



**Community & Economic Development Division  
Planning and Development Services**

7447 East Indian School Road, Suite 105  
Scottsdale, Arizona 85251

**To: Planning Commission**  
**From: Jeff Barnes, Senior Planner** *JB*  
**Through: Tim Curtis, Current Planning Director**  
**Date: June 14, 2023**  
**Re: 10301 N 92nd Street (Mercado Courtyards)**

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The [Mercado Courtyards](#) project (Cases [6-GP-2022](#) & [12-ZN-2022](#)) was heard by the Planning Commission on 11/9/2022 and by the City Council on 12/7/2022, where it received a denial. The applicant is pursuing a new application submittal reflecting changes made after the original Planning Commission hearing and City Council denial action.

Zoning Ordinance [Section 1.705](#) grants the Planning Commission the authority to refuse to accept another development application for the same proposal within a year of the original hearing if a development application is denied by the City Council or withdrawn after the Planning Commission hearing.

The applicant is now requesting Planning Commission authorization to submit a new application prior to the one-year timeframe having elapsed. The applicant asserts in their request that the project has changed significantly since it was last heard by the Planning Commission and thus is comparatively a new and different proposal.

If determined by the Planning Commission to be the same proposal and accepted, or to be a new and different proposal, the applicant will then be able to submit a new development application soon thereafter for city review and public hearing processing. If determined by the Planning Commission to be the same proposal and refused, the applicant will need to wait until November 10, 2023, to submit the new development application.

**Attachments:**

1. Applicant's Request Narrative
2. Public Comment Received



May 15, 2023

Renee Higgs, Chair  
Scottsdale Planning Commission  
Tim Curtis, Current Planning Director  
7447 E. Indian School Road, Suite 105  
City of Scottsdale, Arizona 85251

**RE: Zoning Ordinance Section 1.705, Another development application after denial or withdrawal**

Dear Ms. Higgs and Mr. Curtis:

As you know, we represent Ironwood 92 LLC, and their land use proposals for the property located south of Shea Boulevard on the east side of 92<sup>nd</sup> Street ("Property"). The project was submitted and processed in 2021 under case numbers 3-GP-2021 and 6-ZN-2021 ("2021 Cases"). The 2021 Cases were withdrawn for various reasons at the City of Scottsdale ("City") City Council's February 2022 hearing. In April of last year, we requested an official Planning Commission reconsideration per section Section 1.705 of the City's zoning ordinance. This section states, *"if a development application is denied by the City Council or that the application is withdrawn after the Planning Commission hearing, the Planning Commission shall have the authority to refuse to accept another development application for the same proposal within a year of the original hearing."* At that hearing, the Planning Commission recognized that 'changes to the proposal were made' and granted the case another opportunity for the modified land use proposal to apply back through the City's planning processes.

As a result, cases 6-GP-2022 and 12-ZN-2022 ("2022 Cases") were submitted and processed last year culminating in a December 7, 2022, City Council denial. Since the City Council denial, Ironwood 92 LLC has been strategizing and revising the land plan based on input from many stakeholders from the previous two (2) case processing cycles. As such, we are respectfully requesting for another Planning Commission reconsideration per the requirements of Section 1.705 of the City's zoning ordinance.

Case 12-ZN-22 included approximately 273 residential units within a single building that removed the existing, 100% vacant office buildings. The proposed single residential building included the vacant two-acre lot to the east of the existing office buildings. Like the 2021 cases, the 2022 cases also included rezoning the southern portion of the adjacent commercial center ("Sprouts Center") to Planned Unit Development (PUD) for the required mixture of residential and non-residential uses.

We are now proposing a completely different adaptive reuse plan utilizing the existing 2-story office building and four (4) unique but complimentary uses. They are:

- 56 – For-sale residential condominium units within the existing larger office building
- A new medical office building relatively in the same place as the existing smaller medical office building along 92nd St.
- 23 - For lease or for-sale units on bottom floor to utilize 'Live-Work' opportunities
- 187 – Luxury residential apartment units (back 2-acre parcel only)



By keeping the existing larger office-building on the parcel, pedestrians and vehicles on 92<sup>nd</sup> Street will maintain the sites current developed character while blocking a majority of the new residential apartment building to the east as they will be unable to see over it. The redesign ensures a minimalistic, sustainable approach to the current obsolete office building complex while maintaining the brick theme design and character of the adjacent, connected shopping center.

More important, the current parcels with the existing office buildings were approved with a PUD zoning and development plan in 2013 (Case 6-ZN-2013) for a re-use of the existing buildings for approximately 59 dwelling units within the larger office building. Refer to **Tab 1** for a comparison between the approved 2013 PUD development plan and the proposed site plan for the existing office parcels. The current proposal is consistent with that approved development plan with only minor changes to the number of residential dwelling units (56 to 79) and a reconfiguration (new) of the smaller office building along 92<sup>nd</sup> Street.

The current shared rear drive aisle behind the commercial shopping center to the north will remain. Therefore, ingress/egress in the new the site plan has changed from the previous two (2) cases by not redirecting the commercial traffic to a new main drive aisle at Cochise Drive and 92<sup>nd</sup> Street. Again, this design feature is to ensure the redevelopment of the site has minimal to no public perceived changes to the long-standing now vacant office buildings.

