

PLANNING COMMISSION REPORT



Meeting Date: May 26, 2021
General Plan Element: *Land Use*
General Plan Goal: *Create a sense of community through land uses*

ACTION

Ina Levine Jewish Community Campus 3-TA-2020 and 11-ZN-2020

Request to consider the following:

1. A recommendation to City Council regarding a request by owner for a text amendment to the Zoning Ordinance (Ord. No. 455), specifically the Use Regulations identified in Section 6.803 of the Special Campus (SC) District, to allow for community buildings and recreational facilities not publicly owned, educational services and residential healthcare facilities.
2. A recommendation to City Council regarding a request by owner for a zoning district map amendment from Single-family Residential (R1-35) District to Special Campus, Planned Shared Development District (SC PSD), including a Development Plan with amended (Transition) performance standards for building setbacks, building stepbacks and landscape buffers, on a +/- 28.5-acre site located at 12701 N. Scottsdale Road.

Purpose of Request

The applicant's request for the Special Campus (SC) District Zoning Text Amendment and for the rezoning of the property is intended to implement the Cultural/Institutional General Plan Land Use Category for the property and provide flexibility for the unique range of uses on the campus site.

Key Items for Consideration

- Conformance with Scottsdale General Plan
- SC District text amendment is City-wide to provide additional land use options
- Appropriateness of the Special Campus District overlay for the progression of the Ina Levine Jewish Community Campus
- Appropriateness of the proposed Development Plan as a guide for future development, redevelopment, and expansion of existing facilities
- Proposed amended development standards include FAR, building setbacks, building stepbacks and landscape buffers
- Existing community building will remain with planned future additions

- No significant negative traffic impacts or other services anticipated
- The Airport Advisory Commission will hear these cases at their May 19, 2021 meeting
- Community Involvement

OWNER

Jewish Community Campus LLC - Jay Jacobs
(480) 481-7007

APPLICANT CONTACT

John Berry
480-385-2719

LOCATION

12701 N Scottsdale Rd, 12753 N. Scottsdale Rd, 12707 N. Scottsdale Rd.
City-wide (Text Amendment)



BACKGROUND

General Plan

The 2001 General Plan Conceptual Land Use Map designates the property as Cultural/Institutional or Public Use. This category includes a variety of public and private facilities including government buildings, schools, private and public utilities, and airports. Private facilities include Taliesin West, the Mayo Clinic, HonorHealth Osborn and HonorHealth Shea hospitals. Zoning for these opportunities should be based on a demonstration that the project can be successfully completed, has good transportation access, and is compatible with surrounding areas.

Zoning

The site is zoned Single-family Residential (R1-35) district with a Conditional Use Permit for community buildings and recreational facilities not publicly owned. The R1-35 zoning district is intended to promote and preserve residential development. The principal land use is single-family dwellings and uses incidental or accessory thereto, together with allowed recreational, religious, and educational facilities. Case 2-UP-2000 approved a Conditional Use Permit for a 125,000 square foot Community Center and Recreational Facility.

Context

The 28.5-acre site is located at the intersection of N. Scottsdale Road and E. Sweetwater Avenue and is surrounded by residential development to the north, south and west and to the east is an educational facility. Please refer to context graphics attached.

Adjacent Uses and Zoning

- North: Single-family homes (Sweetwater Street East), zoned Single-family Residential (R1-35).
- South: Single-family homes (Scottsdale Village Estates), zoned Single-family Residential (R1-35).
- East: Elementary School (Paradise Valley Unified School District), zoned Single-family Residential, Planned Community District (R1-35 PCD).
- West: Single-family homes (City of Phoenix).

Other Related Policies, References:

Scottsdale General Plan 2001, as amended

Zoning Ordinance

6-DA-2020: Associated Development Agreement for Planned Shared Development Overlay (PSD) district

7-TA-2016: Ordinance 4244 Planned Shared Development Overlay (PSD) district

Scottsdale Road Streetscape Design Guidelines

6-UP-2000: Conditional Use Permit for Private Educational facility (Elementary/Middle School/High School)

2-UP-2000: Conditional Use Permit for Community Center and Recreational Facility

112-DR-2000 et al: JCC Community Campus

APPLICANT'S PROPOSAL

Development Information

Associated with the city-wide zoning text amendment to the Special Campus (SC) District to allow more land use options in the district, the applicant is requesting a recommendation from Planning Commission to the City Council regarding a zoning district map amendment from Single-family Residential (R1-35) District to Special Campus, Planned Shared Development (SC PSD) District, including a Development Plan with amended (Transition) performance standards for floor area ratio, building setbacks, building setbacks and landscape buffers.

The existing 28.5-acre community campus is comprised of an existing one and two-story community center that is located at the northwest corner of the site which contains multi-purpose/meeting rooms, pre-school, library, fitness center, senior-youth facilities, offices and pools. A lighted soccer field and baseball field are located toward the northeast corner of the site. The Pardes Jewish Day School (K-8) is located south of the recreation fields while the approved high school site remains vacant.

The proposed conceptual development plan establishes the framework for future development of the campus. The proposal includes a new 38-foot-tall, 185,000 square foot Residential Healthcare Facility (minimal and specialized) with approximately 185 units/beds, a 20,000 square-foot addition to the existing Jewish Community Center, and a 10,000 square foot addition to the existing Pardes Jewish Day School (K-8). The approved enrollment of 350 students remains unchanged.

To buffer the adjacent residential development, future development will provide a 50-foot-wide building setback and 12-foot-wide landscape buffer to the existing neighbors to the east, a 70-foot-wide building setback and 25-foot-wide landscape setback along E. Sweetwater Avenue and a 70-foot-wide building setback and a 25-foot-wide landscape setback along E. Corrine Drive.

Primary access to the site is provided with two existing driveways along N. Scottsdale Road that leads vehicular traffic to the parking lot located at the southwest corner of the site. Secondary access is provided along E. Sweetwater Avenue. Pedestrian connectivity is maintained with shaded sidewalks and additional pedestrian connection is provided internal to the site that link to the adjacent street frontages.

- Existing Use: Community buildings and recreational facility
- Proposed Uses: Community buildings and recreational facilities not publicly owned, educational services, residential healthcare facilities (minimal and specialized), and community center.
- Community Center Building Area:
 - Existing: 114,530 square feet
 - Proposed: 20,000 square feet
 - Total Building Area: 134,530 square feet
- Educational Facility Building Area:
 - Existing: 56,403 square feet
 - Proposed: 10,000 square feet
 - Total Building Area: 66,403 square feet
- Residential Health Care Facility
 - Building Area: +/-185,000 square feet
- Overall Total Building Areas: 385,933 square feet
- Parcel Size: 1,311,561 square feet / 30.11 gross acres
1,242,656 square feet/28.53 net acres
- Overall Floor Area Ratio allowed: 0.4 or 497,062 square feet
- Floor Area Ratio provided: 0.31 or 385,933 square feet
- Building Height Allowed (R1-35 District): 30 feet
- Building Height Allowed (SC District): 38 feet
- Building Height Proposed: 38 feet
- Number of units/beds:
 - Specialized Care Beds (allowed): 80 beds per gross acre (2,400)
 - Minimal Care Units (allowed): 40 dwelling units per gross acre (1,200 units)
- Number of units/beds:
 - Specialized Care Beds (proposed): 55 beds
 - Minimal Care Units (proposed): 130-185 dwelling units
- Parking Required: 163-271 spaces, depending on the final number& mix of units/beds
- Parking Provided: 456 space (JCC Campus)

- Open Space Transition Areas:
 - Type II Required: 411,926 square feet
 - Type II Provided: +/- 523, 138 square feet
 - Type III Required: 12,917 square feet
 - Type III Provided: +/- 12,917 square feet
- Minimum Open Space Required: 262, 312 square feet
- Open Space Provided: 536, 055 square feet

ZONING IMPACT ANALYSIS

Land Use

The city-wide zoning text amendment to the Special Campus (SC) District to allow more land use options in the district (community buildings, educational services, and residential healthcare facilities) are all consistent with the purpose and intent of a special campus zoning. The Land Use Element of the General Plan designates this particular site as Cultural/Institutional or Public Use. The proposed Special Campus Overlay and Planned Shared Development (SC PSD) zoning district is consistent with the General Plan land use designation for the Ina Levine Community Center Campus. The Cultural/Institutional or Public Use land use designation directly correlates with the cultural and education aspects of the campus.

Special Campus District

The proposed Minor Special Campus is an overlay district that allows for cultural and institutional uses which due to their unique characteristics, generally do not fit in standard districts. It also recognizes the importance of unique land uses in a campus setting to Scottsdale's economy and quality of life. The Special Campus (SC) District allows the Ina Levine Jewish Community Center the ability to comprehensively plan for the future building development, redevelopment, or modifications within the campus. Through the use of the Special Campus District overlay, the Ina Levine Community Center Development Plan provides the city with a comprehensive plan and vision for which it may be ensured that the campus would develop cohesively and address the goal and policies of the General Plan. The Special Campus Ordinance has been set to allow for flexibility in establishing safeguards and buffered areas adjacent to less intense uses.

Amended Site Development Standards

The applicant is requesting amended (transition) performance standards as part of the zoning district map amendment. According to Zoning Ordinance Section 6.806.B.2., alternate Transition Area Plan Performance Standards may be approved by the City Council. The applicant is requesting to amend the following: minimum width of landscape area at the perimeter of the site along the eastern edge and adjacent to Type II zoning districts when along the eastern edge from 50 feet to 0 feet for existing site improvements and 12 feet for new site improvements, in addition, Type III zoning districts from 50 feet to 30 feet; Building Setbacks along the eastern edge and adjacent to Type II zoning districts from 75 feet to 35 feet; the elimination of building height setbacks and Floor Area Ratio within all transition areas; and limit the overall Floor Area Ratio from 0.6 to 0.4 of the net lot area. For additional information, please see the attached Amended Development Standards

Planned Shared Development

The purpose of the Planned Shared Development Overlay (PSD) zoning District is to provide the opportunity for application of development standards to a property as defined by its perimeter, rather than applying the standards to the individual lots, tracts, and parcels within the boundaries of the perimeter. The applicants request to apply the PSD overlay to the site is to allow for the sharing of the Special Campus development standards. Details of the planned shared development will be finalized in an associated Development Agreement that will be reviewed by City Council.

Airport Vicinity

The subject site falls within the AC-1 Airport Influence Area and the project features a residential healthcare facility which is listed as a noise sensitive use. As such, the case shall be presented to the Airport Advisory Commission and the project will require the following stipulations in accordance with Chapter 5 of the City Code:

- The owner shall grant the city and record an aviation easement
- The owner shall conduct a height analysis and submit completed FAA forms from height analysis prior to permit issuance
- Each owner of property shall make fair disclosure to each purchaser. If development is subject to Covenants, Conditions and Restrictions, the owner shall include the disclosure in CC&Rs;

Transportation/Trails

The site is located on the southeast corner of Scottsdale Road and Sweetwater Boulevard, and has access to both streets. There is full access driveway on Scottsdale Road, as well as a right-in, and right-out only driveway; the site driveway on Sweetwater Boulevard is designed to direct site traffic to Scottsdale Road, with right-in and left-out only turning movements. The intersection of Scottsdale Road and Sweetwater Boulevard is signalized, and it has a southbound left-turn arrow.

A Traffic Impact and Mitigation Analysis ("TIMA") was submitted for the project. The approval of the zoning district change for the proposed 185-Unit residential healthcare facility will result in an estimated 718 trips generated per day to and from the project site. The development is estimated to generate 37 a.m. peak hour trips, and 47 p.m. peak hour trips. This represents an increase of 191 daily trips over the existing approved 150-student high school. With the addition of the proposed site generated traffic, traffic operations at the intersections in the vicinity of the site will operate at LOS D or better.

With the development of the healthcare facility, the developer is stipulated to improve the sidewalk connections from the site buildings to the adjacent streets. This includes a sidewalk connection to Corrine Drive to the south of the site, which the applicant proposes to be gated. These sidewalk connections are supported by goals that are contained in the current and proposed City of Scottsdale General Plan. Students of the school on the site, members of the community center, and residents and employees of the healthcare facility should be able to walk and bicycle on the local streets in the surrounding neighborhoods without having to travel along Scottsdale Road to reach them.

Water/Sewer

The City's Water Resource Department reviewed and accepted this preliminary Basis of Design Reports for water and wastewater and has determined that there are adequate water and wastewater services to serve the development. The developer will pay for all related infrastructure improvements necessary to serve the new development.

Public Safety

The City's public safety division reviewed the application and determined that the existing facilities area sufficient to provide service for the proposed use, and no impacts to existing service levels are anticipated. The nearest fire station is located approximately 2 miles from the site and located at 7455 E. Shea Boulevard.

Open Space

Open space in the Special Campus District is required to be provided at equal to or greater than that typically required for comparable uses and located as required for building heights up to 38 feet. A minimum of 20 percent (5.7-acres) of the gross land area shall be designated as open space; 40 percent (9.4-acres) in Area Type II and 30 percent (0.3-acres) in Area Type III. Overall, the required open space is 10.04-acres, and the development plan is providing 45% open space (12.9-acres) which exceeds the open space requirement.

Community Involvement

The city and applicant both placed a 1/8-page ad in the newspaper and sent notices to the City of Scottsdale's interested parties list regarding the proposed zoning district map amendment, text amendment and open house dates. The applicant posted the Early Notification of Project Under Consideration sign on August 28, 2020 and held two (2) virtual open house meetings on September 8, 2020 from 10:30 AM to 12 PM and 4:30 PM to 6:00 PM. According to the attached Outreach Report, a total of 41 people viewed the website, which resulted in two phone calls to the development team with questions regarding lighting and landscaping. Additionally, in December of 2019, the applicants outreach team visited over 100 residential neighbors' door-to-door to get their feedback on the project and received letters of support. City staff received an e-mail expressing concerns about building height and landscape. The applicant contacted the resident and agreed that the increased buffers and landscaping are helpful. For additional information, please refer to the attached Community Involvement Report.

Community Impact

The proposed Special Campus development plan, expansion and redevelopment modifications is intended to complement the character and scale of the adjacent homes along with compatible land uses. The site is surrounded by single-family residential, and the proposed facility will provide adequate building setbacks and landscape buffers to establish appropriate transitions from the Ina Levine Community Center campus to the surrounding residents. There are no anticipated traffic impacts as vehicular traffic will enter and exit the site from the existing primary access points along N. Scottsdale Road with secondary access from E. Sweetwater Avenue. Impacts to infrastructure, and other services are also minimal, and the developer will be responsible to provide infrastructure for any new related development. The Zoning District Map Amendment will not likely create any significant adverse effects upon the neighborhood or the community at large.

Policy Implications

The proposed development plan will allow for the development of an underutilized vacant site surrounded by a variety of existing supporting cultural, educational, and recreational land uses that will offer services to the new residential healthcare facility. The Special Campus Ordinance allows flexibility in establishing safeguards and buffered areas adjacent to less intense uses. Significant modifications to the transition area plan standards are intended to protect the surrounding neighbors. Approval for the proposed text amendment will allow the addition of senior living, cultural and educational land uses that are consistent with both the Cultural/Institutional General Plan land use designation and the intent of the Special Campus zoning district.

OTHER BOARDS AND COMMISSIONS

The Airport Advisory Commission heard this case at their May 19, 2021 meeting and recommended approval with a vote of 5-0.

STAFF RECOMMENDATION

Recommended Approach:

1. Staff recommends that the Planning Commission find that the Zoning Ordinance text amendment is consistent and conforms with the adopted General Plan and make a recommendation to City Council for approval.
2. Staff recommends that the Planning Commission determine that the proposed zoning district map amendment, including the Ina Levine Jewish Community Campus Development Plan and amended performance standards are consistent and conform with the adopted General Plan, and make a recommendation to City Council for approval, per the attached stipulations.

RESPONSIBLE DEPARTMENTS

Planning and Development Services

Current Planning Services

Long Range Planning

Traffic Engineering

Water Resources

Fire and Life Safety

Plan Review

STAFF CONTACT

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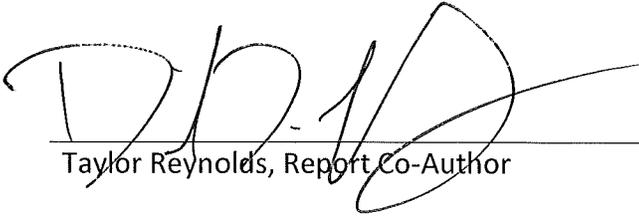
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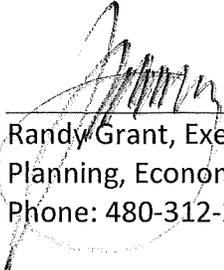
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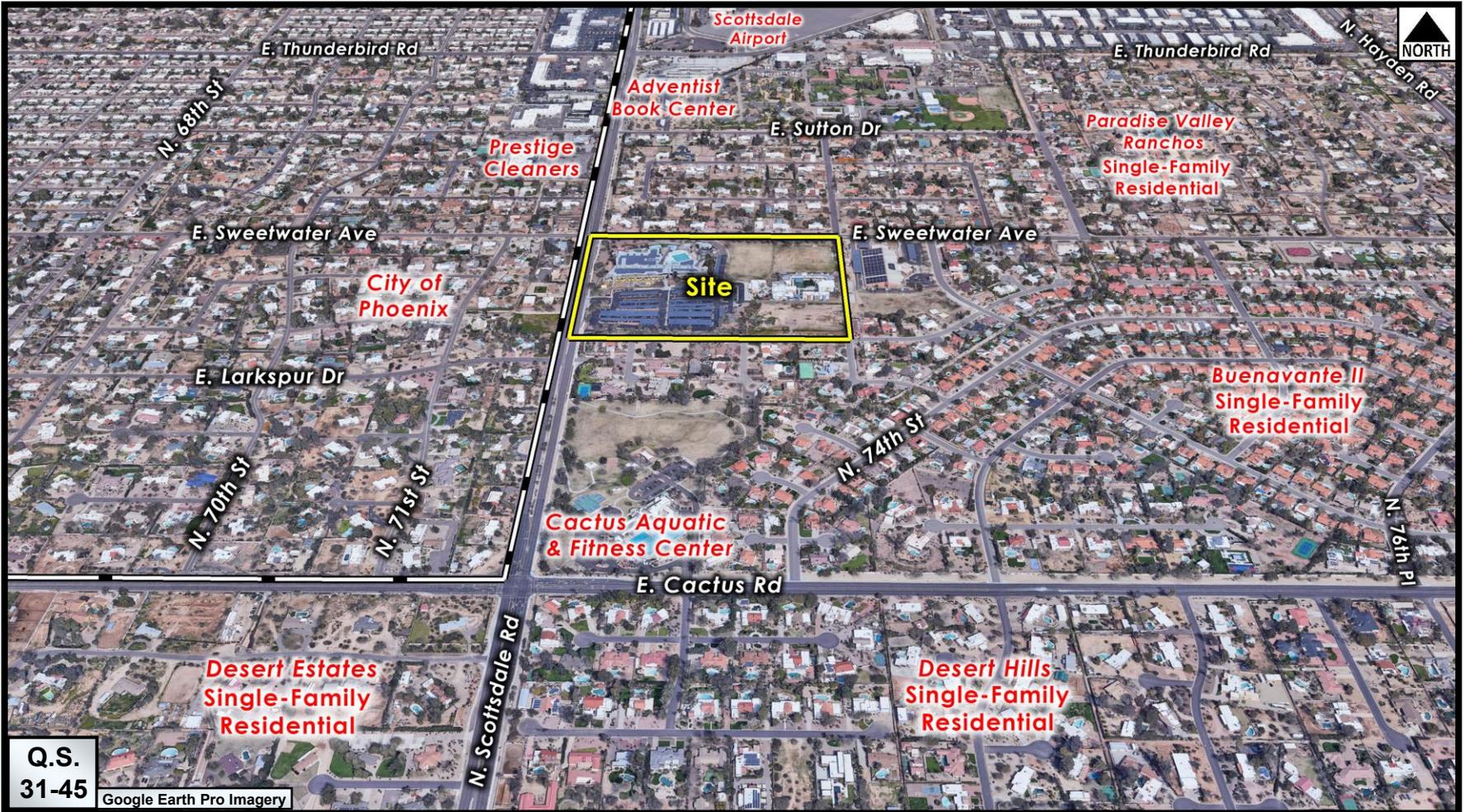


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5/14/21

ATTACHMENTS

1. Context Aerial
2. Aerial Close-Up
3. Stipulations
 - Exhibit A to Attachment #3: Amended Development Standards
 - Exhibit B to Attachment #3: Ina Levine Jewish Community Campus Development Plan
4. Additional Information
5. Applicant's Zoning Narrative
6. Applicant's Text Amendment Narrative
7. Draft Text Amendment
8. Existing City-Wide S-C Zoning Districts Map
9. General Plan Land Use Map
10. Existing Zoning Map
11. Proposed Zoning Map
12. Traffic Impact Summary
13. Community Involvement Report
14. Correspondence
15. City Notification Map



Context Aerial

11-ZN-2020

ATTACHMENT 1



Close-up Aerial

ATTACHMENT 2

11-ZN-2020

**Stipulations for the Zoning Application:
Ina Levine Jewish Community Campus
Case Number: 11-ZN-2020**

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

SITE DESIGN

1. CONFORMANCE TO DEVELOPMENT PLAN. Development shall conform with the Development Plan, entitled "Ina Levine Jewish Community Campus," which is on file with the City Clerk and made a public record by Resolution No. XXXX and incorporated into these stipulations and ordinance by reference as if fully set forth herein. Any proposed significant change to the Development Plan, as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council. Where there is a conflict between the Development Plan and these stipulations, these stipulations shall prevail.
2. CONFORMANCE TO AMENDED DEVELOPMENT STANDARDS. Development shall conform with the amended development standards that are included as part of the Development Plan. Any change to the development standards shall be subject to additional public hearings before the Planning Commission and City Council.
3. REFUSE. Each project site design shall accommodate refuse infrastructure in conformance with city published standards and requirements, at time of project development, with associated site plan modifications to accommodate as needed.
4. 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.

DEDICATIONS

5. TRAFFIC CONTROL EASEMENT. Prior to issuance of any permit for the development project, the property owner shall dedicate a traffic control easement, at the southeast corner of the N Scottsdale Road and E Sweetwater Avenue intersection, to the City of Scottsdale to cover the corner's two existing traffic signal poles and pull boxes.
6. CROSS ACCESS EASEMENT. Prior to issuance of any permit for the development project, the property owner shall dedicate cross access easements, across and to the benefit of all parcels contained within development project, should project development consist of more than one parcel at time of any permit request for the development project.
7. EMERGENCY SERVICES ACCESS EASEMENT. Prior to issuance of any permit for the development project, the property owner shall dedicate emergency services access easements to the City of Scottsdale across all drive aisles connecting parcels within development project, should project development consist of more than one parcel at time of any permit requires for the development project.
8. AVIGATION EASEMENT. Prior to the issuance of any permit for the development project, the property owner shall dedicate an Avigation Easement to the City of Scottsdale, in a form acceptable to the City Attorney, or designee.

INFRASTRUCTURE

9. 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.
10. 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.
11. WATER AND WASTEWATER IMPROVEMENTS. The property owner shall provide all water and wastewater infrastructure improvements, including any new service lines, connection, fire-hydrants, and man-holes, necessary to serve the development.
12. FIRE HYDRANT. The property owner shall be 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

13. DRAINAGE REPORT. With the Development Review Board submittal, the property owner shall submit a Drainage report in accordance with the Design Standards and Policies Manual for the development project. In the drainage report, the property owner shall address:
 - a. Provide an updated copy of the drainage report submitted for the zoning case with the following stipulations:
 - i. A complete and detailed storm drain analysis for the proposed 2-48" connector pipes/underground system that properly model the bubble-up structure data shown on the plans. The analysis should clearly demonstrate that the design WSEL of the offsite existing detention basin upstream of the site would not be adversely impacted.
 - ii. The description in the drainage report of the small 3-8" HDPE pipes and riprap spillway at the site outfall near 73rd Place as an existing outfall system was not accurate and not adequate for the design flow of approximately 178 cfs leaving the site. The drainage analysis should carefully evaluate the existing overflow section near this outfall location and ensure the proposed improvements will not adversely impact drainage conditions at the site outfall.
 - iii. A separate updated Grading and Drainage Plans.
14. FAA DETERMINATION. With the Development Review Board Application, the property owner shall submit a copy of the FAA Determination letter on the FAA FORM 7460-1 for any proposed structures and/or appurtenances that penetrate the 100:1 slope. The elevation of the highest point of those structures, including the appurtenances, must be detailed in the FAA form 7460-1 submittal.
15. AIRCRAFT NOISE AND OVERFLIGHT DISCLOSURE. With the Development Review Board Application submittal, the property owner shall provide a copy of the noise disclosure notice that will be provided to occupants, potential homeowners, employees and/or students that will be located at the development project in a form acceptable to the Scottsdale Aviation Director.

16. SOUND ATTENUATION MEASURES. With the final plans submittal, the property owner shall provide sound attenuation measures that are limited to the sound transmission class of not less than 50 (45 if field tested) as provided in the international Building Code (IBC).
17. ARCHAEOLOGY. The applicant shall submit, with the submittal of a Development Review application associated with Case (enter the GP, ZN, UP case number here), an archaeology survey and report that is prepared by a qualified archaeologist, in conformance with Scottsdale Revised Code, Chapter 46, Article VI. – Protection of Archaeological Resources.

V. Ina Levine Jewish Community Campus - Amended Development Standards.

Sec. 6.800. - Special Campus (SC).

Sec. 6.804. - General standards and incentives.

A. A minor campus district shall occupy less than forty (40) gross acres. The minimum width and depth shall be four hundred (400) feet.

A major campus district shall occupy forty (40) gross acres or more. The minimum width and depth shall be eight hundred (800) feet.

Contiguous parcels, not including right-of-way, of lesser size or dimension may be added to an established special campus district subject to the approval of the City Council.

B. Except as otherwise permitted in section 6.804.C., or in section 7.100 et seq., the maximum building height shall be thirty-eight (38) feet above the natural grade.

C. Where the city determines that the unique operating or structural characteristics of buildings, structures or other facilities located within the SC District justifies a height greater than that normally allowed within this SC District, the City Council may approve the greater height as a part of the development plan, either as an absolute figure or by means of formulas and performance criteria. Any building height greater than thirty-eight (38) feet shall be subject to the following general criteria:

1. These building heights shall be permitted only on those portions of the site not affected by the transition areas as specified in Section 6.805.C.2.a. and b.
2. The maximum building height shall be stepped back from the edge of the transition area at one (1) foot of vertical dimension for every three (3) feet of horizontal dimension as measured from the base height of thirty-eight (38) feet.
3. For each five (5) feet of building height greater than thirty-eight (38) feet the open space requirement shall be increased by one (1) percent above what is required herein in Section 6.805.B.

