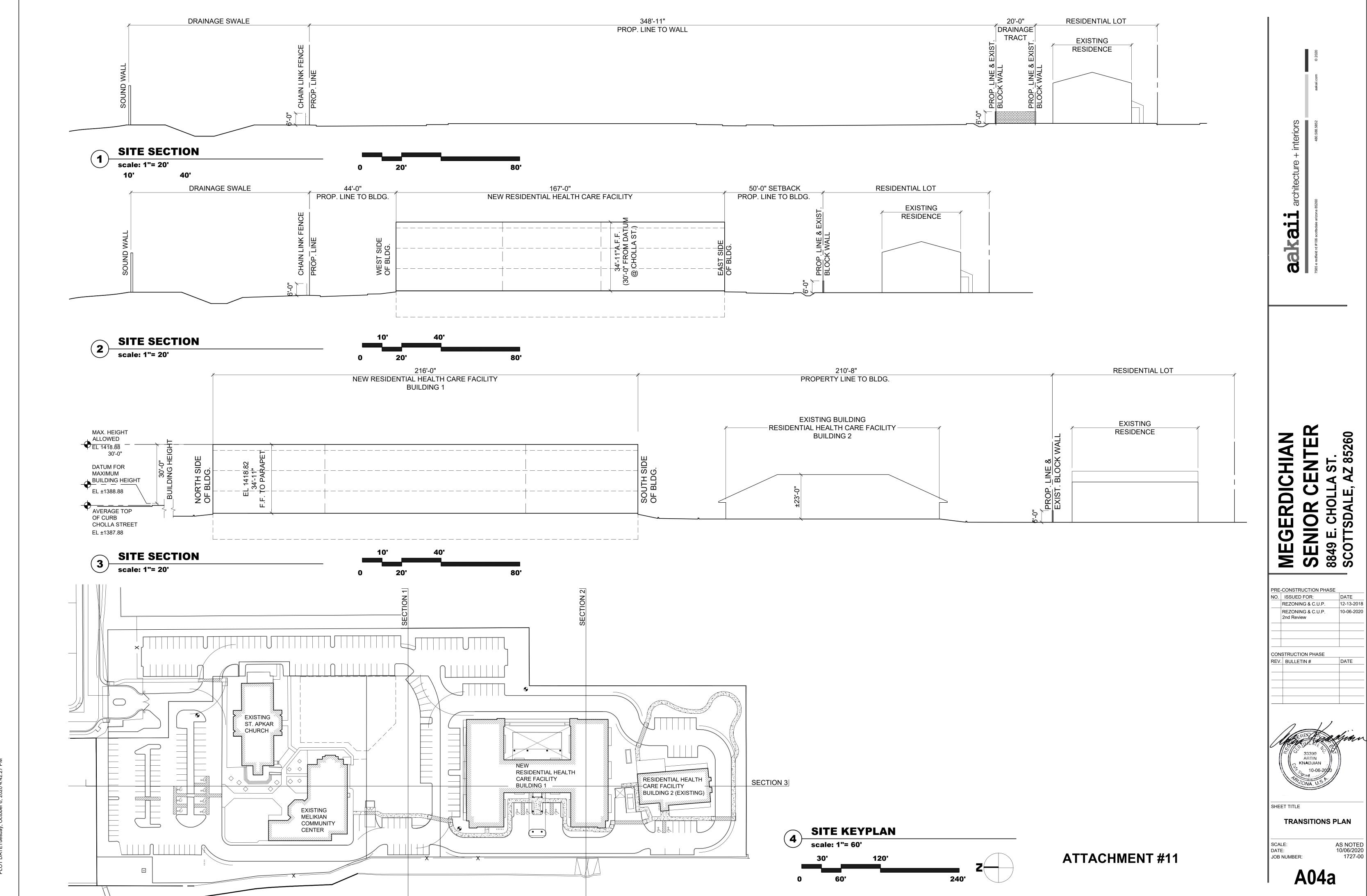
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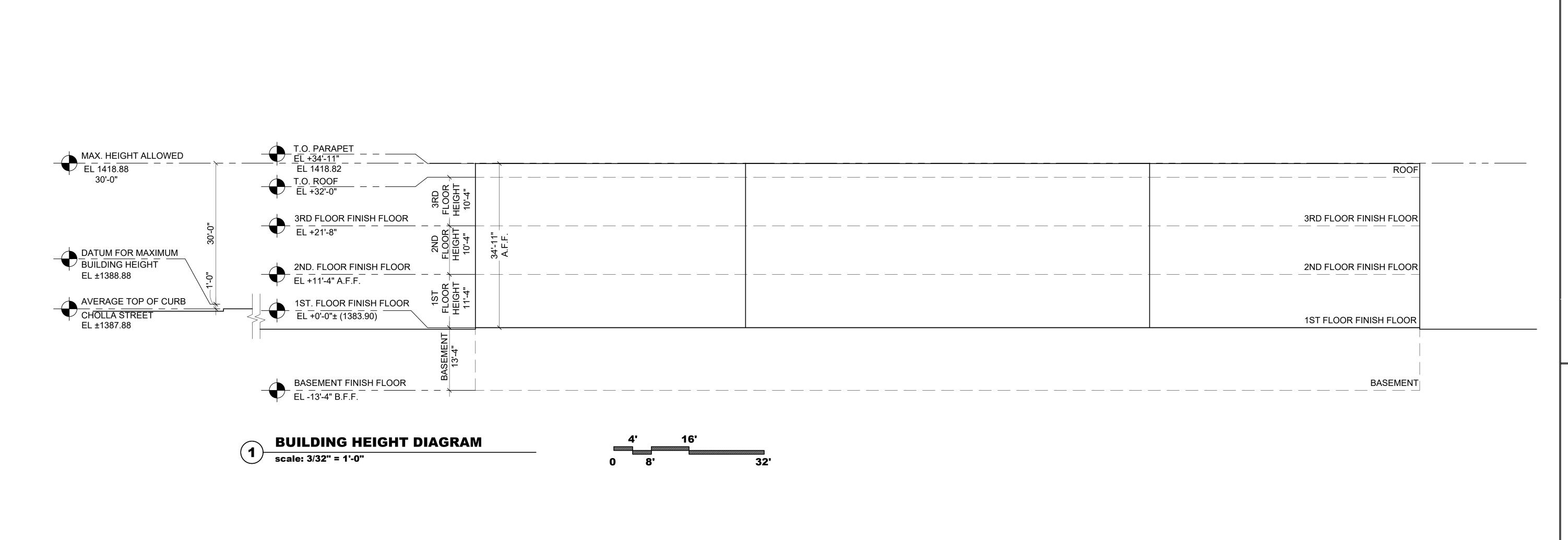
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	REZONING & C.U.P. 2nd Review	10-06-2020

	REZONING & C.U.P. 2nd Review	10-06-2020
CON	STRUCTION PHASE	
REV.	BULLETIN #	DATE
	•	•



BUILDING **HEIGHT DIAGRAM**

SCALE: DATE: JOB NUMBER:



WEST ELEVATION

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

4' 16'

ATTACHMENT #12



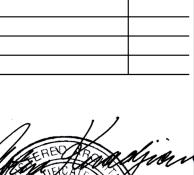




MEGERDICHIAN SENIOR CENTER 8849 E. CHOLLA ST. SCOTTSDALE, AZ 85260

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١٥.	. ISSUED FOR: DATE							
	REZONING & C.U.P.	12-13-2018						
	REZONING & C.U.P. 2nd Review	09-30-2020						
	REZONING & C.U.P. 3rd Review	12-09-2020						
CONSTRUCTION PHASE								
REV.	BULLETIN #	DATE						





RESIDENTIAL HEALTH
CARE FACILITY
EXTERIOR ELEVATIONS

SCALE:
DATE:
JOB NUMBER:

1/8" = 1'-0" 09/30/2020 ER: 1727-00

A06
COLORED



12-13-2018 09-30-2020

RESIDENTIAL HEALTH

COLORED

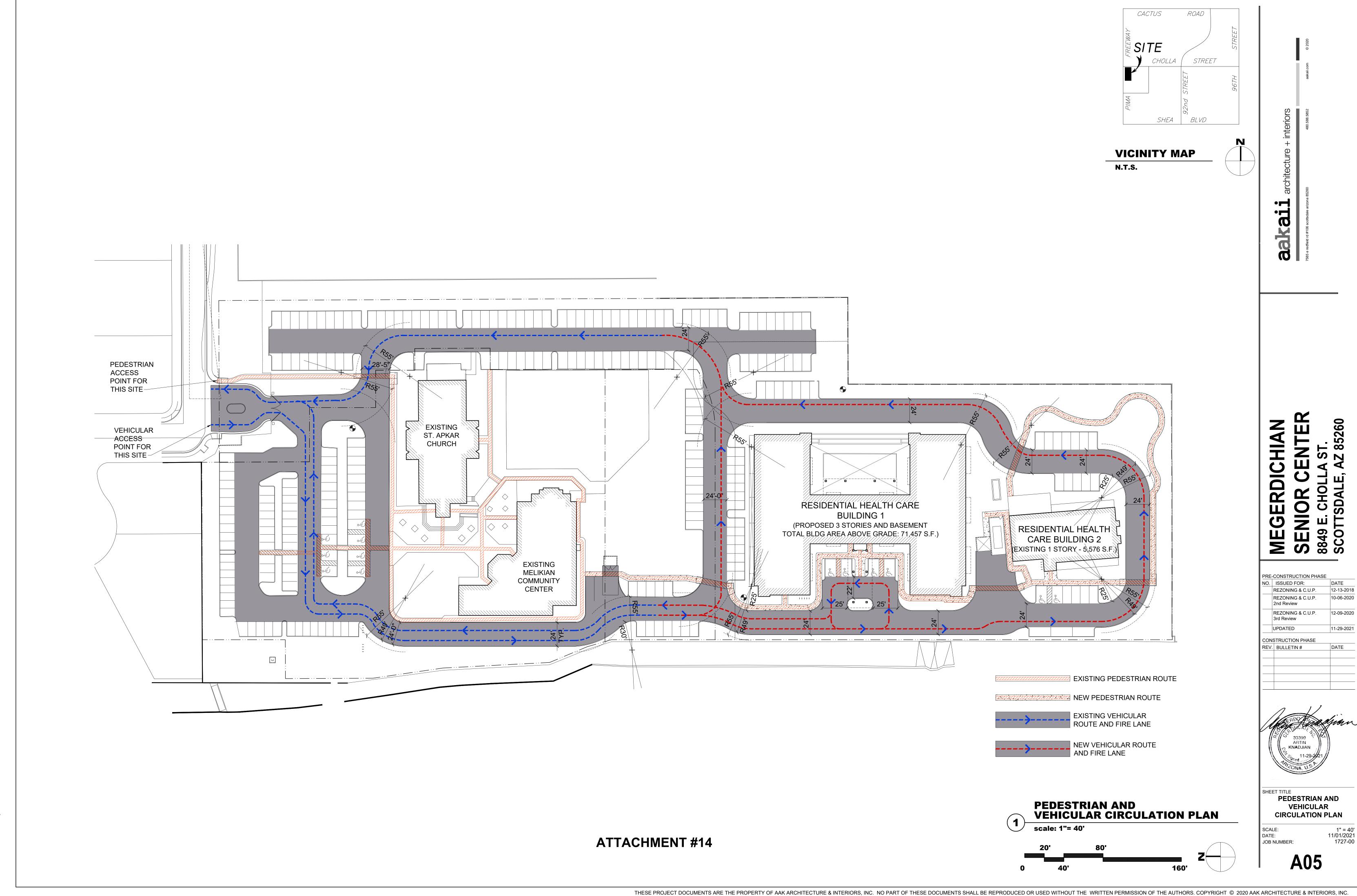
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SCALE: DATE: JOB NUMBER:

PERSPECTIVE - RESIDENTIAL HEALTH CARE FACILITY BUILDING 1

NTS



12-13-2018 11-29-2021



PEDESTRIAN AND **VEHICULAR CIRCULATION PLAN**

MEGERDICHIAN SENIOR CENTER TRAFFIC IMPACT AND MITIGATION ANALYSIS 2ND SUBMITTAL

East of the Loop 101 south of Cholla Street in Scottsdale, Arizona

Prepared for:

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For Submittal to: City of Scottsdale

Prepared By:

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September 2020 CivTech Project No. 18-0100

EXECUTIVE SUMMARY

The proposed Megerdichian Senior Center development includes a 48-dwelling unit minimal residential health care facility, and a 30-room, 38-bed specialized residential health care facility. The site is located east of the Loop 101 south of Cholla Street in Scottsdale, Arizona. There is one (1) existing access located on the north side of the site. A request is being made by the property owner to for a Conditional Use Permit and a rezoning from R1-35 (a large-lot residential zoning) to R-4, a residential zoning that would allow the construction of a residential senior center.

The following conclusions and recommendations have been documented in this study:

- ♦ The proposed development by the opening/buildout year 2020, is expected to generate 284 external daily trips with 15 total trips (7 in/8 out) occurring during the AM peak hour and 22 trips (11 in/11 out) occurring during the PM peak hour.
- ♦ These trips represent increases of 48 trips daily and 2 and 3 trips during the AM and PM peak hours, respectively, over those reported in the original submittal of this report, which was finalized on May 23, 2018 and on which the City made minor comments.
- ♦ From the review of crash data at the intersections of 90th Street and Cactus Road and 92nd Street and Cholla Street, it can be concluded that there are no obvious crash patterns that stand out and could be treated with any type of low-cost mitigation measures that could be implemented by the City.
- All study intersections currently operate at overall LOS D or better during the peak hours.
- ♦ No new left-turn or right-turn deceleration lanes are required by City of Scottsdale's Design Standards and Polices Manual Section 5-3.206 on 88th Place and Cholla Street approaching the site driveways.
- ♦ The results of the opening year 2020 HCM 6th Edition analyses indicate that all study intersections should operate with acceptable levels of service of LOS D or better. Based on these levels of service, no mitigation measures are recommended.
- Sight distance should be provided at the proposed access based on the standards provided in the City of Scottsdale Design Standards and Policies Manual, 2018 Update.



INTRODUCTION

The proposed Megerdichian Senior Center development includes a 48-dwelling unit minimal residential health care facility, and a 30-room, 38-bed specialized residential health care facility. The site is located east of the Loop 101 south of Cholla Street in Scottsdale, Arizona. There is one (1) existing access located on the north side of the site. The vicinity is shown in **Figure 1**.

CivTech Inc. was retained by AAK Architecture & Interiors, Inc. to perform a Traffic Impact and Mitigation Analysis (TIMA) as required by the City of Scottsdale for the proposed development. A request is being made by the property owner to for a Conditional Use Permit and a rezoning from R1-35 (a large-lot residential zoning) to R-4, a residential zoning that would allow the construction of a residential senior center.

Purpose of Report and Study Objectives

The purpose of this study is to address the traffic and transportation impacts of the proposed development on the surrounding streets and intersections. This TIMA was prepared for submittal to the City of Scottsdale in conformance to City guidelines. The specific objectives of the TIMA are:

- 1. To evaluate lane requirements on all existing roadways and at all existing intersections within the study area.
- 2. To determine future level of service for all proposed major intersections within the study area and recommend any capacity related improvements.
- 3. To determine necessary lane configurations at all major intersections within the proposed development to provide acceptable future levels of service.
- 4. To evaluate the need for future traffic control changes within the proposed development and at the major entry points.
- 5. To evaluate the need for auxiliary lanes at stop and signal controlled intersections.

This version of the TIMA represents a 2nd Submittal of CivTech's version finalized on May 23, 2018. Two staff review comments were received via email, a copy of which has been included in **Appendix A**. It has been revised to correct the switching of two appendices (F and G) and to include as new **Appendix I** CivTech's November 30, 2018 letter to the owner addressing concerns expressed by neighbors at an October 11, 2018 on-site open house. In addition, the floor plan and numbers and types of units have recently changed, impacting very slightly the number of trips generated by the project, changes documented herein.

Study Requirements

With the concurrence of City of Scottsdale staff, the study area for this TIMA will include the following intersections:

- Existing Drive and 88th Place/Cholla Street
- 89th Street and Cholla Street
- 92nd Street and Cholla Street
- 90th Street and Cactus Road

Weekday AM and PM peak hour levels of service for these study intersections will be analyzed under current conditions and under two opening year scenarios: without and with the proposed development. It is anticipated that the development will open in 2020. For purposes of this analysis, the development will be considered to be built-out upon opening.



EXISTING CONDITIONS

LAND USE

The existing land is vacant where the proposed site is located.

SURROUNDING LAND USE

There are three (3) existing buildings immediately surrounding the proposed site, including St. Apkar Armenian Apostolic Church, Melikian Community Center, and Megerdichian Senior Group Home. These surrounding buildings share the same single access as the proposed site. Directly west of the site, the Loop 101 runs parallel bordering the site. Bordering the site to the north, east, and west are single and multifamily developments. Further south and south east of the site are medical facilities, hotel, public storage, business/office park, retail, and gas stations.

ROADWAY NETWORK

The existing roadway network within the study area includes 88th Place, 89th Street, 90th Street, 92nd Street, Cholla Street, Jenan Drive, and Cactus Road.

88th **Place** is a north-south roadway that is discontinuous through developments. Within the vicinity of the site, the roadway consists of one lane in each travel direction. Within the vicinity of the proposed site, 88th Place has a 25 miles per hour (mph) speed limit with speed tables posted with 20 mph warning signs.

89th Street is the north-south curvilinear roadway that transitions into 90th street within the vicinity of the site. The roadway is discontinuous through developments consisting of one lane in each travel direction. Within the vicinity of the proposed site, 89th Place has a 25 miles per hour (mph) speed limit with speed tables posted with 20 mph warning signs.

90th Street is the north-south curvilinear roadway that transitions from 89th street within the vicinity of the site. The roadway is discontinuous through developments consisting of one lane in each travel direction. Within the vicinity of the proposed site, 90th Place has a 25 miles per hour (mph) speed limit with speed tables posted with 20 mph warning signs.

92nd **Street** is the north-south curvilinear roadway within the vicinity of the site. The roadway is discontinuous through developments, within the vicinity of the site it consists of two lanes in each travel direction with a center median. 92nd Street has a posted speed limit of 40 mph within the vicinity of the site.

Cholla Street is the east-west curvilinear roadway that, east of Loop 101, is discontinuous through developments. The roadway consisting of one lane in each travel direction within the vicinity of the site. Cholla Street has a posted speed limit of 25 mph and dips that are posted with 15 mph warning signs within the vicinity of the site.

Jenan Drive is the east-west curvilinear roadway that is discontinuous through developments. The roadway consisting of one lane in each travel direction within the vicinity of the site. Within the vicinity of the proposed site, Jenan Drive has a 25 miles per hour (mph) speed limit with speed tables posted with 20 mph warning signs.



Cactus Road is an east-west major collector roadway that transitions from Thunderbird Road into Cactus Road at Cave Creek Road and terminates east at Frank Lloyd Wright Boulevard. Within the vicinity of the site the roadway consists of two through lanes in each travel direction and a center median. Cactus Road has a posted speed limit of 40 mph.