A new residential building will be placed on the vacant two-acre lot to the east of the existing abandoned office building site. This stand-alone building will have underground parking and four (4) floors of residential units. By maintaining the existing larger vacant office building, the proposed residential building on the back two-acre parcel will be hardly visible from passersby on 92<sup>nd</sup> Street.

The previous two cases included rezoning a portion of the southern shops space of the adjacent commercial center to provide the mixture of uses required of the PUD zoning district. This request has been removed from consideration as part of the revamped application. Thus, the Sprouts Center is not part of the zoning request. By removing the Sprouts Center from the proposal, there would no longer be the need to amend the General Plan for that portion of the commercial center to the Mixed-Use land use designation and rezone to PUD.

In addition, the removal of the existing small medical office building closest to 92<sup>nd</sup> Street will be replaced with new medical office/mixed-use residential building. The new medical office on the bottom floor will use the existing surface parking that will now be retained. Finally, the prior cases contemplated an access easement for the vacant land further to the east of the Ironwood properties. This is no longer contemplated or necessary for this proposal.

As described above, the new proposal is not the same project the Planning Commission reviewed back on November 9, 2002, for the 2022 Cases. Refer to **Tab 2** for a comparison of the 2022 Cases and the revised proposal. Thus, we request approval to resubmit a new case as described above. Refer to **Tab 3** for a breakdown of the changes made from the 2022 Cases. The Planning Commission's determination would allow us to create the site plans, elevations, perspectives and other documents to demonstrate to the City the significant changes that were made and reconsider the land use request for the non-major General Plan amendment (rear two-acre parcel only), rezoning and Development Plan amendments.



**TIFFANY  
& BOSCO**  
P.A.

The request before you is not to approve of or comment on the merits of the case, but only to acknowledge that the new proposal is '**not the same proposal**' the Commission heard back in November 2022 per the requirements of Section 1.705 of the City's zoning ordinance.

Thank you for your time regarding this important matter and decision for the future of the Property.

Sincerely,

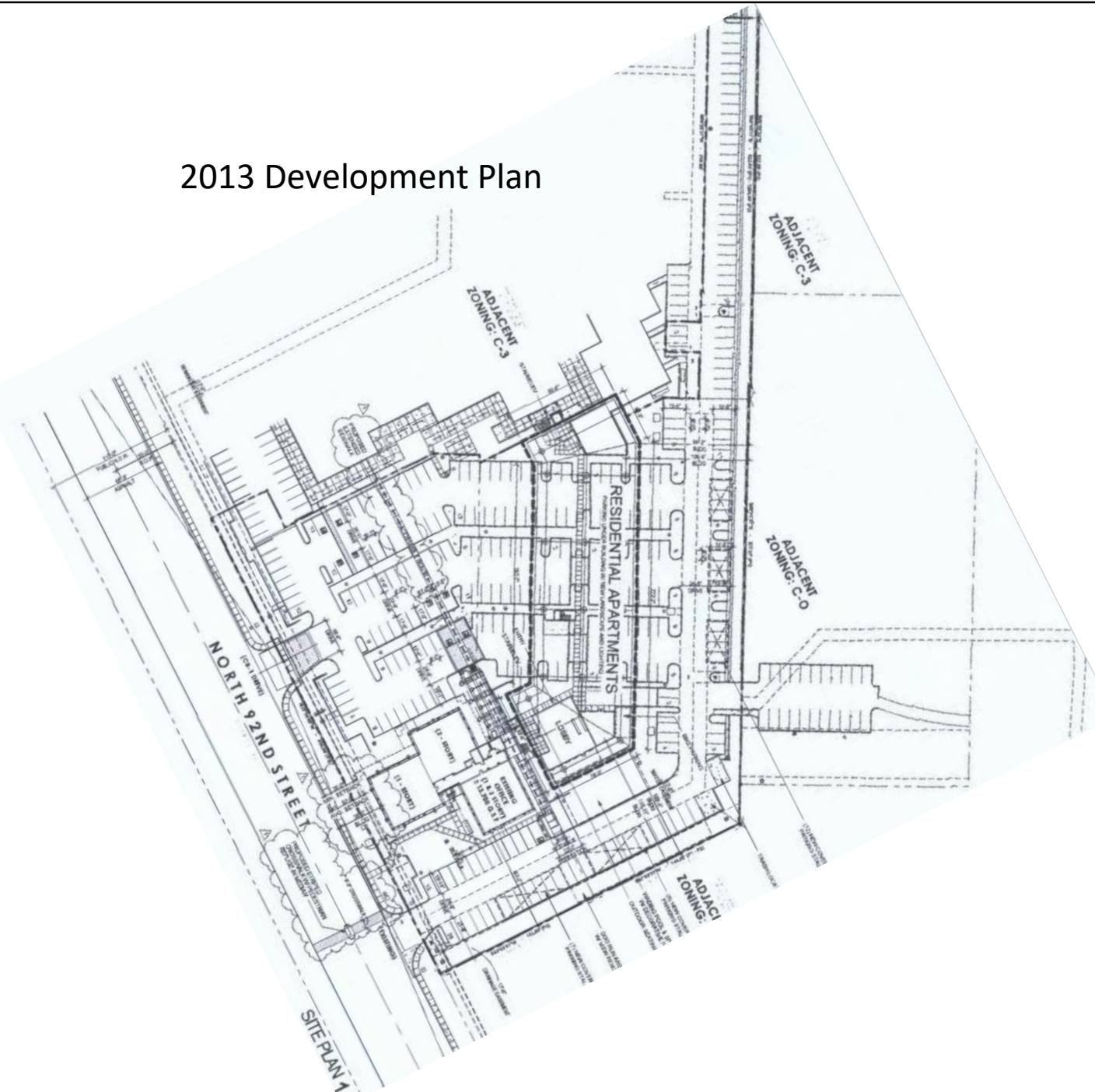
A handwritten signature in black ink, appearing to read 'Kurt Jones', written over a horizontal line.