D. Floor area ratio is limited to ~~six-tenths (0.6)~~ **FOUR-TENTHS (0.4)** of the net lot area except as modified herein.

E. The City Council may approve as part of the development plan guidelines, including formulas, performance criteria, and/or incentives, which, in order to achieve specified community goals, provide means for the additional height as identified in section 6.804.C. above and/or additional floor area greater than that specified in section 6.804.D. above. Such flexibility shall be based upon considerations such as but not limited to: underground parking, preservation of historic sites on or off-site, preservation of conservation areas on or off-site for which no density transfer has been previously received from either on or off-site, special public improvements above what is normally required for the development, or major contributions to public arts or public recreation facilities.

F. To the extent that the adoption of a special campus overlay district shall conflict with the regulations, requirements, stipulations, or standards of other provisions within the Zoning Ordinance, the more permissive shall apply, unless otherwise specified herein.

(Ord. No. 2588, § 1, 9-21-93; Ord. No. 2895, § 1, 3-19-96; Ord. No. 2996, § 1, 3-4-97; Ord. No. 3879, § 1(Exh. § 25), 3-2-10; Ord. No. 4005, § 1(Res. No. 8947, Exh. A, § 172), 4-3-12; Ord. No. 4143, § 1(Res. No. 9678, Exh. A, § 146), 5-6-14

Exhibit A to Attachment 3

Sec. 6.805. - Development Plan.

The zoning district map amendment application for the SC District shall be accompanied by a Development Plan as provided in Article VII.

(Ord. No. 2588, § 1, 9-21-93; Ord. No. 2895, § 1, 3-19-96; Ord. No. 2996, § 1, 3-4-97; Ord. No. 3225, § 1, 5-4-99; Ord. No. 3920, § 1(Exh. §§ 62—68), 11-9-10; Ord. No. 4005, § 1(Res. No. 8947, Exh. A, §§ 173—175), 4-3-12; Ord. No. 4048, § 1(Res. No. 9223, § 1(Exh. A, § 15), 11-14-12)

Sec. 6.806. - Performance standards.

A. *Open space plan.*

1. Performance. The open space included in a SC District shall be equal to or greater than that typically required for comparable uses and locations as required for building heights up to 38 feet or the Environmentally Sensitive Lands ESL District. The open space plan shall incorporate open spaces identified on the General Plan such as scenic corridors, vista corridors, major buffers, etc., and may be coordinated with open spaces identified by plat, site plan approval or the General Plan on adjacent parcels. In no case shall the total open space, excluding parking lot landscaping, be less than 0.20 multiplied by the gross land area of the SC District.

B. *Transition area plan.*

1. Performance. Transition areas shall be provided on the SC District development which maintain sensitivity to the specific characteristics and features of adjacent environment and neighborhood conditions.
2. Standards. The following specific standards provide guidelines for appropriate transition areas along the perimeter of a SC District development. Alternate standards may be approved by the City Council.
 - a. Transition areas shall begin at the perimeter property line if the SC District abuts another zoning district or is adjacent to a local street or minor collector street. If the SC District is adjacent to a major collector, arterial, parkway or larger street the transition area shall begin at the centerline of the street.
 - b. The development standards for Transition areas shall be as shown in the following Table 6.806.A.

TABLE 6.806.A. Transitions					
Development Standard ⁽²⁾	Adjacent Zoning Districts ⁽¹⁾				
	I	II	III	IV	V
Minimum width of transition area	498'	399'	302'	197'	92'
Minimum width of landscape area at perimeter of the site EASTERN EDGE	90'	50' 0' Existing 12' New	30' 12' New	20'	20'
Building setback EASTERN EDGE	120'	75' 35'	50'	35'	20'
Minimum open space ratio in transition area	0.50	0.40	0.30	0.25	0.20
Maximum floor area ratio in transition area	0.20	0.30	0.40	0.50	0.60
Building height setback ⁽³⁾	1:21	1:18	1:14	1:19	1:4

Table Notes:

- (1) Adjacent zoning districts include:
- I. Single-family Residential R1-190, Single-family Residential R1-130, Single-family Residential R1-70, Conservation Open Space COS;
 - II. Single-family Residential R1-43, Single-family Residential R1-35, Single-family Residential R1-18, Open Space OS;
 - III. Single-family Residential R1-10, Single-family Residential R1-7, Single-family Residential R1-5, Two-family Residential R-2, Townhouse Residential R-4, Resort/Townhouse Residential R-4R, Manufactured Home M-H;
 - IV. Medium Density Residential R-3, Multiple-family Residential R-5, Service Residential S-R, Neighborhood Commercial C-1, Planned Neighborhood Center PNC, Planned Convenience Center PCoC, Downtown D - Type I; and
 - V. Central Business C-2, Highway Commercial C-3, General Commercial C-4, Planned Community Center PCC, Industrial Park I-1, Light Employment I-G, Commercial Office C-O.

No transition area is required adjacent to the following zoning districts: Central Business C-2, Planned Regional Center PRC, Western Theme Park WP, Planned Commerce Park PCP, Special Campus SC, and Downtown D -Type II.

If the General Plan proposes an adjacent land use that is more intense than the existing land use, the applicable development standards shall be those shown in Table 6.806.A., Transitions, for the more intense land use.

(2) These standards may be modified by the City Council if the SC District is applied to an existing facility in order to accommodate previously determined transitions for the site.

(3) ~~As measured from a height of twenty (20) feet at the building setback.~~

c. Transition areas along streets. In order to maintain consistent streetscapes the following shall be provided adjacent to the street right-of-way. These shall have precedence over related standards included in Section 6.806 C.2.b.

TABLE 6.806.B. Transition Areas Along Streets AS MEASURED FROM BACK OF CURB		
Street Classification	Minimum Width of Landscape Area Along Right-of-Way (feet)	Minimum Building Setback (feet)
Local CORRINE DR	20 25 LANDSCAPE BUFFER SOUTH OF THE WALL TO CONNECT WITH EXISTING CONDITION ON ADJOINING PROPERTIES TO THE EAST AND WEST	20 70
Minor collector SWEETWATER AVE	25	30
Major collector	30	40
Minor arterial	35	60
Major arterial SCOTTSDALE RD	40 20	80 70
Parkway	50	100

3. Plan elements. The transition area plan shall include a description of the transition area being proposed/used, the location of the transition zone, any setback and height limits and the location of the adjacent land use categories as defined herein.

C. *Parking plan.*

1. Performance. The parking provided in a SC District shall provide sufficient numbers and types of parking spaces in locations with the appropriate proximity to serve the various uses identified on the development plan. Adequate on-site parking shall be provided during each phase of the development of the site. No parking generated by the uses included in the development plan shall occur on unimproved land, public streets, properties not included within the development plan or major access driveways. Parking shall not result in increased downstream flood flows.

D. *Circulation plan.*

1. Performance. The development of a special campus shall provide sufficient internal and external circulation to assure safe and uncongested access into, through and out of the site. The improvement of the circulation facilities shall be concurrent with the traffic demands created by the development.

E. *Drainage plan.*

1. Performance. The development shall provide drainage facilities which protect the site and adjacent sites from excessive storm flows and associated erosion and sedimentation. The drainage solution shall protect, where reasonable, the location, character and vegetation of major natural drainage courses.

F. *Special impact plan.*

1. Performance. The development of the special campus shall not result in any substantial (as determined by the City Council at the time of approval) lighting, dust or noise pollution impacts on adjacent existing uses or planned uses.

G. *Environmental design plan and design guidelines.*

1. Performance. All signage and graphics used on the site shall be designed in a consistent and compatible manner. The size and locations of signage shall be limited to that which is necessary to notify the public of the individual uses, establishments and buildings, as well as directional signage needed to guide and serve the public and service traffic. The size, text and location of signs shall not exceed the normal limitations for signs in other comparable districts, subject to the City Council approval of additional signage. The landscaping of the development shall provide a well-screened setting which includes the timely maturity of plant materials, strong consideration for water conservation, compatibility with the City's streetscape and character plans, and considers the functional needs of the different uses and facilities included in the development. The development shall provide an architectural character which embodies an overall campus theme to the various uses and facilities; includes wherever reasonable a distinctly southwestern palette of styles and materials; reflects the City's character plan; and is compatible with neighboring development themes and character.

(Ord. No. 2588, § 1, 9-21-93; Ord. No. 2895, § 1, 3-19-96; Ord. No. 2996, § 1, 3-4-97; Ord. No. 3225, § 1, 5-4-99; Ord. No. 3920, § 1(Exh. §§ 62—68), 11-9-10; Ord. No. 4005, § 1(Res. No. 8947, Exh. A, §§ 173—175), 4-3-12; Ord. No. 4048, § 1(Res. No. 9223, § 1(Exh. A, § 15), 11-14-12)

Project Information

Gross Site Area: 1,311,561 sf 30.11 Acs
Net Site Area: 1,242,656 sf 28.53 Acs
Existing Zoning: R1-35
Proposed Zoning: SC (Special Campus)

Allowable Building Area		Total Net Site Area*
Land Area	FAR	Allowable sf
1,242,656 sf	0.4	497,062 sf

Existing Building Areas

Ina Levine JCC	114,530 sf
Pardes Jewish Day School	56,403 sf
Existing Subtotal	170,933 sf

Proposed Future Additions**

Ina Levine JCC	20,000 sf
Padres Jewish Day School	10,000 sf
Proposed Subtotal	30,000 sf

Future Residential Health Care Facility
 185 Units/Beds 185,000 sf

Total Estimated Building Area 385,933 sf

Required Minimum Overall Site Open Space***

Land Area	% Req	Req OS
1,242,656 sf	20%	248,531 sf
Total Provided		561,663 sf (226%)

Parking
 Existing Auto and Bicycle Parking is per Zoning Ordinance.

Additional Auto and Bicycle parking for the Residential Health Care Facility shall comply with Zoning Ordinance Article IX. Parking and Loading Requirements. Detailed parking calculations to be provided with the future Development Review Board application.

Notes:
 * See Transition Plan Exhibit for Allowable Areas for Transition Zones
 ** See Project Narrative for more information on Existing and Proposed Uses
 *** See Open Space Plan Exhibit for Required Areas in Transition Zones



Phoenix

Building Area Tabulation

Area Type	Land Area	FAR	Allowable
Allowable	1,242,656 sf	0.4	497,062 sf

Existing Building Areas

Ina Levine JCC	114,530 sf
Pardes Jewish Day School	56,403 sf
Existing Subtotal	170,933 sf

Proposed Future Additions**

Ina Levine JCC	20,000 sf
Padres Jewish Day School	10,000 sf
Proposed Subtotal	30,000 sf

Future Residential Health Care Facility

185 Units/ Beds	185,000 sf
-----------------	------------

Total Estimated Building Area 385,933 sf

Notes:

1. See Open Space Exhibit for Transition Open Space Area Tabulation
2. All Areas are approximate
3. Transition Area are partially based on Gross Site Area (includes to centerline of Sweetwater Ave)
4. Overall Site Area is based on Net Site Area



Transition Plan



Pedestrian Circulation

Open Space Tabulation

Transition Areas Open Space

Area Type	Land Area	% Req	Req OS
Type II	1,029,791 sf	40%	411,916 sf
Type III	43,058 sf	30%	12,917 sf
Required			437,751 sf

Required Minimum Overall Site Open Space

Area Type	Land Area	% Req	Req OS
Minimum	1,242,656 sf	20%	248,531 sf

Provided Open Space

In Transition Areas	475,424 sf (109%)
Other Open Space	86,239 sf
Total Provided	561,663 sf (226%)

Notes:

1. All Areas are approximate
2. Transition Area are partially based on Gross Site Area (includes to centerline of Sweetwater Ave)
3. Overall Site Area is based on Net Site Area

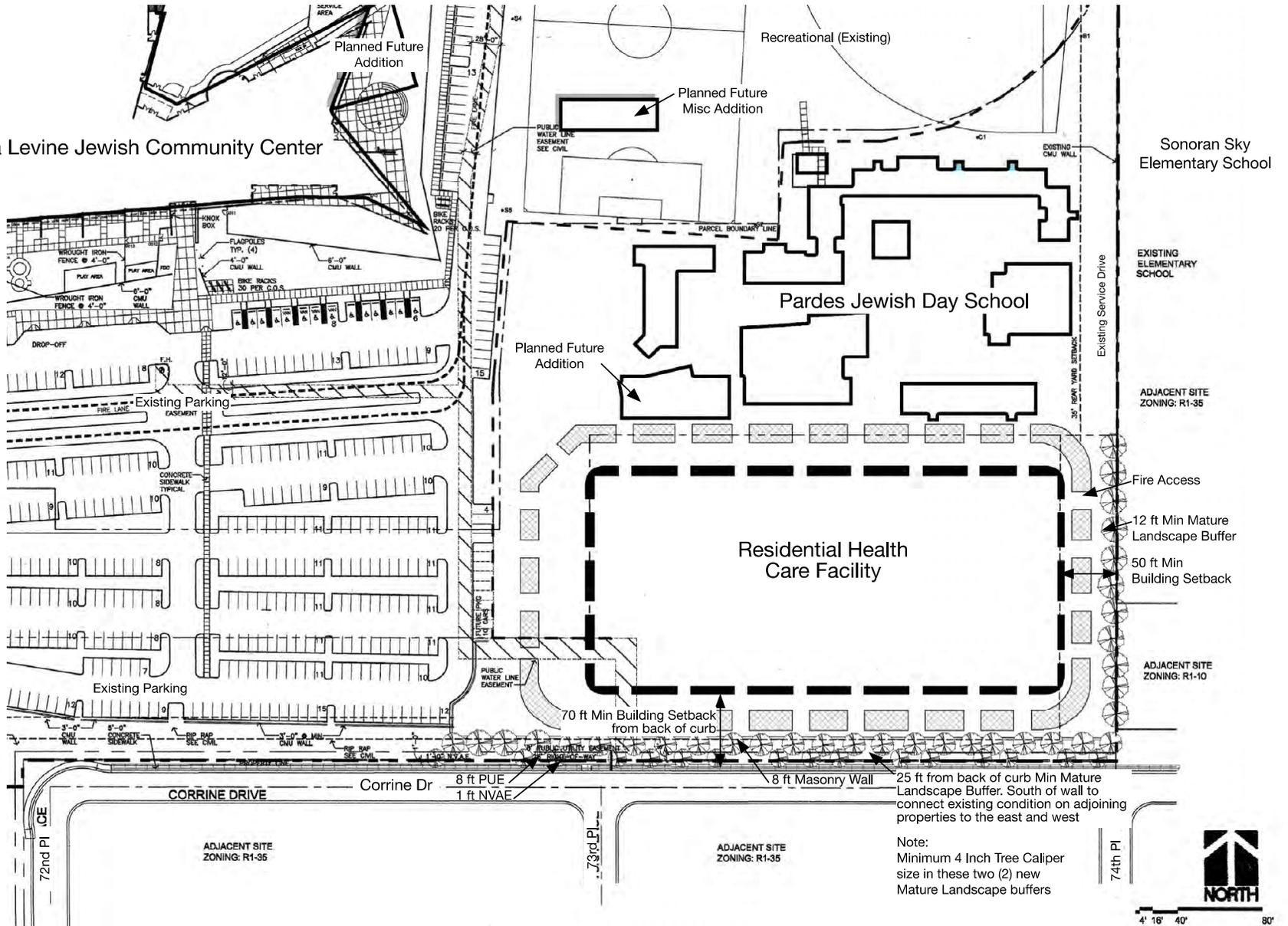


Open Space Plan

Landscape Plant Palette
(Per previous approved DRB cases)

Symbol	Common Name
(Circle with +)	Existing Tree to Remain in Place
(Circle with +)	Salvaged Tree to be Relocated
(Circle with O)	Cercidium floridum Blue Palo Verde
(Circle with O)	Cercidium floridum Blue Palo Verde
(Circle with ●)	Cercidium praecox Palo Brea
(Circle with ●)	Olea europaea Swan Hill Olive Tree
(Circle with ■)	Pinus halepensis Aleppo Pine
(Circle with ■)	Pinus halepensis Aleppo Pine
(Circle with ▲)	Pistacia chinensis Chinese Pistache
(Circle with ●)	Prosopis chilensis Chilean Mesquite
(Circle with ○)	SHRUBS
(Circle with ○)	Cassipouira mexicana Mexican Yellow Bird of Paradise
(Circle with ○)	Ercalla lanosa Brittlebush
(Circle with ○)	Eriocameria laricifolia 'Aguirre'™ Green Turpentine Bush
(Circle with ○)	Justicia californica Chuparosa
(Circle with ○)	Justicia spicigera Mexican Honeysuckle
(Circle with ○)	Leucophyllum laevigatum Chihuahuan Sage
(Circle with ○)	Myrtus communis 'Boetica' Twisted Myrtle
(Circle with ○)	Plumbago auriculata Cape Plumbago
(Circle with ○)	Punica granatum Pomegranate
(Circle with ○)	Punica granatum 'Nana' Dwarf Pomegranate
(Circle with ○)	Rosemarinus officinalis 'Irene'™ Dwarf Rosemary
(Circle with ○)	Ruellia brittoniana Ruellia
(Circle with ○)	Ruellia peninsularis Desert Ruellia
(Circle with ○)	ACCENTS
(Circle with ○)	Agave desertiana Tropical Agave
(Circle with ○)	Hesperaloe funifera Coachman Hesperaloe
(Circle with ○)	Hesperaloe parviflora Red Yucca
(Circle with ○)	Muhlenbergia rigens Deer Grass
(Circle with ○)	Baileya multiradiata Desert Marigold
(Circle with ○)	Bougainvillea 'Barbara Karst' Vine Bougainvillea
(Circle with ○)	Hymenoxys acutis Angelita Daisy
(Circle with ○)	Lantana spp. 'New Gold' New Gold Lantana
(Circle with ○)	Wedelia trilobata Yellow Dot

Ina Levine Jewish Community Center

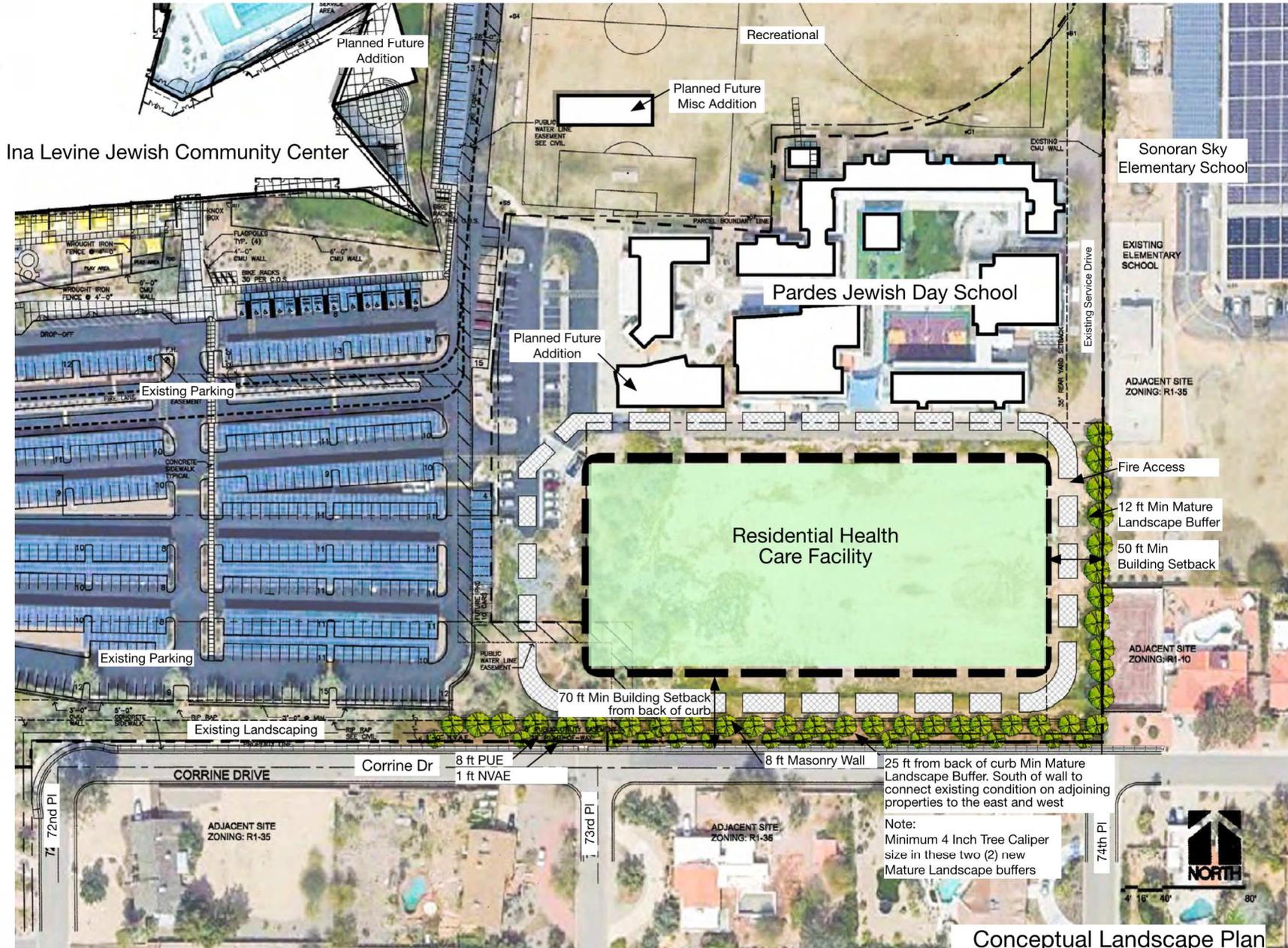


Conceptual Landscape Plan

INA LEVINE JEWISH COMMUNITY SPECIAL CAMPUS MASTERPLAN

Landscape Plant Palette
(Per previous approved DRB cases)

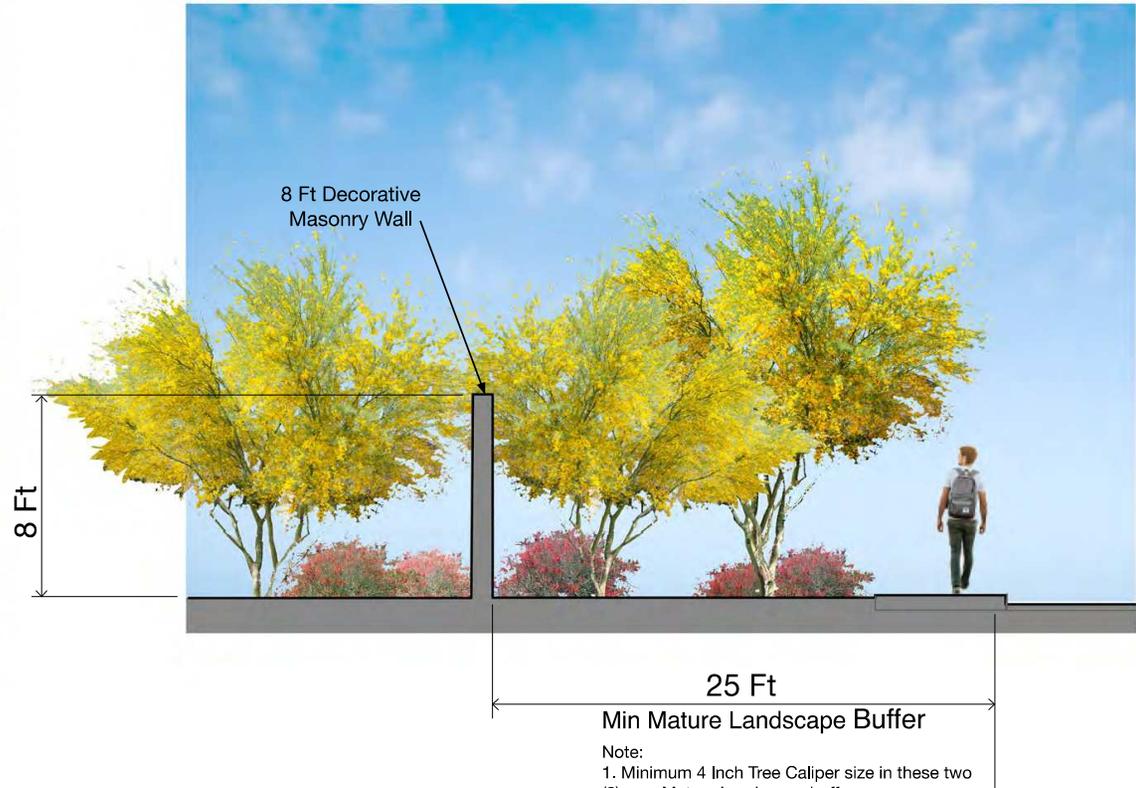
Symbol	Common Name
	Existing Tree to Remain in Place
	Salvaged Tree to be Relocated
	Cercidium floridum Blue Palo Verde
	Cercidium floridum Blue Palo Verde
	Cercidium praecox Palo Brea
	Olea europaea Swan Hill Olive Tree
	Pinus halepensis Aleppo Pine
	Pinus halepensis Aleppo Pine
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	Prosopis chilensis Chilean Mesquite
	Caesalpinia mexicana Mexican Yellow Bird of Paradise
	Encelia farinosa Brittlebush
	Ericameria laricifolia Aguirre™ Green Turpentine Bush
	Justicia californica Chuparosa
	Justicia spicigera Mexican Honeysuckle
	Leucophyllum laevigatum Chihuahuan Sage
	Myrtus communis Boeica™ Twisted Myrtle
	Plumbago auriculata Cape Plumbago
	Punica granatum Pomegranate
	Punica granatum Nana Dwarf Pomegranate
	Rosemarinus officinalis Irene™ Dwarf Rosemary
	Ruellia brittoniana Ruelia
	Ruellia peninsularis Desert Ruelia
	Agave desmetiana Tropical Agave
	Hesperaloe funifera Coachman Hesperaloe
	Hesperaloe parviflora Red Yucca
	Muhlenbergia rigens Deer Grass
	Baileya multiramata Desert Marigold
	Bougainvillea Barbara Karst Vine Bougainvillea
	Hymenoxys acutulis Argenta Daisy
	Lantana spp New Gold New Gold Lantana
	Wedelia trilobata Yellow Dot



Conceptual Landscape Plan



Decorative Screen Wall Elevation



Section Through Landscape Buffer

Landscape Buffer at Corrine Dr

INA LEVINE JEWISH COMMUNITY SPECIAL CAMPUS MASTER PLAN

11-ZN-2020
2/17/2021

Additional Information for:
Ina Levine Jewish Community Campus
Case: 11-ZN-2020

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. wall design,
 - b. the type, height, design, and intensity of proposed lighting on the site, to ensure that it is compatible with the adjacent use,
 - c. 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. **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.
4. **EASEMENTS DEDICATED BY PLAT.** The owner shall dedicate to the city on the final plat, all easements necessary to serve the site, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual.
5. **EASEMENTS CONVEYED BY SEPARATE INSTRUMENT.** Prior to issuance of any building permit for the development project, each easement conveyed to the city separate from a final plat shall be conveyed by an instrument or map of dedication subject to city staff approval and accompanied by a title policy in favor of the City, in conformance with 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.