INTERSECTION CONFIGURATIONS

The intersection of **90**th **Street and Cactus Road** is a signalized four-legged intersection with permitted left-turns northbound/southbound and permitted/protected left-turns eastbound/westbound. The northbound approach consists of an exclusive left-turn lane, a shared through/right-turn lane, and a bike lane. The southbound approach consists of an exclusive left-turn lane

The intersection of the **Existing Driveway and Cholla Street** is a three-legged, stop controlled intersection with free movements in the east and westbound directions. The northbound approach has one dedicated left turn lane and one dedicated right turn lane. The westbound approach has one shared left turn and through lane. The eastbound approach has one shared through and right turn lane.

The intersection of 89th Street and Cholla Street is a three-legged, stop controlled intersection with free movements in the east and westbound directions. The southbound approach has one shared left and right turn lane. The westbound approach has one shared through and right turn lane. The eastbound approach has one shared left turn and through lane.

The intersection of **92**nd **Street and Cholla Street** is a signalized four-legged intersection with permitted left turns at all approaches. The northbound and southbound approaches consist of one dedicated left turn lane, one through lane and one shared through and right turn lane. The eastbound and westbound approaches consist of one dedicated left turn lane and one shared through and right turn lane.

Figure 2 depicts existing lane configurations and traffic controls of the study intersections.

TRAFFIC VOLUMES

Field Data Services (FDS) conducted intersection turning movement counts at the study intersections on Thursday, April 26, 2018. The existing hourly traffic counts used for the time periods in this study are shown on **Figure 3**. The intersection turning movement counts for the recorded volumes are provided in **Appendix B**.

LEVEL OF SERVICE ANALYSIS

The concept of level of service (LOS) uses qualitative measures that characterize operational conditions within the traffic stream. The individual levels of service are described by factors that include speed, travel time, freedom to maneuver, traffic interruptions, and comfort and convenience. Six levels of service are defined for each type of facility for which analysis procedures are available. They are given letter designations A through F, with LOS A representing the best operating conditions and LOS F the worst. Each level of service represents a range of operating conditions. Levels of service for intersections are defined in terms of delay ranges. **Table 1** lists the level of service criteria for signalized and unsignalized intersections.



Peak hour capacity analyses were conducted for the study intersections based on existing intersection configurations and volumes. All intersections have been analyzed using the methodologies presented in the Highway Capacity Manual (HCM), using Traffix software. The overall and approach levels of service are reported for signalized intersections. The resulting levels of service for the existing conditions are summarized in Table 2. The existing conditions analyses have been included in Appendix C.

Table 1 – Intersection LOS Criteria

Level of Service	Control Delay (seconds/vehicle)					
Service	Signalized	Unsignalized				
Α	≤ 10	≤ 10				
В	> 10-20	> 10-15				
С	> 20-35	> 15-25				
D	> 35-55	> 25-35				
Е	> 55-80	> 35-50				
F	> 80	> 50				

Source: Exhibit 18-4 and Exhibit 19-1, Highway Capacity Manual 2010

*In addition, any movement that operates with a volume-tocapacity ratio greater than 1 (V:C.1), is considered to be operating at LOS F, no matter the control delay.

Table 2 - Existing (2018) Level-of-Service Summary

ID	Intersection	Stop Control	Approach	AM(PM) LOS Existing
1	90 th Street and Cactus Road	Signal	NB SB EB WB	C(C) C(C) C(C) C(C)
			Overall	C(C)
2	Existing Drive and Cholla Street	1-Way Stop (NB)	NB Left NB Right WB Left	A(A) A(A) A(A)
3	Cholla Street and 89th Street	1-Way Stop (SB)	SB Left SB Right EB Left	A(A) A(A) A(A)
4	Cholla Street and 92 nd Street	Signal	NB SB EB WB Overall	A(A) A(A) D(D) D(D) B(A)

A review of the results of the Level of Service analysis of existing conditions summarized in **Table 2** reveals that all study intersections currently operate at overall LOS D or better during both peak hours.

CRASH ANALYSIS

CivTech excerpted from its statewide crash databases crash listings for the existing signalized study intersections for the three-year period 2014 through 2016. The listing shows that a total of 11 incidents were reported. None of the incidents resulted in fatal injuries. Eight (8) of the incidents were reported at the intersection of 90th Street and Cactus Road while three (3) of the incidents were reported at the intersection of 92nd Street and Cholla Street. The report listed the cross road as Cholla Drive, but a check of the included coordinates indicate that the cross road was actually Cholla St. The crash listings can be found in **Appendix D**. A summary of the crash data for each intersection is provided in **Table 3**.



Table 3 – 2014-16 Crash Summary

90th Street and Cactus Road	2014	2015	2016	Total
Type of Crash/Incident				
Single-Vehicle	0	0	1	1
Angle	0	1	1	2
Left Turn	0	0	1	1
Rear-End	2	0	0	2
Head On	1	0	0	1
Sideswipe, Same Direction	0	0	0	0
Sideswipe, Opposite Direction	0	0	0	0
Rear to Side	0	0	0	0
Rear to Rear	0	0	0	0
Other/Unknown	0	1	0	1
Crash/Incident Severity*				
Property Damage Only (PDO)	2	1	1	4
Injury	1	1	2	4
Fatality	0	0	0	0
Total by Year	3	2	3	8
92 nd Street and Cholla Street	2014	2015	2016	Total
Type of Crash/Incident				
Single-Vehicle	0	1	0	1
Single-Vehicle Angle	0	1 0	0	1 0
Angle	0	0	0	0
Angle Left Turn	0	0	0	0
Angle Left Turn Rear-End Head On	0 0	0 0 0	0 1 1	0 1 1
Angle Left Turn Rear-End Head On Sideswipe, Same Direction	0 0 0	0 0 0 0	0 1 1 0	0 1 1 0
Angle Left Turn Rear-End Head On	0 0 0 0	0 0 0 0	0 1 1 0 0	0 1 1 0 0
Angle Left Turn Rear-End Head On Sideswipe, Same Direction Sideswipe, Opposite Direction	0 0 0 0 0	0 0 0 0 0	0 1 1 0 0	0 1 1 0 0
Angle Left Turn Rear-End Head On Sideswipe, Same Direction Sideswipe, Opposite Direction Rear to Side	0 0 0 0 0 0	0 0 0 0 0 0	0 1 1 0 0 0	0 1 1 0 0 0
Angle Left Turn Rear-End Head On Sideswipe, Same Direction Sideswipe, Opposite Direction Rear to Side Rear to Rear	0 0 0 0 0 0 0	0 0 0 0 0 0 0	0 1 1 0 0 0 0	0 1 1 0 0 0 0
Angle Left Turn Rear-End Head On Sideswipe, Same Direction Sideswipe, Opposite Direction Rear to Side Rear to Rear Other/Unknown	0 0 0 0 0 0 0	0 0 0 0 0 0 0	0 1 1 0 0 0 0	0 1 1 0 0 0 0
Angle Left Turn Rear-End Head On Sideswipe, Same Direction Sideswipe, Opposite Direction Rear to Side Rear to Rear Other/Unknown Crash/Incident Severity* Property Damage Only (PDO)	0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0	0 1 1 0 0 0 0 0	0 1 1 0 0 0 0 0
Angle Left Turn Rear-End Head On Sideswipe, Same Direction Sideswipe, Opposite Direction Rear to Side Rear to Rear Other/Unknown Crash/Incident Severity*	0 0 0 0 0 0 0 0 0	0 0 0 0 0 0 0 0 0 0	0 1 1 0 0 0 0 0 0 0	0 1 1 0 0 0 0 0 0

^{*}Numbers represent crashes, not the numbers of vehicles involved or persons injured.

A review of the data presented in **Table 3** reveals that at the intersection of 90th Street and Cactus Road, rear end and angle collisions were the most common. At the intersection of 92nd Street and Cholla Street, the collisions were divided evenly between single-vehicle, left-turn, and rear end.

Half of the incidents (4 of 8) at the intersection of 90th Street and Cactus Road resulted in no reported injuries and property damage only. The other half of the incidents reported injuries and the rate is constant over time. None of the incidents at the intersection of 92nd Street and Cholla Street reported injuries, all reported property damage only. The trend is constant over time.

From the above review of crash data at these intersections, it can be concluded that there are no obvious crash patterns that stand out and could be treated with any type of low-cost mitigation measures that could be implemented by the City.



PROPOSED DEVELOPMENT

SITE DESCRIPTION

The proposed Megerdichian Senior Center development includes a 48-dwelling unit minimal residential health care facility, and a 30-room, 38-bed specialized residential health care facility. The site is located east of the Loop 101 south of Cholla Street in Scottsdale, Arizona. The layout of the proposed development is illustrated in **Figure 4**. It is expected to be opened and built out by the year 2020. Please note that 51 dwellings and 18 beds were studied by CivTech in May 2018.

SITE ACCESS

As shown in **Figure 4**, there is one existing site access approaching from the south where 88th Place and Cholla Street intersect. For the purpose of this analysis, 88th Place and Cholla Street were analyzed as a continuous east-west roadway and the existing driveway was analyzed as a north-south roadway at this intersection; therefore, it is analyzed as a one-way stop controlled "T" intersection with stop control northbound. The eastbound approach is a shared through/right-turn and the westbound approach is a shared left/through lane.

TRIP GENERATION ESTIMATION AND COMPARISON

The potential trip generation for the proposed development was estimated utilizing the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 10th Edition* and *Trip Generation Handbook, 3rd Edition*. The ITE *Trip Generation Manual* contains data collected by various transportation professionals for a wide range of different land uses. The data are summarized in the report and average rates and equations have been established that correlate the relationship between an independent variable that describes the development size and generated trips for each categorized land use. The report provides information for daily and peak hour trips.

Table 4 – Proposed Development Trip Generation

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	ITE	Settin	g/						AM	Distributio	n	PM Disti	ibution
Land Use	LUC	Locati	on	ITE Lan	d Use Name	Quan	tity Units*		ln	0	ut	ln .	Out
Assisted Senior Center	252	Gene	ral		Senior Adult Housing Attached 48 Dwelling Units		35% 65%		%	55%	45%		
Specialized Residential Health Care Facility	620	Gene	ral	Nursing Home			38 Beds 72%		28%		33%	67%	
				ADT			AM Pea	k Hour			PM F	Peak Hour	
Land	Use		A۱	/g Rate	Total	Avg Rate	ln	Out	Total	Avg Rate	In	Out	Total
Minimal Residential Health Care Facility			*3.49	168	*0.20	3	6	9	*0.29	8	6	14	
Specialized Residential Health Care Facility			3.06	116	0.17	4	2	6	0.22	3	5	8	
Totals					284		7	8	15		11	11	22

DUs=Dwelling Units

*Note: Average rates were calculated by generating trips using equations for and dividing by total number of dwelling units. (See below.)

CALCULATIONS (Equations shown only where available)						
Land Use	Daily	AM Peak Hour	PM Peak Hour			
Minimal Residential Health Care Facility	T= 4.02(48)-25.37= 168	T= 0.20(48)-0.18= 9	T= 0.24(48)+2.26= 14			
Specialized Residential Health Care Facility	Weighted Average	Weighted Average	Weighted Average			

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The proposed development by the opening/buildout year 2020, is expected to generate 284 external daily trips with 15 total trips (7 in/8 out) occurring during the AM peak hour and 22 trips (11 in/11 out) occurring during the PM peak hour.

Under the prior mix of 51 dwelling units and 18 beds studied in May 2018, the project was expected to generate 236 external daily trips with 13 total trips (6 in/7 out) generated during the AM peak hour and 19 trips (9 in/10 out) generated during the PM peak hour when calculated using the same applicable formulae or average rates. Therefore, these trips represent increases of 48 trips daily and 2 and 3 trips during the AM and PM peak hours, respectively, over those reported in the original submittal of this report.

TRIP DISTRIBUTION AND ASSIGNMENT

A single trip distribution pattern was assumed for the proposed development. It is expected that the residential development will generate trips based on future population within a 7-mile radius of the site. Future total population within a 7-mile radius of the site, as predicted by the 2020 socio-economic data compiled by the Maricopa Association of Governments (MAG), was used as a basis to estimate trip distribution for the residential development. The resulting trip distribution percentages for the study area are shown in **Table 4**. The trip distribution calculations are included in **Appendix E**.

Figure 5 illustrates the trip distribution percentages shown in Table 5 on the roadway network within the study area expected in 2020. The percentages presented in Table 5 were applied to the site trips generated to determine the AM and PM peak hour site traffic at the intersections within the study area for 2020. The resulting site generated trip assignments for

Table 5 – Trip Distribution

Roadway	Trip Distribution	
North on 90 th Street (north of Cactus Road)	3%	
North on 92 nd Street (north of Cholla Street)	5%	
South on 92 nd Street (south of Cholla Street)	36%	
East on Cactus Road (east of 90 th Street)	5%	
East on Cholla Street (east of 92 nd Street)	5%	
West on Cactus (west of 90 th Street)	46%	
Total	100%	

the proposed development in 2020 are presented in Figure 6.

FUTURE BACKGROUND TRAFFIC

Historical daily traffic volumes were taken from the City of Scottsdale traffic count website to estimate an average annual growth rate. Average daily traffic volumes on 92nd Street between Cholla Street and Cactus Road, were considered. This location experienced an average annual increase of daily traffic of 2.0 percent from 2014 to 2016. Therefore, a 2.0 percent annual growth rate was applied to the volumes at the study intersections to obtain the future background traffic volumes. Growth rate calculations can be found in Appendix F. The opening/buildout year background traffic volumes are illustrated in Figure 7.

TOTAL TRAFFIC

Total traffic was determined by adding the site generated traffic to the projected background traffic for opening/buildout year 2020. Total AM and PM peak hour traffic for horizon year 2020 is shown in Figure 8.



TRAFFIC IMPROVEMENT AND MITIGATION ANALYSIS

As documented above, the new mix of 48 dwelling units and 38 beds is expected to generate not more than 3 additional trips during either peak hour. CivTech reviewed the difference in trips and the level of service analysis below, with all of the intersections operating at overall levels of service of C or better and no movements operating at less than LOS D and did not judge these few (1 inbound/1 outbound AM; 2 inbound/1 outbound PM) additional trips enough to change the impacts on the surrounding roadway network or the recommendations within the TIA. Since the site is in an established neighborhood, the only two study intersections at which it is likely that there would have been noticeable increase in traffic since 2018—increased through volumes due to growth in regional traffic and not due to any significant site traffic—would be the intersections on 90th Street at Cactus Road and on 92nd Street at Cholla Street. Therefore, CivTech did not consider it necessary at this time to burden the church with the cost of redoing the several analyses with slightly revised numbers that would not likely change the previous reported results.

LEVEL OF SERVICE ANALYSIS

Peak hour capacity analyses were conducted for all the intersections within the study area. All intersections were analyzed using Synchro 10.0 analysis software and the methodologies previously presented. The overall intersection and approach levels of service are summarized in Table 6 for the analysis year 2020. Detailed analysis worksheets can be found in Appendix G for 2020. No changes are required in lane configurations or stop control at any of the study intersections.

Table 6 – 2020 Opening Year Peak Hour Levels of Service

ID	Intersection	Stop Control/ Mitigated	Approach/ Movement	2020 LOS	
				No Build AM (PM)	Build AM (PM)
1 90 th Street and Cactus Road		Signal	NB	C(C)	C(C)
	90th Street and		SB	C(C)	C(C)
			EB	C(C)	C(C)
	Cacius Road		WB	C(C)	C(C)
			Overall	C(C)	C(C)
2 Existing Drive and Cholla Street	Existing Drive and		NB Left	A(A)	A(A)
	1-Way Stop (NB)	NB Right	A(A)	A(A)	
	Cholla Street		WB Left	A(A)	A(A)
3	Cholla Street and	1-Way Stop (SB)	SB Left	A(A)	A(A)
			SB Right	A(A)	A(A)
	89th Street		EB Left	A(A)	A(A)
/	Cholla Street and 92 nd Street	Signal	NB	A(A)	A(A)
			SB	A(A)	A(A)
			EB	D(D)	D(D)
			WB	D(D)	D(D)
			Overall	B(A)	B(A)

The results of the opening year 2020 HCM 6th Edition analyses summarized in Table 6 indicate that all study intersections should operate with acceptable levels of service of LOS D or better. Based on these levels of service, no mitigation measures are recommended.

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LEFT TURN DECELERATION LANES

Currently, there is no left turn deceleration lane from Cholla Street to the existing driveway. Upon completion of the development, approximately 28 vehicles will be making left turns into the site in the AM peak hour and 18 in the PM peak hour, these volumes are shown in **Figure 8**. The opposing street volume is predicted to be very minor, approximately 1 vehicle in the AM peak hour and 3 in the PM peak hour, meaning that there should be very little conflict between vehicles turning left into the site and opposing street traffic. A left turn deceleration lane is not warranted at this intersection.

RIGHT TURN DECELERATION LANES

Cholla Street is currently classified as a minor collector road by the City of Scottsdale. In order to determine the need for a deceleration lane, the following criteria must be met

- At least 5,000 vehicles per day are expected to use the street.
- The 85th percentile traffic speed on the street is at least 35 mph.
- At least 30 vehicles will be making right turns into the driveway during a 1-hour period.

Based on the total traffic volumes, shown in **Figure 8**, there will be fewer than 5,000 vehicles per day using Cholla Street. The posted speed limit for Cholla Street is 25 mph and there will be approximately 20 right turns into the site in the AM peak hour and 5 right turns in the peak hour. Since none of the three criteria has been met, a right turn deceleration lane will not be required at the driveway.

QUEUE STORAGE ANALYSIS

Since no new deceleration lanes are being proposed for the site, a queue storage analysis is not required.

SIGHT DISTANCE ANALYSIS

Adequate sight distance must be provided at the intersections to allow safe turning movements into and out of the development. A sight triangle is the area encompassed by the line of sight from a stopped vehicle on the minor roadway to the approaching vehicle on the major roadway; there must be sufficient unobstructed sight distance along both approaches of a street or driveway intersection and across their included corners to allow operators of vehicles to see each other in time to prevent a collision. There must also be sufficient sight distance along the major street to allow a driver intending to turn left into the site to see an oncoming vehicle in the opposing direction.

Sight distance should be provided at the proposed access based on the standards provided in the City of Scottsdale Design Standards and Policies Manual, 2018 Update.

Adjacent to the site, 88th Place/Cholla Street was constructed with horizontal curvature at a relatively flat grade; therefore, the only impediments to the site distance would be existing structures and landscaping. The developer should ensure that adequate sight distance is provided at the intersections to allow safe left and right turning movements from the development and left turns into the development from Cholla Street.



Landscaping should be maintained at a maximum of three feet in height. To maintain sight distance, tree branches should be trimmed lower than seven feet and maintained to meet current acceptable landscape requirements.

Figures depicting the method and sight distance requirements are provided in the City of Scottsdale's Design Standards and Policies Manual, 2018 Update. Copies of the applicable standards are provided in **Appendix H** for reference.

NEIGHBOR CONCERNS

The Owner of Saint Apkar hosted a neighborhood meeting on October 11, 2018. The neighbors raised some concerns. In response, CivTech collected additional traffic data and responded to the owner in a letter dated November 30, 2018. A copy of this letter has been included as **Appendix I**.