Kurt Jones,  
Senior Planner

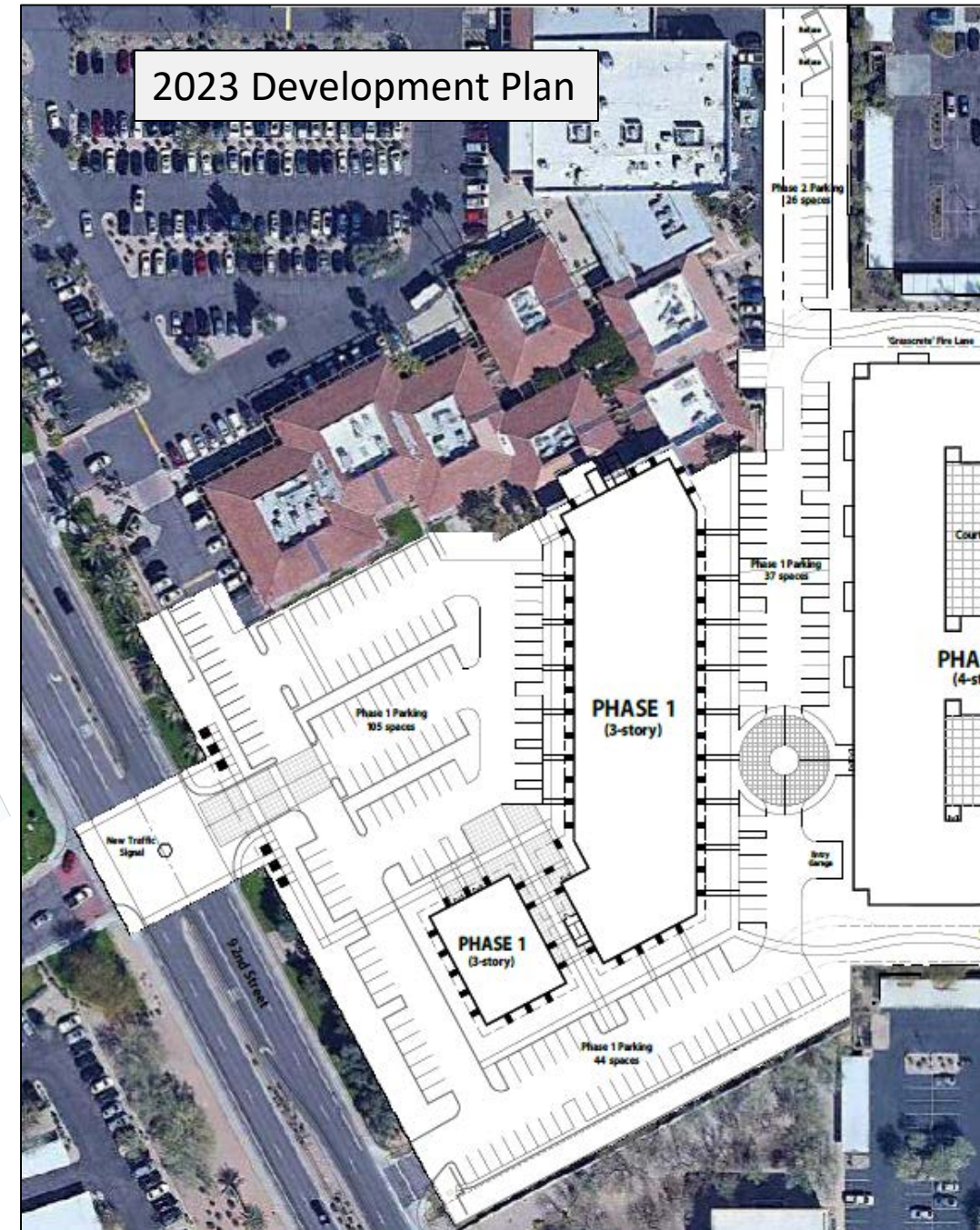
**TAB 1**



2013 Development Plan

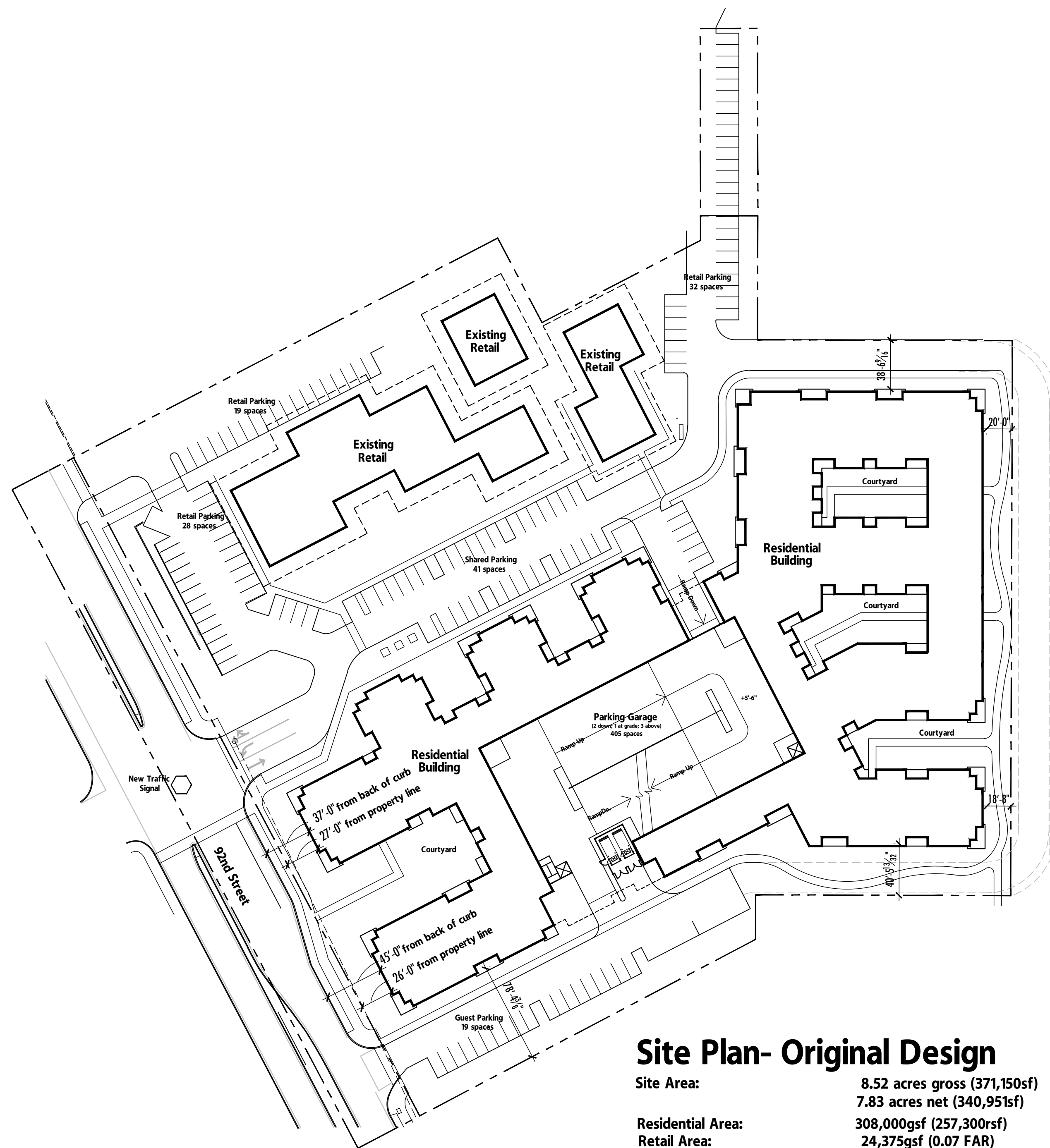


2023 Development Plan



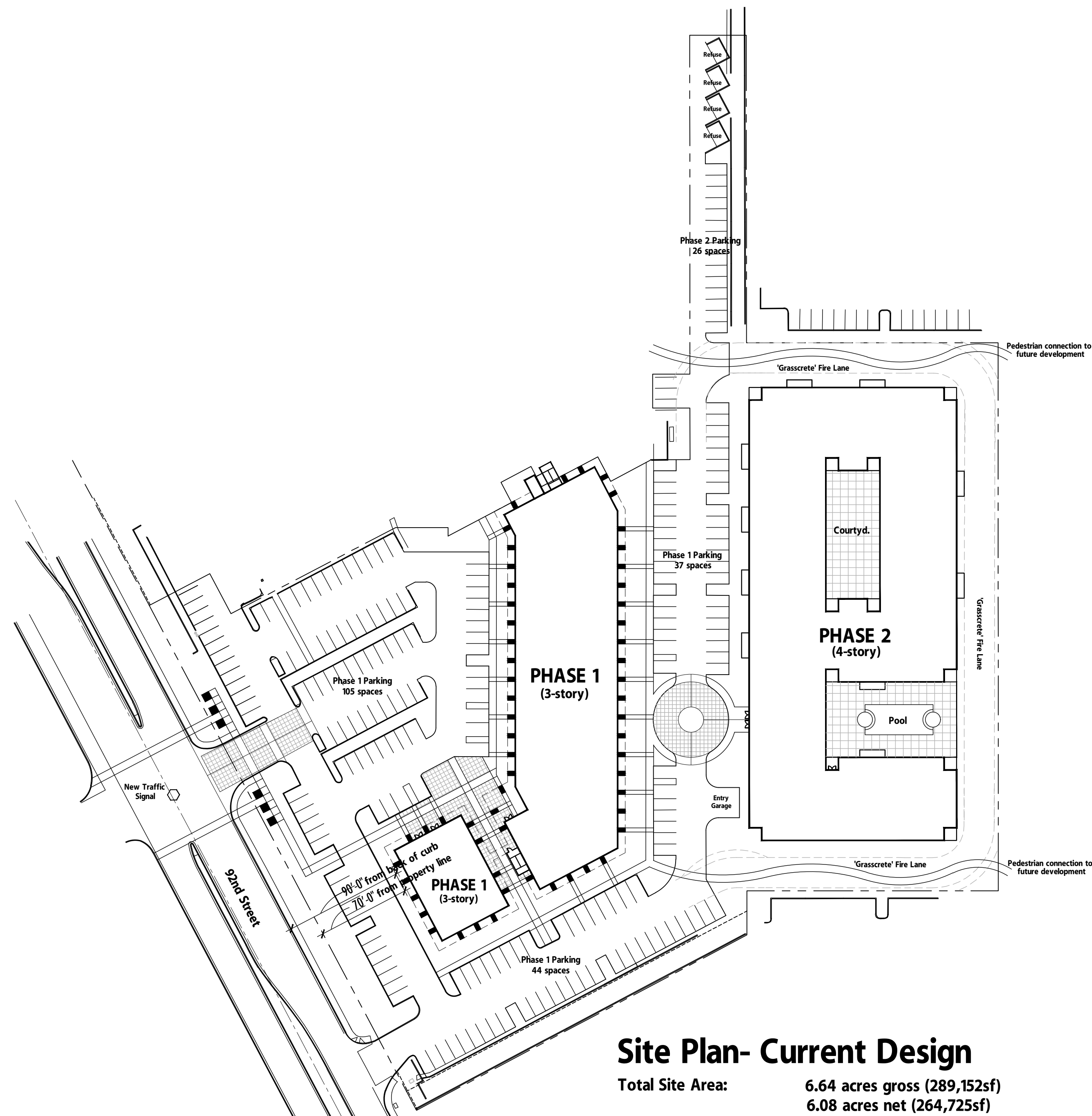
**TAB 2**





### Site Plan- Original Design

Site Area:	8.52 acres gross (371,150sf) 7.83 acres net (340,951sf)
Residential Area:	308,000gsf (257,300rsf)
Retail Area:	24,375gsf (0.07 FAR)
Total Area:	332,375gsf
Percentage of Non-Residential:	7.33%
Total Units:	273 units (208 1-bdrm; 65 2-bdrm.)