Ina Levine Jewish Community Campus

Project Narrative / Development Plan

Case 11-ZN-2020



Submitted by:

BERRY | **RIDDELL**
LLC

Attachment 5



PRINCIPALS AND DEVELOPMENT TEAM

OWNER

Ina Levine Jewish Community Campus
Martin Pear Jewish Community Center
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TRAFFIC ENGINEER

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Phoenix, AZ 85040
Tel: 480-536-7150 jamie@lokahigroup.com

OUTREACH CONSULTANT

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Phoenix, AZ 85018 sbsmith@technicalsolutionnaz.com
Tel: 602-957-3434 prescott@technicalsolutionnaz.com

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I. Property Information

Location: 12701 N. Scottsdale Road, southeast corner of Scottsdale Road and Sweetwater Avenue

Property Size: Gross: 30.11+/- acres; 28.53+/- acres

Current Zoning

R1-35 (Single Family Residential)

Proposed Zoning

SC - PSD (Special Campus - Planned Shared District)

Aerial - Existing Condition



Project Overview

The request is for a rezoning of a 30.11+/- gross acre (28.53 +/- net) site located at the southeast corner of Scottsdale Road and Sweetwater Avenue (the “Property”) from Single Family Residential (“R1-35”) to Special Campus with Planned Shared District (“SC PSD”) to allow for the intergenerational evolution of the Ina Levine Jewish Community Campus (“The Campus”) to include the removal of a potential high school and inclusion of a Residential Health Care Facility (both Minimal and Specialized) on the existing vacant parcel and minor additions to both the Martin Pear Jewish Community Center (“The J”) and Pardes Jewish Day School. The rezoning request is consistent with the current Cultural/Institutional General Plan land use designation. The request also includes a companion citywide Text Amendment to the Zoning Ordinance Special Campus district (Sec. 6.800) to accommodate the existing and proposed uses on The Campus. A development agreement will also be submitted to memorialize the sharing of development standards through the PSD overlay.

For decades, The Campus has served the Scottsdale/Phoenix community through its existing facility and school, working with people of all ages and faiths and striving to maintain the highest standards for facility programming through wellness, classes, services, and events. The request for Special Campus zoning consistent with the City’s 2001 General Plan will allow for a high-demand intergenerational component to be incorporated within The Campus; bringing a collaboration of generations through the range of uses including wellness, education, recreation, and senior living.

Campus Program:

Residential Health Care - 185 Residential Health Care units/beds

- 130 to 185 minimal care / independent living units
- Up to 55 specialized care / assisted living beds
- Total not to exceed 185 units/beds

Martin Pear Jewish Community Center / The J

- 114,530+/- s.f. existing
- 20,000 +/- s.f. proposed

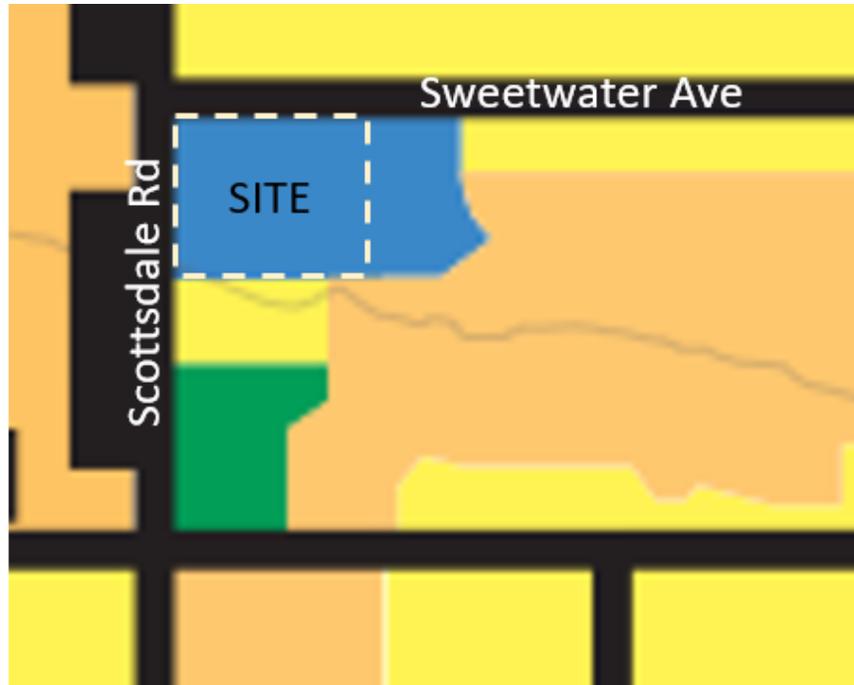
Pardes Jewish Day School (K-8)

- 56,403+/- s.f. existing
- 10,000+/- s.f. proposed
- Approved enrollment up to 350 students remains unchanged

II. 2001 General Plan Overview

The proposed SC- PSD zoning is consistent with the General Plan land use designation for The Campus. The “Cultural/Institutional or Public Use” land use designation directly correlates with the cultural and educational aspects of The Campus.

2001 General Plan ***Cultural / Institutional or Public Use***



CULTURAL/INSTITUTIONAL OR PUBLIC USE: This category includes a variety of public and private facilities including government buildings, schools, private and public utilities, and airports. Private facilities include Taliesin West, the Mayo Clinic, Scottsdale Memorial and Scottsdale Memorial North hospitals. Some areas north of the C.A.P. Canal may include a mixture of recreation, tourism, destination attraction, equestrian facilities, hotels or resorts, and cultural uses serving a large area. Zoning for these opportunities should be based on a demonstration that the project can be successfully completed, has good transportation access, and is compatible with surrounding areas.

The Special Campus zoning district focuses on a combination of unique land uses in a campus setting to include, but not be limited to, educational, recreational, medical, health care, and institutional uses. The SC district provides the certainty and flexibility that The Campus is aiming to achieve through this rezoning and more closely aligns the range of uses on site, both existing and proposed. The “Purpose” section of the SC district (Section 6.801) states the following:

Recognize the importance of unique land uses in a campus setting to Scottsdale's economy and quality of life. It is the purpose of the special campus district to provide for quality development; to encourage imaginative, innovative site planning and to balance the protection of the environment with the provision of unique land uses such as, but not limited to, cultural, educational, medical, health-care, solar, communication, biotechnical, recreational, and institutional uses.

The General Plan sets forth a collection of goals and approaches intended to integrate the Guiding Principles into the planning process and provide a framework for proposed development and the built environment.

General Plan - Six Guiding Principles:

Per the City's 2001 General Plan, six Guiding Principles articulate how the appropriateness of a land use change to the General Plan is to be qualified. These six Guiding Principles are as follows:

1. Value Scottsdale's Unique Lifestyle & Character (Character & Design, Land Use)
2. Support Economic Vitality
3. Enhance Neighborhoods (Housing, Neighborhoods)
4. Preserve Meaningful Open Space
5. Seek Sustainability
6. Advance Transportation (Mobility)

These six Guiding Principles are further explained below through the different Elements of the General Plan.

2001 General Plan Goals & Policies

➤ *Character & Design Element*

Character & Design Goal 1: Determine the appropriateness of all development in terms of community goals, surrounding area character, and the specific context of the surrounding neighborhood.

-Bullet 1: Respond to regional and citywide contexts with new and revitalized development in terms of: Scottsdale as a southwestern desert community; Relationships to surrounding land forms, land uses and transportation corridors; Consistently high community quality expectations; Physical scale relating to the human perception at different points of experience; Visual impacts upon public settings and neighboring properties.

-Bullet 2: Enrich the lives of all Scottsdale citizens by promoting safe, attractive, and context compatible development.

-Bullet 4: Ensure that all development is a part of and contributes to the established or planned character of the area of the proposed location. Character can cross land uses and zoning to include community regions containing a mixture of housing, employment, cultural, educational, commercial and recreational uses. The overall type of character type that these uses are a part of describes the pattern and intensity of how these uses fit together.

Response: The Campus is an established, compatible land use within the residential context. The rezoning request will expand the intergenerational experience on The Campus by incorporating a new Residential Health Care component to better serve the community’s needs as they grow and mature allowing people to age in place. The previous City Council Use Permit approval for the southeast quadrant of the Property, case 6-UP-2000, included the approval of a private elementary, middle and high school. The Pardes Jewish Day School (K-8) was constructed and currently operates on approximately 4+/- acres while the approved high school site remains vacant. The proposed Residential Health Care development will better serve the community by bringing additional housing options for the senior population while providing appropriate massing and buffering to the adjacent single-family homes. Intended to complement the character and scale of the adjacent homes, this use creates a more suitable, quiet land use than the approved high school.

Conceptual Site Plan



Character & Design Goal 2: Review the design of all development proposals to foster quality design that enhances Scottsdale as a unique southwestern desert community.

-Bullet 2: Recognize that Scottsdale’s economic and environmental well-being depends a great deal upon the distinctive character and natural attractiveness of the community, which are based in part on good site planning and aesthetics in a design and development review process.

-Bullet 3: Use the design and development review process to enrich the lives of all Scottsdale residents and visitors by promoting safe, attractive, and context compatible development.

-Bullet 5: Promote development that respects and enhances the unique climate, topography, vegetation and historical context of Scottsdale’s Sonoran Desert environment, all of which are considered amenities that help sustain our community and its quality of life.

-Bullet 6: Promote, evaluate and maintain the Scottsdale Sensitive Design Principles that when followed will help improve and reinforce the quality of design in our community.

Response: The design team’s key development considerations included site layout, contextual appropriateness, and landscaping design respecting the unique climate, vegetation and context. The massing, building character and landscape placement will be thoughtfully designed to respond to these factors. Once a senior living user is selected, additional details will be provided with the future Development Review Board (“DRB”) application. See Scottsdale Sensitive Design Principles below for detailed responses regarding each principle.

Character & Design Goal 4: Encourage “streetscapes” for major roadways that promote the city’s visual quality and character, and blend into the character of the surrounding area.

-Bullet 7: Apply streetscape guidelines to all landscaped areas within the public right-of-way. Encourage the use of streetscape guidelines in areas between the right-of-way and building setback lines or perimeter walls.

-Bullet 13: Use markers and entry features at key entrances to Scottsdale so that residents and visitors have a sense of arrival into the city.

-Bullet 14: Make sure streetlights are consistent with the intensity of adjacent land uses and the image of Scottsdale. In some areas of the city, special streetlight design should be used to enhance the unique character of the streetscape.

-Bullet 15: Place streetlights at intervals and locations to enhance safety.

Response: The Campus currently contributes towards the pedestrian oriented neighborhood atmosphere through the activation of street frontages linking to the range of established uses in the area including Cactus Park, which is located approximately 500 feet south of the Property. The established Campus provides shaded separated sidewalks as shown below. The introduction of a Residential Health Care facility on the site will enhance the pedestrian environment by utilizing existing Campus pedestrian paths further linking to the existing circulation system surrounding the site.

Scottsdale Streetscape



Sweetwater Streetscape



Pedestrian Circulation Plan



Character & Design Goal 6: Recognize the value and visual significance that landscaping has upon the character of the community and maintain standards that result in substantial, mature landscaping that reinforces the character of a city.

-Bullet 1: Require substantial landscaping be provided as part of new development or redevelopment.

-Bullet 2: Maintain the landscaping materials and pattern within a character area.

-Bullet 3: Encourage the use of landscaping to reduce the effects of heat and glare on buildings and pedestrian areas as well as contribute toward better air quality.

-Bullet 4: Discourage plant materials that contribute substantial air-borne pollen.

-Bullet 5: Encourage landscape designs that promote water conservation, safe public settings, erosion protection, and reduce the “urban heat island” effect.

***-Bullet 6:** Encourage the retention of mature landscape plant materials.*

Response: The landscape character of The Campus already includes a desert-lush design with a variety of Southwestern plants that provide year-round color, shade, and texture proven to thrive in our desert climate while creating a shaded vegetative pedestrian experience at the ground level. New landscaping will draw from existing themes and include a range of species, sizes, colors, and textures.

Character & Design Goal 7: Encourage sensitive outdoor lighting that reflects the needs and character of different parts of the City.

***-Bullet 2:** Encourage lighting designs that minimize glare and lighting intrusions into neighborhood settings.*

***-Bullet 3:** Encourage creative and high-quality designs for outdoor lighting fixtures and standards that reflect the character of the local context.*

***-Bullet 5:** Allow for lighting systems that support active pedestrian uses and contribute to public safety.*

Response: New lighting for the Residential Health Care facility will be designed in a manner that is respectful of the surrounding context while maintaining safety for residents. Lighting designs will be commensurate with the proposed architectural style and will be low-level. Lighting will be placed in a thoughtful way to provide safe pedestrian wayfinding at night and highlight pathways.

Any future adjustments to the recreational facility lights will adhere to Scottsdale's stringent lighting standards to minimized glare and light intrusion on neighboring properties. The established landscape buffer along Sweetwater will remain.

➤ **Land Use Element**

Land Use Goal 1: Recognize Scottsdale's role as a major regional economic and cultural center, featuring business, tourism, and cultural activities.

***-Bullet 1:** Strengthen the identity of Scottsdale by encouraging land uses that contribute to the character of the community and sustain a viable economic base.*

Response: A key component of a City's economic vitality is a strong housing base. The balance between live, work and play elements of the land use pattern is a critical component in ensuring economic stability. The need for Residential Health Care is increasing and can effectively be met with developments that support market demand, while respecting the character of the communities in which they inhabit. The focus is to create a plan that supports the need for increase senior

housing in the area while contributing to the evolution of The Campus and the character of the surrounding community.

Land Use Goal 3: Encourage the transition of land uses from more intense regional and citywide activity areas to less intense activity areas within local neighborhoods.

-Bullet 1: Ensure that neighborhood edges transition to one another by considering appropriate land uses, development patterns, character elements and access to various mobility networks.

-Bullet 5: Guide growth to locations contiguous to existing development to provide city services in a cost effective and efficient manner.

-Bullet 6: Encourage transitions between different land uses and intensities through the use of gradual land use changes, particularly where natural or manmade buffers are not available.

Response: The rezoning request will allow for the development of an underutilized vacant site surrounded by a variety of existing supporting cultural, educational, and recreational land uses on The Campus that will offer services to the Residential Health Care residents and an ideal synergy of land uses. From a land use perspective, the proposed senior housing use will provide as an appropriate transition from Scottsdale Road and the existing Campus improvements to the surrounding single-family neighborhood. As this Property is located adjacent to single-family residential, design considerations create appropriate land use transitions from the medium density senior living facility to the adjacent homes. The proposed building massing is limited to 38 feet in height pursuant to the SC building height standards, with a substantial landscape buffer along the south and east edges. The proposed building is setback 70 feet from the southern boundary (back of curb) and 50 feet from the eastern boundary (property line); a substantial increase from the approved high school conditional use permit site plan, which approved 40 feet along the south and 35 feet along the east. This equates to a 75% increase along the southern boundary and a 43% increase along the eastern boundary as compared to the approved high school plan. Intended to complement the character and scale of the adjacent homes, while blending with the existing Campus, this use creates a more suitable, quiet land use than the approved high school.

Land Use Goal 4: Maintain a balance of land uses that support a high quality of life, a diverse mixture of housing and leisure opportunities and the economic base needed to secure resources to support the community.

-Bullet 1: Allow for diversity of residential uses and supporting services that provide for the needs of the community.

-Bullet 2: Ensure the highest level of services and public amenities are provided to the citizens of Scottsdale at the lowest costs in terms of property taxes and travel distances.

-Bullet 5: Maintain a citywide balance of land uses that support changes in community vision/dynamics over time.

Response: The Special Campus zoning request and integration of senior living strengthens the intergenerational aspect of The Campus and broader neighborhood. Additionally, revitalizing underutilized vacant properties is a critical part of the economic vitality of the community as it matures and grows. Integrating additional senior housing options in Scottsdale is essential for the continuing economic growth and sustainability of Scottsdale by allowing residents to age in place. According to Maricopa Association of Governments the percentage of people 65-74 years of age is approximately 21% for this area (roughly 2 square miles). As these residents continue to move into retirement and later stages of life, the need for alternative housing options will only increase. The rising demographic necessitates an increase in the number of Residential Health Care units. This development proposal will help to increase the diversity of housing options in this area to include senior living as influenced by market trends. This project exemplifies land use balance and benefits from the wider range of existing supporting land uses and services near the site along with adjacent and nearby major transportation corridors.

Land Use Goal 5: *Develop land use patterns that are compatible with and support a variety of mobility opportunities/choices and service provisions.*

- Bullet 1: Integrate the pattern of land use and mobility systems in ways that allow for shorter and fewer automobile trips and greater choices for mobility.

-Bullet 2: Encourage non-motorized (pedestrian and bicycle) access/circulation within and to mix-use centers to reduce reliance on the automobile.

Response: Integrating a Residential Health Care facility within an established Campus setting and surrounding neighborhood provides a compatible land use with respect to mobility options including vehicular, transit, bicycle and pedestrian. The Property is adjacent to Scottsdale Road and located 0.3 miles north of Cactus Road, both offering regional access. Additionally, the Loop 101 is located approximately 2 miles to east of the site. Valley Metro bus route 72 runs along Scottsdale Road from Chandler to North Scottsdale. Sweetwater Avenue has a designate bicycle lane that runs east and west of the Property. The area offers abundant opportunities for shopping, eating, service and recreation. Kierland and Scottsdale Quarter are located approximately 1.3 miles to the north, the Scottsdale Airpark approximately 0.5 miles to the north and Cactus Park is located approximately 500 feet to the south.

The future building architecture will be thoughtfully designed with a residential scale and appearance, to create both a welcoming environment for residents and support consistency in neighborhood character. Generous open space has been incorporated into the design to respect the surrounding residential developments, preserve the residential-scale and provide transitional buffers to separate the use. The proposal supports an appropriate land use pattern consistent with the neighborhood context.

Land Use Goal 8: Encourage land uses that create a sense of community among those who work, live, and play within local neighborhoods.

-Bullet 3: Promote development patterns and standards that are consistent with the surrounding uses and reinforce an area's character.

Response: The Campus setting offers synergist uses for the Residential Health Care residents, Padres students, and the J members as well as the greater community. The Property is surrounded by Sonoran Sky public elementary school on the east and single-family residential to the north and south. Cactus Park is located approximately 500 feet to the south and Scottsdale Road (a major arterial) runs along the western boundary. The proposed addition of senior living will integrate well with the existing context. The evolution of The Campus connects residents to an established multigenerational resource while maintaining appropriate massing and character with the adjacent residential neighborhood and school.

Land Use Goal 9: Provide a broad variety of land uses that create a high level of synergy within mixed-use neighborhoods.

-Bullet 1: Incorporate a diverse range of residential and non-residential uses and densities within mixed-use neighborhoods.

Response: Residential health care is a compatible hybrid use, that encompasses residential, employment, and support services (dining, wellness/medical, clubhouse, recreational amenities) under one roof. The mixed-use nature of senior living coupled with the established Campus strengthen and invigorate the Cultural/Institutional land use designated for the Property.

➤ ***Economic Vitality Element***

Economic Vitality Goal 4: Foster new and existing economic activities and employment opportunities that are compatible with Scottsdale's lifestyle.

-Bullet 4: Strongly pursue economic opportunities that enhance the quality of life of the community as well as have a positive impact. This would include those businesses that provide medical, educational, cultural or recreational amenities for the community.

Response: A key component in securing economic stability is a strong housing base that meets the needs of all residents. The economic impact of the proposal is further enhanced through the creation of good-wage jobs. Revitalizing and developing properties is a critical part of the economic vitality of a maturing community and provides sustainability of the City as a whole. This project exemplifies this goal by turning an underutilized vacant parcel into a thriving use, building upon The Campus's long-term intergenerational aspect. This site benefits from direct pedestrian access to an array of nearby support services, community and recreational opportunities further enhancing quality of life for the residents and visitors of Scottsdale. Quality of life is improved by economic stability, as well as the providing the option for residents to age in place, rather than relocate to a Residential Health Care community outside of Scottsdale.

Economic Vitality Goal 7: Sustain the long-term economic well-being of the city and its citizens through redevelopment and revitalization efforts.

-Bullet 6: Promote residential revitalization to maintain quality housing and thus maintain quality of life and stability of the local economy.

Response: As the aging population in our community moves into advanced stages of life, the need for senior living options increases. Based on the parameters set forth in this application with respect to building height and buffered landscape setback, the future building design will respect the residential scale, to create buildings that are welcoming and compatible with adjacent developments within an integrate mixed-use campus. Through the approval of this zoning request for Special Campus, an underutilized, vacant site will be revitalized to become a desired housing option that strengthens and diversifies the local economy and maintains the quality of life for all ages. The Residential Health Care use also eliminates the development of a high school on the site per the approved conditional use permit.

➤ **Housing Element**

Housing Goal 2: Seek a variety of housing options that blend with the character of the surrounding community.

-Bullet 2: Encourage physical design, building structure, and lot layout relationships between existing and new construction to help the new developments complement the surrounding neighborhoods.

-Bullet 5: Encourage the creation of mixed-use projects as a means to increase housing supply while promoting diversity and neighborhood vitality.

Response: Thoughtful site design provide an appropriate relationship between the proposal and the surrounding context creating a complementary land use pattern. The addition of Residential Health Care within a campus setting is consistent with the General Plan land use designation of Cultural/Institutional and is a located among a variety of supportive non-residential uses and services with proximity to the Scottsdale Airpark, Cactus Park and abundant retail along Scottsdale Road. The 28.5+/- Campus has an established mixed-use setting and the addition of senior living encourages a synergistic lifestyle and appropriate balance of land uses while respecting the bordering context.

As stated in the General Plan in page 97, “Scottsdale values ‘life cycle’ housing opportunities for people to be able to live in Scottsdale throughout their lives.” As the population matures, the need for senior housing options increases within the City. Situating new Residential Health Care within The Campus and among the established residential community will fulfill market demand over time and allow seniors to age in place.

Housing Goal 6: Encourage the increased availability and integration of a variety of housing that supports flexibility, mobility, independent living, and services for all age groups and those with special needs.

Bullet 1: Encourage the development of a full range of senior housing while also finding ways to incorporate adjacent service facilities, where appropriate.

Response: The proposed facility meets the need for a broader range of housing types in this area. The aging demographic is a rising population and the demand for Residential Health Care (both minimal and specialized) will increase as that group moves into the more dependent stages of life. Within that spectrum, the proposed Residential Health Care community can provide an independent and flexible lifestyle for seniors while still providing health care amenities and assisted living options. The proposal accomplishes a range of City goals including a synergy of land uses and strengthening the multigenerational aspect of the overall campus.

As mentioned above, the synergy of uses is an important component to the evolution of The Campus. There are abundant volunteer opportunities at both The J and Pardes School including, but not limited to, school support, committees, customer service, community events, coaching, childcare and camps. Additionally, the J offers art classes, cooking classes, religious studies and physical fitness amenities for residents to enjoy.

➤ ***Community Mobility***

Community Mobility Goal 8: Emphasize live, work, and play land use relationships to optimize the use of citywide systems and reduce the strain on regional and local/neighborhood systems.

-Bullet 3: Encourage, where appropriate, mixed use developments that physically incorporate residential, shopping and work environments within one area or project and place strong emphasis on connectivity with non-motorized access.

Response: Pedestrian circulation is an important feature of this development along not only the perimeter and internal to the site, but also beyond from the Property to the nearby recreation and commercial land uses. Residents will be encouraged to utilize the existing network of sidewalks for access to retail and services, as well as for additional fitness and recreation opportunities. Employees and visitors can access the Property by alternate modes of transportation and the mixed-use component of the land use will encourage walkability between uses within The Campus. New internal sidewalk improvements combined with well-placed shade trees will generate a more comfortable and inviting pedestrian space along the ground level while also creating a buffer to adjacent residential and a visually pleasing building setting.

The Campus currently contributes towards the pedestrian oriented neighborhood atmosphere through the activation of shaded street frontages linking to the range of established uses in the area including Cactus Park, which is located approximately 500 feet south of the Property. The introduction of senior living on the site will enhance the pedestrian environment by incorporating new connections within The Campus boundary linking to the streetscape. The established Campus provides shaded separated sidewalks along Scottsdale Road and Sweetwater Boulevard. The introduction of a Residential Health Care facility on the site will enhance the pedestrian environment by utilizing existing Campus pedestrian paths further linking to the existing circulation system surrounding the site.

III. Special Campus (SC) - Development Plan Elements

Sec. 6.806 Performance Standards

A. Open Space

Performance: The Zoning Ordinance states that open space included in the SC district shall be equal to or greater than that typically required for comparable uses and locations as required for building heights up to 38 feet. The SC district requires a minimum of 20% of the gross land area be designated as open space (excluding parking lot landscaping); 30% open space for Type II Transition Areas; 40% open space for Type III Transition Areas. The Campus is providing approximately 561,663+/- s.f. or 45% overall with this proposal, which exceeds the open space requirement.

Plan Elements: Open Space Plan

B. Transition Area Plan

Performance: Transition areas shall be provided in the SC district development which maintain a sensitivity to the specific characteristics and features of the adjacent environment and neighborhood conditions. The proposed building envelope is setback 70 feet from the southern boundary (back of curb) and 50 feet from the eastern boundary (property line); a substantial increase from the approved high school conditional use permit site plan, which approved 40 feet along the south and 35 feet along the east. This equates to a 75% increase along the southern boundary and a 43% increase along the eastern boundary as compared to the approved high school plan. The maximum building height for the Residential Health Care use will be 38 feet pursuant to the SC building height standards as compared to the approved high school with heights up to 40 feet pursuant to the Zoning Ordinance. The existing buildings on The Campus do not exceed the 38-ft. maximum height standard. The Residential Health Care use is intended to complement the character and scale of the adjacent homes. This use creates a more suitable, quiet land use than the approved high school.