19



CONCLUSIONS AND RECOMMENDATIONS

The following conclusions and recommendations have been documented in this study:

- ♦ The proposed development by the opening/buildout year 2020, is expected to generate 284 external daily trips with 15 total trips (7 in/8 out) occurring during the AM peak hour and 22 trips (11 in/11 out) occurring during the PM peak hour.
- ♦ These trips represent increases of 48 trips daily and 2 and 3 trips during the AM and PM peak hours, respectively, over those reported in the original submittal of this report, which was finalized on May 23, 2018 and on which the City made minor comments.
- ♦ From the review of crash data at the intersections of 90th Street and Cactus Road and 92nd Street and Cholla Street, it can be concluded that there are no obvious crash patterns that stand out and could be treated with any type of low-cost mitigation measures that could be implemented by the City.
- All study intersections currently operate at overall LOS D or better during the peak hours.
- ♦ No new left-turn or right-turn deceleration lanes are required by City of Scottsdale's Design Standards and Polices Manual Section 5-3.206 on 88th Place and Cholla Street approaching the site driveways.
- ♦ The results of the opening year 2020 HCM 6th Edition analyses indicate that all study intersections should operate with acceptable levels of service of LOS D or better. Based on these levels of service, no mitigation measures are recommended.
- ♦ Sight distance should be provided at the proposed access based on the standards provided in the City of Scottsdale Design Standards and Policies Manual, 2018 Update.



Scottsdale Vista, Arizona Park Place, and Marlboro Court Single-Family Residential Neighborhood Preservation Initiative

Published by Mark Mach on 24th Aug 2020

PREAMBLE

This preamble discusses the background and issues with the proposed facility in detail—if you already are familiar with the project and issues, feel free to scroll down to the petition itself, which is rather short in comparison.

Background

The Western Diocese of the Armenian Church of North America is proposing the construction of the Megerdichian Senior Center on their property located at 8849 East Cholla Street, Scottsdale, Arizona 85260, between the surrounding communities comprised of single family homes, Scottsdale Vista, Arizona Park Place, and Marlboro Court. This uncharacteristically large facility for the community would be located between the existing small senior residence and the Church already existing on the property. Based on plans presented by the attorney representing the project, Edwin C. Bull, at the community meeting on August 6th, 2020, the facility will be: three stories with a basement, forty feet tall, hold a maximum of over 140 residents, have an unspecified number of staff, and have capacity for 251 cars in the surrounding parking on the property.

On December 18th, 2018, Ricki Horowitz of BURCH and CRACCHIOLO filed Use Permit 19-UP-2018 and Rezoning Proposal 25-ZN-2018 for the construction of the Meshrop & Mariam Megerdichian Residential Health Care Facility, aka the Megerdichian Senior Center, on the Saint Apkar Armenian Apostolic Church at 8849 East Cholla Street. While several community meetings have been hosted by the project members and legal representation, community members have voiced concerns, only to find the plans have grown to become a larger facility with greater population density, to the point where the existing planning cases submitted no longer reflect the scale of the project.

Concerns and Issues

As a result of this incursion of this high density residential project into this single-family house community, residents have banded together in opposition due to the following concerns:

1. Property Values

The issues and concerns identified in this list will primarily distill down to one certain impact: property values.

The surrounding community will suddenly see a visual anomaly appear within view of their houses: a large three story facility, surrounded by lights, parking spaces, and traffic. There is a large dumpster right along the wall of neighboring properties, with the foul smell of rotten food wafting into their back yards. The trash compactor kicks on and the whining of the hydraulics kills the conversation nearby.

How much would that impact the value of that property?

How much would the devaluation of that house impact its neighboring houses, when its sale is used as a comp for appraising their properties?

Everybody bordering the property of the site will have to deal with all the issues listed here. Other homes further back from the property may only deal with some of the issues. Nonetheless, all community homes can expect loss in value to some degree.

Dropping home values means less money when you go to upgrade your house, less revenue if you rent out your property, less borrowing capacity if you refinance or obtain a home equity loan, less money when you sell it.

Yes, the Diocese will earn money from this facility—but it will come at the cost of devaluating properties in the surrounding communities—at your expense!

2. Zoning Carries Significant Risk of Further Undesirable Use if the Senior Center Project Fails

A facility of this magnitude requires rezoning of the existing property from the existing R1-35 single-family home zoning consistent with the surrounding community, to an R-5 high density residential zoning, which also permits facilities allowable in C-1 Neighborhood Commercial zoned areas, including: a wide variety of "smaller shops and services" such as banks, bakery, auto parts and supplies, drugstores, gas stations, and liquor stores.

3. There is No Need for this Facility in this Location

A quick search on Apple Maps for "assisted living" shows twenty facilities within seven miles of the site. Two major facilities, Desert Flower Senior Living, and Westminster Village, are within one mile.

With such a variety and number of similar services within a short distance, this demonstrates that this service is not geographically constrained to this specific location, and could be provided from a variety of areas within the City of Scottsdale, particularly in locations where it could fit better into the existing community, and not impact surrounding neighborhoods by a significant population density increase, or clash with community standards.

4. The Facility Is Inconsistent with the Character of the Surrounding Community

While the benefit of the services provided by the facility, and the jobs created would be of benefit to the community, this facility is a significant departure from the character of the surrounding single-family home neighborhoods. The problem does not lie in the facility itself—it lies in the location in the midst of a single-family housing area, and does not fit with the character of this neighborhood.

No buildings in the surrounding area are three stories, have this level of population density, or support this much parking space.

5. Aesthetics

The facility is out of place with the surrounding neighborhoods. As a result, the appearance of the neighborhood in the immediate vicinity, and the views of the facility from nearby properties will experience a degradation in their view.

6. A Significant Density Increase Would Take Place In the Community

Six single-family homes built with current zoning would result in a population of seventeen additional residents based on the average number of household members in the City of Scottsdale; as opposed to a large senior center which, in conjunction with the pre-existing facility already in place, would result in a population of over 150 residents, plus an undetermined number of staff employed within the facility. This represents a difference in the population density by a factor of ten counting the number of employees likely to be on the site.

Higher population density carries with it more undesirable factors with greater impact as density increases. The other concerns cited within this document list those issues.

7. Trash

Trash from over one hundred fifty residents, not including the staff, would be considerable. This is the type of facility where the residents eat three times a day, resulting in significant food waste. The volume and nature of this waste will result in storage on site, with associated smells, insects, and vermin.

A very large trash bin and trash compactor are planned to be placed immediately behind the Arizona Park Place properties at 11128 and 11148 North 88th Place. The sound, sight, and smell will certainly impact the value of those properties, and any other homes near by (as well as others in the neighborhood as discussed under the issue regarding property values).

The existing property already has an issue with vermin, which is evident from the number of rat traps placed across the existing property, and needing to be deployed by homeowners on Mescal. The efforts in place thus far have yet to bring the issue under control.

8. Traffic

With two hundred fifty parking places, over one hundred fifty residents, and an unknown number of staff, traffic can expect to increase considerably on Cholla, 89th, and Gary.

While a traffic study was submitted for the original design of the facility when it had a lower density, the growth of the scope now exceeds the original traffic study which estimated an additional 280 cars transiting Cholla every day.

Discussions with congregation members uncovered reports of the clergy requesting people attending mass or other church activities were requested to avoid driving on Cholla while the traffic study was taking place, invalidating the study.

Existing homeowners on Cholla already have complained about speeds used by vehicles on that road, and increased traffic will only compound those problems.

With increased traffic, and a gated parking access to the proposed facility, expectations of additional on-street parking are realistic.

Traffic "looking for" the facility will drive through the neighboring single-family communities, thereby increasing traffic there.

9. Safety

Cholla is a very narrow street, particularly towards the end where it approaches the church

property. Cars parked on opposite sides of the road would likely prevent large vehicles (garbage trucks, fire trucks, emergency medical vehicles, etc.) from passing through, as well as creating safety concerns for general traffic on a busy road that is reduced to essentially one lane at these choke points.

Increased traffic implies increased risk for pedestrians, neighborhood children, and pets—all of which do make regular use of the sidewalks and walkways conveniently placed in these neighborhoods.

10. Noise

Higher population density brings additional noise with it. Increased use of emergency vehicles for an elderly population will result in sirens, lights, fast emergency vehicles, and horns when cars are parked in a manner that other vehicles cannot effectively pass.

The area will result in people waiting in cars in the parking lot and listening to loud music, employees on break by neighboring properties while talking to each other, trash compactor making noise day or night, trucks making deliveries and honking to announce their presence at the loading dock, and car horns sounding every time they are locked or unlocked via remote.

11. Light

Lighting from all the windows, exterior building lights, and parking lot lights will be visible from the surrounding areas. In addition, the community will experience headlights of cars driving on roads to transit to or from the facility, as well as when they drive around the parking lots at night.

Brightness of the area will be directly viewable from a considerable distance into the surrounding communities, due to the increased height.

In spite of only having downward facing lights, the resulting ambient light and reflection off of surfaces will cause some degree of further light pollution to the area, that would not be experienced with lower density residential zoning.

12. Privacy

Due to the increased height of the facility, it will overlook the housing adjacent to the facility, enabling staff and residents to see into windows, and into back yards.

People in the parking areas or common grounds will be able to look over walls into the yards. There are concerns that this could be an an opportunity for crime. People that have semi-valuables in their back yards may look like attractive victims.

13. General Nuisances for Neighbors

Employees that smoke will need to move away from the building. This may very well start taking place along neighboring properties, resulting in employees throwing cigarette butts over the wall, and causing smell problems with cigarette smoke.

Likewise, garbage from cars may be thrown over walls or onto the parking lot, then scattered into the surrounding community by wind. Currently, the church takes no ownership of cleaning up the existing debris, resulting in a trash strewn and unkempt appearance.

The plans for landscaping are extensive, resulting in many trees adjacent to neighboring properties.

This only exacerbates the current issue of trees on church property never being maintained, resulting in branches encroaching into neighboring properties, and plant debris falling into neighbors' yards and pools.

14. Drainage Issues

Water has prescribed flow patterns to ensure that it drains away from houses and parks. Recently, the Arizona Park Place community park was flooding more than usual during rain due to these drainage channels blocked by debris on church property. There are concerns that construction will disrupt the drainage, and continued lack of maintenance may cause more issues, particularly with the effects of increased population density.

15. Senior Center Use is Contradictory to the Intended Gifted Use of the Property

Per the Gift Deed on file that granted the property to the Diocese, "This Deed is being recorded from the Granter to Grantee for the purposes of the Grantee erecting a church or church connected buildings on this land for its congregation. Any other use or purposes whatsoever without the written approval of the Grantors herein shall be deemed a violation of this Deed Restriction."

16. Construction

While this is not a primary concern due to the effects being temporary in nature, the construction of the facility will result in further issues with: noise, dust, smells, and traffic from trucks and heavy equipment.

Conclusion

The Megerdichian Senior Center may be of benefit to the City of Scottsdale, but the location selected by the Diocese is not an appropriate fit. The area is exclusively used for single-family homes on all four sides. As a result, the community members find this project inconsistent with community standards, and strongly believe that the adverse effects would impact the neighborhood, causing frustrations with use incompatibilities of the different property use types, and causing loss of property values.

PETITION

We, the undersigned, stand for the preservation of the Scottsdale Vista, Arizona Park Place, Marlboro Court, and other surrounding North Scottsdale single-family residential communities, and hereby oppose Use Permit 19-UP-2018 and Rezoning Proposal 25-ZN-2018, and any subsequent modifications or derivative requests thereof, for the construction of the Meshrop & Mariam Megerdichian Residential Health Care Facility, aka the Megerdichian Senior Center, on the Saint Apkar Armenian Apostolic Church at 8849 East Cholla Street.

We respectfully but strongly **request that these requests be cancelled or disapproved**, thereby keeping the nature of our communities intact.

We find that the project is inconsistent with the character of the surrounding neighborhoods, and strongly believe that this improperly located project in conjunction with the multiple adverse

effects it would bring as documented in the preamble will degrade the community aesthetics, adversely impact property values, and erode our standards of daily living.				

#	First name	Last name	Date
1	Mark	Mach	Aug 24, 2020
2	Jill	Ponce	Aug 24, 2020
3	Elizabeth	Herbolsheimer	Aug 24, 2020
4	Barbara	Warren	Aug 24, 2020
5	NANCY	ACOSTA	Aug 24, 2020
6	Karina	Acosta	Aug 24, 2020
7	Daniela	Acosta	Aug 24, 2020
8	Richard	Acosta	Aug 24, 2020
9	Gaurav	Arora	Aug 25, 2020
10	Dinesh reddy	Sudula	Aug 25, 2020
11	Barbara	Nixon	Aug 26, 2020
12	Wayne	Unruh	Aug 29, 2020
13	Laura	Unruh	Aug 29, 2020
14	P 1	Beebe	Aug 29, 2020
15	Lauran	Beebe	Aug 29, 2020
16	Robert	Hasenbein	Aug 29, 2020
17	Vincent	Cameron	Aug 29, 2020
18	Alex	Adrian	Aug 29, 2020
19	Amy	Crump Sabin	Aug 30, 2020
20		Miller	Aug 30, 2020
21		Miller	Aug 30, 2020
22	Joan	Sanders	Aug 31, 2020
23		Bolanos	Aug 31, 2020
24		Kennedy	Aug 31, 2020
25		Hornick	Aug 31, 2020
26		Gurman	Aug 31, 2020
27	F	Valavanis	Sep 01, 2020
28		Gupta	Sep 01, 2020
29		Blum	Sep 01, 2020
30		Abed	Sep 01, 2020
31	Carol	Rose	Sep 01, 2020
32		rajan	Sep 01, 2020
33		Oliva	Sep 01, 2020
34		Cordes	Sep 01, 2020
35	Laura	Lysacek	Sep 01, 2020
36		Trepak	Sep 01, 2020
37		Rincon	Sep 02, 2020
38		Polikoff	Sep 03, 2020
39		Benchwick	Sep 03, 2020
40		Cameron	Sep 04, 2020
41		Peruzzini	Sep 05, 2020
42	Kim	Kane	Sep 05, 2020
43	Daniel	Fleischmann	Sep 05, 2020

#	First name	Last name	Date
44	Christopher	Banes	Sep 05, 2020
45	Rita	Gavle	Sep 05, 2020
46	Nancy	ODonnell	Sep 05, 2020
47	Paul	Katz	Sep 06, 2020
48	Katherine	Katz	Sep 06, 2020
49	Rachel	Nally	Sep 06, 2020
50	Gretchen	Heberling	Sep 06, 2020
51	Cynthia	Heberling	Sep 06, 2020
52	Gary	Heberling	Sep 06, 2020
53	Fred	Yeaw	Sep 06, 2020
54	Donna	Yeaw	Sep 06, 2020
55	Shanna	Murphy	Sep 07, 2020
56	Matt	Mclinn	Sep 07, 2020
57	Marcia	Harding	Sep 07, 2020
58	Michael	O'Donnell	Sep 07, 2020
59	Stephen	Murkowicz	Sep 07, 2020
60	Siegfied	Hohaus	Sep 07, 2020
61	Julie	Kelpien	Sep 07, 2020
62	Craig	Woisin	Sep 08, 2020
63	Carolyn	Woisin	Sep 08, 2020
64	Linda	Martinson	Sep 08, 2020
65	Alexandra	Buckle	Sep 08, 2020
66	Patrick	Cooper	Sep 08, 2020
67		Skaggs	Sep 08, 2020
68		Skaggs	Sep 08, 2020
69	Kris	Ertz	Sep 09, 2020
70	Antonin	Jaros	Sep 09, 2020
71	Charles	Alexander	Sep 09, 2020
72	Peter	Yanover	Sep 09, 2020
73	S.A.	Nally	Sep 15, 2020
74	Eloisa	Horta Contreras	Sep 25, 2020
75	Patricia	Frantz	Mar 04, 2021
76	Kenneth	Frantz	Mar 04, 2021
77	James	Herzberg	Mar 04, 2021
78	James	Herzberg	Oct 29, 2021
79	Sharon	Herzberg	Oct 29, 2021
80	Siegfried	Hohaus	Oct 29, 2021
81	Cynthia	Buenaventura Allen	Oct 31, 2021
82	Susan	Silver	Oct 31, 2021

 From:
 Whitehead, Solange

 To:
 Curtis, Tim

 Cc:
 Bloemberg, Greg

Subject: RE: Armenian Church/Cultural Center Proposal

Date: Friday, January 07, 2022 7:50:22 PM

No rest for the weary – you guys have a lot on your plates. Thank you very much for this info and I'll follow up....

From: Curtis, Tim <tcurtis@scottsdaleaz.gov>

Sent: Friday, January 7, 2022 6:32 PM

To: Whitehead, Solange <SWhitehead@Scottsdaleaz.gov>

Cc: Bloemberg, Greg <GBLO@Scottsdaleaz.gov>

Subject: RE: Armenian Church/Cultural Center Proposal

Sorry, I previously used a defunct Greg Bloemberg email address.

From: Curtis, Tim

Sent: Friday, January 7, 2022 6:30 PM

To: Whitehead, Solange <<u>SWhitehead@Scottsdaleaz.gov</u>> **Cc:** Greg Bloemberg <<u>greg.bloemberg@facebook.com</u>> **Subject:** RE: Armenian Church/Cultural Center Proposal

Councilwoman Whitehead,

Greg Bloemberg is the name, and here's the <u>link</u> and <u>link</u> to the cases. These cases are scheduled for Planning Commission on January 26 and tentatively for City Council on March 1.

Let us know if you have any more questions.

Have a great weekend.

Tim Curtis

From: Whitehead, Solange <<u>SWhitehead@Scottsdaleaz.gov</u>>

Sent: Friday, January 7, 2022 5:28 PM **To:** Curtis, Tim < tcurtis@scottsdaleaz.gov>

Subject: FW: Armenian Church/Cultural Center Proposal

Hi Tim, Can you remind me which planner is overseeing this request? (senior living/cholla&101/Armenian church) Happy New Year!!! Solange

From: Whitehead, Solange <<u>SWhitehead@Scottsdaleaz.gov</u>>

Sent: Friday, January 7, 2022 11:43 AM **To:** Theresa Gates <gates112@cox.net>

Subject: Re: Armenian Church/Cultural Center Proposal

From: Theresa Gates <gatest12@cox.net>
Sent: Friday, December 31, 2021 1:43 PM

To: City Council < CityCouncil@scottsdaleaz.gov>

Subject: Armenian Church/Cultural Center Proposal

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

Dear City Council Members,

Thank you to Councilwomen Whitehead and Littlefield for taking the time to attend the recent meeting at the Armenian Church & Cultural Center regarding their desire to expand their operations to include a large senior care facility on their premises. We see this as a large commercial venture in an already established residential neighborhood with tight boundaries.

We cannot imagine how Cholla St. and surrounding streets could possibly endure the onslaught of large construction trucks, 24 hour work staff coming and going, visitors, delivery trucks, emergency vehicles, overall continuous congestion, air and noise pollution, and the stressful degradation of our space this proposal would bring. I don't believe our residential area was zoned for businesses.

We have lived in our home for about 15 years, as most have on our street. We have been upset for some time by the growing number of vehicles coming and going from the church/cultural center.

What we were originally told when they proposed building a cultural center was the property would be used for Sunday service and an occasional event. Then, they added a day care center and everything changed. None of us knew this would transpire. Our quiet, calm neighborhood has turned into a stream of cars daily in the early mornings and again in the afternoons with other vehicles coming and going in between. It's not peaceful anymore.