Density:	32.04 units / gross acre
Residential Parking Required:	381 spaces (1.3/1-bdrm; 1.7/2-bdrm.)
Guest Parking Required:	50 spaces (1 space / 6 units)
Retail Parking Required:	98 spaces (1 space / 250sf )
Total Parking Required:	529 spaces
Parking Provided:	405 parking garage spaces 139 surface spaces 544 spaces total



### Site Plan- Current Design

Total Site Area:	6.64 acres gross (289,152sf) 6.08 acres net (264,725sf)
Total Units:	266 units
Total Density:	40.06 units / gross acre
PHASE ONE:	
Residential Building Area:	83,300gsf (74,500lsf)
Total Units:	79 units (943sf average) 40 1-bedroom 16 2-bedroom 23 Live/Work
Medical Office:	4,800sf
Parking Required:	143 spaces (1.3 1-bdrm; 1.7 2-bdrm; 1/6 units guest) (1/250sf medical office)
Parking Provided:	186 spaces
PHASE TWO:	
Residential Building Area:	190,000gsf (162,000lsf)
Total Units:	187 units (866sf average) 146 1-bedroom 41 2-bedroom
Parking Required:	292 spaces (1.3 1-bdrm; 1.7 2-bdrm; 1/6 units guest)
Parking Provided:	296 spaces total (1.60 / unit) (270 garage; 26 surface)