Plan Elements: Transition Plan

C. Parking Plan

Performance: Parking provided in the SC district shall provide sufficient parking numbers and for the various uses in locations with appropriate access. The existing and proposed uses on The Campus are parked per Zoning Ordinance, Article IX. The site is currently parked to code as demonstrated in the City approvals. The minor building additions do not result in additional membership or students, and therefore, do not increase the parking demand. Additional parking for the Residential Health Care Facility shall comply with Zoning Ordinance Article IX. Parking and Loading Requirements. Detailed parking calculations to be provided with the future Development Review Board application.

Plan Elements: Master Plan

D. Circulation Plan

Performance: The development will provide sufficient internal and external circulation to assure safe and uncongested access in and out of the site. The J and Pardes School currently provide a for safe traffic flow on site including during peak times (school drop off/pick up). The future Residential Health Care use will seamlessly tie into the established circulation system. Pedestrians have designated walkways throughout the site, between building, and within the parking lot. This connectivity allows for the community center, school, and future senior living to coalesce in a campus setting.

Plan Elements: Pedestrian Circulation Plan

E. Drainage Plan

Performance: The development shall provide drainage facilities which protect the site and adjacent sites from excessive storm flows and associated erosion and sedimentation. The drainage solutions shall protect natural vegetation and watercourse where applicable.

Plan Elements: Drainage Report

F. Special Impact Plan

Performance: The Campus will not result in any substantial lighting, dust, or noise pollution impacts on adjacent existing or planned uses. Therefore, it has been determined there are no unique or substantial impacts related to the proposal which would require a submittal of a Special Impact Plan.

G. Environmental Design Plan & Design Guidelines

Performance: The majority of The Campus is built out with the existing community center, Pardes School, parking and recreational fields. The proposed changes to The Campus will be consistent with the established landscape and architectural themes. The minor building modification and new Residential Health Care use will be subject to future City Staff and/or DRB review and approval.

Plan Elements: Landscape Plan

IV. Scottsdale Sensitive Design Principles

The Character and Design Element of the General Plan states that “Development should respect and enhance the unique climate, topography, vegetation and historical context of Scottsdale’s Sonoran Desert environment, all of which are considered amenities that help sustain our community and its quality of life.” The City has established a set of design principles, known as the Scottsdale’s Sensitive Design Principles, to reinforce the quality of design in our community. The following Sensitive Design Principles are fundamental to the design and development of the Property.

- 1. The design character of any area should be enhanced and strengthened by new development.***

Response: It is the intent that new development will utilize a variety of climate appropriate textures and building finishes, incorporate architectural elements that provide solar shading and overhangs, and celebrate the Southwestern climate by creating outdoor living spaces, community amenities, and gathering places for its residents. The minor expansion of the J and Pardes School will also incorporate context appropriate building elements compatible with the established architectural character on site. Landscape buffers and building orientation will respect the adjacent single-family residences and established neighborhood character.

- 2. Development, through appropriate siting and orientation of buildings, should recognize and preserve established major vistas, as well as protect natural features.***

Response: The proposed conceptual landscape plan provides for a 25-ft. wide improved vegetative buffer along Corrine Drive in keeping with the existing landscape character per the previous DRB approval and proposes a minimum 4-inch tree caliper. The development recognizes the visual significance and the important role mature landscaping plays in quality development. The landscape plan includes a broad range of desert appropriate trees, shrubs, and ground cover to complement the surrounding environment and provide an enhanced visual setting for the new senior community in conjunction with the established landscape setting of The Campus. Generous open space has been incorporated into the design to respect the surrounding residential

developments, preserve the residential scale, and provide transitional buffers creating an open space setting for the development.

Existing Corrine Drive



Adjacent to JCC Parking Lot



Adjacent to Vacant Parcel

3. *Development should be sensitive to existing topography and landscaping.*

Response: The Property is currently developed with The J and Pardes School. The vacant parcel at the southeast corner of the site is relatively flat from a topography standpoint. All vegetation will consist of low-water use desert appropriate landscaping materials consistent with the established landscape character of The Campus. Respecting the Southwestern climate conditions, a variety of native materials and sizes will be integrated to create a layering effect to help mitigate the urban heat island effect. A more detailed landscape plan will be provided with the future DRB application.

4. *Development should protect the character of the Sonoran Desert by preserving and restoring natural habitats and ecological processes.*

Response: To the extent possible, the development will preserve and restore natural habitats and ecological processes through the inclusion of additional desert appropriate landscaping. New landscaping materials will contribute to the urban habitat for wildlife and improved air quality. Also, desert appropriate plants will be able to withstand the variations of the local climate and as they mature they should become self-sustaining relative to water demand.

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.*

Response: The existing street frontage of The Campus incorporates design principles that respond to the pedestrian experience and provide safe and pleasant connections to adjacent uses. With respect to the future Residential Health Care use, the proposed building is setback 70 feet from the southern boundary (back of curb) and 50 feet from the eastern boundary (property line); a

substantial increase from the approved high school conditional use permit site plan, which approved 40 feet along the south and 35 feet along the east. This equates to a 75% increase along the southern boundary and a 43% increase along the eastern boundary as compared to the approved high school plan. This will allow for a significant landscape buffer along the perimeter of the site.

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.*

Response: Residents, visitors, and employees are encouraged to utilize the existing and proposed pedestrian connections contained within this mixed-use campus setting. The Campus promotes a pedestrian oriented neighborhood atmosphere through the activation of street frontages linking to the range of established uses in the area including Cactus Park, which is located 500 feet south of the Property. The introduction of a Residential Health Care Facility on the site will enhance the pedestrian environment and social interaction by incorporating new connections within The Campus boundary linking to the existing circulation system surrounding the site and promoting a synergy of uses.

7. *Development should show consideration for the pedestrian by providing landscaping and shading elements as well as inviting access connections to adjacent developments.*

Response: The proposed development will incorporate design elements that respect human-scale, providing shade and shelter through building, site and landscape design. A pedestrian circulation plan is provided with the application showing connectivity to/from the site as well internal connections. Future landscaping is intended to provide a desert appropriate, shade pedestrian environment in keeping with the established Campus landscape palette in terms of variety, scale, and placement.

8. *Buildings should be designed with a logical hierarchy of masses.*

Response: As this Property is located adjacent to single-family residential (south and east), special design considerations have included to create appropriate transitions from the senior living facility to the adjacent homes. Meaningful buffers are created through landscaped setbacks with building heights not to exceed 38 feet pursuant to the SC building height standards. This proposed Residential Health Care Facility will create a land use pattern that respects the mixed-use nature of the area in a campus setting, while providing a much needed age-in-place living option for the residents of Scottsdale.

9. *The design of the built environment should respond to the desert environment.*

Response: The proposed development will utilize a variety of desert appropriate textures and building finishes, incorporate architectural elements that provide solar shading and overhangs, and celebrate the Southwest climate by creating outdoor living spaces and amenities for its residents. Specific design elements will be determined with the future DRB application.

10. *Developments should strive to incorporate sustainable and healthy building practices and products.*

Response: The pedestrian connectivity and recreational opportunities near the site are considered primary amenities for the residents and reduce vehicle trips. Sustainable strategies and building techniques, which minimize environmental impact and reduce energy consumption, will be emphasized. These sustainable building practices may include, but are not limited to, passive solar design, insulated glass, low-flow water fixtures, and energy efficient HVAC and appliances (to be determined with the DRB application).

11. *Landscape design should respond to the desert environment by utilizing a variety of mature landscape materials indigenous to the arid region.*

Response: The landscape character of The Campus currently includes a desert-lush design with a variety of Southwestern plants that provide year-round color, shade, and texture proven to thrive in our desert climate while creating a shaded vegetative pedestrian experience at the ground level. New landscaping will draw from existing themes and include a range of species and sizes consistent with the previous DRB approval. The proposed conceptual landscape plan provides for a 25-ft wide improved vegetative buffer along Corrine Drive as a continuation of the existing landscape character for The Campus.

12. *Site design should incorporate techniques for efficient water use by providing desert adapted landscaping and preserving native plants.*

Response: The proposed development will maintain a low-water use plant palette and incorporate salvaged native plants (if applicable).

13. *The extent and quality of lighting should be integrally designed as part of the built environment.*

Response: Lighting will be designed in a manner that is respectful of the surrounding context and will respect the City's policies with fully shielded fixtures, while maintaining safety for future residents and in conformance with City lighting standards

14. *Signage should consider the distinctive qualities and character of the surrounding context in terms of size, color, location and illumination.*

Response: Project identification will be contextually appropriate and processed under a separate approval and permit process.

Project Narrative
Text Amendment – Special Campus
3-TA-2020

Rev. May 2021

Request:

The request is for a citywide Zoning Ordinance Text Amendment to Section 6.800. Special Campus; more specifically Section 6.803. Use Regulations.

The Text Amendment proposed to add the following language.

Sec. 6.803. - Use regulations.

A. *Permitted uses.* The primary permitted uses shall include the following:

1. *Cultural facilities.*

d. **COMMUNITY BUILDINGS AND RECREATIONAL FACILITIES NOT PUBLICLY OWNED.**

2. *Educational and research facilities.*

d. **EDUCATIONAL SERVICE, ELEMENTARY AND SECONDARY SCHOOL, SUBJECT TO THE FOLLOWING STANDARDS.**

i. **NO OUTDOOR SPEAKER SYSTEM OR BELLS.**

ii. **CIRCULATION PLAN SHALL SHOW MINIMAL VEHICULAR CONFLICTS AROUND THE STUDENT DROP-OFF AREA, PARKING, ACCESS DRIVEWAYS, PEDESTRIAN, AND BICYCLE PATHS ON SITE.**

iii. **THERE SHALL BE A FIFTY (50) FOOT SETBACK FROM THE PROPERTY LINE OF ANY R-1 DISTRICT FOR ANY OUTDOOR ACTIVITY AREAS/PLAYGROUNDS, UNLESS THE R1 DISTRICT IS OCCUPIED BY A SCHOOL.**

4. *Other special facilities.*

c. **RESIDENTIAL HEALTH CARE FACILITY.**

i. **SPECIALIZED RESIDENTIAL HEALTH CARE FACILITIES: THE NUMBER OF BEDS SHALL NOT EXCEED EIGHTY (80) PER ACRE OF GROSS LOT AREA.**

ii. **MINIMAL RESIDENTIAL HEALTH CARE FACILITIES: THE NUMBER OF UNITS SHALL NOT EXCEED FORTY (40) DWELLING UNITS PER ACRE OF GROSS LOT AREA.**

Background:

We are filing a citywide Text Amendment on behalf of our client, the Ina Levine Jewish Community Campus (“The Campus”) located at 12701 N. Scottsdale Road, as depicted below, to allow for the evolution of The Campus to include the future development of a Residential Health Care Facility (both Minimal and Specialized) on the vacant parcel and minor additions to both the Martin Pear Jewish Community Center (“The J”) and Pardes Jewish Day School. Further this Text Amendment to the Special Campus district will accommodate the existing uses on The Campus property. A companion rezoning request consistent with the current Cultural/Institutional General Plan land use designation is being filed under a separate application.

For decades, The Campus has served the Scottsdale/Phoenix community through its existing facility and school serving people of all ages and faiths and striving to maintain the highest standards for facility programming through classes, services, and events. The companion rezoning request for Special Campus zoning consistent with the City’s 2001 General Plan will allow for highly sought-after intergenerational component to be incorporated within The Campus bringing a collaboration of generations through the range on uses including education, recreation, and senior living.

JCC Campus



N Scottsdale Rd.

E Sweetwater Ave.

E Corrine Dr.

Legislative Draft

Sec. 6.800. - Special Campus (SC).

(Ord. No. 4005, § 1(Res. No. 8947, Exh. A, § 171), 4-3-12)

Sec. 6.801. - Purpose.

Recognizing the importance of unique land uses in a campus setting to Scottsdale's economy and quality of life it is the purpose of the special campus district to provide for quality development; to encourage imaginative, innovative site planning and to balance the protection of the environment with the provision of unique land uses such as, but not limited to, cultural, educational, medical, health-care, solar, communications, biotechnical, and recreational uses.

(Ord. No. 2588, § 1, 9-21-93; Ord. No. 4143, § 1(Res. No. 9678, Exh. A, § 143), 5-6-14)

Sec. 6.802. - Reserved.

Editor's note— Ord. No. 4164, § 1(Res. No. 9857, § 1, Exh. A, § 45), adopted Aug. 25, 2014, repealed § 6.802 which pertained to approvals required and derived from Ord. No. 12588, § 1, adopted Sept. 21, 1993, and Ord. No 3225, § 1, adopted May 4, 1999.

Sec. 6.803. - Use regulations.

Building structures or premises shall be used and buildings and structures shall hereinafter be erected, altered or enlarged only for the uses set forth in this section. Unless otherwise restricted by the approvals required herein, permitted uses shall include uses as defined below.

A. *Permitted uses.* The primary permitted uses shall include the following:

1. *Cultural facilities.*

- a. Museums. Facilities which display, store, restore, research, and educate in connection with collections of artwork, prehistoric and historic artifacts, relics, etc.
- b. Performing and fine arts facilities. Facilities used for theaters for live and cinematic performance, training and rehearsal in performing and audio/visual arts, and recording studios, and/or facilities, including historic art complexes which include collaborative studios and galleries used for the creation, display and sale of fine art work including but not limited to paintings, sculpture and limited edition print work.
- c. Regional, scientific, historical, cultural and environmental interpretive centers. Facilities which provide education, research, and archives regarding regional historic or prehistoric themes, regional natural history themes, or scientific themes, along with entertainment features integrated with the aforementioned.
- d. **COMMUNITY BUILDINGS AND RECREATIONAL FACILITIES NOT PUBLICLY OWNED.**

2. *Educational and research facilities.*

- a. Colleges and universities. Facilities which provide accredited post-high school degrees, including extensions and/or branches of existing campuses.
- b. Fine arts and advanced technical art school. Facilities which provide post-high school education and training for fields such as fine arts or advanced technical arts such as electronics, computer science, and aeronautics.
- c. Research institutes. Facilities which conduct basic and applied research in specific scientific or technological fields, including, but not limited to, solar, communications, high-technology, and biotechnology, also included educational services, research archives, and proto-type production and testing.
- d. **EDUCATIONAL SERVICE, ELEMENTARY AND SECONDARY SCHOOL, SUBJECT TO THE FOLLOWING STANDARDS.**
 - i. **NO OUTDOOR SPEAKER SYSTEM OR BELLS.**
 - ii. **CIRCULATION PLAN SHALL SHOW MINIMAL VEHICULAR CONFLICTS AROUND THE STUDENT DROP-OFF AREA, PARKING, ACCESS DRIVEWAYS, PEDESTRIAN, AND BICYCLE PATHS ON SITE.**
 - iii. **THERE SHALL BE A FIFTY (50) FOOT SETBACK FROM THE PROPERTY LINE OF ANY R-1 DISTRICT FOR ANY OUTDOOR ACTIVITY AREAS/PLAYGROUNDS, UNLESS THE R1 DISTRICT IS OCCUPIED BY A SCHOOL.**

3. *Medical facilities.*

- a. Medical care facilities. Multiple function and integrated group practice clinics and similar service organizations which provide diagnostic services and extensive medical treatment such as, but not limited to, surgical, chemical, therapeutic activities along with support hospitals or major multiple service hospital with any of the following support facilities: continuous nursing care; specialty care practice, including but not limited to trauma care; medical schools and associated dormitories; medical appliance sales; medical laboratories; pharmaceutical sales, etc., where there is special emphasis on episodic care and/or specialized care which is demonstrated as being regional or international in its client base.
- b. Medical research facilities. Facilities for carrying on investigation in the natural or physical sciences, or engineering and development as an extension of investigation with the objective or creating end products in the bio-medical field of industry including pilot plant operation.

4. *Other special facilities.*

- a. Convention, conference or exhibition centers. Facilities including large volume halls and rooms for conducting convention meetings, conferences and/or major exhibitions.
- b. Movie studios.
- c. **RESIDENTIAL HEALTH CARE FACILITY.**

- i. **SPECIALIZED RESIDENTIAL HEALTH CARE FACILITIES: THE NUMBER OF BEDS SHALL NOT EXCEED EIGHTY (80) PER ACRE OF GROSS LOT AREA.**

- ii. **MINIMAL RESIDENTIAL HEALTH CARE FACILITIES: THE NUMBER OF UNITS SHALL NOT EXCEED FORTY (40) DWELLING UNITS PER ACRE OF GROSS LOT AREA.**

B. *Ancillary uses.* The application for a Special Campus (SC) District zoning district map amendment shall include a statement of justification and a description of the nature and type of the proposed ancillary uses for the file. Ancillary uses shall be those uses which are needed to support the complete functioning of the primary uses listed above. The City shall keep on file for each special campus zoning district map amendment a list of those ancillary uses approved for the campus. The Zoning Administrator may at anytime determine that uses can be included by virtue of being analogous to those already permitted or listed.

- 1. *Minor campus (SCMn).* Those specialty retail, office, hotel, production and storage uses which are internal to or essential to the function of the primary use. Also residential uses necessary for employees, guests or students directly associated with the primary use, or municipal uses.
- 2. *Major campuses (SCMj).* Those specialty retail, service, office, warehousing and wholesale, transportation, light manufacturing, travel accommodation uses which are essential to and/or complementary of the primary uses. Also residential uses necessary for clients, employees, guests or students directly associated with the primary use. Those commercial uses set forth in Section 5.1403 that are ancillary to and supportive of the primary use and/or uses, or municipal uses.

C. *Uses permitted by a conditional use permit.*

- 1. Medical marijuana use, where the primary campus use is a hospital or medical establishment.
- 2. Wireless communications facilities; Types 1, 2, 3, and 4 (except new monopoles or towers), subject to the requirements of Sections 1.400., 3.100., and 7.200. Facilities shall be located along a major or minor arterial street.

(Ord. No. 2588, § 1, 9-21-93; Ord. No. 3493, § 1, 3-4-03; Ord. No. 3920, § 1(Exh. § 61), 11-9-10; Ord. No. 3923, § 1(Exh. § 6), 1-25-11; Ord. No. 3982, § 1(Res. No. 8902, Exh. A, § 6), 1-10-12; Ord. No. 4143, § 1(Res. No. 9678, Exh. A, §§ 144, 145), 5-6-14; Ord. No. 4288, § 1(Res. No. 10650, § 1, Exh. A), 11-14-16)

Sec. 6.804. - General standards and incentives.

- A. A minor campus district shall occupy less than forty (40) gross acres. The minimum width and depth shall be four hundred (400) feet.

A major campus district shall occupy forty (40) gross acres or more. The minimum width and depth shall be eight hundred (800) feet.

Contiguous parcels, not including right-of-way, of lesser size or dimension may be added to an established special campus district subject to the approval of the City Council.

- B. Except as otherwise permitted in section 6.804.C., or in section 7.100 et seq., the maximum building height shall be thirty-eight (38) feet above the natural grade.
- C. Where the city determines that the unique operating or structural characteristics of buildings, structures or other facilities located within the SC District justifies a height greater than that normally allowed within this SC District, the City Council may approve the greater height as a part of the development plan, either as an absolute figure or by means of formulas and performance criteria. Any building height greater than thirty-eight (38) feet shall be subject to the following general criteria:
1. These building heights shall be permitted only on those portions of the site not affected by the transition areas as specified in Section 6.805.C.2.a. and b.
 2. The maximum building height shall be stepped back from the edge of the transition area at one (1) foot of vertical dimension for every three (3) feet of horizontal dimension as measured from the base height of thirty-eight (38) feet.
 3. For each five (5) feet of building height greater than thirty-eight (38) feet the open space requirement shall be increased by one (1) percent above what is required herein in Section 6.805.B.
- D. Floor area ratio is limited to six-tenths (0.6) of the net lot area except as modified herein.
- E. The City Council may approve as part of the development plan guidelines, including formulas, performance criteria, and/or incentives, which, in order to achieve specified community goals, provide means for the additional height as identified in section 6.804.C. above and/or additional floor area greater than that specified in section 6.804.D. above. Such flexibility shall be based upon considerations such as but not limited to: underground parking, preservation of historic sites on or off-site, preservation of conservation areas on or off-site for which no density transfer has been previously received from either on or off-site, special public improvements above what is normally required for the development, or major contributions to public arts or public recreation facilities.
- F. To the extent that the adoption of a special campus overlay district shall conflict with the regulations, requirements, stipulations or standards of other provisions within the Zoning Ordinance, the more permissive shall apply, unless otherwise specified herein.

(Ord. No. 2588, § 1, 9-21-93; Ord. No. 2895, § 1, 3-19-96; Ord. No. 2996, § 1, 3-4-97; Ord. No. 3879, § 1(Exh. § 25), 3-2-10; Ord. No. 4005, § 1(Res. No. 8947, Exh. A, § 172), 4-3-12; Ord. No. 4143, § 1(Res. No. 9678, Exh. A, § 146), 5-6-14)

Sec. 6.805. - Development Plan.

The zoning district map amendment application for the SC District shall be accompanied by a Development Plan as provided in Article VII.

(Ord. No. 2588, § 1, 9-21-93; Ord. No. 2895, § 1, 3-19-96; Ord. No. 2996, § 1, 3-4-97; Ord. No. 3225, § 1, 5-4-99; Ord. No. 3920, § 1(Exh. §§ 62—68), 11-9-10; Ord. No. 4005, § 1(Res. No. 8947, Exh. A, §§ 173—175), 4-3-12; Ord. No. 4048, § 1(Res. No. 9223, § 1(Exh. A, § 15), 11-14-12)

Sec. 6.806. - Performance standards.

A. *Open space plan.*

1. Performance. The open space included in a SC District shall be equal to or greater than that typically required for comparable uses and locations as required for building heights up to 38 feet or the Environmentally Sensitive Lands ESL District. The open space plan shall incorporate open spaces identified on the General Plan such as scenic corridors, vista corridors, major buffers, etc., and may be coordinated with open spaces identified by plat, site plan approval or the General Plan on adjacent parcels. In no case shall the total open space, excluding parking lot landscaping, be less than 0.20 multiplied by the gross land area of the SC District.

B. *Transition area plan.*

1. Performance. Transition areas shall be provided on the SC District development which maintain sensitivity to the specific characteristics and features of adjacent environment and neighborhood conditions.
2. Standards. The following specific standards provide guidelines for appropriate transition areas along the perimeter of a SC District development. Alternate standards may be approved by the City Council.
 - a. Transition areas shall begin at the perimeter property line if the SC District abuts another zoning district or is adjacent to a local street or minor collector street. If the SC District is adjacent to a major collector, arterial, parkway or larger street the transition area shall begin at the centerline of the street.
 - b. The development standards for Transition areas shall be as shown in the following Table 6.806.A.

TABLE 6.806.A. Transitions					
Development Standard ⁽²⁾	Adjacent Zoning Districts ⁽¹⁾				
	I	II	III	IV	V
Minimum width of transition area	498'	399'	302'	197'	92'
Minimum width of landscape area at perimeter of the site	90'	50'	30'	20'	20'
Building setback	120'	75'	50'	35'	20'
Minimum open space ratio in transition area	0.50	0.40	0.30	0.25	0.20
Maximum floor area ratio in transition area	0.20	0.30	0.40	0.50	0.60
Building height stepback ⁽³⁾	1:21	1:18	1:14	1:19	1:4

Table Notes:

⁽¹⁾ Adjacent zoning districts include:

- I. Single-family Residential R1-190, Single-family Residential R1-130, Single-family Residential R1-70, Conservation Open Space COS;
- II. Single-family Residential R1-43, Single-family Residential R1-35, Single-family Residential R1-18, Open Space OS;
- III. Single-family Residential R1-10, Single-family Residential R1-7, Single-family Residential R1-5, Two-family Residential R-2, Townhouse Residential R-4, Resort/Townhouse Residential R-4R, Manufactured Home M-H;
- IV. Medium Density Residential R-3, Multiple-family Residential R-5, Service Residential S-R, Neighborhood Commercial C-1, Planned Neighborhood Center PNC, Planned Convenience Center PCoC, Downtown D - Type I; and
- V. Central Business C-2, Highway Commercial C-3, General Commercial C-4, Planned Community Center PCC, Industrial Park I-1, Light Employment I-G, Commercial Office C-O.

No transition area is required adjacent to the following zoning districts: Central Business C-2, Planned Regional Center PRC, Western Theme Park WP, Planned Commerce Park PCP, Special Campus SC, and Downtown D -Type II.

If the General Plan proposes an adjacent land use that is more intense than the existing land use, the applicable development standards shall be those shown in Table 6.806.A., Transitions, for the more intense land use.

- (2) These standards may be modified by the City Council if the SC District is applied to an existing facility in order to accommodate previously determined transitions for the site.
- (3) As measured from a height of twenty (20) feet at the building setback.
 - c. Transition areas along streets. In order to maintain consistent streetscapes the following shall be provided adjacent to the street right-of-way. These shall have precedence over related standards included in Section 6.806 C.2.b.

TABLE 6.806.B. Transition Areas Along Streets		
Street Classification	Minimum Width of Landscape Area Along Right-of-Way (feet)	Minimum Building Setback (feet)
Local	20	20
Minor collector	25	30
Major collector	30	40
Minor arterial	35	60
Major arterial	40	80
Parkway	50	100

- 3. Plan elements. The transition area plan shall include a description of the transition area being proposed/used, the location of the transition zone, any setback and height limits and the location of the adjacent land use categories as defined herein.

C. *Parking plan.*

- 1. Performance. The parking provided in a SC District shall provide sufficient numbers and types of parking spaces in locations with the appropriate proximity to serve the various uses identified on the development plan. Adequate on-site parking shall be provided during each phase of the development of the site. No parking generated by the uses included in the development plan shall occur on unimproved land, public streets, properties not included within the development plan or major access driveways. Parking shall not result in increased downstream flood flows.

D. *Circulation plan.*

- 1. Performance. The development of a special campus shall provide sufficient internal and external circulation to assure safe and uncongested access into, through and out of the site. The improvement of the circulation facilities shall be concurrent with the traffic demands created by the development.

E. *Drainage plan.*

1. Performance. The development shall provide drainage facilities which protect the site and adjacent sites from excessive storm flows and associated erosion and sedimentation. The drainage solution shall protect, where reasonable, the location, character and vegetation of major natural drainage courses.