Meanwhile, our street still has a continuous flow of people walking their dogs, parents with kids in strollers, bicyclists, and runners who enjoy some tranquility on our tree-lined meandering sidewalk. If this additional proposal were allowed to transpire, we can kiss our little oasis on Cholla St. goodbye. Other nearby streets would also suffer. We all stand to lose on this issue.

And it is not necessary for them to build this 150 unit facility at this location. I am not aware of any other churches or cultural centers who build senior care facilities on the same grounds as their parishes. They are usually separate facilities housed elsewhere. Like other similar large entities, they can find property for their senior care facility somewhere that does not destroy an already established neighborhood.

Please stop them from continuing this ever increasing use of their property for commercial purposes, all to the detriment of us who actually live here and do not want our tiny street to be used as a thoroughfare and speedway, which it has become since they built this cultural center a few years back.

Can you imagine this kind of intrusion on the street where you live?

Theresa Gates

8844 E. Cholla St.

From: <u>tiffany-cooper@cox.net</u>

To: <u>Kuester, Kelli</u>

Cc: City Council; Bloemberg, Greg
Subject: RE: Concerned Scottsdale homeowner
Date: Tuesday, September 08, 2020 8:47:46 AM

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

Many thanks, appreciate the attention to this matter. For anyone who needs additional perspective, I would strongly encourage they drive down Cholla to the church along the small one lane residential street to evaluate the access to this overly-sized development.

Thank you again.

Tiffany

On Sep 8, 2020, 8:35 AM -0700, Kuester, Kelli < KKuester@Scottsdaleaz.gov>, wrote:

Hello Ms. Cooper,

Please allow me to acknowledge receipt of your email on behalf of Mayor Lane and the City Councilmembers. There currently is no City Council meeting scheduled to hear cases 25-ZN-2018 and 19-UP-2018 as the applicant is conducting a second round of neighborhood notification prior to their next submittal. Senior Planner Greg Bloemberg is copied on this email and can make sure your comments are included in the case file and he is the best resource should you have any questions.

Here is the link to the case info sheet where you can check for updates: https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/49380

Kelli Kuester

Management Assistant to the Mayor

3939 N. Drinkwater Blvd., Scottsdale, AZ 85251

kkuester@scottsdaleaz.gov

(480) 312-7977

From: Tiffany Cooper <tiffany-cooper@cox.net>
Sent: Sunday, September 6, 2020 9:11 AM

To: Lane, Jim <JLane@ScottsdaleAZ.Gov>; City Council

<CityCouncil@scottsdaleaz.gov>

Subject: Concerned Scottsdale homeowner

Importance: High

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

First, please allow me to say that I am not an anti-growth neighbor like some may be who send such an email. I do believe, however, that development must be right-sized for the community for which it serves. Having lived in this neighborhood for 15 years, I watch cars race down 89th/90th & Cholla streets – the same streets where our children are picked up and dropped off by the school bus. I can't begin to imagine how much worse speeding and traffic will be in our little neighborhood with small streets and limited street signs & traffic lights with the addition of this mega-development. I have signed the petition below and will share with our neighbors but the burning question I would like to ask each of you is <u>would you want or allow this development to occur in YOUR backyard/neighborhood? Shameful.</u>

https://www.gopetition.com/petitions/scottsdale-vista-arizona-park-place-marlboro-court-single-family-residential-neighborhood-preservation-initiative.html

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Higher population density carries with it more undesirable factors with greater impact as density increases. The other concerns cited within this document list those issues.

7. Trash

Trash from over one hundred fifty residents, not including the staff, would be considerable. This is the type of facility where the residents eat three times a day, resulting in significant food waste. The volume and nature of this waste will result in storage on site, with associated smells, insects, and vermin.

A very large trash bin and trash compactor are planned to be placed immediately behind the Arizona Park Place properties at 11128 and 11148 North 88th Place. The sound, sight, and smell will certainly impact the value of those properties, and any other homes near by (as well as others in the neighborhood as discussed under the issue regarding property values).

The existing property already has an issue with vermin, which is evident from the number of rat traps placed across the existing property, and needing to be deployed by homeowners on Mescal. The efforts in place thus far have yet to bring the issue under control.

8. Traffic

With two hundred fifty parking places, over one hundred fifty residents, and an unknown number of staff, traffic can expect to increase considerably on Cholla, 89th, and Gary.

While a traffic study was submitted for the original design of the facility when it had a lower density, the growth of the scope now exceeds the original traffic study which estimated an additional 280 cars transiting Cholla every day.

Discussions with congregation members uncovered reports of the clergy requesting people attending mass or other church activities were requested to avoid driving on Cholla while the traffic study was taking place, invalidating the study.

Existing homeowners on Cholla already have complained about speeds used by vehicles on that road, and increased traffic will only compound those problems.

With increased traffic, and a gated parking access to the proposed facility, expectations of additional on-street parking are realistic.

Traffic "looking for" the facility will drive through the neighboring single-family communities, thereby increasing traffic there.

9. Safety

Cholla is a very narrow street, particularly towards the end where it approaches the church property. Cars parked on opposite sides of the road would likely prevent large vehicles (garbage trucks, fire trucks, emergency medical vehicles, etc.) from passing through, as well as creating safety concerns for general traffic on a busy road that is reduced to essentially one lane at these choke points.

Increased traffic implies increased risk for pedestrians, neighborhood children, and pets—all of which do make regular use of the sidewalks and walkways conveniently placed in these neighborhoods.

10. Noise

Higher population density brings additional noise with it. Increased use of emergency vehicles for an elderly population will result in sirens, lights, fast emergency vehicles, and horns when cars are parked in a manner that other vehicles cannot effectively pass.

The area will result in people waiting in cars in the parking lot and listening to loud music, employees on break by neighboring properties while talking to each other, trash compactor making noise day or night, trucks making deliveries and honking to announce their presence at the loading dock, and car horns sounding every time they are locked or unlocked via remote.

11. Light

Lighting from all the windows, exterior building lights, and parking lot lights will be visible from the surrounding areas. In addition, the community will experience headlights of cars driving on roads to transit to or from the facility, as well as when they drive around the parking lots at night.

Brightness of the area will be directly viewable from a considerable distance into the surrounding communities, due to the increased height.

In spite of only having downward facing lights, the resulting ambient light and reflection off of surfaces will cause some degree of further light pollution to the area, that would not be experienced with lower density residential zoning.

12. Privacy

Due to the increased height of the facility, it will overlook the housing adjacent to the facility, enabling staff and residents to see into windows, and into back yards.

People in the parking areas or common grounds will be able to look over walls into the yards. There are concerns that this could be an an opportunity for crime. People that have semi-valuables in their back yards may look like attractive victims.

13. General Nuisances for Neighbors

Employees that smoke will need to move away from the building. This may very well start taking place along neighboring properties, resulting in employees throwing cigarette butts over the wall, and causing smell problems with cigarette smoke.

Likewise, garbage from cars may be thrown over walls or onto the parking lot, then scattered into the surrounding community by wind. Currently, the church takes no ownership of cleaning up the existing debris, resulting in a trash strewn and unkempt appearance.

The plans for landscaping are extensive, resulting in many trees adjacent to neighboring properties. This only exacerbates the current issue of trees on church property never being maintained, resulting in branches encroaching into neighboring properties, and plant debris falling into neighbors' yards and pools.

14. Drainage Issues

Water has prescribed flow patterns to ensure that it drains away from houses and parks. Recently, the Arizona Park Place community park was flooding more than usual during rain due to these drainage channels blocked by debris on church property. There are concerns that construction will disrupt the drainage, and continued lack of maintenance may cause more issues, particularly with the effects of increased population density.

15. Senior Center Use is Contradictory to the Intended Gifted Use of the Property

Per the Gift Deed on file that granted the property to the Diocese, "This Deed is being recorded from the Grantor to Grantee for the purposes of the Grantee erecting a church or church connected buildings on this land for its congregation. Any other use or purposes whatsoever without the written approval of the Grantors herein shall be deemed a violation of this Deed Restriction."

16. Construction

While this is not a primary concern due to the effects being temporary in nature, the construction of the facility will result in further issues with: noise, dust, smells, and traffic from trucks and heavy equipment.

Conclusion

The Megerdichian Senior Center may be of benefit to the City of Scottsdale, but the location selected by the Diocese is not an appropriate fit. The area is exclusively used for single-family homes on all four sides. As a result, the community members find this project inconsistent with community standards, and strongly believe that the adverse effects would impact the neighborhood, causing frustrations with use incompatibilities of the different property use types, and causing loss of property values.

From: Kuester, Kelli

To: Mark Roman Mach; "Dr. Jill Elisabeth Poncé"; Mark and Jill Mach

Cc: <u>City Council; Bloemberg, Grea</u>

Subject: RE: Opposition to Use Permit 19-UP-2018 and Rezoning Proposal 25-ZN-2018

Date: Monday, February 08, 2021 9:57:50 AM
Attachments: Neighborhood Preservation Petition-106569.pdf

Hello Mr. Mach,

Please allow me to acknowledge receipt of your email on behalf of Mayor Ortega and the City Councilmembers who appreciate you taking the time to share your input. This case is tentatively scheduled to be heard by the Planning Commission on March 24th and isn't yet scheduled for a City Council Meeting, however, I have included a link to the case info sheet here, and Senior Planner Greg Bloemberg is copied on this email and can make sure your comments are included in the case file.

Kelli Kuester

Management Assistant to Mayor and Council 3939 N. Drinkwater Blvd., Scottsdale, AZ 85251

kkuester@scottsdaleaz.gov

(480) 312-7977

From: Mark R. Mach <mark.mach@gmail.com>

Sent: Sunday, February 7, 2021 4:53 PM

To: Mayor David D. Ortega <DOrtega@Scottsdaleaz.gov>; Whitehead, Solange

<SWhitehead@Scottsdaleaz.gov>; Caputi, Tammy <TCaputi@Scottsdaleaz.gov>; Durham, Thomas

<TDurham@Scottsdaleaz.gov>; Janik, Betty <BJanik@Scottsdaleaz.gov>; Littlefield, Kathy

<KLittlefield@Scottsdaleaz.gov>; Milhaven, Linda <LMilhaven@scottsdaleaz.gov>

Subject: Opposition to Use Permit 19-UP-2018 and Rezoning Proposal 25-ZN-2018

Importance: High

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

To Mayor David D. Ortega, Vice Mayor Solange Whitehead, and remaining Scottsdale City Council members, including Councilwoman Tammy Caputi, Councilmember Tom Durham, Councilwoman Betty Janik, Councilwoman Kathy Littlefield, and Councilmember Linda Milhaven:

My wife, Dr. Jill Ponce, and I stand for the preservation of the Scottsdale Vista, Arizona Park Place, Marlboro Court, and other surrounding North Scottsdale single-family residential communities, and hereby oppose Use Permit 19-UP-2018 and Rezoning Proposal 25-ZN-2018, and any subsequent modifications or derivative requests thereof, for the construction of the Meshrop & Mariam Megerdichian Residential Health Care Facility, aka the Megerdichian Senior Center, on the site of Saint Apkar Armenian Apostolic Church at 8849 East Cholla Street.

We respectfully but strongly request that these requests be cancelled or disapproved, thereby keeping the nature of our communities intact.

Dr. Ponce and I have worked diligently with the members of the surrounding community and find that we are uniformly opposed to this project. Through these efforts, we created the attached petition which has gained broad support from the community surrounding the proposed project to the degree of one signature for every two houses in the surrounding neighborhoods.

In addition, Dr. Ponce and I retained retained Klauer and Curdie, Attorneys at Law, to assist with preventing this project. Through this law firm, we have communicated our and the neighborhood's concerns to the Diocese through their attorney, Edward Bull, resulting in delays while they submitted revisions of their plans as a token effort to show compliance with the neighborhood's wishes while minimally addressing any of the community members' concerns. To this day, they have not provided us with the new plans as they promised, though I had discovered their new revisions posted on the Scottsdale Planning and Development web page for active cases (https://www.scottsdaleaz.gov/planning-development/active-cases).

This project places a high density facility immediately between three communities comprised of single-family homes on all sides. Edward Bull, an attorney for the Diocese, indicated during one of his community meetings regarding this project that the land is not viable for use by single-family homes due to its proximity to Pima Highway—a fact that is completely untrue as you can see from the number of single-family homes adjacent to Pima Highway on the opposite side and to the north. Dr. Ponce and I live immediately adjacent to the Diocese's property, and have no issues the highway's proximity, as is true of the many others that live in close proximity to the highway. With so many other locations to build this facility within the city, one must pause to wonder why it has to be in this place, at this time, and in a fashion so characteristically out of place with the surrounding neighborhoods. In fact, there are twenty such facilities within seven miles of the property, with several within a mile! A facility like this could be a useful, helpful, and productive establishment within the city as those are, and yet not disrupt existing neighborhoods.

In spite of any revisions made by the Diocese, we find that the project is inconsistent with the character of the surrounding neighborhoods, and strongly believe that this improperly located project in conjunction with the multiple adverse effects it would bring as documented in the preamble of the petition will degrade the community aesthetics, adversely impact property values, and erode our standards of daily living.

Attached is a copy of the petition containing the grievances of the community along with the signatures of only some that oppose the senior center project. It is hereby provided to the City Council as the targets of the petition.

Thank you for your consideration of this important issue.

Please be cognizant that the attached document contains private and personal information provided by the community members in opposition to the senior center project, and the information should be safeguarded with due care and not made publicly available.

--

Mark R. Mach 11128 N 88TH PL Scottsdale, AZ 85260-6113 mark.mach@gmail.com 612-281-5608
 From:
 Kuester, Kelli

 To:
 Ronald E VanOrmer

Cc: <u>City Council; Bloemberg, Grea</u>

Subject: RE: Opposition to Use Permit 19-UP-2018 and Rezoning Proposal 25-ZN-2018

Date: Tuesday, February 23, 2021 9:05:53 AM

Hello Mr. VanOrmer.

Please allow me to acknowledge receipt of your email on behalf of Mayor Ortega and the City Councilmembers who appreciate you taking the time to share your input. This case is tentatively scheduled to be heard by the Planning Commission on March 24th and isn't yet scheduled for a City Council Meeting, however, I have included a link to the case info sheet here, and Senior Planner Greg Bloemberg is copied on this email and can make sure your comments are included in the case file.

Kelli Kuester

Management Assistant to Mayor and Council 3939 N. Drinkwater Blvd., Scottsdale, AZ 85251 kkuester@scottsdaleaz.gov

(480) 312-7977

From: Ronald E VanOrmer < revan549@outlook.com>

Sent: Monday, February 22, 2021 4:22 PM

To: Mayor David D. Ortega <DOrtega@Scottsdaleaz.gov>; Whitehead, Solange

<SWhitehead@Scottsdaleaz.gov>; Caputi, Tammy <TCaputi@Scottsdaleaz.gov>; Durham, Thomas

<TDurham@Scottsdaleaz.gov>; Janik, Betty <BJanik@Scottsdaleaz.gov>; Littlefield, Kathy

<KLittlefield@Scottsdaleaz.gov>; Milhaven, Linda <LMilhaven@scottsdaleaz.gov>

Subject: Opposition to Use Permit 19-UP-2018 and Rezoning Proposal 25-ZN-2018

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

To Mayor David D. Ortega, Vice Mayor Solange Whitehead, and remaining Scottsdale City Council members, including Councilwoman Tammy Caputi, Councilmember Tom Durham, Councilwoman Betty Janik, Councilwoman Kathy Littlefield, and Councilmember Linda Milhaven:

I stand for the preservation of the Scottsdale Vista, Arizona Park Place, Marlboro Court, and other surrounding North Scottsdale single-family residential communities, and hereby oppose Use Permit 19-UP-2018 and Rezoning Proposal 25- ZN-2018, and any subsequent modifications or derivative requests thereof, for the construction of the Meshrop & Mariam Megerdichian Residential Health Care Facility, aka the Megerdichian Senior Center, on the Saint Apkar Armenian Apostolic Church at 8849 East Cholla Street.

I respectfully but strongly request that these requests be cancelled or disapproved, thereby keeping the nature of our communities intact.

I find that the project is inconsistent with the character of the surrounding neighborhoods, and strongly believe that this improperly located project in conjunction with the multiple adverse effects it would bring as documented in the preamble will degrade the community aesthetics, adversely impact property values, and erode our standards of daily living. The online petition with these concerns and further detail is posted here: https://www.gopetition.com/petitions/scottsdale-vista-arizona-park-place-marlboro-court-single-family-residential-neighborhood-preservation-

initiative.html

Additionally, the streets in our adjoining neighborhood are narrow, will not accommodate increase traffic flow and the safety our neighborhood children will diminish due to increased traffic patterns which will occur in our residential area.

Revisions of the plan by the Diocese to date have increased the project in size, scale, and scope; with their most recent revision being a token gesture that does not fully address the concerns cited in the petition. We ask that you take all action possible by reinforcing to the Diocese and their attorneys that the surround neighborhoods are in strong opposition to their project, and encourage them to relocate this project to a site more compatible with their facility. Should this matter be resolved in a hearing, please consider that I am strongly against this project as are my neighbors that stand united in opposition with me.

Thank you for your consideration. Ronald E. VanOrmer 8819 E. Kalil Dr. Scottsdale, AZ 85260 From: Kuester, Kelli
To: Gene Holden

Cc: <u>City Council; Bloemberg, Grea</u>

Subject: RE: Opposition to Use Permit 19-UP-2018 and Rezoning Proposal 25-ZN-2018

Date: Monday, February 22, 2021 1:04:15 PM

Hello Eileen and Gene,

Please allow me to acknowledge receipt of your email on behalf of Mayor Ortega and the City Councilmembers who appreciate you taking the time to share your input. This case is tentatively scheduled to be heard by the Planning Commission on March 24th and isn't yet scheduled for a City Council Meeting, however, I have included a link to the case info sheet here, and Senior Planner Greg Bloemberg is copied on this email and can make sure your comments are included in the case file.

Kelli Kuester

Management Assistant to Mayor and Council 3939 N. Drinkwater Blvd., Scottsdale, AZ 85251 kkuester@scottsdaleaz.gov

(480) 312-7977

From: Gene Holden <pithy3@gmail.com>
Sent: Saturday, February 20, 2021 5:01 PM

To: Mayor David D. Ortega <DOrtega@Scottsdaleaz.gov>; Caputi, Tammy

<TCaputi@Scottsdaleaz.gov>; Whitehead, Solange <SWhitehead@Scottsdaleaz.gov>; Durham, Thomas <TDurham@Scottsdaleaz.gov>; Littlefield, Kathy <KLittlefield@Scottsdaleaz.gov>; Janik, Betty <BJanik@Scottsdaleaz.gov>; Milhaven, Linda <LMilhaven@scottsdaleaz.gov>

Subject: Opposition to Use Permit 19-UP-2018 and Rezoning Proposal 25-ZN-2018

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

To Mayor David D. Ortega, Vice Mayor Solange Whitehead, and remaining Scottsdale City Council members, including Councilwoman Tammy Caputi, Councilmember Tom Durham, Councilwoman Betty Janik, Councilwoman Kathy Littlefield, and Councilmember Linda Milhaven:

I stand for the preservation of the Scottsdale Vista, Arizona Park Place, Marlboro Court, and other surrounding North Scottsdale single-family residential communities, and hereby oppose Use Permit 19-UP-2018 and Rezoning Proposal 25- ZN-2018, and any subsequent modifications or derivative requests thereof, for the construction of the Meshrop & Mariam Megerdichian Residential Health Care Facility, aka the Megerdichian Senior Center, on the Saint Apkar Armenian Apostolic Church at 8849 East Cholla Street.