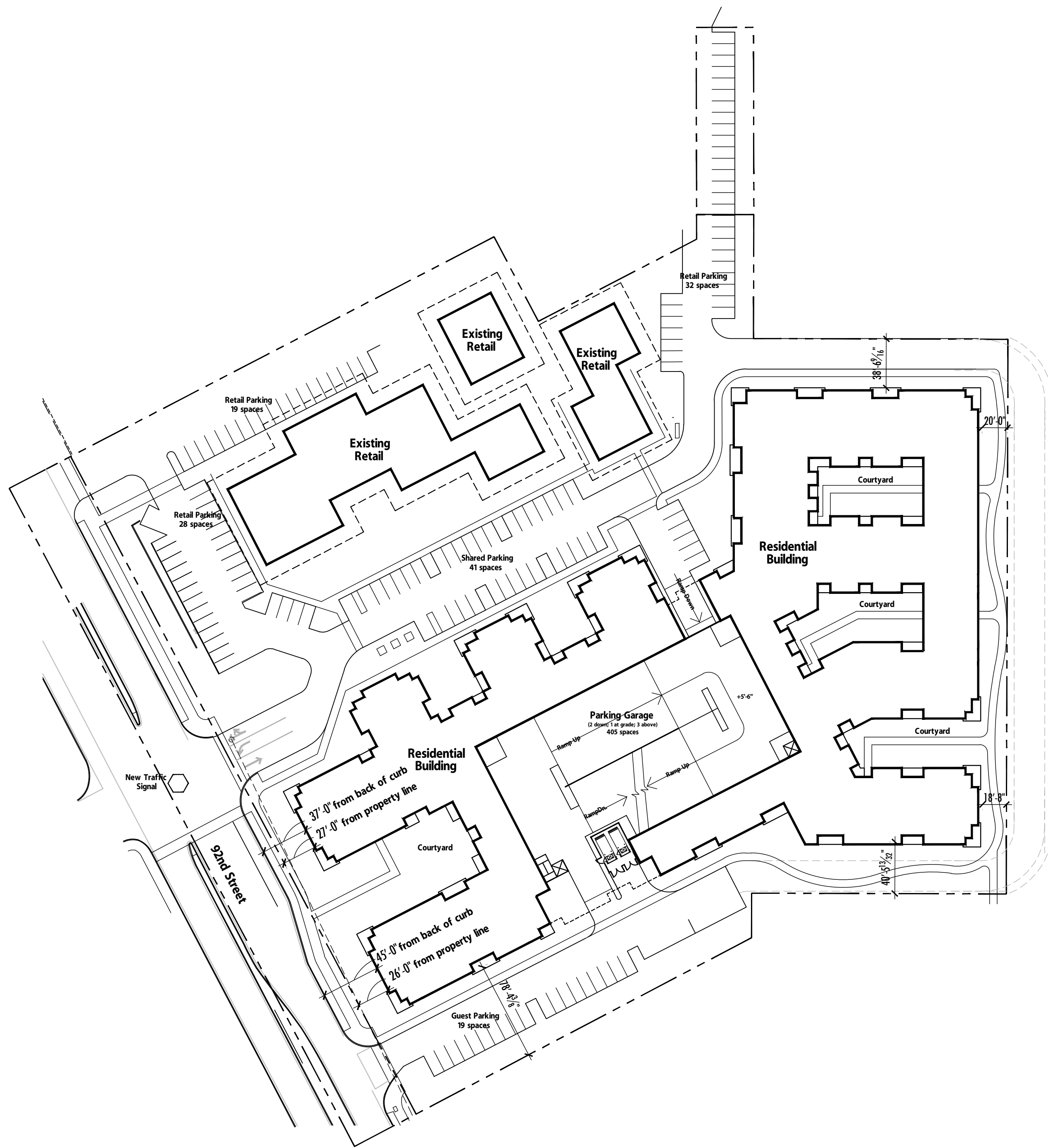


# MERCADO VILLAGE- Scottsdale, Arizona

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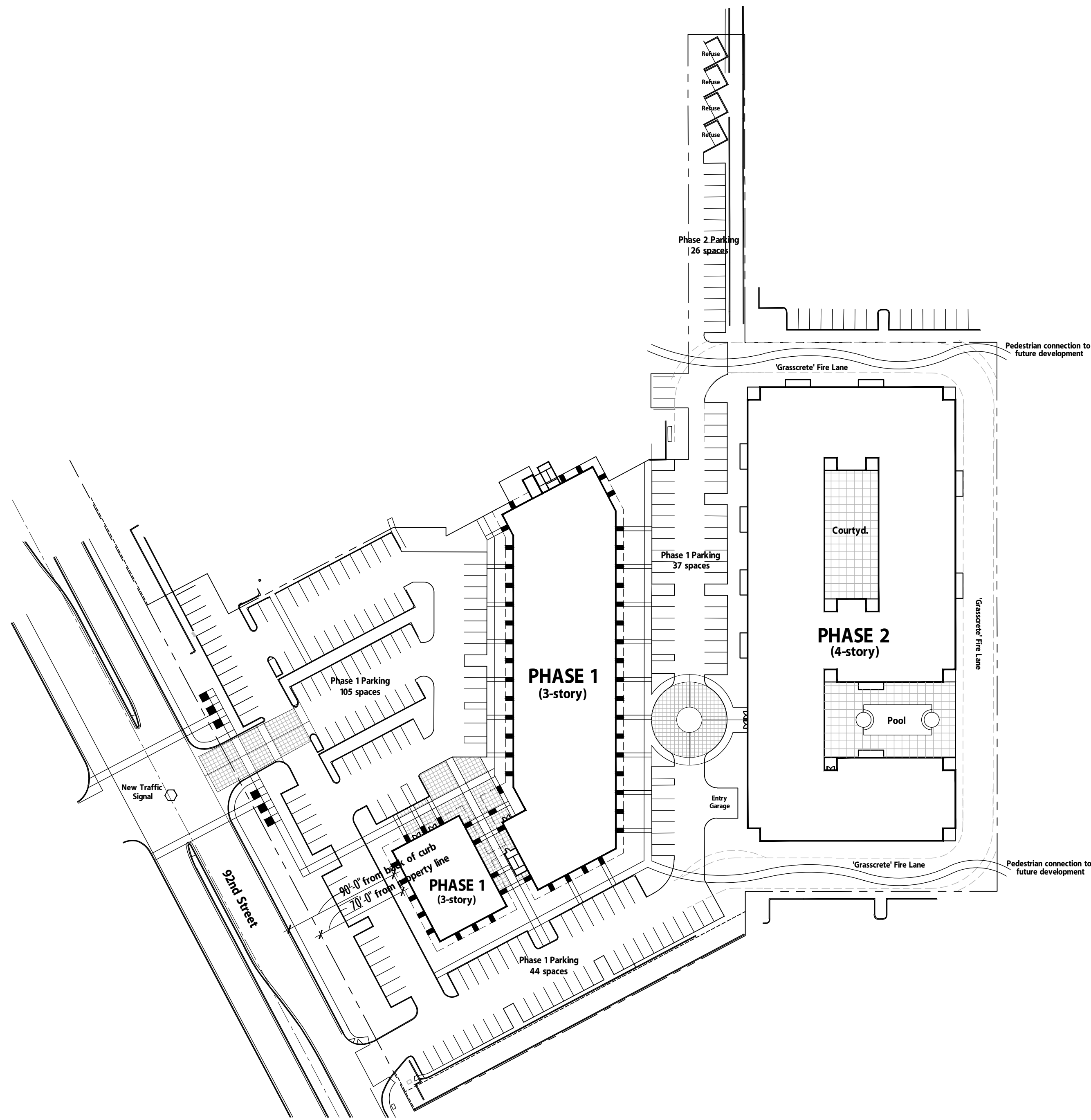