F. *Special impact plan.*

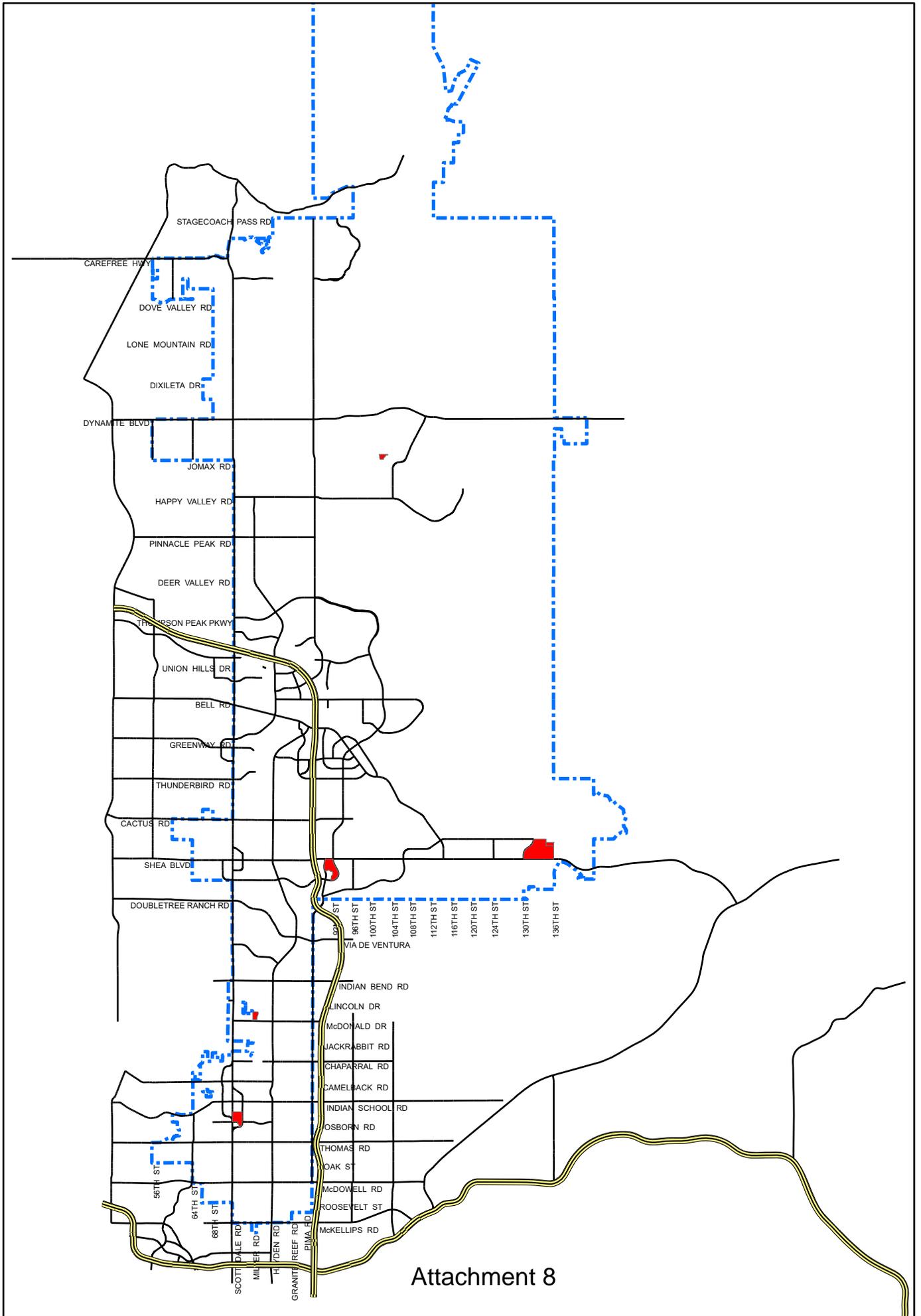
1. Performance. The development of the special campus shall not result in any substantial (as determined by the City Council at the time of approval) lighting, dust or noise pollution impacts on adjacent existing uses or planned uses.

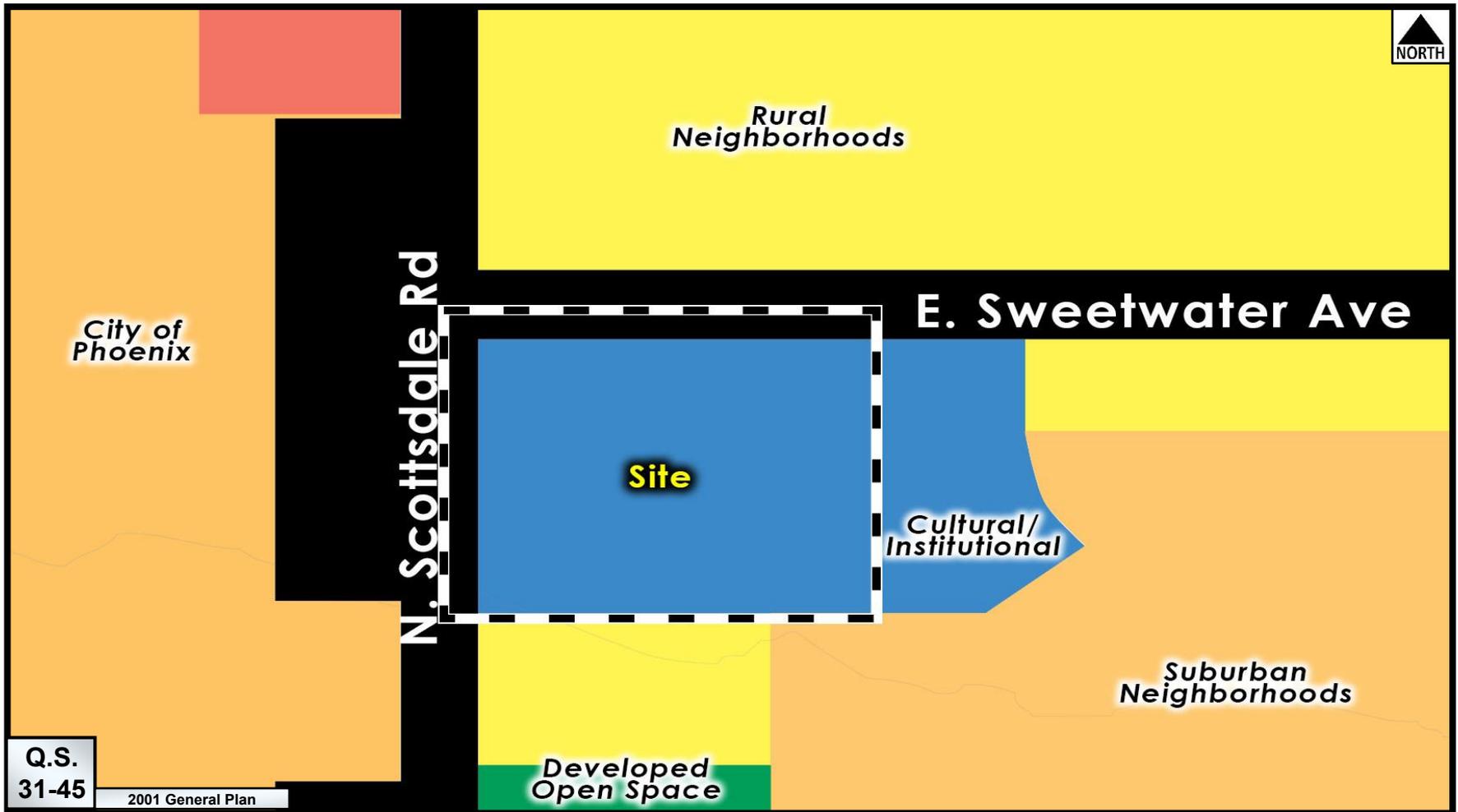
G. *Environmental design plan and design guidelines.*

1. Performance. All signage and graphics used on the site shall be designed in a consistent and compatible manner. The size and locations of signage shall be limited to that which is necessary to notify the public of the individual uses, establishments and buildings, as well as directional signage needed to guide and serve the public and service traffic. The size, text and location of signs shall not exceed the normal limitations for signs in other comparable districts, subject to the City Council approval of additional signage. The landscaping of the development shall provide a well-screened setting which includes the timely maturity of plant materials, strong consideration for water conservation, compatibility with the City's streetscape and character plans, and considers the functional needs of the different uses and facilities included in the development. The development shall provide an architectural character which embodies an overall campus theme to the various uses and facilities; includes wherever reasonable a distinctly southwestern palette of styles and materials; reflects the City's character plan; and is compatible with neighboring development themes and character.

(Ord. No. 2588, § 1, 9-21-93; Ord. No. 2895, § 1, 3-19-96; Ord. No. 2996, § 1, 3-4-97; Ord. No. 3225, § 1, 5-4-99; Ord. No. 3920, § 1(Exh. §§ 62—68), 11-9-10; Ord. No. 4005, § 1(Res. No. 8947, Exh. A, §§ 173—175), 4-3-12; Ord. No. 4048, § 1(Res. No. 9223, § 1(Exh. A, § 15), 11-14-12)

Existing SC Zoning Districts

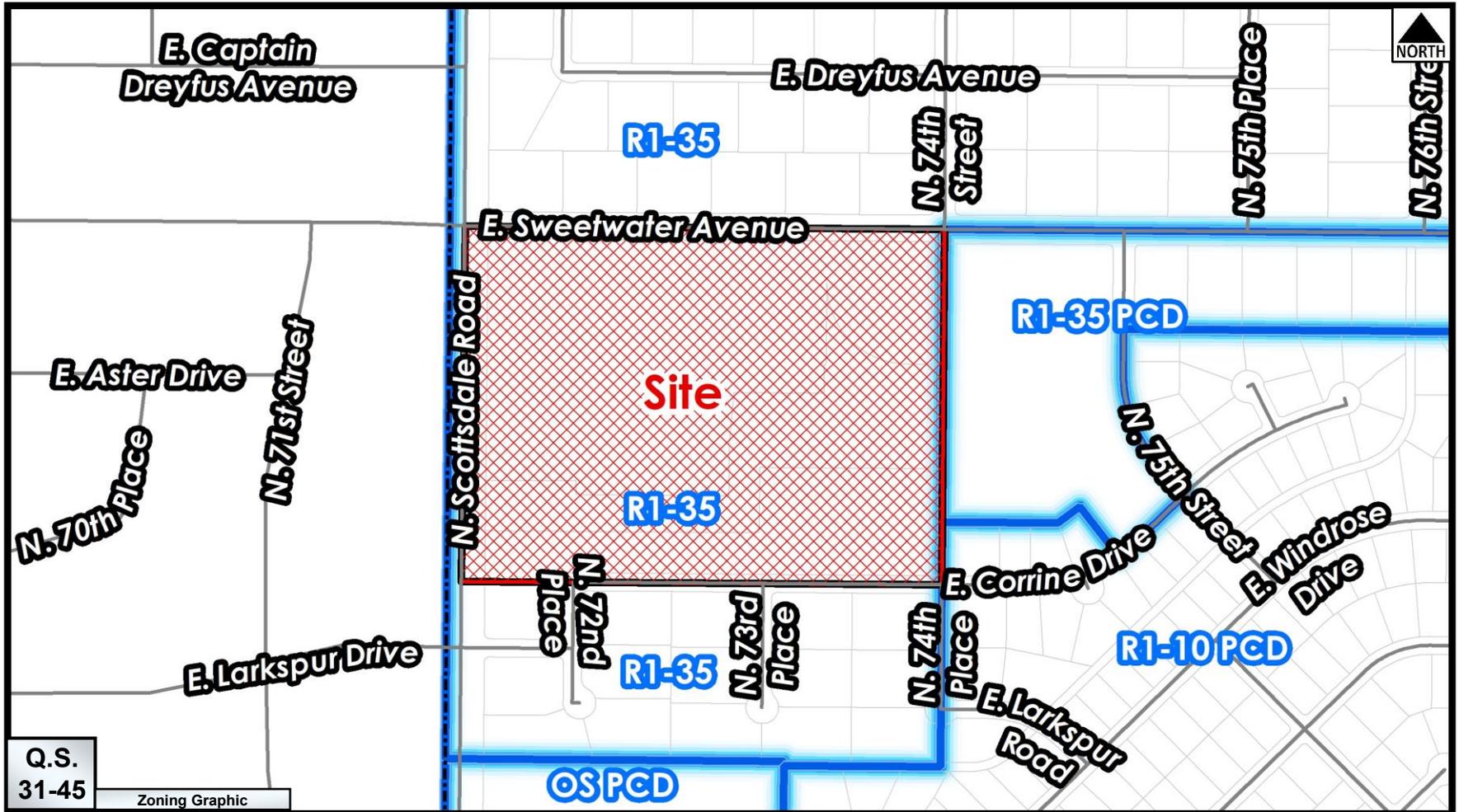




Existing General Plan Land Use
Cultural / Institutional

Attachment #9

11-ZN-2020



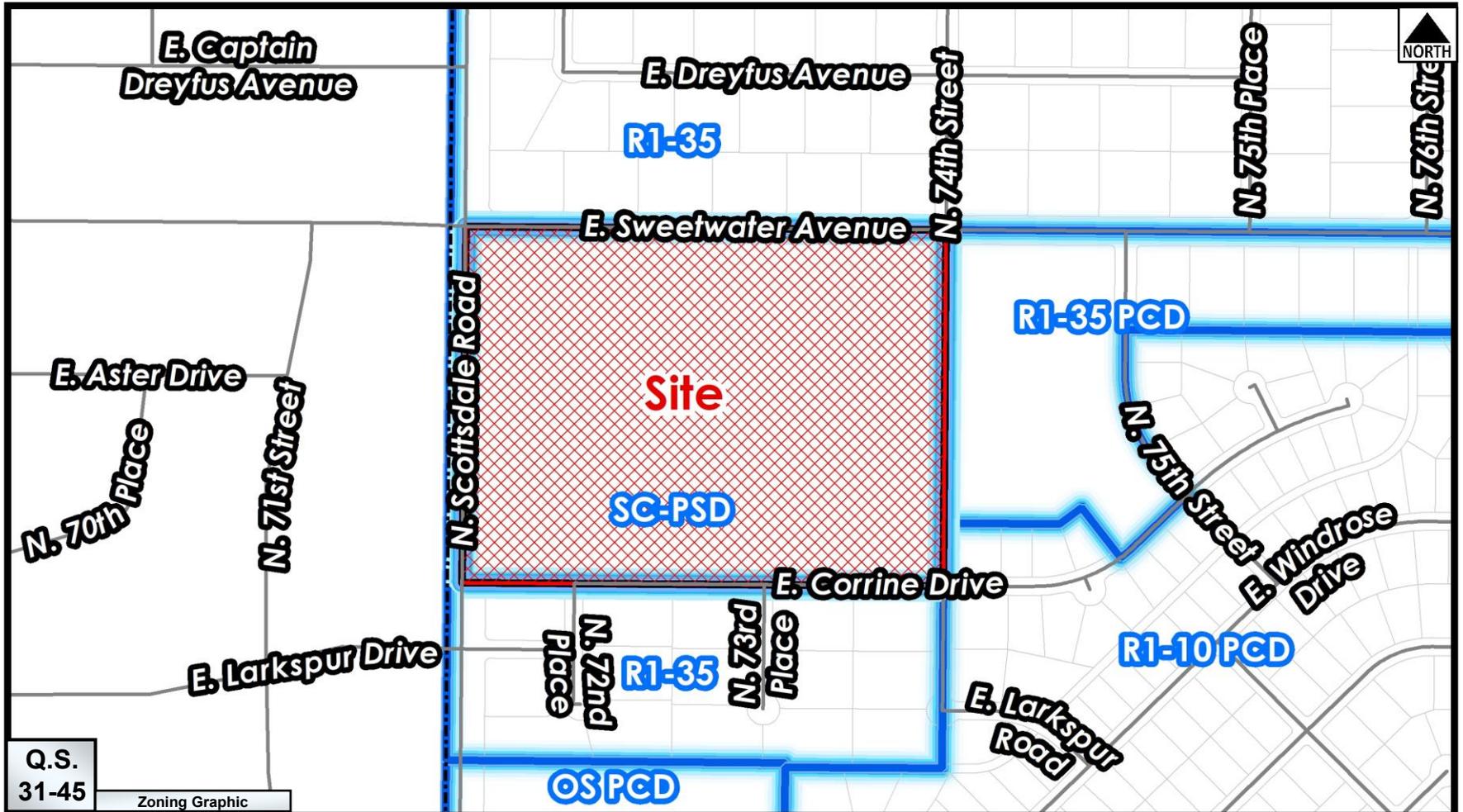
Q.S.
31-45

Zoning Graphic

Existing Zoning

Attachment #10

11-ZN-2020



Q.S.
31-45

Zoning Graphic

Proposed Zoning

Attachment #11

11-ZN-2020

TRAFFIC IMPACT ANALYSIS SUMMARY
Ina Levine Jewish Community Campus
12701 N. Scottsdale Road
Scottsdale, AZ 85254
11-ZN-2020

Summary Prepared by David R. Smith & Amy Zhang, COS Traffic Engineering
Traffic Impact Study Prepared by Marina Stender, Lōkahi LLC Dated: 8/3/2020
Traffic Impact Study Status: Accepted

Existing Conditions:

Site Location – Southeast corner of Scottsdale Road and Sweetwater Avenue (Address: 12701 N. Scottsdale Road)

Existing Development – This overall site is currently occupied by a community center and private school. The southeastern portion of the site was previously approved for a private school with 150 students. The site is currently zoned Single Family Residential (R1-35).

Street Classifications –

- Sweetwater Avenue is classified as a minor collector.
- Scottsdale Road is classified as a major arterial.
- Thunderbird Road is classified as a major collector east of Miller Road, and as a minor collector west of Miller Road. It runs parallel and north to Sweetwater Avenue.
- Cactus Road is classified as a major collector.
- Hayden Road is classified as a major arterial south of Shea Boulevard, and as a minor arterial north of Shea Boulevard.

Existing Street Conditions –

- The Scottsdale Road and Thunderbird Road intersection is signalized.
- The Scottsdale Road and Sweetwater Avenue intersection is signalized
- The Scottsdale Road and Cactus Road intersection is signalized
- The Hayden Road and Sweetwater Avenue T-intersection is signalized
- The Hayden Road and Cactus Road intersection is signalized.
- Driveways A and B on Scottsdale Road operate as a one-way stop-controlled T-intersection, with the stop control on the minor approach.
- Driveway C and School Driveways 1 and 2 on Sweetwater Avenue operate as a one-way stop-controlled T-intersection, with the stop control on the minor approach.

Existing Volumes –

- There are 4,500 vehicles per day on Sweetwater Avenue between Scottsdale Road and Hayden Road
- There are 45,100 vehicles per day on Scottsdale Road north of Sweetwater Avenue, and 44,600 vehicles per day on Scottsdale Road south of Sweetwater Avenue
- There are 20,900 vehicles per day on Thunderbird Road between Scottsdale Road and Miller Road.
- There are 20,900 vehicles per day on Hayden Road north of Sweetwater Avenue, and 23,100 vpd on Hayden Road south of Sweetwater Avenue
- There are 39,200 vehicles per day on Cactus Road between Scottsdale Road and Hayden Road

Existing Speed Limits –

- Sweetwater Avenue has a posted speed limit of 30 mph west of Scottsdale Road and 25 mph east of Scottsdale Road
- Scottsdale Road has a posted speed limit of 45 mph
- Thunderbird Road has a posted speed limit of 40 mph

- Hayden Road has a posted speed limit of 45 mph
- Cactus Road has a posted speed limit of 45 mph

Collision Information –

INTERSECTION COLLISION TABLE:

Streets	Total Collisions	Severity Distribution					
		5	4	3	2	1	99
Scottsdale Rd. and Thunderbird Rd.	39	0	0	5	8	23	3
Scottsdale Rd. and Sweetwater Ave.	17	0	0	3	2	12	0
Scottsdale Rd. and Cactus Rd.	62	0	0	3	8	47	4
Hayden Rd. and Sweetwater Ave.	3	0	0	0	1	2	0
Hayden Rd. and Cactus Rd.	49	0	0	4	9	34	2

*Collision History is obtained for the 3-year period between January 1, 2017 through December 31, 2019.

INTERSECTION COLLISION RATES TABLE:

Streets	Collision Rate	COS Average
Scottsdale Rd. and Thunderbird Rd.	0.72	0.58
Scottsdale Rd. and Sweetwater Ave.	0.64	
Scottsdale Rd. and Cactus Rd.	0.63	
Hayden Rd. and Sweetwater Ave.	0.28	
Hayden Rd. and Cactus Rd.	0.17	

*Collision rates are obtained from COS 2018 Traffic Volume and Collision Rate Data

SEGMENT COLLISION RATES TABLE:

Segment	From	To	Collision Rate	COS Average
Scottsdale	Sweetwater	Thunderbird	1.58	1.53
Scottsdale	Cactus	Sweetwater	1.35	
Sweetwater	Scottsdale	Hayden	1.22	
Cactus Road	Scottsdale	Hayden	0.91	
Hayden	Cactus	Sweetwater	0.47	

*Collision rates are obtained from COS 2018 Traffic Volume and Collision Rate Data

Proposed Development:

Description –

- The proposed development plan consists of 185-unit Residential Health Care Facility (both Minimal and Specialized)
- At this time, there are two possibilities proposed for the facility, therefore two trip generations for the two scenarios were calculated:
 - Residential Health Care Facility Scenario 1 - 70% Senior Adult Housing - Attached (ITE Land Use 252) and 30% Assisted Living (ITE Land Use 254)
 - Residential Health Care Facility Scenario 2 - 100% Senior Adult Housing - Attached (ITE Land Use 252)

Site Access – There are three existing access points to the current development. Driveways A and B are located on Scottsdale Road, approximately 660-feet and 950-feet south of Sweetwater Avenue, respectively. Driveway A allows all movements in and out of the site, while driveway B allows only right-in and right-out movements. Driveway C on Sweetwater Avenue is approximately 550-feet east of Scottsdale road and allows only right-in left-out movements.

TRIP GENERATION COMPARISON TABLE:

	Daily Total	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
Proposed – Scenario 1 Residential Healthcare Facility 185 Units Senior Adult Housing	624	15	21	36	24	24	48
Proposed – Scenario 2 Residential Healthcare Facility 130 Units Senior Adult Housing + 55 Units Assisted Living	718	13	24	37	26	21	47
Previously Approved - High School 150 Students	527	52	26	78	10	11	21
Increase/Decrease (Scenario 1)	+97 18%	-37 -71%	-5 -19%	-42 -54%	+14 140%	+13 118%	+27 129%
Increase/Decrease (Scenario 2)	+191 36%	-39 -75%	-2 -8%	-41 -53%	+16 160%	+10 91%	+26 124%

Traffic Analysis:

Intersection Level of Service – Using a 2023 horizon year with traffic generated by the build out of the proposed development, all the study intersections in the vicinity of the site operate a level of service D or better for both peak hours.

Observations:

Traffic Engineering staff made observations of traffic on the streets in the vicinity of the site during peak traffic periods. These traffic operational patterns and concerns were observed:

- The signal timing of surrounding intersections will be monitored and adjusted as future conditions and buildout may affect level of service.

Summary:

A Traffic Impact and Mitigation Analysis ("TIMA") was submitted for the project. The TIMA was accepted. The approval of the zoning district change to allow a proposed 185-Unit Residential Healthcare Facility will result in an estimated 718 trips generated per day to and from the project site. The development is estimated to generate 37 a.m. peak hour trips, and 47 p.m. peak hour trips. This represents an increase of 191 daily trips over the existing approved 150-student high school. With the addition of the proposed site generated traffic, operations at the intersections in the vicinity of the site will operate at LOS D or better.

Traffic Engineering staff have the following comments/concerns:

- Transportation staff will monitor and update signal timing of surrounding intersections as future and buildout conditions.
- The level-of-service at the Scottsdale Road and Thunderbird Road intersection will decrease from LOS D to LOS E with the addition of the site generated traffic. The level-of-service at the Scottsdale Road and Sweetwater Avenue intersection will decrease from LOS C to LOS D with the addition of the site generated traffic.
- Traffic Engineering recommended that pedestrian connections from the site buildings to the adjacent streets be improved.



CITIZEN REVIEW & NEIGHBORHOOD INVOLVEMENT REPORT Jewish Community Center Campus Plan

November 4, 2020

Overview

This Citizen Review Report is being performed in association with a request for a Zoning District Map Amendment from R1-35 to SC-PSD on an approximately 28.5+/- acre site located at the southeast corner of Scottsdale Road and Sweetwater Avenue. The proposed project would result in a new residential health care facility and some minor additions to the existing JCC and Pardes School. In addition, the request includes a citywide Text Amendment to the Zoning Ordinance Special Campus District to accommodate the existing and proposed uses. This proposal is in conformance with the City's General Plan land use designation of Cultural/Institutional. This Citizen Review Report will be updated throughout the process.

The entire project team is sensitive to the importance of neighborhood involvement and creating a positive relationship with property owners, residents, business owners, homeowners associations, and other interested parties. Communication with these parties will be ongoing throughout the process. Work on compiling a list of impacted and interested stakeholders and neighborhood outreach began prior to the application filing and will also continue throughout the process. Communication with impacted and interested parties has taken place with verbal, written, electronic, and door-to-door contact.

Community Involvement

The outreach team has been communicating with neighboring property owners, HOA's, and community members by telephone, one-on-one meetings, and door-to-door outreach since December 2019. The outreach team visited **over 100 residential neighbors** door-to-door to get their feedback on the project. A majority of this feedback was favorable to this proposal. Members of the outreach team will continue to be available to meet with any neighbors who wish to discuss the project. Additionally, they will be contactable via telephone and/or e-mail to answer any questions relating to the project.

Attachment 13

Surrounding property owners, HOAs and other interested parties were noticed via first class mail regarding the project and the Text Amendment. The distribution of this notification **EXCEEDED** the City's 750' radius mailing requirements as specified in the Citizen Review Checklist. This notification contained information about the project and the Text Amendment, as well as contact information for the development team. Due to COVID-19, the notification also contained information for **TWO** Virtual Neighborhood Open Houses that were held on September 8, 2020 for those who wished to learn more about the project and the Text Amendment. The Virtual Open Houses consisted of an online website with information and graphics about the project and the Text Amendment as well as contact information and specific times that the development team would be available to answer questions or give more information. The website was available from 2 PM on September 7, 2020 until 2 PM on September 9, 2020 and its accessibility was posted on the Early Notification Sign on the property. In addition, the required public notice of the Text Amendment was published in the Arizona Republic.

A total of 41 people viewed the website, which resulted in two phone calls to the development team with questions regarding lighting and landscaping. These questions were all answered to the best of the team's ability. The development team has continued to be accessible by phone and email subsequent to the Virtual Open Houses to ensure that surrounding property owners and neighbors have ongoing opportunities to comment and ask questions.