I respectfully but strongly request that these requests be cancelled or disapproved, thereby keeping the nature of our communities intact.

I find that the project is inconsistent with the character of the surrounding neighborhoods, and strongly believe that this improperly located project in conjunction with the multiple adverse effects it would bring as documented in the preamble will degrade the community aesthetics, adversely impact property values, and erode our standards of daily living. The online petition with these concerns and further detail is posted here: https://www.gopetition.com/petitions/scottsdale-vista-arizona-park-place-marlboro-court-single-family-residential-neighborhood-preservation-

initiative.html

Revisions of the plan by the Diocese to date have increased the project in size, scale, and scope; with their most recent revision being a token gesture that does not fully address the concerns cited in the petition. We ask that you take all action possible by reinforcing to the Diocese and their attorneys that the surround neighborhoods are in strong opposition to their project, and encourage them to relocate this project to a site more compatible with their facility. Should this matter be resolved in a hearing, please consider that I am strongly against this project as are my neighbors that stand united in opposition with me.

Thank you for your consideration.

Eileen and Gene Holden

From: <u>Kuester, Kelli</u>

To: Matt Kartozian - Durka Durka Photo
Cc: City Council; Bloemberg, Greg

Subject: RE: Opposition to Use Permit 19-UP-2018 and Rezoning Proposal 25-ZN-2018

Date: Tuesday, February 09, 2021 10:45:22 AM

Hello Mr. Kartozian.

Please allow me to acknowledge receipt of your email on behalf of Mayor Ortega and the City Councilmembers who appreciate you taking the time to share your input. This case is tentatively scheduled to be heard by the Planning Commission on March 24th and isn't yet scheduled for a City Council Meeting, however, I have included a link to the case info sheet here, and Senior Planner Greg Bloemberg is copied on this email and can make sure your comments are included in the case file.

Kelli Kuester

Management Assistant to Mayor and Council 3939 N. Drinkwater Blvd., Scottsdale, AZ 85251 kkuester@scottsdaleaz.gov

(480) 312-7977

From: Matt Kartozian - Durka Durka Photo <kartmanaz@gmail.com>

Sent: Tuesday, February 9, 2021 9:55 AM

To: Mayor David D. Ortega <DOrtega@Scottsdaleaz.gov>; Whitehead, Solange

<SWhitehead@Scottsdaleaz.gov>; Caputi, Tammy <TCaputi@Scottsdaleaz.gov>; Durham, Thomas

<TDurham@Scottsdaleaz.gov>; Janik, Betty <BJanik@Scottsdaleaz.gov>; Littlefield, Kathy

<KLittlefield@Scottsdaleaz.gov>; Milhaven, Linda <LMilhaven@scottsdaleaz.gov>

Subject: Opposition to Use Permit 19-UP-2018 and Rezoning Proposal 25-ZN-2018

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

To Mayor David D. Ortega, Vice Mayor Solange Whitehead, and remaining Scottsdale City Council members, including Councilwoman Tammy Caputi, Councilmember Tom Durham, Councilwoman Betty Janik, Councilwoman Kathy Littlefield, and Councilmember Linda Milhaven:

I stand for the preservation of the Scottsdale Vista, Arizona Park Place, Marlboro Court, and other surrounding North Scottsdale single-family residential communities, and hereby oppose Use Permit 19-UP-2018 and Rezoning Proposal 25- ZN-2018, and any subsequent modifications or derivative requests thereof, for the construction of the Meshrop & Mariam Megerdichian Residential Health Care Facility, aka the Megerdichian Senior Center, on the Saint Apkar Armenian Apostolic Church at 8849 East Cholla Street.

I respectfully but strongly request that these requests be cancelled or disapproved, thereby keeping the nature of our communities intact.

I find that the project is inconsistent with the character of the surrounding neighborhoods, and strongly believe that this improperly located project in conjunction with the multiple adverse effects it would bring as documented in the preamble will degrade the community aesthetics, adversely impact property values, and erode our standards of daily living. The online petition with these concerns and further detail is posted here: https://www.gopetition.com/petitions/scottsdale-vista-arizona-park-place-marlboro-court-single-family-residential-neighborhood-preservation-

initiative.html

Revisions of the plan by the Diocese to date have increased the project in size, scale, and scope; with their most recent revision being a token gesture that does not fully address the concerns cited in the petition. We ask that you take all action possible by reinforcing to the Diocese and their attorneys that the surrounding neighborhoods are in strong opposition to their project, and encourage them to relocate this project to a site more compatible with their facility. Should this matter be resolved in a hearing, please consider that I am strongly against this project as are my neighbors that stand united in opposition with me.

Thank you for your consideration Matt Kartozian 8849 E Altadena Ave

--

Durka Durka Photo

www.DurkaDurkaPhoto.com

"Overkill is Underrated"

Any and all photos contained or attached to this email are protected by copyright and may not be used, displayed or reproduced without express written permission.

From: Kuester, Kelli
To: Juliette D

Cc: <u>City Council; Bloemberg, Grea</u>

Subject: RE: Opposition to Use Permit 19-UP-2018 and Rezoning Proposal 25-ZN-2018

Date: Monday, February 08, 2021 4:29:57 PM

Good afternoon Mr. and Mrs. Dietz,

Please allow me to acknowledge receipt of your email on behalf of Mayor Ortega and the City Councilmembers who appreciate you taking the time to share your input. This case is tentatively scheduled to be heard by the Planning Commission on March 24th and isn't yet scheduled for a City Council Meeting, however, I have included a link to the case info sheet here, and Senior Planner Greg Bloemberg is copied on this email and can make sure your comments are included in the case file.

Kelli Kuester

Management Assistant to Mayor and Council 3939 N. Drinkwater Blvd., Scottsdale, AZ 85251

kkuester@scottsdaleaz.gov

(480) 312-7977

From: Juliette D <juliettedesign@gmail.com> **Sent:** Monday, February 8, 2021 3:51 PM **To:** City Council <CityCouncil@scottsdaleaz.gov>

Subject: Opposition to Use Permit 19-UP-2018 and Rezoning Proposal 25-ZN-2018

To The Scottsdale City Council:

I stand for the preservation of the Scottsdale Vista, Arizona Park Place, Marlboro Court, and other surrounding North Scottsdale single-family residential communities, and hereby oppose Use Permit 19-UP-2018 and Rezoning Proposal 25- ZN-2018, and any subsequent modifications or derivative requests thereof, for the construction of the Meshrop & Mariam Megerdichian Residential Health Care Facility, aka the Megerdichian Senior Center, on the Saint Apkar Armenian Apostolic Church at 8849 East Cholla Street.

I respectfully but strongly request that these requests be cancelled or disapproved, thereby keeping the nature of our communities intact.

I find that the project is inconsistent with the character of the surrounding neighborhoods, and strongly believe that this improperly located project in conjunction with the multiple adverse effects it would bring as documented in the preamble will degrade the community aesthetics, adversely impact property values, and erode our standards of daily living. The online petition with these concerns and further detail is posted here: https://www.gopetition.com/petitions/scottsdale-vista-arizona-park-place-marlboro-court-single-family-residential-neighborhood-preservation-initiative.html

I live in the second culdesac north of this proposed center and the Armenian Church. I have two boys: ages 2 and 5. We play outside all of the time. The traffic this would cause due to one entry in and out on Cholla seems just ludicrous! I'm so fearful of the danger and traffic and speeding there already is on 88th Place and Cholla. Cholla is a busy road where you can find cars parked on both sides of the road constantly. This creates traffic and danger, and one car must wait for another to

pass. There is NO fire lane and we have already asked the city about this and they said it's not an issue. I live in the neighborhood and I am telling you it IS an issue already. Let's protect this community and the children and not create more traffic. Please do not allow this project to be built. I am begging you.

Revisions of the plan by the Diocese to date have increased the project in size, scale, and scope; with their most recent revision being a token gesture that does not fully address the concerns cited in the petition. We ask that you take all action possible by reinforcing to the Diocese and their attorneys in the surrounding neighborhoods that are in strong opposition to their project, and encourage them to relocate this project to a site more compatible with their facility. Should this matter be resolved in a hearing, please consider that I am strongly against this project as are my neighbors that stand united in opposition with me.

There are so many retirement homes and assisted living in Scottsdale, this project seems so unnecessary and creates so much danger for children in the neighborhood with added traffic. Thank you for your consideration.

Sincerely, Juliette and Brian Dietz 11438 N. 88th Place

Scottsdale, AZ 85260

From: <u>Kuester, Kelli</u>
To: <u>Karen Miller</u>

Cc: <u>City Council; Bloemberg, Grea</u>

Subject: RE: Opposition to Use Permit 19-UP-2018 and Rezoning Proposal 25-ZN-2018

Date: Monday, February 08, 2021 1:14:32 PM

Good afternoon Ms. Miller,

Please allow me to acknowledge receipt of your email on behalf of Mayor Ortega and the City Councilmembers who appreciate you taking the time to share your input. This case is tentatively scheduled to be heard by the Planning Commission on March 24th and isn't yet scheduled for a City Council Meeting, however, I have included a link to the case info sheet here, and Senior Planner Greg Bloemberg is copied on this email and can make sure your comments are included in the case file.

Kelli Kuester

Management Assistant to Mayor and Council 3939 N. Drinkwater Blvd., Scottsdale, AZ 85251 kkuester@scottsdaleaz.gov

(480) 312-7977

From: Karen Miller <klm722313@gmail.com> Sent: Monday, February 8, 2021 10:23 AM

To: Mayor David D. Ortega <DOrtega@Scottsdaleaz.gov>; Whitehead, Solange

<SWhitehead@Scottsdaleaz.gov>; Caputi, Tammy <TCaputi@Scottsdaleaz.gov>; Durham, Thomas

<TDurham@Scottsdaleaz.gov>; Janik, Betty <BJanik@Scottsdaleaz.gov>; Littlefield, Kathy

<KLittlefield@Scottsdaleaz.gov>; Milhaven, Linda <LMilhaven@scottsdaleaz.gov>

Subject: Opposition to Use Permit 19-UP-2018 and Rezoning Proposal 25-ZN-2018

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

To Mayor David D. Ortega, Vice Mayor Solange Whitehead, and remaining Scottsdale City Council members, including Councilwoman Tammy Caputi, Councilmember Tom Durham, Councilwoman Betty Janik, Councilwoman Kathy Littlefield, and Councilmember Linda Milhaven:

I stand for the preservation of the Scottsdale Vista, Arizona Park Place, Marlboro Court, and other surrounding North Scottsdale single-family residential communities that are close to this project. I definitely hereby oppose Use Permit 19-UP-2018 and Rezoning Proposal 25- ZN-2018, and any subsequent modifications or derivative requests thereof, for the construction of the Meshrop & Mariam Megerdichian Residential Health Care Facility, aka the Megerdichian Senior Center, on the Saint Apkar Armenian Apostolic Church at 8849 East Cholla Street. The traffic congestion on Cholla, 90th Street, and the other local streets will be highly impacted - even though this is a Sr. Residential Area. My community is up again Westminster and there are parking problems and traffic all of the time!

I respectfully but strongly request that these requests be cancelled or disapproved, thereby keeping the nature of our communities intact.

I find that the project is inconsistent with the character of the surrounding neighborhoods, and strongly believe that this improperly located project in conjunction with the multiple adverse effects it would bring as documented in the preamble will degrade the community aesthetics, adversely

impact property values, and erode our standards of daily living. The online petition with these concerns and further detail is posted here: https://www.gopetition.com/petitions/scottsdale-vista-arizona-park-place-marlboro-court-single-family-residential-neighborhood-preservation-initiative.html

Revisions of the plan by the Diocese to date have increased the project in size, scale, and scope; with their most recent revision being a token gesture that does not fully address the concerns cited in the petition. We ask that you take all action possible by reinforcing to the Diocese and their attorneys that the surround neighborhoods are in strong opposition to their project, and encourage them to relocate this project to a site more compatible with their facility. Should this matter be resolved in a hearing, please consider that I am strongly against this project as are my neighbors that stand united in opposition with me.

Thank you for your consideration. Karen Miller 8805 E Riviera Drive 602-615-0143 From: Kuester, Kelli
To: Gary Peruzzini

Cc: <u>City Council; Bloemberg, Grea</u>

Subject: RE: Opposition to Use Permit 19-UP-2018 and Rezoning Proposal 25-ZN-2018

Date: Monday, February 08, 2021 10:51:31 AM

Hello Mr. Peruzzini,

Please allow me to acknowledge receipt of your email on behalf of Mayor Ortega and the City Councilmembers who appreciate you taking the time to share your input. This case is tentatively scheduled to be heard by the Planning Commission on March 24th and isn't yet scheduled for a City Council Meeting, however, I have included a link to the case info sheet here, and Senior Planner Greg Bloemberg is copied on this email and can make sure your comments are included in the case file.

Kelli Kuester

Management Assistant to Mayor and Council 3939 N. Drinkwater Blvd., Scottsdale, AZ 85251 kkuester@scottsdaleaz.gov

(480) 312-7977

From: Gary Peruzzini <gmpzoom@gmail.com> **Sent:** Monday, February 8, 2021 7:15 AM

To: Mayor David D. Ortega <DOrtega@Scottsdaleaz.gov>; Whitehead, Solange

<SWhitehead@Scottsdaleaz.gov>; Caputi, Tammy <TCaputi@Scottsdaleaz.gov>; Durham, Thomas

<TDurham@Scottsdaleaz.gov>; Janik, Betty <BJanik@Scottsdaleaz.gov>; Littlefield, Kathy

<KLittlefield@Scottsdaleaz.gov>; Milhaven, Linda <LMilhaven@scottsdaleaz.gov> **Subject:** Opposition to Use Permit 19-UP-2018 and Rezoning Proposal 25-ZN-2018

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

To Mayor David D. Ortega, Vice Mayor Solange Whitehead, and remaining Scottsdale City Council members, including Councilwoman Tammy Caputi, Councilmember Tom Durham, Councilwoman Betty Janik, Councilwoman Kathy Littlefield, and Councilmember Linda Milhaven:

I stand for the preservation of the Scottsdale Vista, Arizona Park Place, Marlboro Court, and other surrounding North Scottsdale single-family residential communities, and hereby oppose Use Permit 19-UP-2018 and Rezoning Proposal 25- ZN-2018, and any subsequent modifications or derivative requests thereof, for the construction of the Meshrop & Mariam Megerdichian Residential Health Care Facility, aka the Megerdichian Senior Center, on the Saint Apkar Armenian Apostolic Church at 8849 East Cholla Street.

I respectfully but strongly request that these requests be cancelled or disapproved, thereby keeping the nature of our communities intact. The traffic created by the church alone is significant. The increased traffic and exposure to this neighborhood will be significant.

I find that the project is inconsistent with the character of the surrounding neighborhoods, and strongly believe that this improperly located project in conjunction with the multiple adverse effects it would bring as documented in the preamble will degrade the community aesthetics, adversely impact property values, and erode our standards of daily living. The online petition with these concerns and further detail is posted here: https://www.gopetition.com/petitions/scottsdale-vista-

$arizona-park-place-marlboro-court-single-family-residential-neighborhood-preservation-\underline{initiative.html}\\$

Revisions of the plan by the Diocese to date have increased the project in size, scale, and scope; with their most recent revision being a token gesture that does not fully address the concerns cited in the petition. We ask that you take all action possible by reinforcing to the Diocese and their attorneys that the surround neighborhoods are in strong opposition to their project, and encourage them to relocate this project to a site more compatible with their facility. Should this matter be resolved in a hearing, please consider that I am strongly against this project as are my neighbors that stand united in opposition with me.

Thank you for your consideration.
Gary Peruzzini
Designated Broker- Realty Sense
Direct-480-688-9499 Fax-480-767-0558

From: <u>Kuester, Kelli</u>
To: <u>Amer Bourghol</u>

Cc: <u>City Council; Bloemberg, Grea</u>

Subject: RE: Opposition to Use Permit 19-UP-2018 and Rezoning Proposal 25-ZN-2018

Date: Monday, February 08, 2021 10:13:55 AM

Hello Amer,

Please allow me to acknowledge receipt of your email on behalf of Mayor Ortega and the City Councilmembers who appreciate you taking the time to share your input. This case is tentatively scheduled to be heard by the Planning Commission on March 24th and isn't yet scheduled for a City Council Meeting, however, I have included a link to the case info sheet here, and Senior Planner Greg Bloemberg is copied on this email and can make sure your comments are included in the case file.

Kelli Kuester

Management Assistant to Mayor and Council 3939 N. Drinkwater Blvd., Scottsdale, AZ 85251 kkuester@scottsdaleaz.gov

(480) 312-7977

From: Amer Bourghol <abourghol@aol.com> Sent: Sunday, February 7, 2021 9:23 PM

To: Mayor David D. Ortega <DOrtega@Scottsdaleaz.gov>; Whitehead, Solange

<SWhitehead@Scottsdaleaz.gov>; Caputi, Tammy <TCaputi@Scottsdaleaz.gov>; Durham, Thomas

<TDurham@Scottsdaleaz.gov>; Janik, Betty <BJanik@Scottsdaleaz.gov>; Littlefield, Kathy

<KLittlefield@Scottsdaleaz.gov>; Milhaven, Linda <LMilhaven@scottsdaleaz.gov>

Cc: Amer Bourghol USA <ABourghol@aol.com>

Subject: Opposition to Use Permit 19-UP-2018 and Rezoning Proposal 25-ZN-2018

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

To Mayor David D. Ortega, Vice Mayor Solange Whitehead, and remaining Scottsdale City Council members, including Councilwoman Tammy Caputi, Councilmember Tom Durham, Councilwoman Betty Janik, Councilwoman Kathy Littlefield, and Councilmember Linda Milhaven:

I stand for the preservation of the Scottsdale Vista, Arizona Park Place, Marlboro Court, and other surrounding North Scottsdale single-family residential communities, and hereby oppose Use Permit 19-UP-2018 and Rezoning Proposal 25- ZN-2018, and any subsequent modifications or derivative requests thereof, for the construction of the Meshrop & Mariam Megerdichian Residential Health Care Facility, aka the Megerdichian Senior Center, on the Saint Apkar Armenian Apostolic Church at 8849 East Cholla Street.

I respectfully but strongly request that these requests be cancelled or disapproved, thereby keeping the nature of our communities intact.

I find that the project is inconsistent with the character of the surrounding neighborhoods, and strongly believe that this improperly located project in conjunction with the multiple adverse effects it would bring as documented in the preamble will degrade the community aesthetics, adversely impact property values, and erode our standards of daily living. The online petition with these concerns and further detail is posted here: https://www.gopetition.com/petitions/scottsdale-vista-

$arizona-park-place-marlboro-court-single-family-residential-neighborhood-preservation-\underline{initiative.html}\\$

Revisions of the plan by the Diocese to date have increased the project in size, scale, and scope; with their most recent revision being a token gesture that does not fully address the concerns cited in the petition. We ask that you take all action possible by reinforcing to the Diocese and their attorneys that the surround neighborhoods are in strong opposition to their project, and encourage them to relocate this project to a site more compatible with their facility. Should this matter be resolved in a hearing, please consider that I am strongly against this project as are my neighbors that stand united in opposition with me.