A vital part of the outreach process is to allow people to express their concerns and understand issues and attempt to address them in a professional and timely matter. Again, the entire team realizes the importance of the neighborhood involvement process and is committed to communication and outreach for the project.

Attachments:

Notification Letter

Notification List

Affidavit of Posting

Affidavit of Text Amendment Public Notice Advertisement



August 26, 2020

Dear Neighbor:

For over 20 years, the Ina Levine Jewish Community Campus has been privileged to serve the Scottsdale community. When we initially did our Master Plan for the Campus, we were going to build a high school to accompany the now existing elementary school on the site. Over time, it has become apparent that the greater need is for senior living residential that would interact with the existing elementary school and the existing senior programs at the Campus. In response to that need, we are eliminating the previously approved high school use and instead providing for luxury, senior living residences.

Therefore, we are pleased to tell you about an upcoming request (11-ZN-2020) to enhance the 28.5+/- acre Campus located at the southeast corner of Scottsdale Road and Sweetwater Avenue. The request is for a zoning district map amendment to rezone from R1-35 (Single Family Residential) to SC PSD (Special Campus Planned Shared Development overlay) for the purpose of the future development of Senior Residential Healthcare as well as some minor updates to the existing Campus and elementary school. This request also includes a companion citywide text amendment (3-TA-2020) to the zoning ordinance Special Campus district to allow for the proposed senior living residential on the Campus. This proposal is in conformance with the City of Scottsdale's existing General Plan land use designation of Cultural/Institutional for the Campus.

In accordance with public safety protocols during the COVID-19 crisis, we will be hosting two virtual open houses to discuss this proposal. We will be posting the proposed site plan, the text amendment information, and project information on a website link and will have the project team available for questions and comments, during two scheduled times, just as they would be if there were an in person open house.

The web link www.technicalsolutionnaz.com/open-house.html will be accessible on Tuesday, September 8, 2020. The project team will be available on September 8, 2020 from 10:30 AM to 12 PM and 4:30 PM to 6 PM to respond to questions or comments. Please feel free to call (602) 957-3434 or email info@technicalsolutionnaz.com during that time to communicate with a member of the project team.

If you are unable to access the virtual open houses online, please contact the neighborhood outreach team at (602) 957-3434 or info@technicalsolutionnaz.com and they will be happy to provide you with information and answer any questions or receive your comments. The City of Scottsdale Project Coordinator for the project is Meredith Tessier, who can be reached at (480) 312-4211 or MTessier@ScottsdaleAZ.gov.

Thank you.

Sincerely,

Jay Jacobs
Chief Executive Officer



Phoenix

74th St

74th Pl

73rd Pl

72nd Pl

Corrine Dr

Scottsdale Rd

Sweetwater Ave

No Right Turn

Planned Future Addition

Planned Future Addition

Recreational

Planned Future Addition

Planned Future Addition

Existing Parking

Existing Parking

Main Entry

Fire Access

12 ft Min Mature Landscape Buffer

50 ft Min Building Setback

20 ft Min Mature Landscape Buffer

70 ft Min Building Setback

8 ft Masonry Wall

38 ft Building Height

Future Living Senior Residential

Pardes Jewish Day School

Sonoran Sky Elementary School

Ina Levine Jewish Center

Existing Service Drive

North Arrow

Scale Bar

Masterplan

INA LEVINE JEWISH COMMUNITY SPECIAL CAMPUS MASTERPLAN

Martin Pear JCC

in the Valley of the Sun

INA LEVINE JEWISH COMMUNITY CAMPUS

hebrid architecture

05-18-2020

Early Notification of Project Under Consideration

Virtual Open House Meetings:

Date: Tuesday September 8, 2020
Time: 10:30 AM-12:00 PM & 4:30-6:00 PM
Location: www.technicalsolutionnaz.com/open-house.html
Open House Contact- (602) 957-3434

Location: SEC Scottsdale Road and Sweetwater Avenue Project Overview:

- Request: The request is for a zoning district map amendment to rezone from R1-35 to SC PSD for the purpose of the future development of Senior Residential Healthcare as well as some minor updates to the existing Campus and elementary school. This request also includes a companion citywide text amendment (3-TA-2020) to the zoning ordinance Special Campus district to allow for the current and proposed uses on the Campus.

- Site Acreage: 28.5 +/-
- Site Zoning: R1-35

Applicant Contact:

John Berry 480-385-2727
MH@berryriddell.com

City Contact:

Meredith Tessier 480-312-4211
mtessier@scottsdaleaz.gov

Pre-Application#: 11-ZN-2020 & 3-TA-2020 Posting Date: 8/28/2020

* -Penalty for removing or defacing sign prior to date of last hearing -Applicant Responsible for Sign Removal *

8/28/20 14:12:05



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)

Case Number: 11-ZN-2020 & 3-TA-2020

Project Name: [Redacted]

Location: SEC Scottsdale Road and Sweetwater Avenue

Site Posting Date: August 28th, 2020

Applicant Name: John Berry

Sign Company Name: Dynamite Signs

Phone Number: 480-585-3031

I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

[Signature]
Applicant Signature

8/28/2020
Date

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 28th day of August 2020



[Signature]
Notary Public

My commission expires: 10-25-20

City of Scottsdale -- Current Planning Division

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

Richard Bednarski
13266 N 76th St
Scottsdale, AZ 85260

June 10, 2020

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

Dear Mayor and Council Members:

I am writing today to show my support for the proposed Campus Master Plan for the JCC located at Scottsdale Road and Sweetwater Ave. I live in the area and believe that these Campus improvements and the Senior Living use will positively impact the area. I know that the JCC is actively working to make the project sensitive to the existing neighborhood and they will continue to be an important part of this community.

Please vote yes for this wonderful request.

Sincerely,

A handwritten signature in black ink that reads "Richard F. Bednarski". The signature is written in a cursive style with a large, stylized 'R' and 'B'.

Jennifer Crane
13160 N. 76th St
Scottsdale, AZ 85260
June 10, 2020

Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater
Scottsdale, Arizona 85251

Dear Mayor and Council Members:

As a nearby property owner, I am writing to ask for your support for the proposed from the Jewish Community Center at Scottsdale Road and Sweetwater. The JCC is a great neighbor and consistently provides a wonderful service to the residents and visitors of Scottsdale. Allowing the JCC Campus to evolve and improve will ensure the stability and continued excellence of the JCC's religious and educational experience.

Please vote yes for this wonderful request in Scottsdale.

Sincerely,

Jennifer M Crane
Jennifer M Crane

Richard Smith
7490 E. Dreyfus Avenue
Scottsdale, Az 85260

June 10, 2020

Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater
Scottsdale, Arizona 85251

Dear Mayor and Council Members:

Please support the request of the JCC to further improve their Campus at Scottsdale Road and Sweetwater Avenue. Having lived nearby and watched the evolution of this area over the years, it is clear that the JCC has been a great neighbor and asset to this community. Changing from a school use to senior living is certainly more appropriate for the area. We should support community enhancing organizations like the JCC and help them in their efforts.

I urge you to support this request and the future of Jewish Community Center Campus!

Sincerely,

A handwritten signature in black ink, appearing to read "Richard Smith". The signature is written in a cursive style with a prominent loop at the end.

Robert Begman
7432 East Dreyfus Ave.
Scottsdale, AZ 85260

June 10, 2020

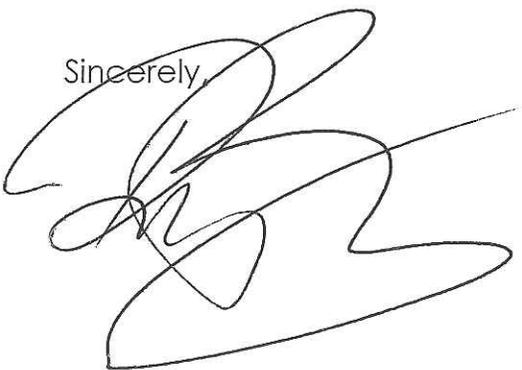
Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater
Scottsdale, Arizona 85251

Dear Mayor and Council Members:

As a nearby property owner, I am writing to ask for your support for the proposed from the Jewish Community Center at Scottsdale Road and Sweetwater. The JCC is a great neighbor and consistently provides a wonderful service to the residents and visitors of Scottsdale. Allowing the JCC Campus to evolve and improve will ensure the stability and continued excellence of the JCC's religious and educational experience.

Please vote yes for this wonderful request in Scottsdale.

Sincerely,

A large, stylized handwritten signature in black ink, appearing to be 'R. Begman', written over the word 'Sincerely,'.

Sheri Bohn
7241 E. Dreyfus Ave.
Scottsdale, AZ 85260

June 10, 2020

Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater
Scottsdale, Arizona 85251

Dear Mayor and Council Members:

As a nearby property owner, I am writing to ask for your support for the proposed from the Jewish Community Center at Scottsdale Road and Sweetwater. The JCC is a great neighbor and consistently provides a wonderful service to the residents and visitors of Scottsdale. Allowing the JCC Campus to evolve and improve will ensure the stability and continued excellence of the JCC's religious and educational experience.

Please vote yes for this wonderful request in Scottsdale.

Sincerely,

A handwritten signature in black ink that reads "Sheri Bohn". The signature is written in a cursive style with a large, prominent "S" at the beginning.

Myra Giese
7261 East Dreyfus Avenue
Scottsdale, AZ 85260

June 10, 2020

Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater
Scottsdale, Arizona 85251

Dear Mayor and Council Members:

Please support the request of the JCC to further improve their Campus at Scottsdale Road and Sweetwater Avenue. Having lived nearby and watched the evolution of this area over the years, it is clear that the JCC has been a great neighbor and asset to this community. Changing from a school use to senior living is certainly more appropriate for the area. We should support community enhancing organizations like the JCC and help them in their efforts.

I urge you to support this request and the future of Jewish Community Center Campus!

Sincerely,

A handwritten signature in cursive script that reads "Myra Giese". The signature is written in black ink and is positioned below the typed name "Myra Giese".

Caroline Fritz
7320 E. Dreyfus Ave.
Scottsdale, AZ 85260

June 10, 2020

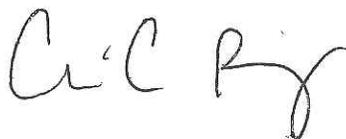
Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater Blvd.
Scottsdale, Arizona 85251

Dear Mayor and Council Members:

I am writing today to show my support for the proposed Campus Master Plan for the JCC located at Scottsdale Road and Sweetwater Ave. I live in the area and believe that these Campus improvements and the Senior Living use will positively impact the area. I know that the JCC is actively working to make the project sensitive to the existing neighborhood and they will continue to be an important part of this community.

Please vote yes for this wonderful request.

Sincerely,

A handwritten signature in black ink, appearing to read "C. Fritz". The signature is written in a cursive style with a large initial "C" and a stylized "F".

Randall Saln
13210 N 72nd Pl
Scottsdale, AZ 85260

June 11, 2020

Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater
Scottsdale, Arizona 85251

Dear Mayor and Council Members:

Please support the request of the JCC to further improve their Campus at Scottsdale Road and Sweetwater Avenue. Having lived nearby and watched the evolution of this area over the years, it is clear that the JCC has been a great neighbor and asset to this community. Changing from a school use to senior living is certainly more appropriate for the area. We should support community enhancing organizations like the JCC and help them in their efforts.

I urge you to support this request and the future of Jewish Community Center Campus!

Sincerely,



Katherine Clevenger-Burdell
7221 E. Dreyfus ave.
Scottsdale, AZ 85260

June 10, 2020

Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater
Scottsdale, Arizona 85251

Dear Mayor and Council Members:

I am writing today in support of the proposed Jewish Community Center's request at Scottsdale Road and Sweetwater Ave. I live nearby and fully support the JCC in their efforts to further develop The Campus and their change from a high school to senior living residences. Plus, the other improvements to The Campus that they are planning will definitely help the JCC better serve the Scottsdale community.

Please vote to approve this project.

Sincerely,

Katherine Clevenger - Burdell

Alyson Ofman
7321 E. Camino Santo
Scottsdale, AZ 85260

June 11, 2020

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

Dear Mayor and Council Members:

I am writing today to show my support for the proposed Campus Master Plan for the JCC located at Scottsdale Road and Sweetwater Ave. I live in the area and believe that these Campus improvements and the Senior Living use will positively impact the area. I know that the JCC is actively working to make the project sensitive to the existing neighborhood and they will continue to be an important part of this community.

Please vote yes for this wonderful request.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Alyson Ofman', with a long horizontal line extending to the right.

Jere Clark
7405 E. Camino Santo
Scottsdale, AZ 85260

June 11, 2020

Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater
Scottsdale, Arizona 85251

Dear Mayor and Council Members:

Please support the request of the JCC to further improve their Campus at Scottsdale Road and Sweetwater Avenue. Having lived nearby and watched the evolution of this area over the years, it is clear that the JCC has been a great neighbor and asset to this community. Changing from a school use to senior living is certainly more appropriate for the area. We should support community enhancing organizations like the JCC and help them in their efforts.

I urge you to support this request and the future of Jewish Community Center Campus!

Sincerely,

A handwritten signature in black ink, appearing to read "Jere Clark", with a long horizontal flourish extending to the right.

Teri Amenson
7443 E. Camino Santo
Scottsdale, AZ 85260

June 12, 2020

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

Dear Mayor and Council Members:

I am writing today to show my support for the proposed Campus Master Plan for the JCC located at Scottsdale Road and Sweetwater Ave. I live in the area and believe that these Campus improvements and the Senior Living use will positively impact the area. I know that the JCC is actively working to make the project sensitive to the existing neighborhood and they will continue to be an important part of this community.

Please vote yes for this wonderful request.

Sincerely,

A handwritten signature in cursive script that reads "Teri Amenson". The signature is written in black ink and is positioned below the word "Sincerely,".

Shauna Kisicki
7561 E. Sweetwater Avenue
Scottsdale, AZ 85260

June 12, 2020

Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater
Scottsdale, Arizona 85251

Dear Mayor and Council Members:

I am writing today in support of the proposed Jewish Community Center's request at Scottsdale Road and Sweetwater Ave. I live nearby and fully support the JCC in their efforts to further develop The Campus and their change from a high school to senior living residences. Plus, the other improvements to The Campus that they are planning will definitely help the JCC better serve the Scottsdale community.

Please vote to approve this project.

Sincerely,

A handwritten signature in cursive script that reads "Shauna Kisicki". The signature is written in dark ink and is positioned below the typed name "Shauna Kisicki".

Teresa Hermann
7551 E. Sweetwater Ave.
Scottsdale, AZ 85260

JUNE 13, 2020

MAYOR AND CITY COUNCIL MEMBERS
CITY OF SCOTTSDALE
3939 N. DRINKWATER
SCOTTSDALE, ARIZONA 85251

DEAR MAYOR AND COUNCIL MEMBERS:

I AM WRITING TODAY IN SUPPORT OF THE PROPOSED JEWISH COMMUNITY CENTER'S REQUEST AT SCOTTSDALE ROAD AND SWEETWATER AVE. I LIVE NEARBY AND FULLY SUPPORT THE JCC IN THEIR EFFORTS TO FURTHER DEVELOP THE CAMPUS AND THEIR CHANGE FROM A HIGH SCHOOL TO SENIOR LIVING RESIDENCES. PLUS, THE OTHER IMPROVEMENTS TO THE CAMPUS THAT THEY ARE PLANNING WILL DEFINITELY HELP THE JCC BETTER SERVE THE SCOTTSDALE COMMUNITY.

PLEASE VOTE TO APPROVE THIS PROJECT.


SINCERELY,

Andrea Boteilho
7527 E. Sweetwater Ave.
Scottsdale, AZ 85260

June 13, 2020

Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater
Scottsdale, Arizona 85251

Dear Mayor and Council Members:

I am writing today in support of the proposed Jewish Community Center's request at Scottsdale Road and Sweetwater Ave. I live nearby and fully support the JCC in their efforts to further develop The Campus and their change from a high school to senior living residences. Plus, the other improvements to The Campus that they are planning will definitely help the JCC better serve the Scottsdale community.

Please vote to approve this project.

Sincerely,

A handwritten signature in black ink, appearing to be 'Andrea Boteilho', written in a cursive style.

Andrea
Boteilho

Vicki Giese

7442 E. Sweetwater Avenue
Scottsdale, AZ 85260

June 13, 2020

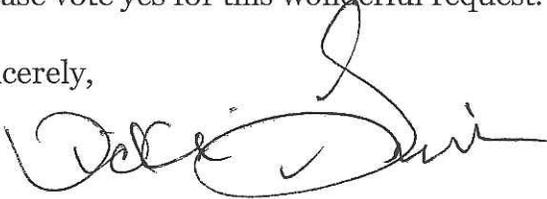
Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater Blvd.
Scottsdale, Arizona 85251

Dear Mayor and Council Members:

I am writing today to show my support for the proposed Campus Master Plan for the JCC located at Scottsdale Road and Sweetwater Ave. I live in the area and believe that these Campus improvements and the Senior Living use will positively impact the area. I know that the JCC is actively working to make the project sensitive to the existing neighborhood and they will continue to be an important part of this community.

Please vote yes for this wonderful request.

Sincerely,

A handwritten signature in black ink, appearing to read "Vicki Giese". The signature is fluid and cursive, with a large loop at the end.

Jon Teets
7556 E. Sweetwater Avenue
Scottsdale, AZ 85260

June 11, 2020

**Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater
Scottsdale, Arizona 85251**

Dear Mayor and Council Members:

As a nearby property owner, I am writing to ask for your support for the proposed from the Jewish Community Center at Scottsdale Road and Sweetwater. The JCC is a great neighbor and consistently provides a wonderful service to the residents and visitors of Scottsdale. Allowing the JCC Campus to evolve and improve will ensure the stability and continued excellence of the JCC's religious and educational experience.

Please vote yes for this wonderful request in Scottsdale.

Sincerely,

A handwritten signature in cursive script that reads "Jon Teets". The signature is written in black ink and is positioned to the right of the word "Sincerely,".

David Pullon
7360 East Sweetwater Avenue
Scottsdale, Az 85260

June 11, 2020

Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater
Scottsdale, Arizona 85251

Dear Mayor and Council Members:

As a nearby property owner, I am writing to ask for your support for the proposed from the Jewish Community Center at Scottsdale Road and Sweetwater. The JCC is a great neighbor and consistently provides a wonderful service to the residents and visitors of Scottsdale. Allowing the JCC Campus to evolve and improve will ensure the stability and continued excellence of the JCC's religious and educational experience.

Please vote yes for this wonderful request in Scottsdale.

Sincerely,

A handwritten signature in black ink, appearing to read 'D. Pullon', with a long horizontal flourish extending to the right.

Tom Loomis
7240 E. Sweetwater Ave
Scottsdale, Az 85260

June 12, 2020

Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater
Scottsdale, Arizona 85251

Dear Mayor and Council Members:

I am writing today in support of the proposed Jewish Community Center's request at Scottsdale Road and Sweetwater Ave. I live nearby and fully support the JCC in their efforts to further develop The Campus and their change from a high school to senior living residences. Plus, the other improvements to The Campus that they are planning will definitely help the JCC better serve the Scottsdale community.

Please vote to approve this project.

Sincerely,

A handwritten signature in cursive script that reads "Tom R Loomis". The signature is written in black ink and is positioned to the right of the word "Sincerely,".

Tom Loomis

Laura Loomis
7240 E. Sweetwater Ave
Scottsdale, Az 85260

June 12, 2020

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

Dear Mayor and Council Members:

I am writing today to show my support for the proposed Campus Master Plan for the JCC located at Scottsdale Road and Sweetwater Ave. I live in the area and believe that these Campus improvements and the Senior Living use will positively impact the area. I know that the JCC is actively working to make the project sensitive to the existing neighborhood and they will continue to be an important part of this community.

Please vote yes for this wonderful request.

Sincerely,

Laura Loomis

A handwritten signature in black ink, appearing to be 'LL' or a stylized version of the name 'Laura Loomis'.

George Galowitz
12590 N. 72nd Pl.
Scottsdale, Az 85260

June 12, 2020

Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater
Scottsdale, Arizona 85251

Dear Mayor and Council Members:

Please support the request of the JCC to further improve their Campus at Scottsdale Road and Sweetwater Avenue. Having lived nearby and watched the evolution of this area over the years, it is clear that the JCC has been a great neighbor and asset to this community. Changing from a school use to senior living is certainly more appropriate for the area. We should support community enhancing organizations like the JCC and help them in their efforts.

I urge you to support this request and the future of Jewish Community Center Campus!

Sincerely,

A handwritten signature in black ink, appearing to be 'George Galowitz', written in a cursive style.

Catherine French
7429 E. Corrine Rd.
Scottsdale, Az 85260

June 12, 2020

Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater
Scottsdale, Arizona 85251

Dear Mayor and Council Members:

As a nearby property owner, I am writing to ask for your support for the proposed from the Jewish Community Center at Scottsdale Road and Sweetwater. The JCC is a great neighbor and consistently provides a wonderful service to the residents and visitors of Scottsdale. Allowing the JCC Campus to evolve and improve will ensure the stability and continued excellence of the JCC's religious and educational experience.

Please vote yes for this wonderful request in Scottsdale.

Sincerely,

A handwritten signature in black ink, appearing to read 'C. French', written in a cursive style.

Tim Reinche
12596 North 73rd Pl.
Scottsdale, AZ 85260

June 12, 2020

Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater
Scottsdale, Arizona 85251

Dear Mayor and Council Members:

Please support the request of the JCC to further improve their Campus at Scottsdale Road and Sweetwater Avenue. Having lived nearby and watched the evolution of this area over the years, it is clear that the JCC has been a great neighbor and asset to this community. Changing from a school use to senior living is certainly more appropriate for the area. We should support community enhancing organizations like the JCC and help them in their efforts.

I urge you to support this request and the future of Jewish Community Center Campus!

Sincerely,

A handwritten signature in cursive script, appearing to read "Tim Reinche", with a long horizontal flourish underneath.

Ryan Murray
12599 N. 73rd Place
Scottsdale, AZ 85260

June 12, 2020

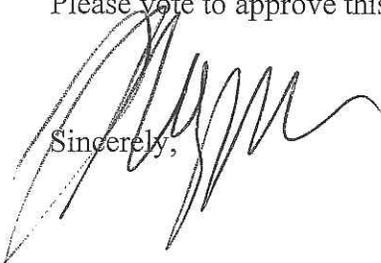
Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater
Scottsdale, Arizona 85251

Dear Mayor and Council Members:

I am writing today in support of the proposed Jewish Community Center's request at Scottsdale Road and Sweetwater Ave. I live nearby and fully support the JCC in their efforts to further develop The Campus and their change from a high school to senior living residences. Plus, the other improvements to The Campus that they are planning will definitely help the JCC better serve the Scottsdale community.

Please vote to approve this project.

Sincerely,

A handwritten signature in black ink, appearing to read "Ryan Murray", written over the word "Sincerely,".

Jennifer Murray
12599 N. 73rd Place
Scottsdale, AZ 85260

June 12, 2020

Mayor and City Council Members
City of Scottsdale
3939 N. Drinkwater
Scottsdale, Arizona 85251

Dear Mayor and Council Members:

I am writing today in support of the proposed Jewish Community Center's request at Scottsdale Road and Sweetwater Ave. I live nearby and fully support the JCC in their efforts to further develop The Campus and their change from a high school to senior living residences. Plus, the other improvements to The Campus that they are planning will definitely help the JCC better serve the Scottsdale community.

Please vote to approve this project.

Sincerely,

A handwritten signature in black ink that reads "Jennifer Murray". The signature is written in a cursive style with a large, looping initial "J".

From: [Tessier, Meredith](#)
To: [Michele Hammond \(mh@berryriddell.com\)](mailto:mh@berryriddell.com); [Susan Bitter-Smith](#)
Cc: [Castro, Lorraine](#); [Berry, Melissa](#)
Subject: FW: Jewish Community Center Campus 11-ZN-2020
Date: Tuesday, September 8, 2020 1:09:32 PM

Good Afternoon, the following e-mails is for your records. Please provide a response regarding his concerns about landscape maintenance.

Thank you,
Meredith

From: David Koon <dmkoon@gmail.com>
Sent: Tuesday, September 08, 2020 9:42 AM
To: info@technicalolutionsaz.com; Tessier, Meredith <MTessier@ScottsdaleAz.Gov>
Cc: maribethkoon <MARIBETHKOON@gmail.com>
Subject: Jewish Community Center Campus

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

I live on Corrine and will be 2 doors down from the proposed Senior Residential Healthcare facility. Can you tell me how many stories it will be? I do not want to have the JCC peering into my backyard.

I'm fairly concerned about the plan since the JCC has not been a good neighbor so far. I drive from Scottsdale Road down Corrine to my home several times a day and the landscaping has been poorly maintained. It's embarrassing to ask friends to come to my home and have to drive by the JCC. The trees (until this week) have been poorly maintained and the yard has been full of dead weeds. This is not acceptable. Is there any guarantee that the JCC will step up and take better care of the landscape?

Thanks,

David Koon

--



From: [Tessier, Meredith](#)
To: [Ibsen, Bronte](#)
Subject: FW: Support for Rezoning App 11-ZN-2020 3-TA-2020
Date: Tuesday, May 11, 2021 11:25:54 AM

For our records.

From: Morales, Isol <IMorales@Scottsdaleaz.gov>
Sent: Tuesday, May 11, 2021 11:18 AM
To: Sue Hershkowitz-Coore <sue@speakersue.com>
Cc: Tessier, Meredith <MTessier@ScottsdaleAz.Gov>
Subject: RE: Support for Rezoning App

Dear Ms. Hershkowitz-Coore,

Thank you for sharing your support of this project with Mayor Ortega and City Council. We will make certain your email is included in the official file as this project moves forward.

Best,
Isol

Isol Morales

Assistant to the Mayor
Office of Mayor David D. Ortega
3939 N. Drinkwater Blvd
Scottsdale, AZ 85251
Phone: 480.312.2466
Email: imorales@scottsdaleaz.gov



From: Sue Hershkowitz-Coore <sue@speakersue.com>
Sent: Tuesday, May 11, 2021 10:59 AM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Support for Rezoning App

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

Dear Mayor and City Council members:

Please support the Ina Levine Jewish Community Campus request to amend their Master Plan to

allow for a new Senior Living opportunity. This is a great, neighborhood friendly use that will enhance the JCC's ability to serve the community.

Warmest regards,

Sue

Sue Hershkowitz-Coore

+1-480-575-9711

www.SpeakerSue.com

[FB Business Page](#) (Check out the Email Wall of Shame!)

Watch our new [video](#)!

From: [Tessier, Meredith](#)
To: [Ibsen, Bronte](#)
Subject: FW: Zoning Request 11-ZN-2020 3-TA-2020
Date: Tuesday, May 11, 2021 11:24:17 AM

For our records.

From: Morales, Isol <IMorales@Scottsdaleaz.gov>
Sent: Tuesday, May 11, 2021 11:18 AM
To: David Weiner <David@weinerinsurance.com>
Cc: Tessier, Meredith <MTessier@ScottsdaleAz.Gov>
Subject: RE: Zoning Request

Dear Mr. Weiner,

Thank you for sharing your support of this project with Mayor Ortega and City Council. We will make certain your email is included in the official file as this project moves forward.

Best,
Isol

Isol Morales

Assistant to the Mayor
Office of Mayor David D. Ortega
3939 N. Drinkwater Blvd
Scottsdale, AZ 85251
Phone: 480.312.2466
Email: imorales@scottsdaleaz.gov



From: David Weiner <David@weinerinsurance.com>
Sent: Tuesday, May 11, 2021 10:54 AM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Zoning Request

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

Dear Mayor and City Council members:

Please support the Ina Levine Jewish Community Campus request to amend their Master Plan to allow for a new Senior Living opportunity. This is a great, neighborhood friendly use that will enhance the JCC's ability to serve the community.

Sincerely,

W. David Weiner
President

312 860 0093 Cell
602 524 9500 Cell

2019 is a **special** year for Weiner Insurance, our founder Bernard Weiner started our company 60 years ago on June 2, 1959. We want to thank our clients and associates for all their effort and work it took to achieve this milestone. Our firm's emphasis for our clients will not change as we begin our 61st year, and we will strive to continue our commitment to Service, Choice, and Experience.

To learn more about Weiner Insurance, Inc. please visit www.weinerinsurance.com. This email may contain confidential or privileged information. If you think that you have received this email in error, please advise the sender by reply email, then delete this email immediately. Email Confidentiality Notice: The information contained in this transmission is confidential, proprietary or privileged and may be subject to protection under the law, including the Health Insurance Portability and Accountability Act (HIPAA)

From: [Tessier, Meredith](#)
To: [Ibsen, Bronte](#)
Subject: FW: Senior Housing Project at Ina Levine Jewish Community Campus 11-ZN-2020 3-TA-2020
Date: Tuesday, May 11, 2021 11:23:47 AM

For our records.

From: Morales, Isol <IMorales@Scottsdaleaz.gov>
Sent: Tuesday, May 11, 2021 11:17 AM
To: Debbie Miller <debbie@dwmlawaz.com>
Cc: Tessier, Meredith <MTessier@ScottsdaleAz.Gov>
Subject: RE: Senior Housing Project at Ina Levine Jewish Community Campus

Dear Ms. Miller,

Thank you for sharing your support of this project with Mayor Ortega and City Council. We will make certain your email is included in the official file as this project moves forward.

Best,
Isol

Isol Morales

Assistant to the Mayor
Office of Mayor David D. Ortega
3939 N. Drinkwater Blvd
Scottsdale, AZ 85251
Phone: 480.312.2466
Email: imorales@scottsdaleaz.gov



From: Debbie Miller <debbie@dwmlawaz.com>
Sent: Tuesday, May 11, 2021 9:03 AM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Senior Housing Project at Ina Levine Jewish Community Campus

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

Dear Mayor and City Council members:

Please support the Ina Levine Jewish Community Campus request to amend their Master Plan to allow for a new Senior Living opportunity. This is a great, neighborhood friendly use that will

enhance the JCC's ability to serve the community. Thank you.

Sincerely,

Deborah Miller

Board member and officer of Jewish Community Foundation of Greater Phoenix

Deborah W. Miller, PLLC

8655 E. Via de Ventura, Suite G-364

Scottsdale, Arizona 85258

debbie@dwmlawaz.com

480-346-1090

31 CFR Part 10, Section 10.35, requires us to notify you that any tax advice in this electronic message was not intended or written to be used, and cannot be used, for the purpose of avoiding penalties under the Internal Revenue Code.

The information transmitted by the following e-mail is intended only for the addressee and may contain confidential and/or privileged material. Any interception, review, retransmission, dissemination, or other use of, or taking of any action upon this information by persons or entities other than the intended recipient is prohibited by law and may subject them to criminal or civil liability. If you received this communication in error, please contact us immediately at 480.346.1090, and delete the communication from any computer or network system. Thank you.

From: [Tessier, Meredith](#)
To: [Ibsen, Bronte](#)
Subject: FW: Support for Senior Housing 11-ZN-2020 3-TA-2020
Date: Tuesday, May 11, 2021 11:23:00 AM

For our records

From: Morales, Isol <IMorales@Scottsdaleaz.gov>
Sent: Tuesday, May 11, 2021 11:15 AM
To: elayne ostroff <elayneo@verizon.net>
Cc: Tessier, Meredith <MTessier@ScottsdaleAz.Gov>
Subject: RE: Support for Senior Housing

Dear Ms. Ostroff,

Thank you for sharing your support of this project with Mayor Ortega and City Council. We will make certain your email is included in the official file as this project moves forward.

Best,
Isol

Isol Morales

Assistant to the Mayor
Office of Mayor David D. Ortega
3939 N. Drinkwater Blvd
Scottsdale, AZ 85251
Phone: 480.312.2466
Email: imorales@scottsdaleaz.gov



From: elayne ostroff <elayneo@verizon.net>
Sent: Tuesday, May 11, 2021 6:26 AM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Support for Senior Housing

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

I currently live in a senior housing apartment in New Jersey. I am planning to move to Scottsdale when this housing is completed. Please allow this to be built.

From: [Tessier, Meredith](#)
To: [Ibsen, Bronte](#)
Subject: FW: Senior Living on Ina Levine Campus 11-ZN-2020 3-TA-2020
Date: Tuesday, May 11, 2021 11:20:11 AM

For our records.

From: Morales, Isol <IMorales@Scottsdaleaz.gov>
Sent: Tuesday, May 11, 2021 11:15 AM
To: Gary Weiss <gweiss21@gmail.com>
Cc: Tessier, Meredith <MTessier@ScottsdaleAz.Gov>
Subject: RE: Senior Living on Ina Levine Campus

Dear Mr. Weiss,

Thank you for sharing your support of this project with Mayor Ortega and City Council. We will make certain your email is included in the official file as this project moves forward.

Best,
Isol

Isol Morales

Assistant to the Mayor
Office of Mayor David D. Ortega
3939 N. Drinkwater Blvd
Scottsdale, AZ 85251
Phone: 480.312.2466
Email: imorales@scottsdaleaz.gov



From: Gary Weiss <gweiss21@gmail.com>
Sent: Tuesday, May 11, 2021 5:31 AM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Senior Living on Ina Levine Campus

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

Dear Mayor and City Council members:

Please support the Ina Levine Jewish Community Campus request to amend their Master Plan to allow for a new Senior Living opportunity. This is a great, neighborhood friendly use that will

enhance the JCC's ability to serve the community.

**Sincerely,
Gary Weiss
Scottsdale Resident**

From: [Tessier, Meredith](#)
To: [Ibsen, Bronte](#)
Subject: FW: Ina Levine Jewish Community Campus 11-ZN-2020 3-TA-2020
Date: Tuesday, May 11, 2021 11:18:46 AM

For our records.

From: Nicole Garber <NicoleG@MPJCC.ORG>
Sent: Monday, May 10, 2021 1:49 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Ina Levine Jewish Community Campus

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

Dear Mayor and City Council members:

Please support the Ina Levine Jewish Community Campus request to amend their Master Plan to allow for a new Senior Living opportunity. This is a great, neighborhood friendly use that will enhance the JCC's ability to serve the community.

Sincerely,
Nicole Garber

From: [Tessier, Meredith](#)
To: [Ibsen, Bronte](#)
Subject: FW: Ina Levine Jewish Community Campus request 11-ZN-2020 3-TA-2020
Date: Tuesday, May 11, 2021 11:18:15 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

For our records.

From: adam@ablefinancialgroup.com <adam@ablefinancialgroup.com>
Sent: Monday, May 10, 2021 12:55 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Ina Levine Jewish Community Campus request

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

Dear Mayor and City Council members:

Please support the Ina Levine Jewish Community Campus request to amend their Master Plan to allow for a new Senior Living opportunity. This is a great, neighborhood friendly use that will enhance the JCC's ability to serve the community.

Sincerely,

Adam Brooks

Adam M. Brooks, CFP®
Senior Financial Advisor, Managing Director

ABLE Financial Group | 8737 E. Via de Commercio Suite 100, Scottsdale, Arizona 85258
Direct: (480) 258-6108 | Main Office: (480) 258-6104 | adam@ablefinancialgroup.com
Toll Free: (888) 258-6108 | Fax: (480) 258-6099



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View our [Electronic communications guidelines.](#)

From: [Tessier, Meredith](#)
To: [Ibsen, Bronte](#)
Subject: FW: Jewish Community Campus Zoning 11-ZN-2020 3-TA-2020
Date: Tuesday, May 11, 2021 11:17:40 AM

For our records.

From: Jonathan Hoffer <JHoffer@smsfinancial.net>
Sent: Monday, May 10, 2021 12:09 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Jewish Community Campus Zoning

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

Dear Mayor and City Council members:

I'm a property owner near the Ina Levine Jewish Community Campus and full disclosure, an active member of the JCC. I am writing to request your support for their amendment to Master Plan to allow for a new Senior Living opportunity. This use will be a great addition that will enhance the Campus' ability to serve the broader community and is a welcome addition to the neighborhood.

Thank you for your consideration!

Jonathan

Jonathan D. Hoffer
Managing Partner
SMS Financial, LLC
6829 North 12th Street
Phoenix, Arizona 85014
Phone: 602.944.0624
Fax: 602.678.2704
www.smsfinancial.net



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From: [Tessier, Meredith](#)
To: [Ibsen, Bronte](#)
Subject: FW: Sr Housing Project 11-ZN-2020 and 3-TA-2020
Date: Tuesday, May 11, 2021 11:17:29 AM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

For our records.

From: Hannah Patrick <HannahP@mpjcc.org>
Sent: Monday, May 10, 2021 10:43 AM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Sr Housing Project

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

Dear Mayor and City Council members:

Please support the Ina Levine Jewish Community Campus request to amend their Master Plan to allow for a new Senior Living opportunity. This is a great, neighborhood friendly use that will enhance the JCC's ability to serve the community.

Sincerely,

Hannah Patrick



Hannah Patrick

Group Fitness Director
Martin Pear JCC

p. 480.481.7015 |

e. hannahp@mpjcc.org | w. mpjcc.org

12701 N. Scottsdale Rd., Scottsdale AZ 85254



From: [Tessier, Meredith](#)
To: [Ibsen, Bronte](#)
Subject: FW: Ina Levine Jewish Community Campus request 11-ZN-2020 3-TA-2020
Date: Tuesday, May 11, 2021 11:17:11 AM

For our records.

From: Barry Markson <BMarkson@gustlaw.com>
Sent: Monday, May 10, 2021 11:52 AM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Ina Levine Jewish Community Campus request

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

Dear Mayor and City Council members:

Please support the Ina Levine Jewish Community Campus request to amend their Master Plan to allow for a new Senior Living opportunity. This is a great, neighborhood friendly use that will enhance the JCC's ability to serve the community.

Thank you.

Barry Markson

From: [Tessier, Meredith](#)
To: [Ibsen, Bronte](#)
Subject: FW: Senior Living on the Community Campus 11-ZN-2020 3-TA-2020
Date: Tuesday, May 11, 2021 11:16:39 AM

For our records.

From: amanda watsky <amandawatsky@gmail.com>
Sent: Monday, May 10, 2021 11:12 AM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Senior Living on the Community Campus

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

Dear Mayor and City Council members:

Please support the Ina Levine Jewish Community Campus request to amend their Master Plan to allow for a new Senior Living opportunity. There is a tremendous amount of opportunity that comes with providing a space to seniors that allows them to be part of a meaningful community, have direct access to different parts of health and wellness, and provide ways that they can engage with different generations! Your consideration is greatly appreciated!

Sincerely,
Amanda Watsky

From: [Tessier, Meredith](#)
To: [Ibsen, Bronte](#)
Subject: FW: JCC Senior Housing Project 11-ZN-2020 3-TA-2020
Date: Tuesday, May 11, 2021 1:52:07 PM

Another one for our records and attachments please.

Thank you,

Meredith Tessier, Senior Planner
Planning & Development Services

From: Morales, Isol <IMorales@Scottsdaleaz.gov>
Sent: Tuesday, May 11, 2021 12:29 PM
To: Ben Ellis <benjamin.m.ellis@gmail.com>
Cc: Tessier, Meredith <MTessier@ScottsdaleAz.Gov>
Subject: RE: JCC Senior Housing Project

Good afternoon Mr. Ellis,

Thank you for sharing your support of this project with Mayor Ortega and City Council. We will make certain your email is included in the official file as this project moves forward.

Best,
Isol

Isol Morales

Assistant to the Mayor
Office of Mayor David D. Ortega
3939 N. Drinkwater Blvd
Scottsdale, AZ 85251
Phone: 480.312.2466
Email: imorales@scottsdaleaz.gov



From: Ben Ellis <benjamin.m.ellis@gmail.com>
Sent: Tuesday, May 11, 2021 12:12 PM

To: City Council <CityCouncil@scottsdaleaz.gov>

Subject: JCC Senior Housing Project

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

Dear Mayor and City Council members:

Please support the Ina Levine Jewish Community Campus request to amend their Master Plan to allow for a new Senior Living opportunity. This is a great, neighborhood friendly use that will enhance the JCC's ability to serve the community.

Sincerely,

--

Benjamin Ellis

Designated Broker

E & G Real Estate Services

1949 E Broadway Rd, Tempe, AZ 85282

C [480.567.8456](tel:480.567.8456) | O [480.550.8504](tel:480.550.8504) | F [480.550.8501](tel:480.550.8501)

ben@eandgrealestate.com

www.eandgrealestate.com

To download documents securely to my Dropbox, click here:

<https://www.dropbox.com/request/HT3yTirnS2LWvNeerBw6>

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From: [Tessier, Meredith](#)
To: [Ibsen, Bronte](#)
Subject: FW: senior living center at theMPJCC
Date: Thursday, May 13, 2021 10:16:05 AM

For the PC report and CDS folders

Thank you,

Meredith Tessier, Senior Planner
Planning & Development Services

From: Morales, Isol <IMorales@Scottsdaleaz.gov>
Sent: Thursday, May 13, 2021 8:10 AM
To: Evelyn Ettelson <ece21117@gmail.com>
Cc: Tessier, Meredith <MTessier@ScottsdaleAz.Gov>
Subject: RE: senior living center at theMPJCC

Good evening Evelyn and Phil,

Thank you for sharing your support of this project with Mayor Ortega and City Council. We will make certain your email is included in the official file as this project moves forward.

Best,
Isol

Isol Morales

Assistant to the Mayor
Office of Mayor David D. Ortega
3939 N. Drinkwater Blvd
Scottsdale, AZ 85251
Phone: 480.312.2466
Email: imorales@scottsdaleaz.gov



From: Evelyn Ettelson <ece21117@gmail.com>
Sent: Wednesday, May 12, 2021 4:52 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: senior living center at theMPJCC

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

We are asking that Scottsdale city council support the JCC's request to amend the master plan. This would allow construction of new senior living center on campus.

Thanks,
Evelyn and Phil Ettelson

From: [Tessier, Meredith](#)
To: [Ibsen, Bronte](#)
Subject: FW: Senior Living Canter proposal - In Levine Jewish Community Campus
Date: Thursday, May 13, 2021 10:15:34 AM

For the PC report and CDS folders

Thank you,

Meredith Tessier, Senior Planner
Planning & Development Services

From: Morales, Isol <IMorales@Scottsdaleaz.gov>
Sent: Thursday, May 13, 2021 8:29 AM
To: Barbara Trapido-Lurie <btlurie@gmail.com>
Cc: Tessier, Meredith <MTessier@ScottsdaleAz.Gov>
Subject: RE: Senior Living Canter proposal - In Levine Jewish Community Campus

Good morning Ms. Trapido-Lurie,

Thank you for sharing your support of this project with Mayor Ortega and City Council. We will make certain your email is included in the official file as this project moves forward.

Best,
Isol

Isol Morales

Assistant to the Mayor
Office of Mayor David D. Ortega
3939 N. Drinkwater Blvd
Scottsdale, AZ 85251
Phone: 480.312.2466
Email: imorales@scottsdaleaz.gov



From: Barbara Trapido-Lurie <btlurie@gmail.com>

Sent: Wednesday, May 12, 2021 5:08 PM

To: City Council <CityCouncil@scottsdaleaz.gov>

Subject: Senior Living Canter proposal - In Levine Jewish Community Campus

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

Dear Mayor and City Council Members:

Please support the Ina Levine Jewish Community Campus request to amend their Master Plan to allow for a new Senior Living Center. This is a great, neighborhood-friendly use that will enhance the Campus's ability to serve the community.

Sincerely,

Barbara Trapido-Lurie
10592 E Mission Ln
Scottsdale, AZ 85258

From: [Tessier, Meredith](#)
To: [Ibsen, Bronte](#)
Subject: FW: ILJCC amendment
Date: Thursday, May 13, 2021 10:11:00 AM

For the PC report and CDS folders

Thank you,

Meredith Tessier, Senior Planner
Planning & Development Services

From: Morales, Isol <IMorales@Scottsdaleaz.gov>
Sent: Thursday, May 13, 2021 9:13 AM
To: Sandy Rife <sandyrife23@gmail.com>
Cc: Tessier, Meredith <MTessier@ScottsdaleAz.Gov>
Subject: RE: ILJCC amendment

Good morning Ms. Rife,

Thank you for sharing your support of this project with Mayor Ortega and City Council. We will make certain your email is included in the official file as this project moves forward.

Best,
Isol

Isol Morales

Assistant to the Mayor
Office of Mayor David D. Ortega
3939 N. Drinkwater Blvd
Scottsdale, AZ 85251
Phone: 480.312.2466
Email: imorales@scottsdaleaz.gov



From: Sandy Rife <sandyrife23@gmail.com>

Sent: Wednesday, May 12, 2021 10:17 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: ILJCC amendment

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

Dear Mayor and City Council members:

Please support the Ina Levine Jewish Community Campus request to amend their Master Plan to allow for a new Senior Living opportunity. This is a great, neighborhood friendly use that will enhance the JCC's ability to serve the community.

**Sincerely,
Sandra Rife
Jewish Community Foundation Board Member**

From: [Tessier, Meredith](#)
To: [Ibsen, Bronte](#)
Subject: FW: JCC housing
Date: Thursday, May 13, 2021 10:10:36 AM

For the PC report and CDS folders

Thank you,

Meredith Tessier, Senior Planner
Planning & Development Services

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

From: Morales, Isol <IMorales@Scottsdaleaz.gov>
Sent: Thursday, May 13, 2021 9:12 AM
To: Joyce Schwartz <joyce.schwartz@yahoo.com>
Cc: Tessier, Meredith <MTessier@ScottsdaleAz.Gov>
Subject: RE: JCC housing

Good morning Ms. Schwartz,

Thank you for sharing your support of this project with Mayor Ortega and City Council. We will make certain your email is included in the official file as this project moves forward.

Best,
Isol

Isol Morales
Assistant to the Mayor
Office of Mayor David D. Ortega
3939 N. Drinkwater Blvd
Scottsdale, AZ 85251
Phone: 480.312.2466
Email: imorales@scottsdaleaz.gov

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

From: Joyce Schwartz <joyce.schwartz@yahoo.com>
Sent: Wednesday, May 12, 2021 8:37 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: JCC housing

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

To whom it may concern

I support the plan that the JCC wants to add senior housing on their site and I hope you will too. It will be a wonderful addition to the community. Thank you in advance for your support Joyce Schwartz Sent from my iPhone

From: [Tessier, Meredith](#)
To: [Ibsen, Bronte](#)
Subject: FW: JCC housing senior.
Date: Thursday, May 13, 2021 10:10:17 AM

For the PC report and CDS folders

Thank you,

Meredith Tessier, Senior Planner
Planning & Development Services

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

From: Morales, Isol <IMorales@Scottsdaleaz.gov>
Sent: Thursday, May 13, 2021 9:12 AM
To: Margo Rubenstein <desertgirl146@gmail.com>
Cc: Tessier, Meredith <MTessier@ScottsdaleAz.Gov>
Subject: RE: JCC housing senior.

Good morning Ms. Rubenstein,

Thank you for sharing your support of this project with Mayor Ortega and City Council. We will make certain your email is included in the official file as this project moves forward.

Best,
Isol

Isol Morales
Assistant to the Mayor
Office of Mayor David D. Ortega
3939 N. Drinkwater Blvd
Scottsdale, AZ 85251
Phone: 480.312.2466
Email: imorales@scottsdaleaz.gov

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

From: Margo Rubenstein <desertgirl146@gmail.com>
Sent: Wednesday, May 12, 2021 7:55 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: JCC housing senior.

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

Dear Mayor and City Council Members,

Please support the Ina Levine Jewish Community Campus request to amend their Master Plan to allow for a new senior living center. This is a great, neighborhood friendly use that will enhance the Campus ability to further serve our community. Sincerely, Dr Margo Rubenstein Scottsdale Resident

Sent from my iPhone

From: [Tessier, Meredith](#)
To: [Ibsen, Bronte](#)
Subject: FW: Senior Living
Date: Thursday, May 13, 2021 10:09:58 AM

For the PC report and CDS folders

Thank you,

Meredith Tessier, Senior Planner
Planning & Development Services

From: Morales, Isol <IMorales@Scottsdaleaz.gov>
Sent: Thursday, May 13, 2021 9:07 AM
To: Ellen Burr <rubykong62@yahoo.com>
Cc: Tessier, Meredith <MTessier@ScottsdaleAz.Gov>
Subject: RE: Senior Living

Good morning Ms. Burr,

Thank you for sharing your support of this project with Mayor Ortega and City Council. We will make certain your email is included in the official file as this project moves forward.

Best,
Isol

Isol Morales

Assistant to the Mayor
Office of Mayor David D. Ortega
3939 N. Drinkwater Blvd
Scottsdale, AZ 85251
Phone: 480.312.2466
Email: imorales@scottsdaleaz.gov



From: Ellen Burr <rubykong62@yahoo.com>

Sent: Wednesday, May 12, 2021 7:02 PM

To: City Council <CityCouncil@scottsdaleaz.gov>

Subject: Senior Living

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

Dear Mayor and City Council members:

Please support the Ina Levine Jewish Community Campus's request to amend their Master Plan to allow for a new Senior Living opportunity. This is a great, neighborhood friendly use that will enhance the JCC's ability to serve the community.

Sincerely,

Your name here

Ellen Burr

Sent from my iPad

From: [Tessier, Meredith](#)
To: [Ibsen, Bronte](#)
Subject: FW: Senior Living Center
Date: Thursday, May 13, 2021 10:09:37 AM

For the PC report and CDS folders

Thank you,

Meredith Tessier, Senior Planner
Planning & Development Services

From: Morales, Isol <IMorales@Scottsdaleaz.gov>
Sent: Thursday, May 13, 2021 9:06 AM
To: Dori Overby <d2overby@earthlink.net>
Cc: Tessier, Meredith <MTessier@ScottsdaleAz.Gov>
Subject: RE: Senior Living Center

Good morning Ms. Overby,

Thank you for sharing your support of this project with Mayor Ortega and City Council. We will make certain your email is included in the official file as this project moves forward.

Best,
Isol

Isol Morales

Assistant to the Mayor
Office of Mayor David D. Ortega
3939 N. Drinkwater Blvd
Scottsdale, AZ 85251
Phone: 480.312.2466
Email: imorales@scottsdaleaz.gov



From: Dori Overby <outlook_D5AC4626F37AC87D@outlook.com> **On Behalf Of** Dori Overby

Sent: Wednesday, May 12, 2021 6:29 PM

To: City Council <CityCouncil@scottsdaleaz.gov>

Subject: Senior Living Center

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

Dear Mayor and City Council Members:

Please support the Ina Levine Jewish Community Campus request to amend their Master Plan to allow for a new Senior Living Center. This is a great, neighborhood-friendly use that will enhance the Campus ability to serve the community.

**Sincerely,
Dori Overby**

From: [Tessier, Meredith](#)
To: [Ibsen, Bronte](#)
Subject: FW: New Senior Housing at JCC
Date: Thursday, May 13, 2021 10:08:58 AM

For the PC report and CDS folders

Thank you,

Meredith Tessier, Senior Planner
Planning & Development Services

From: Morales, Isol <IMorales@Scottsdaleaz.gov>
Sent: Thursday, May 13, 2021 8:57 AM
To: Sheryl Bronkesh <sbronkesh@gmail.com>
Cc: Tessier, Meredith <MTessier@ScottsdaleAz.Gov>
Subject: RE: New Senior Housing at JCC

Good morning Ms. Bronkesh,

Thank you for sharing your support of this project with Mayor Ortega and City Council. We will make certain your email is included in the official file as this project moves forward.

Best,
Isol

Isol Morales

Assistant to the Mayor
Office of Mayor David D. Ortega
3939 N. Drinkwater Blvd
Scottsdale, AZ 85251
Phone: 480.312.2466
Email: imorales@scottsdaleaz.gov



From: Sheryl Bronkesh <sbronkesh@gmail.com>

Sent: Wednesday, May 12, 2021 5:13 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: New Senior Housing at JCC

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

Dear Mayor and City Council Members:

Please support the Ina Levine Jewish Community Campus request to amend their Master Plan to allow for a new Senior Living Center. This is a great, neighborhood-friendly use that will enhance the Campus ability to serve the community. As a long-time member of the JCC, I would consider moving to the center when the time comes.

Sincerely,

Sheryl

Sheryl Bronkesh

7394 E Del Acero Dr
Scottsdale, AZ 85258
480-223-3021

From: [Tessier, Meredith](#)
To: [Ibsen, Bronte](#)
Subject: FW: JCC senior housing 11-ZN-2020 3-TA-2020
Date: Wednesday, May 12, 2021 5:07:49 PM

From: Morales, Isol <IMorales@Scottsdaleaz.gov>
Sent: Wednesday, May 12, 2021 4:53 PM
To: epiepandm@aol.com
Cc: Tessier, Meredith <MTessier@ScottsdaleAz.Gov>
Subject: RE: JCC senior housing

Good evening Mr. Epner,

Thank you for sharing your support of this project with Mayor Ortega and City Council. We will make certain your email is included in the official file as this project moves forward.