Thank you for your consideration. Amer Bourghol 8890 E. Yucca St. Scottsdale, AZ 85260 480-767-9311 From: Kuester, Kelli
To: Rachel Nally

Cc: <u>City Council; Bloemberg, Greq</u>

Subject: RE: Opposition to Use Permit 19-UP-2018 and Rezoning Proposal 25-ZN-2018

Date: Monday, February 08, 2021 10:03:16 AM

Hello Ms. Nally,

Please allow me to acknowledge receipt of your email on behalf of Mayor Ortega and the City Councilmembers who appreciate you taking the time to share your input. This case is tentatively scheduled to be heard by the Planning Commission on March 24th and isn't yet scheduled for a City Council Meeting, however, I have included a link to the case info sheet here, and Senior Planner Greg Bloemberg is copied on this email and can make sure your comments are included in the case file.

Kelli Kuester

Management Assistant to Mayor and Council 3939 N. Drinkwater Blvd., Scottsdale, AZ 85251 kkuester@scottsdaleaz.gov

(480) 312-7977

From: Rachel Nally <rachelnally@yahoo.com> Sent: Sunday, February 7, 2021 6:42 PM

To: Whitehead, Solange <SWhitehead@Scottsdaleaz.gov>; Mayor David D. Ortega

<DOrtega@Scottsdaleaz.gov>; Caputi, Tammy <TCaputi@Scottsdaleaz.gov>; Durham, Thomas

<TDurham@Scottsdaleaz.gov>; Janik, Betty <BJanik@Scottsdaleaz.gov>; Littlefield, Kathy

<KLittlefield@Scottsdaleaz.gov>; Milhaven, Linda <LMilhaven@scottsdaleaz.gov>

Subject: Opposition to Use Permit 19-UP-2018 and Rezoning Proposal 25-ZN-2018

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

To Mayor David D. Ortega, Vice Mayor Solange Whitehead, and remaining Scottsdale City Council members, including Councilwoman Tammy Caputi, Councilmember Tom Durham, Councilwoman Betty Janik, Councilwoman Kathy Littlefield, and Councilmember Linda Milhaven:

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Revisions of the plan by the Diocese to date have increased the project in size, scale, and scope; with their most recent revision being a token gesture that does not fully address the concerns cited in the petition. We ask that you take all action possible by reinforcing to the Diocese and their attorneys that the surround neighborhoods are in strong opposition to their project, and encourage them to relocate this project to a site more compatible with their facility. Should this matter be resolved in a hearing, please consider that I am strongly against this project as are my neighbors that stand united in opposition with me.

Thank you for your consideration.

Rachel Nally Life long Scottsdale resident West USA Realty 480-495-2316 (c) 480-948-5554 (o) From: <u>Castro, Lorraine</u>

To: <u>Bloemberg, Greg; Garofalo, Ryan</u>
Subject: FW: Planning Commission Public Comment

Subject: FW: Planning Commission Public Commen Tuesday, January 18, 2022 11:05:45 AM

Importance: Low

From: WebServices < WebServices@scottsdaleaz.gov>

Sent: Sunday, January 16, 2022 4:38 PM

To: Planning Commission < Planning commission@scottsdaleaz.gov>;

Subject: Planning Commission Public Comment

Importance: Low

Name: Juliette Dietz

Address: 11438 N 88TH Pl

Email: juliettedesign@gmail.com

Phone: (480) 390-3005

Comment:

Hello, I live 2 streets away from this proposed facility on 88th Place. I am married and we have two small children, we love walking and riding bikes and scooters around the neighborhood. The current Armenian Church & Montessori Preschool create enough dangerous traffic on 88th Pl & Cholla. Cholla has cars parked on either side of the road all day, everyday. It becomes a 1-way passing lane. It is dangerous for walkers, bikers, drivers and so many young children in our neighborhood. This is highly concerning to me & my family. Please come and view our streets in person to consider the current traffic situation & what hundreds more cars will do to our residential quiet neighborhood! I can not imagine possibly hundreds more cars coming in and out of a one entrance/exit facility. It will create havoc in the surrounding neighborhoods. Why do we need more retirement living within a neighborhood when there are dozens already nearby? Thank you for your time.

From: <u>Castro, Lorraine</u>

To: <u>Bloemberg, Greg</u>; <u>Garofalo, Ryan</u>

Subject: FW: Please consider the awful traffic already on Cholla and 88th Pl. This is a dangerous proposal.

Date: Tuesday, January 18, 2022 11:03:12 AM

juliettedesign@gmail.com

From: NoReply <NoReply@Scottsdaleaz.gov>
Sent: Sunday, January 16, 2022 4:17 PM

To: Projectinput <Projectinput@Scottsdaleaz.gov>

Subject: Please consider the awful traffic already on Cholla and 88th Pl. This is a dangerous proposal.

City of Scottsdale

I live 2 streets away from this proposed facility. With the church & Montessori school it creates enough dangerous traffic on 88th Pl & Cholla. Cholla has cars parked on either side of the road

all day, everyday. It becomes a 1-way passing lane. It is dangerous for walkers, bikers, drivers and so many young children in our neighborhood. This is highly concerning to me & my family. Please consider the current traffic situation & what hundreds more cars will do to this single access facility. -- sent by Juliette Dietz (case# 19-UP-2018)

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

Citizen Review Report

Megerdichian Senior Center – 8849 E. Cholla Street

December 16, 2021

Exhibit A – 1st Neighborhood (Open House) Meeting Notice (2018)

Neighborhood letters dated September 20, 2018 were mailed to owners and homeowners' associations within 750' of the site and to interested parties. The letter informed the owners, HOAs, and interested parties that a rezoning application and a Conditional Use Permit application are going to be processed to allow a senior living facility on the church property.

The letter with the attachments and the lists of the 750'owners, 750' HOAs, and interested parties are attached.

Exhibit B – Sign Posting (2018)

An Early Notification of Project Under Consideration sign was posted on September 6, 2018 and included the Open House meeting date, time, and place.

The Affidavit of Posting and a time and date stamped photo of the sign are attached.

Exhibit C - Open House Neighborhood Meeting (2018)

The Open House meeting was held on October 11, 2018.

The sign-in sheets and meeting summary are attached.

Exhibit $D - 2^{nd}$ Neighborhood Meeting Notice to Open House Meeting Attendees (2019)

On June 6, 2019, a neighborhood meeting notice was mailed out to the neighbors who attended the Open House meeting. The purpose of this meeting was to follow-up on comments and questions received at the Open House meeting on October 11, 2018.

No one attended the meeting.

Exhibit E – 3rd Neighborhood Meeting Notice (2020)

Neighborhood letters dated July 22, 2020 were mailed to owners and homeowners' associations within 750' of the site and to interested parties.

Exhibit F – 3rd Neighborhood Meeting (2020)

The neighborhood meeting was held on August 6, 2020. There were five participating families. The meeting summary is attached.

Exhibit G – 4th Neighborhood (Open House) Meeting Notice (2021)

Neighborhood letters dated October 22, 2021 were mailed to owners and homeowners' associations within 750' of the site and to interested parties.

Exhibit H – 4th Neighborhood (Open House) Meeting (2021)

The neighborhood meeting was held on November 3, 2021. The sign-in sheets and meeting summary are attached.

Exhibit I - Neighborhood Outreach in Support

A neighborhood consultant has been on board since 2018 and contacted the adjacent neighbors by knocking on doors with follow-up telephone calls and/or meetings.

To date, we have received approximately 288 letters, petitions, and emails in support of the development.

We will continue to provide an open dialogue with neighbors either by telephone, emails, or one-on-one meetings, if necessary.

EXHIBIT A

Burch & Cracchiolo, P.A.

702 East Osborn, Suite 200 Phoenix, Arizona 85014 (602) 234-9913 ebull@bcattorneys.com

September 26, 2018

OPEN HOUSE NEIGHBORHOOD MEETING

Case No.: 41-PA-2018 Megerdichian Senior Center

Dear Property Owner, HOA Contact, or Interested Party:

On behalf of the Western Diocese of the Armenian Church of North American ("Western Diocese"), we invite you to an introductory community meeting to discuss a proposed rezoning for approximately 4.79 gross/4.72 net acres and a Conditional Use Permit ("CUP") for approximately 2.85 gross/net acres of the property located east of the southeast corner of Cholla Road and the Loop 101 Freeway ("Site"). Western Diocese is proposing to develop a portion of the Site as a senior living residential health care facility. An Aerial of the Site is attached.

Western Diocese will be requesting a rezoning from R1-35 to R-5 to allow the senior living facility on the southern portion of the church Site. The main church facilities on the northern portion of the Site and much of the parking area for the church will remain under the current R1-35 zoning district. The entire property will remain in the ownership of the Western Diocese.

Western Diocese plans to provide a distinctive, high-quality minimal and specialized residential health care senior living community that will include independent living, assisted living, and skilled nursing components. As compared to an expansion of the church or typical residential development, this senior housing community will generate less traffic, require less parking and create almost no late night activity. A copy of the Site Plan and Prelimianry Illustrative Landscape Site Plan are attached.

The meeting will be held:

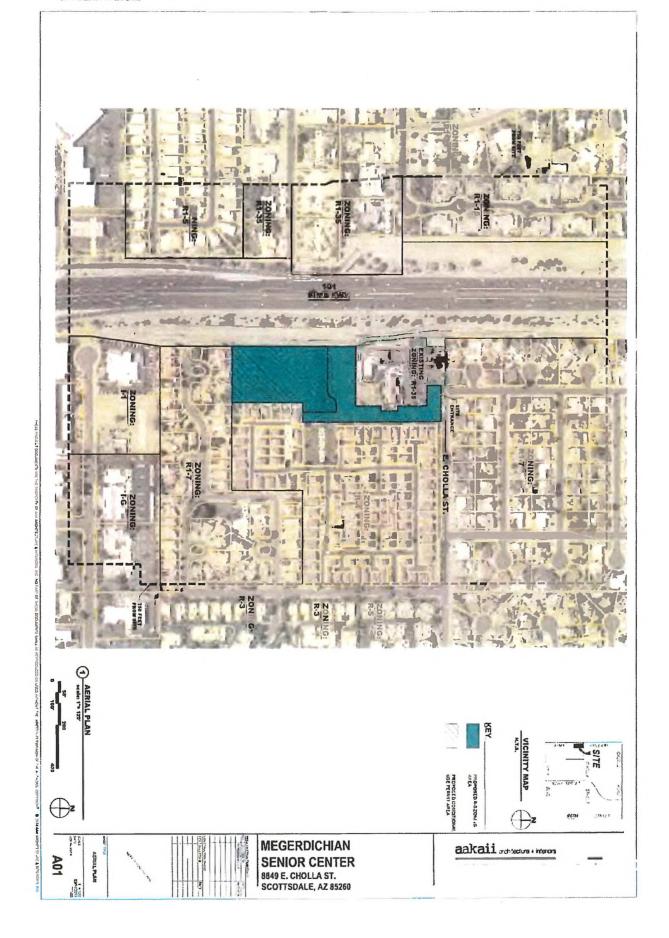
Thursday, October 11, 2018 at 6:00 p.m. Armenian Church - Cultural Center 8849 E. Cholla Street Scottsdale, AZ 85260

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

If you have any questions regarding this proposal or are unable to attend the neighborhood meeting, please contact Art Knadjian at AAK Architecture (480-588-5852 / art@aakaii.com), Tom Bilsten, neighborhood consultant (602-561-3932 / tom.bilsten@gmail.com) or me (602-234-9913 / ebull@bcattorneys.com). You may also contact Greg Bloemberg, Senior Planner with the City of Scottsdale (480-312-4306 / gbloemberg@scottsdaleaz.gov).

Thank you,

ECB/rlh Attachments



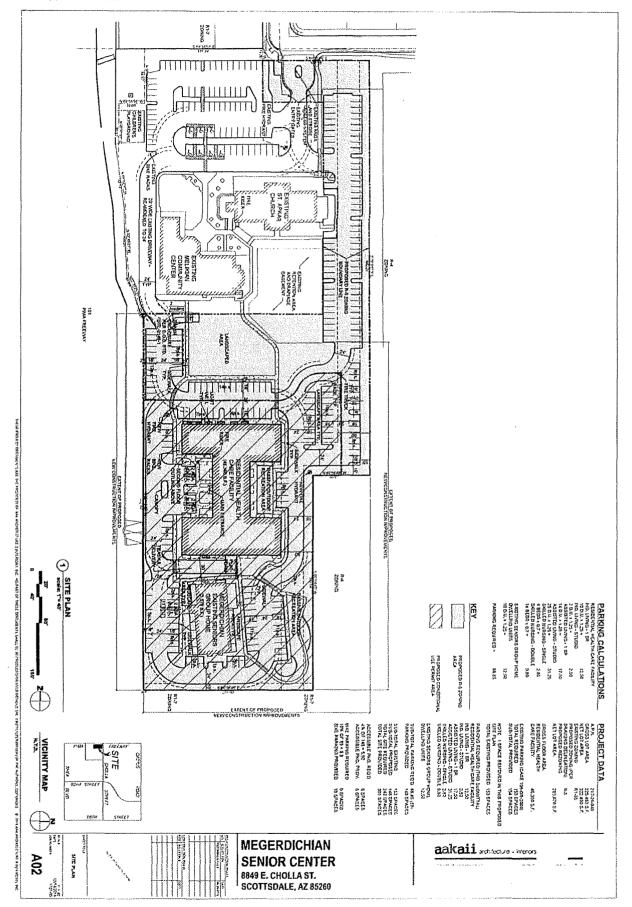




EXHIBIT B



Affidavit of Posting

Required: Signed, Notarized originals. Recommended: E-mail copy to your project coordinator. **Project Under Consideration Sign (White) Public Hearing Notice Sign (Red)** 41-PA-2018 Case Number: **Project Name:** 8849 E Cholla St Location: Site Posting Date: / Burch & Cracchiolo **Applicant Name:** Dynamite Signs Sign Company Name: 480-585-3031 Phone Number: I confirm that the site has been posted as indicated by the Project Manager for the case as listed above. Return completed original notarized affidavit AND pictures to the Current Planning Office no later than 14 days after your application submittal. Acknowledged before me this the MARYBETH CONRAD iary Public, State of Arizona Maricopa County Commission Expires

City of Scottsdale -- Current Planning Division

My commission expires:

October 25, 2020

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088



EXHIBIT C

10/11/18 NEIGHBORHOOD MEETING SUMMARY

WESTERN DIOCESE

<u>Attendees</u>

His Eminence Archbishop Hovnan Derderian, Primate of the Western Diocese of the Armenian Church of North America (WDAC)

Mr. Harout Markarian, Director of WDAC

Rev. Fr. Zacharia Saribekvan, Parish Priest

Mr. Bedros Touresian, Parish Council Chairman

Mr. Grigor Papazyan, Parish Council Treasurer

Mrs. Mary Sayadian, Parish Council Secretary

Mrs. Hoory Dikranian, Parish Council Member

Dr. Steve Ovanessoff

Mr. Beri Dikranian

Art Knadjian, AAK Architecture

Nick Kanaras, AAK Architecture

Konstantinos Akrivos, AAK Architecture

Tim Phebus, AAK Architecture

Chris Reigel, Bayley Construction

Joe Spadafino, CivTech

Tom Bilsten, Neighborhood Consultant

Ed Bull, Burch & Cracchiolo

Ricki Horowitz, Burch & Cracchiolo

6 Neighbors (See sign-in sheets)

Introductions and Overview

- Requesting a rezoning and a CUP on a portion of the site
- Part of the Diocese's mission is to provide opportunities for members of the church and community members
- Proposing a senior housing facility
- Existing building at south end will also be used for senior living
- 2-story "H"-shaped building
- Well separated from east and south residential neighbors
- 50' setback from neighbors to east
- 97 trees proposed on the campus
- Architecture is clean and timeless
- Circulation one way in and out
- Good neighbor will generate fraction of traffic if church was to expand, quiet neighbor, needed use
- Process had preliminary meeting with Staff, holding neighborhood meeting, file CUP and Rezoning applications, Staff to review, resubmit responses to Staff comments, PC & CC

Questions, Answers, and Comments

- 1. Westminster facility at Cactus & 90th Street has issues with traffic and parking. Will this site?
 - A. 242 parking spaces required; providing 301 parking spaces, plenty more than required.
- 2. Concerned with the speeding and traffic volumes on Cholla.
 - A. Street is posted at 25 MPH. Explained traffic study, where traffic is coming from and going to, trip distributions and trip counts. Joe Spadafino, traffic engineer, is to check with the City to determine what techniques are available to mitigate speeding on Cholla (i.e., speed humps, stop signs, etc.)
- 3. Was the traffic from the school part of the Traffic Study?
 - A. No.
- 4. One neighbor said her kids almost got struck by a car. Cars speed by all the time. She's been through these same issues many times with the church. She believes there will be more traffic than what is shown in the traffic report.
 - A. We heard what she said. Her concerns are also our concerns. The church has posted 5 MPH signs on site. CivTech will contact the City to determine what mitigation options may be available to slow down traffic.
- 5. This development does not fit into this residential area. People who live in homes will be more responsible. People who visit will not care about the neighborhood.
 - A. The development will have a population of 93 people at the maximum in the rooms or beds. The development will be architecturally compatible with the surrounding neighborhoods. The residents will be elderly, responsible adults who choose to live in a senior housing facility that is part of a church campus.
- 6. Will there be Alzheimers' patients?
 - A. No. There will be independent living, assistant living, and skilled level of care on site. Age in place is how most facilities operate.
- 7. Concerned with elderly drivers. Their motor skills are not all there.
 - A. The facility will have a van to take residents to doctors, drug store, etc. We will do more traffic comparisons on elderly drivers.
- 8. A few neighbors think can build about 25 homes on the site and have less traffic than a senior housing facility.
 - A. 25 homes would mean 250 trips/day, more than what is proposed at the senior housing facility.
- 9. There are already 5 nursing homes within 5 miles of the site. Wants to know if there would be enough room for fire trucks, ambulances, etc.
 - A. Reviewed the circulation route for emergency vehicles.
- 10. What type of garbage pickup will there be?
 - A. It will be through a private, commercial operator. The trash will be in the basement and will not be visible.

End of Meeting

10/11/2018 NEIGHBORHOOD MEETING

Case No. 41-PA-2018 Western Diocese Megerdichian Senior Center

(SEC Loop 101 & Cholla Drive)

SIGN-IN SHEET (PLEASE PRINT)

NAME (PLEASE PRINT)	ADDRESS (Include City & Zip)	PHONE NO.
Lavin Beeke BARRY DIRTC	880 8E MESCAL ST, Scotts & 85262	
CLARISSA B	11414 N 88 CM PL SCOTTS DAL 85-7CO	

10/11/2018 NEIGHBORHOOD MEETING

Case No. 41-PA-2018 Western Diocese Megerdichian Senior Center

(SEC Loop 101 & Cholla Drive)

SIGN-IN SHEET (PLEASE PRINT)

NAME (PLEASE PRINT)	ADDRESS (Include City & Zip)	PHONE NO.
KONNETH WOIFE	8907 E GARDON DA SCOTTSLALO 85260	
Erin Conrad	8824 E. Cholla St Scottsdde 85240	
Hoory Dikranjan	208 W. Wagoner Rd. phoenix 85023	
Beli Dikvanian	908 W. Wagoner Rd phoenia 85023	
HAL GURMAIN	8856 E. CHOLLA ST 85260	
The state of the s		

EXHIBIT D

Burch & Cracchiolo, P.A.