Best,
Isol

Isol Morales

Assistant to the Mayor
Office of Mayor David D. Ortega
3939 N. Drinkwater Blvd
Scottsdale, AZ 85251
Phone: 480.312.2466
Email: imorales@scottsdaleaz.gov



From: epiepandm@aol.com <epiepandm@aol.com>
Sent: Wednesday, May 12, 2021 4:48 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: JCC senior housing

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

My wife and I support the building of senior housing at the JCC , and at a future time may avail ourselves of the facility

Michael Epner M.D.

From: [Tessier, Meredith](#)
To: [Ibsen, Bronte](#)
Subject: FW: Ina Levine Jewish Community Center
Date: Wednesday, May 12, 2021 4:44:17 PM
Attachments: [image006.png](#)
[image007.png](#)

From: Morales, Isol <IMorales@Scottsdaleaz.gov>
Sent: Wednesday, May 12, 2021 4:41 PM
To: Bob Roth <bobroth@cypresshomecare.com>
Cc: Tessier, Meredith <MTessier@ScottsdaleAz.Gov>
Subject: RE: Ina Levine Jewish Community Center

Good afternoon Mr. Roth,

Thank you for sharing your support of this project with Mayor Ortega and City Council. We will make certain your email is included in the official file as this project moves forward.

Best,
Isol

Isol Morales

Assistant to the Mayor
Office of Mayor David D. Ortega
3939 N. Drinkwater Blvd
Scottsdale, AZ 85251
Phone: 480.312.2466
Email: imorales@scottsdaleaz.gov



From: Bob Roth <bobroth@cypresshomecare.com>
Sent: Wednesday, May 12, 2021 4:35 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Ina Levine Jewish Community Center

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

Dear Mayor and City Council Members:

Please support the Ina Levine Jewish Community Campus request to amend their Master Plan

to allow for a new Senior Living Center. This is a great, neighborhood-friendly use that will enhance the Campus ability to serve the community.

Sincerely,

Bob Roth



=====

Bob Roth, Managing Partner
Host of [Health Futures - Taking Stock in YOU](#)

5020 E. Shea Blvd., Ste. 250
Scottsdale, AZ 85254
Office (602) 264-8009
Mobile (480) 540-2942



Better Business Bureau's [Torch Awards for Ethics Winner](#) 2013 & 2018.
Read about Cypress' [nationally recognized dementia program](#) in HHCN.

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From: [Tessier, Meredith](#)
To: [Ibsen, Bronte](#)
Subject: FW: Senior Housing Facility
Date: Wednesday, May 12, 2021 4:42:56 PM

From: Morales, Isol <IMorales@Scottsdaleaz.gov>
Sent: Wednesday, May 12, 2021 4:13 PM
To: Irwin Kanefsky <ijocko09@yahoo.com>
Cc: Tessier, Meredith <MTessier@ScottsdaleAz.Gov>
Subject: RE: Senior Housing Facility

Good afternoon Mr. Kanefsky,

Thank you for sharing your support of this project with Mayor Ortega and City Council. We will make certain your email is included in the official file as this project moves forward.

Best,
Isol

Isol Morales

Assistant to the Mayor
Office of Mayor David D. Ortega
3939 N. Drinkwater Blvd
Scottsdale, AZ 85251
Phone: 480.312.2466
Email: imorales@scottsdaleaz.gov



From: Irwin Kanefsky <ijocko09@yahoo.com>
Sent: Wednesday, May 12, 2021 3:57 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Senior Housing Facility

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

Dear Mayor and City Council Members:

Please support The Ina Levine Jewish Community Campus request to amend their Master Plan to allow for a new Senior Living Center. This is a great, neighborhood-friendly use that will

enhance the campus ability to serve the community.

Thank you for your consideration.

Irwin and Shari Kanefsky
7421 E. McLellan Lane
Scottsdale, AZ 85250

From: [Tessier, Meredith](#)
To: [Ibsen, Bronte](#)
Subject: FW: Senior Housing on JCC Campus
Date: Wednesday, May 12, 2021 4:42:13 PM

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

From: Morales, Isol <IMorales@Scottsdaleaz.gov>
Sent: Wednesday, May 12, 2021 3:46 PM
To: Mina Tepper <minaktepper@gmail.com>
Cc: Tessier, Meredith <MTessier@ScottsdaleAz.Gov>
Subject: RE: Senior Housing on JCC Campus

Good afternoon Mina and Jerry,

Thank you for sharing your support of this project with Mayor Ortega and City Council. We will make certain your email is included in the official file as this project moves forward.

Best,
Isol

Isol Morales
Assistant to the Mayor
Office of Mayor David D. Ortega
3939 N. Drinkwater Blvd
Scottsdale, AZ 85251
Phone: 480.312.2466
Email: imorales@scottsdaleaz.gov

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

From: Mina Tepper <minaktepper@gmail.com>
Sent: Wednesday, May 12, 2021 3:25 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Senior Housing on JCC Campus

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

To whom it may concern,
I would like to communicate my support for constructing senior housing on the current JCC Campus here in Scottsdale.
Sincerely,
Mina and Jerry Tepper

Sent from my iPhone

From: [Tessier, Meredith](#)
To: [Ibsen, Bronte](#)
Subject: FW: For your consideration 11-ZN-2020 3-TA-2020
Date: Wednesday, May 12, 2021 4:40:11 PM

For pc report and cds folder

Thank you,

Meredith Tessier, Senior Planner
Planning & Development Services

From: Morales, Isol <IMorales@Scottsdaleaz.gov>
Sent: Wednesday, May 12, 2021 3:45 PM
To: Randi Jablin <randijablin@gmail.com>
Cc: Tessier, Meredith <MTessier@ScottsdaleAz.Gov>
Subject: RE: For your consideration

Good afternoon Randi,

Thank you for sharing your support of this project with Mayor Ortega and City Council. We will make certain your email is included in the official file as this project moves forward.

Best,
Isol

Isol Morales

Assistant to the Mayor
Office of Mayor David D. Ortega
3939 N. Drinkwater Blvd
Scottsdale, AZ 85251
Phone: 480.312.2466
Email: imorales@scottsdaleaz.gov



From: Randi Jablin <randijablin@gmail.com>
Sent: Wednesday, May 12, 2021 3:21 PM

To: City Council <CityCouncil@scottsdaleaz.gov>

Subject: For your consideration

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

Dear Mayor and City Council Members:

Please support the Ina Levine Jewish Community Campus request to amend their Master Plan to allow for a new Senior Living Center. This is a great, neighborhood-friendly use that will enhance the Campus ability to serve the community.

Sincerely,

Randi Jablin

From: [Tessier, Meredith](#)
To: [Ibsen, Bronte](#)
Subject: FW: request 11-ZN-2020 3-TA-2020
Date: Wednesday, May 12, 2021 4:37:46 PM

For PC report and cds folder

From: Morales, Isol <IMorales@Scottsdaleaz.gov>
Sent: Wednesday, May 12, 2021 3:21 PM
To: Linda Zell <linda@jtophoenix.org>
Cc: Tessier, Meredith <MTessier@ScottsdaleAz.Gov>
Subject: RE: request

Good afternoon Ms. Zell,

Thank you for sharing your support of this project with Mayor Ortega and City Council. We will make certain your email is included in the official file as this project moves forward.

Best,
Isol

Isol Morales

Assistant to the Mayor
Office of Mayor David D. Ortega
3939 N. Drinkwater Blvd
Scottsdale, AZ 85251
Phone: 480.312.2466
Email: imorales@scottsdaleaz.gov



From: Linda Zell <linda@jtophoenix.org>
Sent: Wednesday, May 12, 2021 3:18 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: request

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

Dear Mayor and City Council Members:

Please support the Ina Levine Jewish Community Campus request to amend their Master Plan to allow for a new Senior Living Center. This is a great, neighborhood-

friendly use that will enhance the Campus ability to serve the community.

Sincerely,
Linda Zell



Linda Zell
Executive Director
Jewish Tuition Organization
12701 N. Scottsdale Road
Suite 100M
Scottsdale, AZ 85254
Office: 480-634-4926
Cell: 480-203-6149 – BEST NUMBER
Fax: 480-629-5147
info@jtophoenix.org
www.jtophoenix.org
Scottsdale Leadership Class XXXI

From: [Tessier, Meredith](#)
To: [Ibsen, Bronte](#)
Subject: FW: JCC ReZoning 11-ZN-2020 3-TA-2020
Date: Wednesday, May 12, 2021 4:36:36 PM

For Pc report and cds folder

From: Morales, Isol <IMorales@Scottsdaleaz.gov>
Sent: Wednesday, May 12, 2021 3:16 PM
To: Nicole Perilstein <nicole.perilstein@gmail.com>
Cc: Tessier, Meredith <MTessier@ScottsdaleAz.Gov>
Subject: RE: JCC ReZoning

Good afternoon Ms. Perilstein,

Thank you for sharing your support of this project with Mayor Ortega and City Council. We will make certain your email is included in the official file as this project moves forward.

Best,
Isol

Isol Morales

Assistant to the Mayor
Office of Mayor David D. Ortega
3939 N. Drinkwater Blvd
Scottsdale, AZ 85251
Phone: 480.312.2466
Email: imorales@scottsdaleaz.gov



From: Nicole Perilstein <nicole.perilstein@gmail.com>
Sent: Wednesday, May 12, 2021 2:58 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: JCC ReZoning

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

Dear Mayor and City Council Members:

Please support the Ina Levine Jewish Community Campus request to amend their Master Plan to allow for a new Senior Living Center. This is a great, neighborhood-

friendly use that will enhance the Campus ability to serve the community.

Sincerely,
Nicole Perilstein

From: [Tessier, Meredith](#)
To: [Ibsen, Bronte](#)
Subject: FW: Ina Levine Jewish Community Campus Master Plan 11-ZN-2020 3-TA-2020
Date: Wednesday, May 12, 2021 4:35:46 PM

For PC Report and CDS folder

From: Morales, Isol <IMorales@Scottsdaleaz.gov>
Sent: Wednesday, May 12, 2021 3:15 PM
To: rblurie@gmail.com
Cc: Tessier, Meredith <MTessier@ScottsdaleAz.Gov>
Subject: RE: Ina Levine Jewish Community Campus Master Plan

Good afternoon Mr. Lurie,

Thank you for sharing your support of this project with Mayor Ortega and City Council. We will make certain your email is included in the official file as this project moves forward.

Best,
Isol

Isol Morales

Assistant to the Mayor
Office of Mayor David D. Ortega
3939 N. Drinkwater Blvd
Scottsdale, AZ 85251
Phone: 480.312.2466
Email: imorales@scottsdaleaz.gov



From: Roger Lurie <rblurie@gmail.com>
Sent: Wednesday, May 12, 2021 2:44 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Ina Levine Jewish Community Campus Master Plan

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

Dear Honorable Mayor Ortega and City Council Members:

Please support the Ina Levine Jewish Community Campus request to amend their Master Plan to allow for a new Senior Living Center. This is a great, neighborhood-friendly use that

will enhance the Campus ability to serve the community.

Sincerely,
Roger Lurie

From: [Tessier, Meredith](#)
To: [Ibsen, Bronte](#)
Subject: FW: Rezoning 11-ZN-2020 & 3-TA-2020
Date: Wednesday, May 12, 2021 2:58:16 PM

For PC report and CDS folder

Thank you,

Meredith Tessier, Senior Planner
Planning & Development Services

From: Morales, Isol <IMorales@Scottsdaleaz.gov>
Sent: Tuesday, May 11, 2021 11:43 AM
To: NATALIE LEVY <mynatty@aol.com>
Cc: Tessier, Meredith <MTessier@ScottsdaleAz.Gov>
Subject: RE: Rezoning

Good afternoon Ms. Levy,

Thank you for sharing your support of this project with Mayor Ortega and City Council. We will make certain your email is included in the official file as this project moves forward.

Best,
Isol

Isol Morales

Assistant to the Mayor
Office of Mayor David D. Ortega
3939 N. Drinkwater Blvd
Scottsdale, AZ 85251
Phone: 480.312.2466
Email: imorales@scottsdaleaz.gov



From: NATALIE LEVY <mynatty@aol.com>
Sent: Tuesday, May 11, 2021 11:27 AM

To: City Council <CityCouncil@scottsdaleaz.gov>

Subject: Rezoning

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

Dear Mayor and City Council members:

Please support the Ina Levine Jewish Community Campus request to amend their Master Plan to allow for a new Senior Living opportunity. This is a great, neighborhood friendly use that will enhance the JCC's ability to serve the community.

Sincerely,

Warmest regards,

Natalie Levy

(602)526-1899

From: [Tessier, Meredith](#)
To: [Ibsen, Bronte](#)
Subject: FW: New Senior Living Center 11-ZN-2020 & 3-TA-2020
Date: Wednesday, May 12, 2021 2:56:25 PM

For the PC report and CDS folder.

Thank you,

Meredith Tessier, Senior Planner
Planning & Development Services

From: Morales, Isol <IMorales@Scottsdaleaz.gov>
Sent: Wednesday, May 12, 2021 2:55 PM
To: Nachum Erlich <nachumerlich@gmail.com>
Cc: Tessier, Meredith <MTessier@ScottsdaleAz.Gov>
Subject: RE: New Senior Living Center

Good afternoon Nachum,

Thank you for sharing your support of this project with Mayor Ortega and City Council. We will make certain your email is included in the official file as this project moves forward.

Best,
Isol

Isol Morales

Assistant to the Mayor
Office of Mayor David D. Ortega
3939 N. Drinkwater Blvd
Scottsdale, AZ 85251
Phone: 480.312.2466
Email: imorales@scottsdaleaz.gov



From: Nachum Erlich <nachumerlich@gmail.com>
Sent: Wednesday, May 12, 2021 2:42 PM

To: City Council <CityCouncil@scottsdaleaz.gov>

Subject: New Senior Living Center

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

Dear Mayor and City Council Members:

Please support the Ina Levine Jewish Community Campus request to amend their Master Plan to allow for a new Senior Living Center. This is a great, neighborhood-friendly use that will enhance the Campus ability to serve the community.

Sincerely,

Nachum erlich

From: [Tessier, Meredith](#)
To: [Ibsen, Bronte](#)
Subject: FW: Sr Housing! 11-ZN-2020 & 3-TA-2020
Date: Wednesday, May 12, 2021 2:53:23 PM

For the PC reports and CDS folder.

Thank you,

Meredith Tessier, Senior Planner
Planning & Development Services

From: Morales, Isol <IMorales@Scottsdaleaz.gov>
Sent: Tuesday, May 11, 2021 3:39 PM
To: Rick Levy <levyezpar@aol.com>
Cc: Tessier, Meredith <MTessier@ScottsdaleAz.Gov>
Subject: RE: Sr Housing!

Dear Mr. Levy,

Thank you for sharing your support of this project with Mayor Ortega and City Council. We will make certain your email is included in the official file as this project moves forward.

Best,
Isol

Isol Morales

Assistant to the Mayor
Office of Mayor David D. Ortega
3939 N. Drinkwater Blvd
Scottsdale, AZ 85251
Phone: 480.312.2466
Email: imorales@scottsdaleaz.gov



From: Rick Levy <levyezpar@aol.com>
Sent: Tuesday, May 11, 2021 3:02 PM

To: City Council <CityCouncil@scottsdaleaz.gov>

Subject: Sr Housing!

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

Dear Mayor and City Council members:

Please support the Ina Levine Jewish Community Campus request to amend their Master Plan to allow for a new Senior Living opportunity. This is a great, neighborhood friendly use that will enhance the JCC's ability to serve the community.

Sincerely,

Rick Levy
VP Marketing | Worldwide Golf Shops
C: (602) 525-0110

From: [Tessier, Meredith](#)
To: [Ibsen, Bronte](#)
Subject: FW: Ina Levine JCC master plan
Date: Wednesday, May 12, 2021 2:48:04 PM

For our records and PC report too. Thanks

Thank you,

Meredith Tessier, Senior Planner
Planning & Development Services

From: Morales, Isol <IMorales@Scottsdaleaz.gov>
Sent: Wednesday, May 12, 2021 2:41 PM
To: Amy Lavine <amy@amylavine.com>
Cc: Tessier, Meredith <MTessier@ScottsdaleAz.Gov>
Subject: RE: Ina Levine JCC master plan

Good afternoon Ms. Lavine,

Thank you for sharing your support of this project with Mayor Ortega and City Council. We will make certain your email is included in the official file as this project moves forward.

Best,
Isol

Isol Morales

Assistant to the Mayor
Office of Mayor David D. Ortega
3939 N. Drinkwater Blvd
Scottsdale, AZ 85251
Phone: 480.312.2466
Email: imorales@scottsdaleaz.gov



From: Amy Lavine <amy@amylavine.com>
Sent: Wednesday, May 12, 2021 2:32 PM

To: City Council <CityCouncil@scottsdaleaz.gov>

Subject: Ina Levine JCC master plan

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

Dear Mayor and City Council Members:

Please support the Ina Levine Jewish Community Campus request to amend their Master Plan to allow for a new Senior Living Center. This is a great, neighborhood-friendly use that will enhance the Campus ability to serve the community.

Sincerely,

Amy S Lavine

From: [Tessier, Meredith](#)
To: [Ibsen, Bronte](#)
Subject: FW: Ina Levine Jewish Community Campus - Proposed Senior Living Center
Date: Tuesday, May 18, 2021 10:43:27 AM

From: Morales, Isol <IMorales@Scottsdaleaz.gov>
Sent: Tuesday, May 18, 2021 8:34 AM
To: Georgeanne Levy <georlevy@verizon.net>
Cc: Tessier, Meredith <MTessier@ScottsdaleAz.Gov>
Subject: RE: Ina Levine Jewish Community Campus - Proposed Senior Living Center

Good morning Georgeanne & Myron,

Thank you for sharing your support of this project with Mayor Ortega and City Council. We will make certain your email is included in the official file as this project moves forward.

Best,
Isol

Isol Morales

Assistant to the Mayor
Office of Mayor David D. Ortega
3939 N. Drinkwater Blvd
Scottsdale, AZ 85251
Phone: 480.312.2466
Email: imorales@scottsdaleaz.gov



From: Georgeanne Levy <georlevy@verizon.net>
Sent: Saturday, May 15, 2021 10:31 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Ina Levine Jewish Community Campus - Proposed Senior Living Center

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

Dear Mayor and City Council Members:

Please support the Ina Levine Jewish Community Campus request to amend their Master Plan to allow for a new Senior Living Center. This is a great, neighborhood-friendly use that will enhance the Campus' ability to serve the community.

Sincerely,
Georgeanne & Myron Levy

[Sent from the all new AOL app for iOS](#)

From: [Tessier, Meredith](#)
To: [Ibsen, Bronte](#)
Subject: FW: JCC
Date: Tuesday, May 18, 2021 10:43:01 AM

From: Morales, Isol <IMorales@Scottsdaleaz.gov>
Sent: Tuesday, May 18, 2021 8:32 AM
To: Nelson Landman <nlandman@cox.net>
Cc: Tessier, Meredith <MTessier@ScottsdaleAz.Gov>
Subject: RE: JCC

Good morning Mr. Landman,

Thank you for sharing your support of this project with Mayor Ortega and City Council. We will make certain your email is included in the official file as this project moves forward.

Best,
Isol

Isol Morales

Assistant to the Mayor
Office of Mayor David D. Ortega
3939 N. Drinkwater Blvd
Scottsdale, AZ 85251
Phone: 480.312.2466
Email: imorales@scottsdaleaz.gov



From: Nelson Landman <nlandman@cox.net>
Sent: Saturday, May 15, 2021 10:25 AM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: JCC

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

Dear Mr. Mayor and City Council Members:

Please support the Ina Levine Jewish Community Campus request to amend their Master Plans to allow for the new Senior Living Center. This is a great neighborhood-friendly use that will enhance

the Campus ability to serve the community.

Sincerely,

Nelson Landman

From: [Tessier, Meredith](#)
To: [Ibsen, Bronte](#)
Subject: FW: JCC
Date: Tuesday, May 18, 2021 10:41:54 AM

From: Smetana, Rachel <RSmetana@scottsdaleaz.gov>
Sent: Monday, May 17, 2021 2:28 PM
To: Nelson Landman <nlandman@cox.net>
Cc: Tessier, Meredith <MTessier@ScottsdaleAz.Gov>
Subject: RE: JCC

Dear Mr. Landman,

Thank you for sharing your support of this project with Mayor Ortega and City Council. We will make certain your email is included in the official file as this project moves forward.

Best regards,

Rachel Smetana

Mayor's Chief of Staff

City of Scottsdale

480-312-7806

rsmetana@scottsdaleaz.gov

From: Nelson Landman <nlandman@cox.net>
Sent: Saturday, May 15, 2021 10:25 AM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: JCC

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

Dear Mr. Mayor and City Council Members:

Please support the Ina Levine Jewish Community Campus request to amend their Master Plans to allow for the new Senior Living Center. This is a great neighborhood-friendly use that will enhance the Campus ability to serve the community.

Sincerely,

Nelson Landman

From: [Tessier, Meredith](#)
To: [Ibsen, Bronte](#)
Subject: FW: Ina Levine Jewish Community Campus - Proposed Senior Living Center
Date: Tuesday, May 18, 2021 10:41:27 AM

From: Smetana, Rachel <RSmetana@scottsdaleaz.gov>
Sent: Monday, May 17, 2021 2:28 PM
To: Georgeanne Levy <georlevy@verizon.net>
Cc: Tessier, Meredith <MTessier@ScottsdaleAz.Gov>
Subject: RE: Ina Levine Jewish Community Campus - Proposed Senior Living Center

Dear Mr. and Mrs. Levy,

Thank you for sharing your support of this project with Mayor Ortega and City Council. We will make certain your email is included in the official file as this project moves forward.

Best regards,

Rachel Smetana

Mayor's Chief of Staff

City of Scottsdale

480-312-7806

rsmetana@scottsdaleaz.gov

From: Georgeanne Levy <georlevy@verizon.net>
Sent: Saturday, May 15, 2021 10:31 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Ina Levine Jewish Community Campus - Proposed Senior Living Center

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

Dear Mayor and City Council Members:

Please support the Ina Levine Jewish Community Campus request to amend their Master Plan to allow for a new Senior Living Center. This is a great, neighborhood-friendly use that will enhance the Campus' ability to serve the community.

Sincerely,
Georgeanne & Myron Levy

[Sent from the all new AOL app for iOS](#)

From: [Tessier, Meredith](#)
To: [Ibsen, Bronte](#)
Subject: FW: JCC Senior Living Center
Date: Tuesday, May 18, 2021 10:40:56 AM

For the case reports and CDS folders.

From: Smetana, Rachel <RSmetana@scottsdaleaz.gov>
Sent: Monday, May 17, 2021 2:27 PM
To: Gayle Levin <gayle.levin@gmail.com>
Cc: Tessier, Meredith <MTessier@ScottsdaleAz.Gov>
Subject: RE: JCC Senior Living Center

Dear Ms. Levin,

Thank you for sharing your support of this project with Mayor Ortega and City Council. We will make certain your email is included in the official file as this project moves forward.

Best regards,

Rachel Smetana

Mayor's Chief of Staff

City of Scottsdale

480-312-7806

rsmetana@scottsdaleaz.gov

From: Gayle Levin <gayle.levin@gmail.com>
Sent: Sunday, May 16, 2021 3:15 PM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: JCC Senior Living Center

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

Dear Mayor and City Council Members:

Please support the Ina Levine Jewish Community Campus request to amend their Master Plan to allow for a new Senior Living Center. This is a great, neighborhood-friendly use that will enhance the Campus ability to serve the community.

Sincerely,

Gayle Levin
913-269-6149

Sent from my iPad

From: [Tessier, Meredith](#)
To: [Ibsen, Bronte](#)
Subject: FW: Jewish Community Campus Senior Center
Date: Tuesday, May 18, 2021 10:40:00 AM

Thank you,

Meredith Tessier, Senior Planner
Planning & Development Services

From: Smetana, Rachel <RSmetana@scottsdaleaz.gov>
Sent: Monday, May 17, 2021 2:27 PM
To: Howard Valinsky <hvalinsky@gmail.com>
Cc: Tessier, Meredith <MTessier@ScottsdaleAz.Gov>
Subject: RE: Jewish Community Campus Senior Center

Dear Mr. Valinsky,

Thank you for sharing your support of this project with Mayor Ortega and City Council. We will make certain your email is included in the official file as this project moves forward.

Best regards,

Rachel Smetana

Mayor's Chief of Staff
City of Scottsdale
480-312-7806
rsmetana@scottsdaleaz.gov

From: Howard Valinsky <hvalinsky@gmail.com>
Sent: Sunday, May 16, 2021 9:59 AM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: Jewish Community Campus Senior Center

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

Please support the Ina Levine Jewish Community Campus request to amend their Master Plan to allow for a new Senior living Center. This is a great, neighborhood-friendly use that will enhance the Campus ability to serve the community.

Valinsky

Sincerely, Howard

From: [Tessier, Meredith](#)
To: [Ibsen, Bronte](#)
Subject: FW: JCC senior housing
Date: Wednesday, May 19, 2021 12:36:05 PM

From: Morales, Isol <IMorales@Scottsdaleaz.gov>
Sent: Friday, May 14, 2021 9:10 AM
To: LAURA BURTON <legburton@gmail.com>
Cc: Tessier, Meredith <MTessier@ScottsdaleAz.Gov>
Subject: RE: JCC senior housing

Good morning Ms. Burton,

Thank you for sharing your support of this project with Mayor Ortega and City Council. We will make certain your email is included in the official file as this project moves forward.

Best,
Isol

Isol Morales

Assistant to the Mayor
Office of Mayor David D. Ortega
3939 N. Drinkwater Blvd
Scottsdale, AZ 85251
Phone: 480.312.2466
Email: imorales@scottsdaleaz.gov



From: LAURA BURTON <legburton@gmail.com>
Sent: Friday, May 14, 2021 8:51 AM
To: City Council <CityCouncil@scottsdaleaz.gov>
Subject: JCC senior housing

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

Dear Mayor and City Council Members:

Please support the Ina Levine Jewish Community Campus request to amend their Master Plan to allow for a new Senior Living Center. This is a great, neighborhood-friendly use that will enhance the Campus ability to serve the community.

As a non-Jewish member of this community center, I have seen first hand the number of people it serves and the diversity in age and members. Seeing the greater need of elderly services I think this would truly enhance the city of Scottsdale.

Sincerely, Laura Burton