702 East Osborn, Suite 200 Phoenix, Arizona 85014 (602) 234-9913 ebull@bcattorneys.com

June 6, 2019

Mr. Ken Wolfe 8907 E. Garden Dr. Scottsdale, AZ 85260

> Re: Case Nos.: 25-ZN-2018 and 19-UP-2018 Megerdichian Senior Center Follow-Up Neighborhood Meeting 6/20/19

Dear Mr. Wolfe:

The purpose of this letter is to invite you to a second neighborhood meeting for the Western Diocese of the Armenian Church of North American ("Western Diocese") to discuss the two applications that were filed with the City of Scottsdale on the property located east of the southeast corner of Cholla Road and the Loop 101 Freeway ("Site"). An Aerial of the Site is attached.

An application was filed to rezone approximately 4.79 gross/4.72 net acres to allow the senior living facility on the southern portion of the church Site and the other application filed was for a Conditional Use Permit ("CUP") on approximately 2.85 gross/net acres for a Residential Health Care Facility.

The primary purpose of this second meeting is to follow-up on comments and questions (including traffic) received at the first neighborhood meeting that was held on October 11, 2018 and also to provide an overview of the Rezoning and Conditional Use Permit requests. The neighborhood meeting will be held on Thursday, June 20, 2019 at 6:00 p.m. at the Armenian Church - Cultural Center, 8849 E. Cholla Street in Scottsdale, AZ 85260

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

Thank you.

ea Bull

ECB/rlh Attachment

THESE PROJECT COCUMENTS ARE THE PROPRETY OF AN AMDIETICITIES INTERIORS INC. NO PART OF THESE DOCUMENTS DIAL BEREFRODUCED OR USED WITHOUT THE WRITTEN FERMISSION OF THE AUTHORS COPPRIGHT. O 2016 ANX AND ATTEMPTS INC.

OT DATE Thursday, December 6, 2018 3 50

EXHIBIT E

Burch & Cracchiolo, P.A.

1850 N. Central Avenue, Suite 1700 Phoenix, Arizona 85004 (602) 234-9913 ebull@bcattorneys.com

July 22, 2020

Case Nos.: 25-ZN-2018 and 19-UP-2018

Megerdichian Senior Center

Follow-Up Neighborhood Meeting August 6, 2020

Dear Neighbor or Interested Party:

The purpose of this letter is to invite you to another Neighborhood Meeting regarding the Western Diocese of the Armenian Church of North American ("Western Diocese") to discuss the two applications that are pending with the City of Scottsdale on the Diocese's property located east and south of the southeast corner of Cholla Road and the Loop 101 Freeway ("Site"). An Aerial of the Site is attached.

An application is pending to rezone approximately 4.72 acres to R-5 for a proposed senior living facility on the church Site. The other application that is pending is for a Conditional Use Permit ("CUP") on approximately 2.95 acres for a Residential Health Care Facility. A copy of the Site Plan is attached.

The primary purpose of this follow-up Neighborhood Meeting is to provide an overview of the Rezoning and Conditional Use Permit requests, provide updates that have been made to the plans, and provide an opportunity for you to ask questions and talk again with us.

Because of the current public health emergency, this follow-up Neighborhood Meeting will be held virtually as a ZOOM meeting. We will be hosting the ZOOM meeting on Thursday, August 6, 2020 at 6:00 p.m. Instructions on how to register and ways to join the ZOOM meeting are enclosed. Please register before August 6th so that you can ensure that you are able to participate. The meeting will be interactive and you will be able to ask questions. Should you have any questions about how to register, please contact Krissy Flatgard at our office (602-234-8718 / kflatgard@bcattorneys.com).

If you have questions regarding this proposal or are unable to participate in the ZOOM meeting, please contact Art Knadjian at AAK Architecture (480-588-5852 / art@aakaii.com), Tom Bilsten, neighborhood consultant (602-561-3932 / tom.bilsten@gmail.com), Ricki Horowitz at Burch & Cracchiolo (602-234-8728 / rhorowitz@bcattorneys.com, or me (602-234-9913 / ebull@bcattorneys.com).

Thank you.



Zoom Meeting – Thursday, August 6, 2020 at 6:00pm Meeting ID: 997 5968 1866

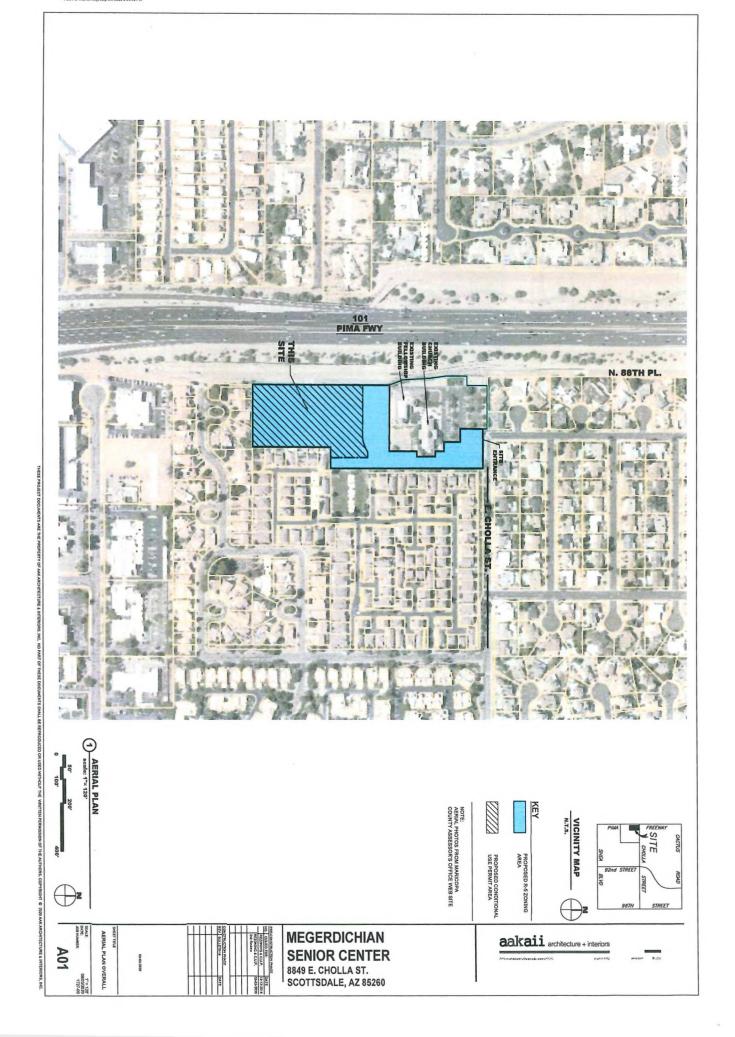
Registering for the Zoom Meeting

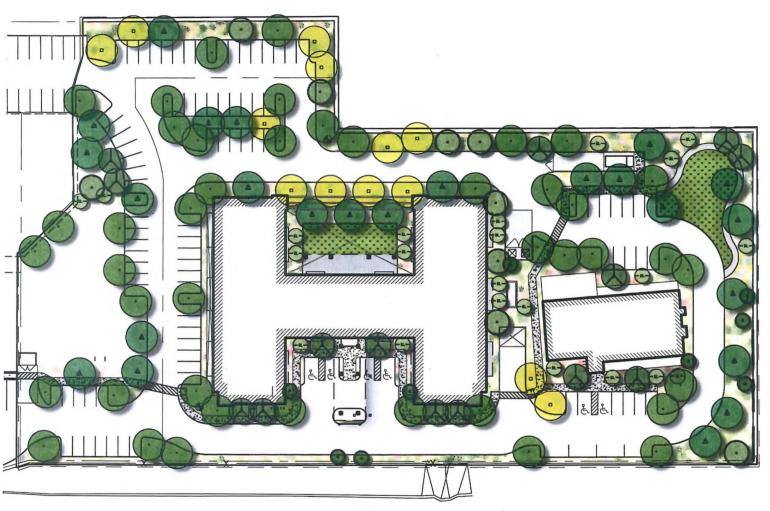
- 1. Visit bcattorneys.zoom.us
 - a. Click "Join"
 - b. Enter Meeting ID
 - c. Continue with registration
- 2. A password for the meeting will be sent to you after registration

3 Ways to Join a Zoom Meeting

- 1. Install and run the app on your PC
 - a. Go to zoom.us
 - b. Click on "Join A Meeting"
 - c. Enter the Meeting ID and click join
 - d. Click "Download and Run Zoom"
 - e. Once it is done downloading, run the application
- 2. Run Zoom from your browser
 - a. Go to zoom.us
 - b. Click on "Join A Meeting"
 - c. Enter the Meeting ID and click join
 - d. Click on the blue "click here"
 - e. Click on "join from your browser"
- 3. Run Zoom from an app on a mobile device
 - a. Download the ZOOM Cloud Meetings app from your phone's application store
 - b. Run the app
 - c. Click on "Join A Meeting"
 - d. Enter the Meeting ID
 - e. You can enter your name in the field where it says "Your Name"
 - f. Click "Join A Meeting"
 - g. Your phone may ask you to allow or enable your camera, mic, and/or phone storage. Go ahead and allow those

You can watch a video at https://www.youtube.com/watch?v=hlkCmbvAHQQ for a quick demonstration **Please note: due to recent feedback we suggest you do not use Safari for this meeting.





PLANT LEGEND:

TURF-TIFFWAY

1/2' Minus Decomposed Gravita in all Planting Areas
2' Depth, Color to match existing

PROPOSED ILLUSTRATIVE LANDSCAPE PLAN
SCALE: 1"=50"

2

aakaii architecture + interiors

PRELIMINARY - SUBJECT TO CHANGE

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



8/6/2020 VIRTUAL NEIGHBORHOOD MEETING SUMMARY

WESTERN DIOCESE

Attendees

Harout Markarian, Director of WDAC
Art Knadjian, AAK Architecture
Joe Spadafino, CivTech
Don Hadder, Planning Consultant
Tom Bilsten, Neighborhood Consultant
Krista Bilsten, Neighborhood Consultant
Ed Bull, Burch & Cracchiolo
Ricki Horowitz, Burch & Cracchiolo
Krissy Flatgard, Burch & Cracchiolo
6 Participants:

Mark & Jill Mach Barry Dirkin Barbara Nixon Sam Fratantoni Kathy Littlefield

Introductions and Overview

- Providing senior housing; great use
- Proposing 35' height
- R1-35 allows 30'; R1-5 allows 36' height
- Church is staying and the existing building to the south is staying
- Rezoning to R-4 (approximately 4.8 acres)
- 3 levels above, 1 basement level
- No driveways to south or east; driveway existing on Cholla
- Perimeter along east and south will be heavily landscaped
- This meeting not required but thought it would be good to have another meeting and Staff agreed
- Intend to submit responses to Staff's comments shortly
- Diocese will continue to own property
- Low intensity, low traffic use

Questions, Answers, and Comments

1. It's great to have church in the neighborhood, but concerned about project impact on property values, 3-story building, noise and deliveries. Why change the zoning? Why can't it be done somewhere else?

A. As far as traffic: in terms of land use, facility is least intense than other uses, it's quiet, is a low traffic-generating use, and mostly during off-peak hours. Deliveries will be made on the west side adjacent to the 101 – as far as possible from S-F homes.

Driveway is located between 2 buildings for shipping and handling. Can only go in on the west side. There is a platform that goes down to the basement

Diocese will be a long-term owner of this property. They own no other property in this area.

2. It is an inconsistent use with current zoning in area.

A. Existing zoning on property is R1-35. Surrounding property is zoned R-4 and R1-7. Property serves as a buffer between the Freeway and the neighborhoods. Simply agree to disagree whether or not this is the right use.

3. Where will employees go and smoke?

A. Smoking will be restricted. The building is setback approximately 50' from east property line and plenty of landscaping. (Note: in response to this concern, the plans have been adjusted to provide an employee smoking area near to the employee parking area – which has been relocated to the north side of the proposed building.) R1-35 would allow a charter school.

4. Where is the garbage/refuse located? Why not move trash near Freeway?

A. It is a completed enclosed unit with walls. Trash is stored in kitchen area in basement in a refrigerated room and then moved outside for pick up. Will look at an alternative location. (Note: In response to this concern, the trash compactor has been relocated to as far west as possible on the south side of the proposed building – proximate to the 101.)

5. Have we showed plans to fire, police, airport, water departments?

A. Yes. Do not believe there were any technical issues with these departments that haven't been resolved.

6. What about windows because of the airport?

A. Required to be double paned. Will be appropriate for noise, heat and mitigation. In addition, the building will be very well insulated, which further limits outside noise.

7. Concerned with one entrance and one exit.

A. There will be 4 entrance/exit stairwells to get in and out of building. Modified certain areas on the plan to make sure fire truck could turn. Additional landscaping was added at south end so driveway was not as close to the property line.

8. What is in the existing small building at the south end of the property?

A. There are nursing care rooms in the building with 10 beds. New building will have 38 specialized care beds and 48 health care rooms. The two upper floors will have more independent living type units. Ground floor will have nursing care rooms with no kitchenette. Some rooms can accommodate 2 people.

9. What's the maximum number of people that could live there and how many personnel?

A. 144 people could live there. To get to 144, each minimal health care room would need to have 2 occupants in the room – which is highly unlikely. There will be no medical personnel on the upper floors. Do not (yet) have an exact count of the number of staff.

10. Will some living in the facility drive cars?

A. Yes; however, driving by residents is comparatively minimal in a senior housing facility.

11. Concerned with traffic.

A. CivTech did the study and compared it to other currently allowed uses – such as a charter school. Found senior housing has a minimal amount of peak hour traffic.

12. Was a speeding study done as there are lots of speeders on Cholla?

- A. Yes -- found very little traffic speeding on Cholla west of 90th Street.. Found more speeding east of 90th Street on Cholla. In 2018, the City's criteria for additional mitigation was not triggered. A notice was set to the kids' parents that go to the daycare about a year or so ago. Will send another notice to those parents..
- 13. Attended first neighborhood meeting and still has the following issues 1 way in, 1 way out; already group home nearby; 24/7 operation; traffic day and night; property values will decrease; noise from sirens. Wanted to know how the church obtain the property. Neighbor said it was through a will and could only be a church facility.
 - A. We are not aware of any limitations of use on the property. (Note: the Diocese has subsequently confirmed that there are no private restrictions on the use of the property.)

14. Traffic study cannot be accurate.

A. ITE publishes criteria that is to be used for typical types of developments. Study was signed and sealed by CivTech and then reviewed by the City Engineers. Studies take into account residents, visitors, staffing, and deliveries.

15. Church is all about revenue making and not concerned with neighbors. Fire trucks cannot get through.

A. We respectively disagree. This senior housing facility is a part of the Church's mission, which includes helping to provide housing for seniors. The church is a "non-profit" religious institution. Fire truck circulation has been reviewed by City Staff – including the City's fire reviewers.

16. One neighbor has been there since 2002 and traffic is growing because of the church and is scared because of the problems at the 3-way stop sign.

A. Traffic has been carefully studied/analyzed in accordance with ITE criteria and best practices, and reviewed by City Staff – including the City's traffic reviewers.

17. Church does not take care of the property.

A. We respectfully disagree, but will look at further maintenance of the site.

18. Is this 3 stories above ground? Originally was 2 stories. Why the change?

A. It is 3 stories. 3-story is almost the same height as 2-story building because of the materials being uses. The building height meets the R-5 parameters. Gives additional buffering and transitioning from the Freeway. Improved upon original design by providing larger rooms for residents and has almost the same square footage. The development is also in compliance with the 1993 Shea Plan. (Note: the application has been amended to R-4 zoning instead of R-5.)

19. Why not put up 4 or 5 stories? Why not a single story building or build somewhere else? No consideration of neighbors. Conclusion – make more money with 3 stories.

A. 3 stories is appropriate in this in-fill location proximate to the 101, and will be a quiet, low-intensity, low traffic generating, residential facility that will be an appropriate and effective buffer between the 101 and R-4 residential to the east. We respectfully disagree that the Church has had no consideration for the neighbors since the use, design, landscaping, setbacks, etc. are all respectful of neighbors – plus several additional modifications are being made to the plans in response to neighbors' concerns.

20. Open 24 hours a day, lights on. The 2nd & 3rd stories will clearly be visible to neighbors to east. He will have traffic on 2 sides of his property.

A. Each wing will have exit lights. There are very few windows facing east and south. There are no balconies on the east side. Building is almost the same height as the 2-story building because of the materials being used. (Note: In response to neighbors' concerns, further modifications have been made to the plans to eliminate certain windows on the east elevations of the 2nd and 3rd floors of the eastern "H" elements of the proposed building.)

21. Concerned with parking near his house. Why not move building further north?

A. There is retention basin limits where building can be moved. Further, the building has been located as far west as possible and additional modifications have been made to the building, landscaping plan, internal circulation plan, etc.

22. Why does the church want to do this?

A. To provide services to the community. It is a part of the church's mission. Not there to be profitable.

23. What have we done since the first plan to accommodate the east neighbors?

A. The basement is now deeper (previously was partially up and down), increased buffer on the south side, entry was enhanced, went as far west as we could to get rid of some parking on the east, etc. (Note: As is mentioned above, additional modifications have been made in response to neighbors' concerns.)

24. Have church buy all the neighbors out.

A. The Church has been responsible and sensitive to neighbors through the senior housing "use", design, additional design modifications in response to neighbors' perspectives and

concerns, etc. The Church is focused on compatibility, buffers, etc. as a co-existing neighbor that is located between a freeway on the west and a R-4 neighborhood on the east -- and not on buying-out a neighborhood(s).

End of meeting.

EXHIBIT G

Burch & Cracchiolo, P.A.

1850 N. Central Avenue, Suite 1700 Phoenix, Arizona 85004 (602) 234-9913 ebull@bcattorneys.com

October 22, 2021

Case Nos.: 25-ZN-2018 and 19-UP-2018 Megerdichian Senior Center

Follow-Up Informational Neighborhood Meeting November 3, 2021

Dear Property Owners:

The purpose of this letter is to invite you to another neighborhood meeting for the Western Diocese of the Armenian Church of North American ("Western Diocese") to discuss the proposed Rezoning and a Conditional Use Permit ("CUP") on the Western Diocese's property located east of the southeast corner of Cholla Road and the Loop 101 Freeway ("Site"). An aerial of the Site is attached.

An application is pending to rezone approximately 4.9 gross acres to R-4 for a proposed senior facility on the church Site. The other application that is pending is for a Conditional Use Permit ("CUP") on approximately 4.1 gross acres for a Residential Health Care Facility. The main church facilities on the northern portion of the Site and much of the parking area for the church will remain under the current zoning district. Copies of the updated Landscape Plan, Site Plan, and Perspective of the Residential Health Care Facility are attached.

Western Diocese plans to provide a distinctive, high-quality minimal and specialized residential health care senior living community that will include independent living, assisted living, and skilled nursing components. As compared to an expansion of the church or typical residential development, this senior housing community will generate less traffic, require less parking and create almost no late night activity.

The primary purpose of this follow-up informatioal meeting is to provide an overview of the Rezoning and Conditional Use Permit requests and provide updates that have been made to the plans in response to neighbors' concerns. The neighborhood meeting will be held as follows:

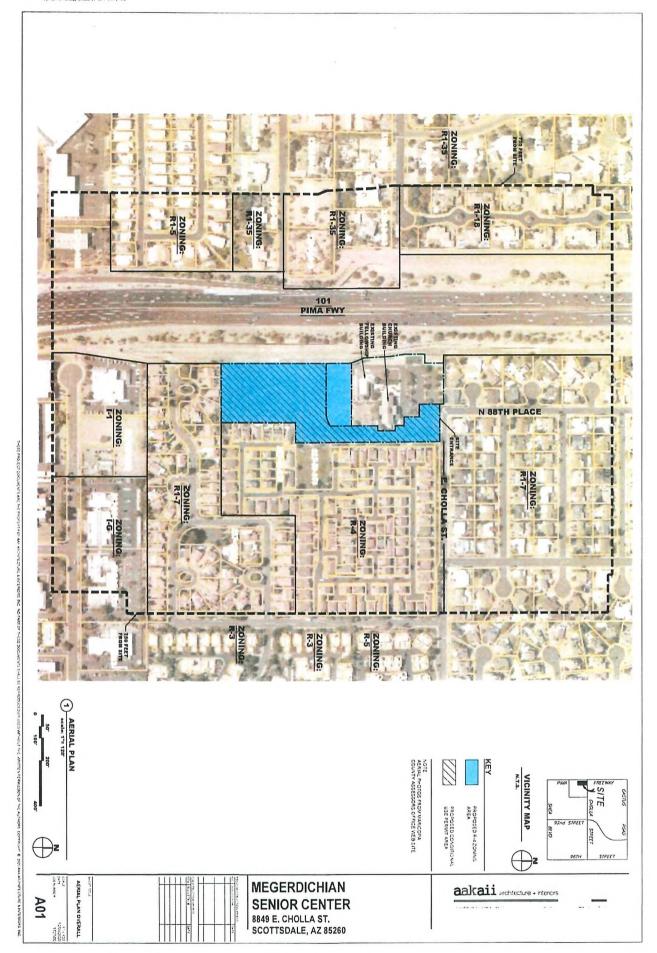
Wednesday, November 3, 2021 at 6:00 p.m. Armenian Church - Cultural Center 8849 E. Cholla Street Scottsdale, AZ 85260 There will be future public hearings by the Scottsdale Planning Commission and City Council. You will be notified of those hearings.

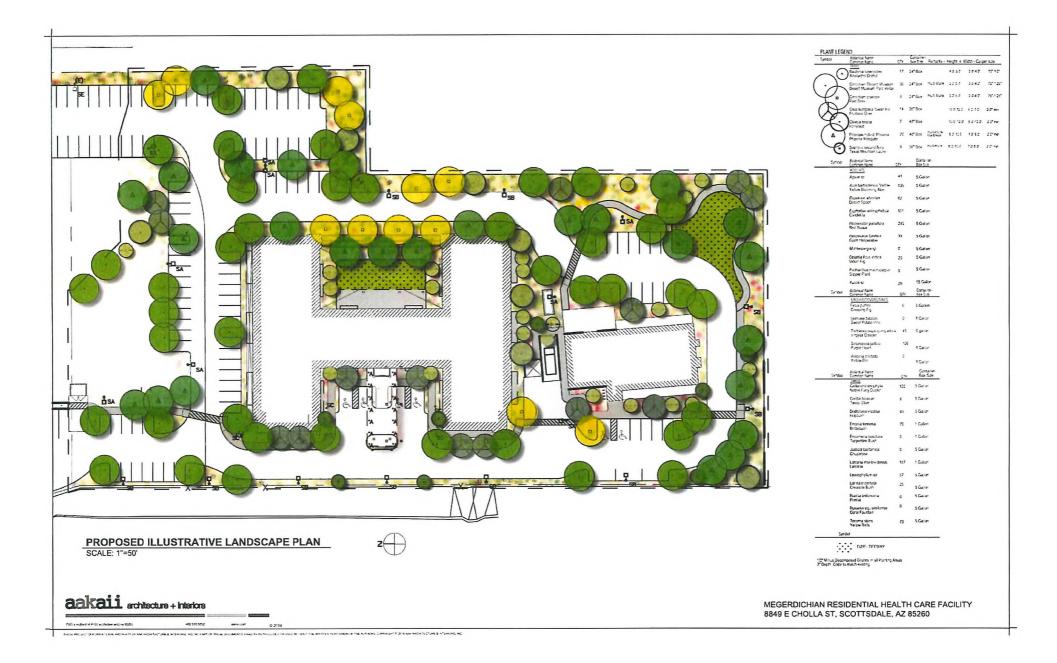
If you have any questions regarding this proposal, please contact Art Knadjian at AAK Architecture (480-588-5852 / art@aakaii.com), Tom Bilsten, neighborhood consultant (602-561-3932 / tom.bilsten@gmail.com), Ricki Horowitz at Burch & Cracchiolo (602-234-8728) / rhorowitz@bcattorneys.com, or me (602-234-9913 / ebull@bcattorneys.com). You may also contact Greg Bloemberg, Senior Planner with the City of Scottsdale (480-312-4306 / gblo@scottsdaleaz.gov).

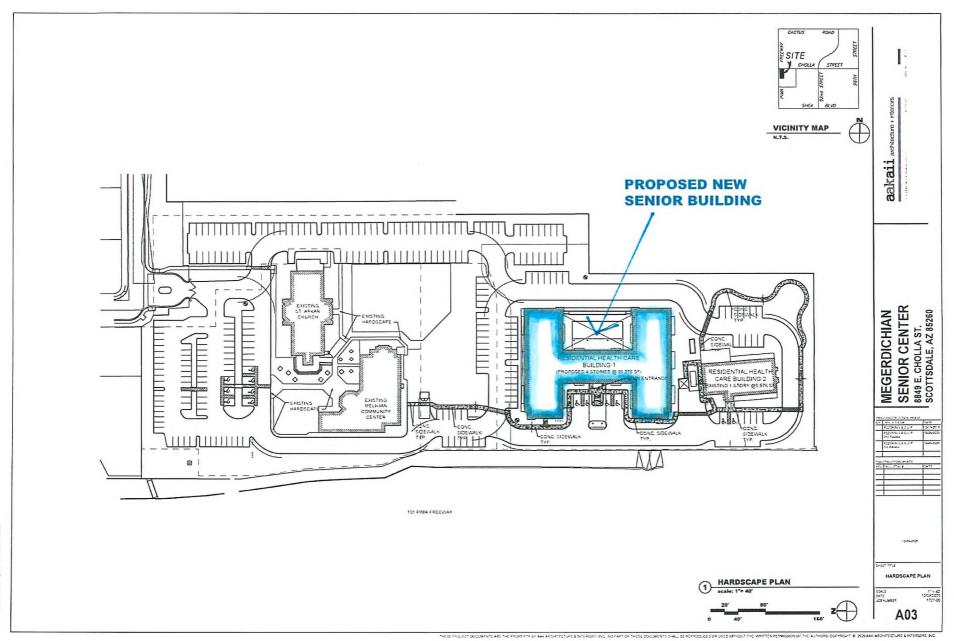
Thank you.

Ed Bull

ECB/rlh Attachments







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1 PERSPECTIVE - RESIDENTIAL HEALTH CARE FACILITY BUILDING 1

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EXHIBIT H

11/3/2021 OPEN HOUSE NEIGHBORHOOD MEETING

Attendees

Harout Markarian, Director of WDAC
Art Knadjian, AAK Architecture
Don Hadder, Planning Consultant
Tom Bilsten, Neighborhood Consultant
Ed Bull, Burch & Cracchiolo
Ricki Horowitz, Burch & Cracchiolo
CM Kathy Littlefield
CM Solange Whitehead
Commissioner George Ertel
18+/- Neighbors

Approximately 12 exhibit boards on easels were displayed. The neighbors were also able to watch a video of what was being proposed and why it makes sense for this infill vacant development site. Below are some of the questions asked and answered and also some questions that need follow up work.

Questions and Answers

Q: Will this increase trips on Cholla?

A: Yes, as any new user on the site would do. As compared to development with an R1-7, R1-5 or R-4 residential use, this senior housing facility will generate significantly less traffic - particularly during peak hours. It would also generate less traffic than a charter school.

Q: Will this traffic over burden the Cholla and 92nd Street intersection?

A: The traffic generation is well within the capacity of this intersection. In addition, significant portions of the traffic would also go through the 90th Street and Cactus intersection. Most of the traffic generated would not occur during peak hours.

Q: Is traffic calming possible on Cholla?

A: Yes, subject to following the city's criteria and procedures, which include support by the neighbors. The dips at the 90th Street intersection and a block to the east already serve as calming features. We can agree to adding a stop sign further east, no parking signs, or more speed limit signs – subject to the City's approval.

Q: Can Cholla be widened?

A: No, the current improvements don't follow any standard cross sections. In order to meet a local residential street cross section, the pavement would need to be widened by 1 foot and

the ROW widened by 2 feet. In order to achieve a Minor Collector street cross section, the pavement would need to be widened by 8 feet and the ROW by 12 feet. What exists was the original designation for this street.

Q: Will the units be owned?

A: No. This senior living facility will not have ownership units and will remain owned by the Church.

Q: How do the four floors function?

A: There are three floors atop a basement. The common areas will be placed in the lowest floor, which is a basement level below ground. The managed care beds will be on the ground floor. The upper two floors will accommodate the independent living units.

Q: How close will the new building be to existing homes?

A. The building has been placed to maximize separation from single-family homes and designed to orient windows away from the nearest homes. In addition, extensive landscaping around the perimeter and across the site will provide substantial visual screening.

Q: Why not access Desert Cove to the south?

A: Such access would require the demolition of 2 homes and a business. The church doesn't have a right to require purchase of such an access. The freeway ROW is not available to any use other than the freeway itself.

Q: What is the current zoning?

A: It is R-35, which was the zoning inherited by the city when it annexed the area in the early 1960s. The nearest property with this zoning is at least a half mile to the east or north or across the Loop 101 freeway, which is a wholly different context.

Q: How often will we hear sirens?

A: There will be no sirens to and from the site. Ambulances will use lights.

Questions Requiring Answers

Q: What will the city of Scottsdale allow us to do with additional signage on Cholla?

Q: How much tax dollars will be generated from this project? Will it offset the additional cost that neighbors are saying will be incurred from fire and ambulance usage at the site?

- Q: Is there a rental tax on the site? Per unit?
- Q: Exactly how many parking spaces do we calculate we will need for employees?
- Q: Based on other facilities, how many deliveries will we have per day (or week) for food and linen?



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

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

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PROJECT ADDRESS: 8849 Cholla St. Scottsdale, AZ 85260

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

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Electronic Signatures of Support from MSC Scottsdale Website

Name	Your Current City of Residence	Email	Your Signature	Entry Date
Adam Aksut	Peoria	t.adam44@yahoo.com	http://www.mscscottsdale.com/	v 2/17/2021 19:33
Artin Knadjian	Scottsdale	apokna@cox.net	http://www.mscscottsdale.com/	v 2/25/2021 0:06
Bedros Touresian	Phoenix	brodtt@cox.net	http://www.mscscottsdale.com/	v 2/16/2021 17:59
Chris Gezalyan	Scottsdale	khachikgezalyan@gmail.com	http://www.mscscottsdale.com/	v 2/16/2021 18:24
Djemile Touresian	Phoenix	djemilet@cox.net	http://www.mscscottsdale.com/	v 2/16/2021 22:17
Edgar Zakani	Phoenix	Edgar.zakani@gmail.com	http://www.mscscottsdale.com/	v 2/11/2021 20:59
Grigor Papazyan	Phoenix	grigor77@yahoo.com	http://www.mscscottsdale.com/	v 12/17/2020 23:31
Harout Markarian	Burbank	haroutm82@gmail.com	http://www.mscscottsdale.com/	v 2/9/2021 17:42
helen saribekyan	Scottsdale	fr_zacharia@yahoo.com	http://www.mscscottsdale.com/	v 2/9/2021 21:05
Hongnian Jow	Scottsdale	hongnian.jow@gmail.com	http://www.mscscottsdale.com/	
Mary Sayadian	Scottsdale	marysayadian@gmail.com	http://www.mscscottsdale.com/	
Mehran Nalbandian	Phoenix	mehrannalbandian@gmail.com	http://www.mscscottsdale.com/	v 2/21/2021 21:34
Michael Zakian	Los Angeles	zakianmichael@gmail.com	http://www.mscscottsdale.com/	
Olga Karlina	Scottsdale	edmomeni@gmail.com	http://www.mscscottsdale.com/	
Parandzem Nalbandian	Phoenix	pnalbandian@cox.net	http://www.mscscottsdale.com/	
Rafi Hagopian	Scottsdale	hrhelectric@gmail.com	http://www.mscscottsdale.com/	
Sargis Saribekyan	Scottsdale	fr_zacharia@yahoo.com	http://www.mscscottsdale.com/	
Siranoosh Megerdichian	Phoenix	megerdichianv@yahoo.com	http://www.mscscottsdale.com/	
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Stephen Ovanessoff	Scottsdale	stephenovanessoff@yahoo.com	http://www.mscscottsdale.com/	
Varant Ovanessoff	Scottsdale	varant.ovanessoff@gmail.com	http://www.mscscottsdale.com/	
Vatche Megerdichian	Phoenix	megerdichianv@yahoo.com	http://www.mscscottsdale.com/	
Yelena Badalyan	Phoenix	ybadalyan1@gmail.com	http://www.mscscottsdale.com/	
Zerrin Aksut	Peoria	t.adam44@yahoo.com	http://www.mscscottsdale.com/	v 2/17/2021 19:34

Proposed Mesrop & Mariam Megerdichian Residential Health Care Facility 8849 E Cholla St Scottsdale, AZ

City of Scottsdale Case Nos. 25-ZN-2018 & 19-UP-2018

PROJECT ADDRESS: 8849 E. Cholla Street, Scottsdale, AZ 85260

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

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PROJECT ADDRESS: 8849 E. Cholla Street, Scottsdale, AZ 85260

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PROJECT ADDRESS: 8849 E. Cholla Street, Scottsdale, AZ 85260

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PROJECT ADDRESS: 8849 E. Cholla Street, Scottsdale, AZ 85260

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

Please let us know you support the MSC senior center development by filling out the form below. Thank you for your support!

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PROJECT ADDRESS: 8849 E. Cholla Street, Scottsdale, AZ 85260

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PROJECT ADDRESS: 8849 E. Cholla Street, Scottsdale, AZ 85260

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PROJECT ADDRESS: 8849 E. Cholla Street, Scottsdale, AZ 85260

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

Please let us know you support the MSC senior center development by filling out the form below. Thank you for your support!

Name *

Ellen Blum
First Last
Your Current City of Residence *
Scottsdale
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PROJECT ADDRESS: 8849 E. Cholla Street, Scottsdale, AZ 85260

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PROJECT ADDRESS: 8849 E. Cholla Street, Scottsdale, AZ 85260

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PROJECT ADDRESS: 8849 E. Cholla Street, Scottsdale, AZ 85260

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PROJECT ADDRESS: 8849 E. Cholla Street, Scottsdale, AZ 85260

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PROJECT ADDRESS: 8849 E. Cholla Street, Scottsdale, AZ 85260

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

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PROJECT ADDRESS: 8849 E. Cholla Street, Scottsdale, AZ 85260

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

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PROJECT ADDRESS: 8849 E. Cholla Street, Scottsdale, AZ 85260

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

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PROJECT ADDRESS: 8849 E. Cholla Street, Scottsdale, AZ 85260

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PROJECT ADDRESS: 8849 E. Cholla Street, Scottsdale, AZ 85260

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PROJECT ADDRESS: 8849 E. Cholla Street, Scottsdale, AZ 85260

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

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PROJECT ADDRESS: 8849 E. Cholla Street, Scottsdale, AZ 85260

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PROJECT ADDRESS: 8849 E. Cholla Street, Scottsdale, AZ 85260

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

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PROJECT ADDRESS: 8849 E. Cholla Street, Scottsdale, AZ 85260

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PROJECT ADDRESS: 8849 E. Cholla Street, Scottsdale, AZ 85260

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

Please let us know you support the MSC senior center development by filling out the form below. Thank you for your support!

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PROJECT ADDRESS: 8849 E. Cholla Street, Scottsdale, AZ 85260

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

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PROJECT ADDRESS: 8849 E. Cholla Street, Scottsdale, AZ 85260

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PROJECT ADDRESS: 8849 E. Cholla Street, Scottsdale, AZ 85260

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Your Support Kathers to Us

Please let us know you support the MSC senior center development by filling out the form below. Thank you for your support!

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PROJECT ADDRESS: 8849 E. Cholla Street, Scottsdale, AZ 85260

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

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

Project Address: 8849 Cholla St. Scottsdale, AZ 85260

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

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

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

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

Respectfully, Anahid Gasparian

Signed by:

Date: 2-17-2-02-1



Respectfully,

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BAGHDASAR GASPARIAN
Signed by:
Date:



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5201 No 104 th Drive Dlendale +285307



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Respectfully,

Signed by: Raymond Martings.

Date: 7/15/21



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Signed by: ROSE KABASOUZIAN

Date: _8__29_21____



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Signed by: TORDS KABA JOH7JAN

Date: _8__28-_21____



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Signed by: Stack Slave

Date: 7/15/2021



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Respectfully.

Signed by: Naal Athanian

Date: <u>[0/08/2021</u>



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Signed by:	nick.kanaras@gmail.com
Date: 10-8-21	- contrared to the first the contrared to the contrared t



Respectfully,

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

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Signed by: Konstantinos Akrivos

Date: 10/8/21



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Respectfully,

Date: 19/03/2021



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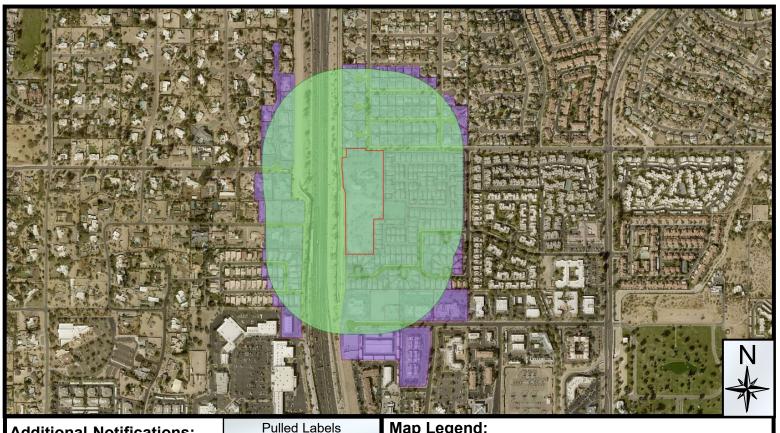
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City Notifications – Megerdichian Residential Health Care Facility



Additional Notifications:

Interested Parties List Adjacent HOA's

P&Z E-Newsletter

Facebook

Nextdoor.com

City Website-Projects in the hearing process

January 19, 2021

Map Legend:

Site Boundary

Properties within 750-feet

Postcards:

359

25-ZN-2018 & 19-UP-2018