### Parking- Original Design

Residential Parking Required:	381 spaces	(1.3/1-bdrm; 1.7/2-bdrm.)
Guest Parking Required:	50 spaces	(1 space / 6 units)
Retail Parking Required:	98 spaces	(1 space / 250sf )
Total Parking Required:	529 spaces	
Parking Provided:	405 parking garage spaces	
	139 surface spaces	
	544 spaces total	



### Parking- Current Design

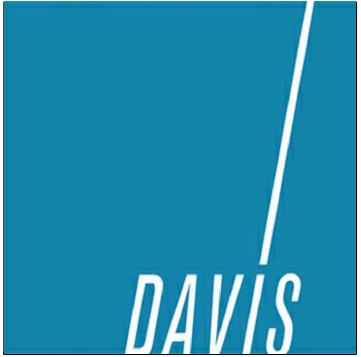
<b>PHASE ONE:</b>	
Parking Required:	143 spaces (1.3 1-bdrm; 1.7 2-bdrm; 1/6 units guest) (1/250sf medical office)
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0' 60' 120' 180' 240' NORTH

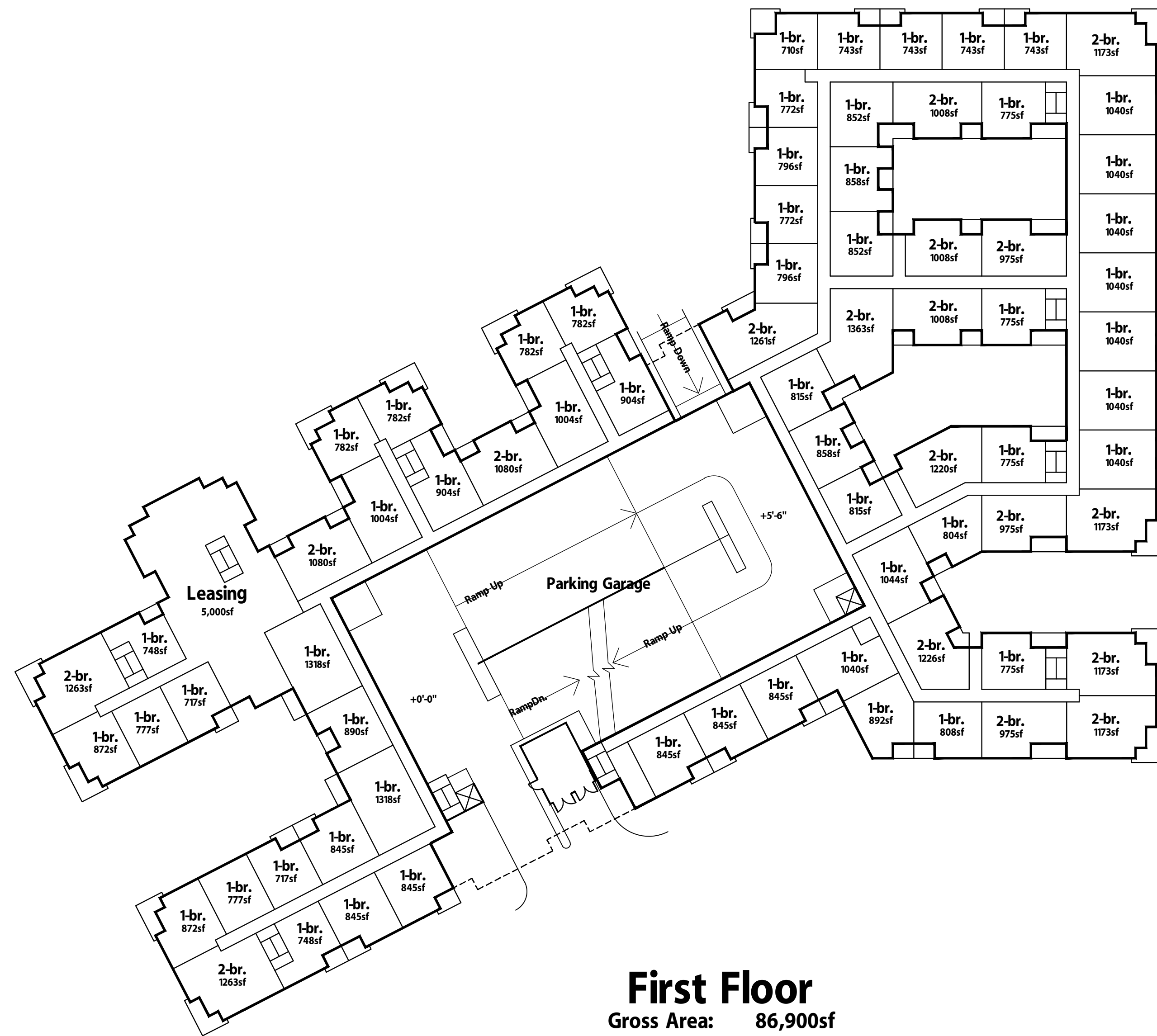
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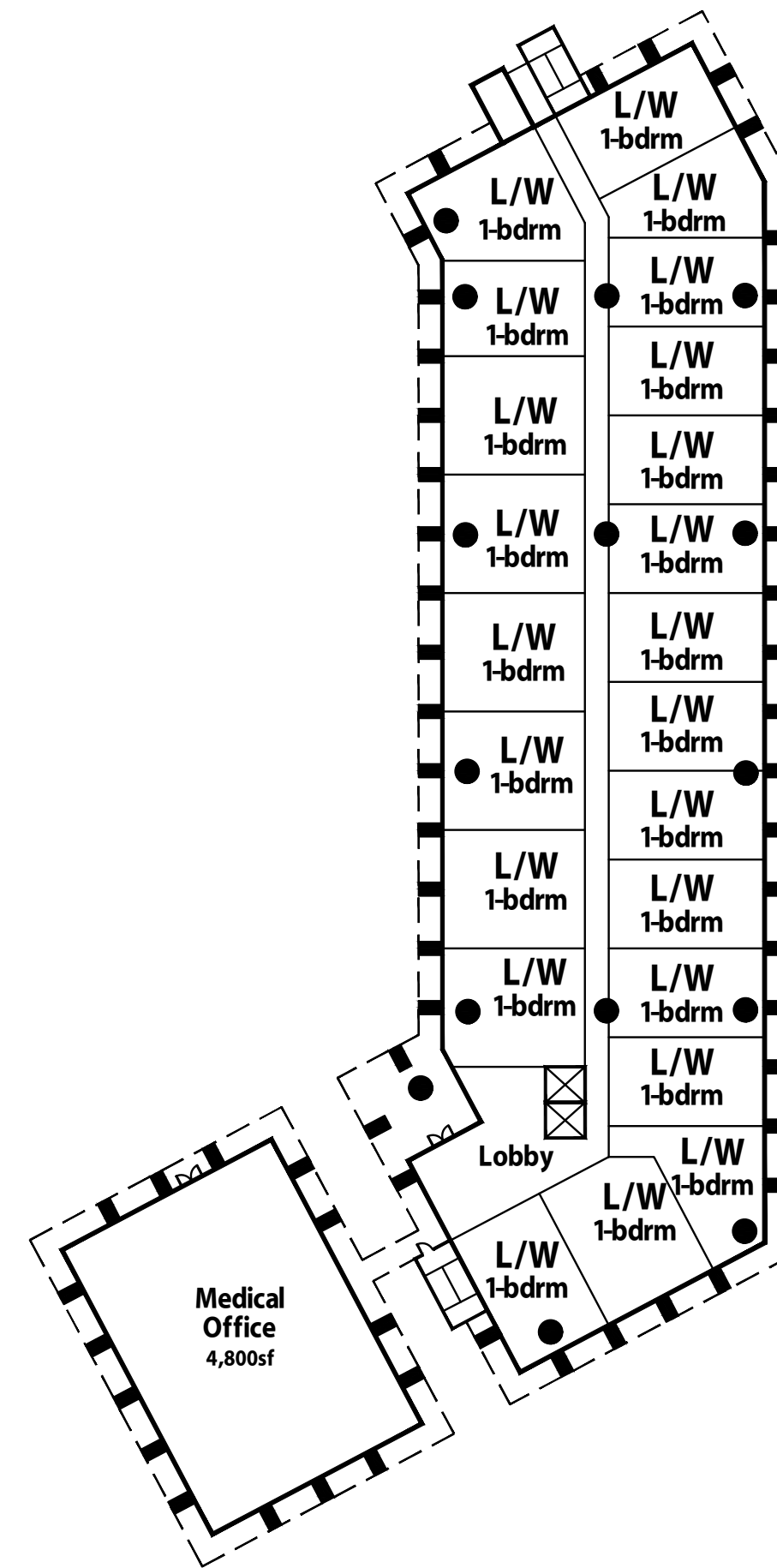
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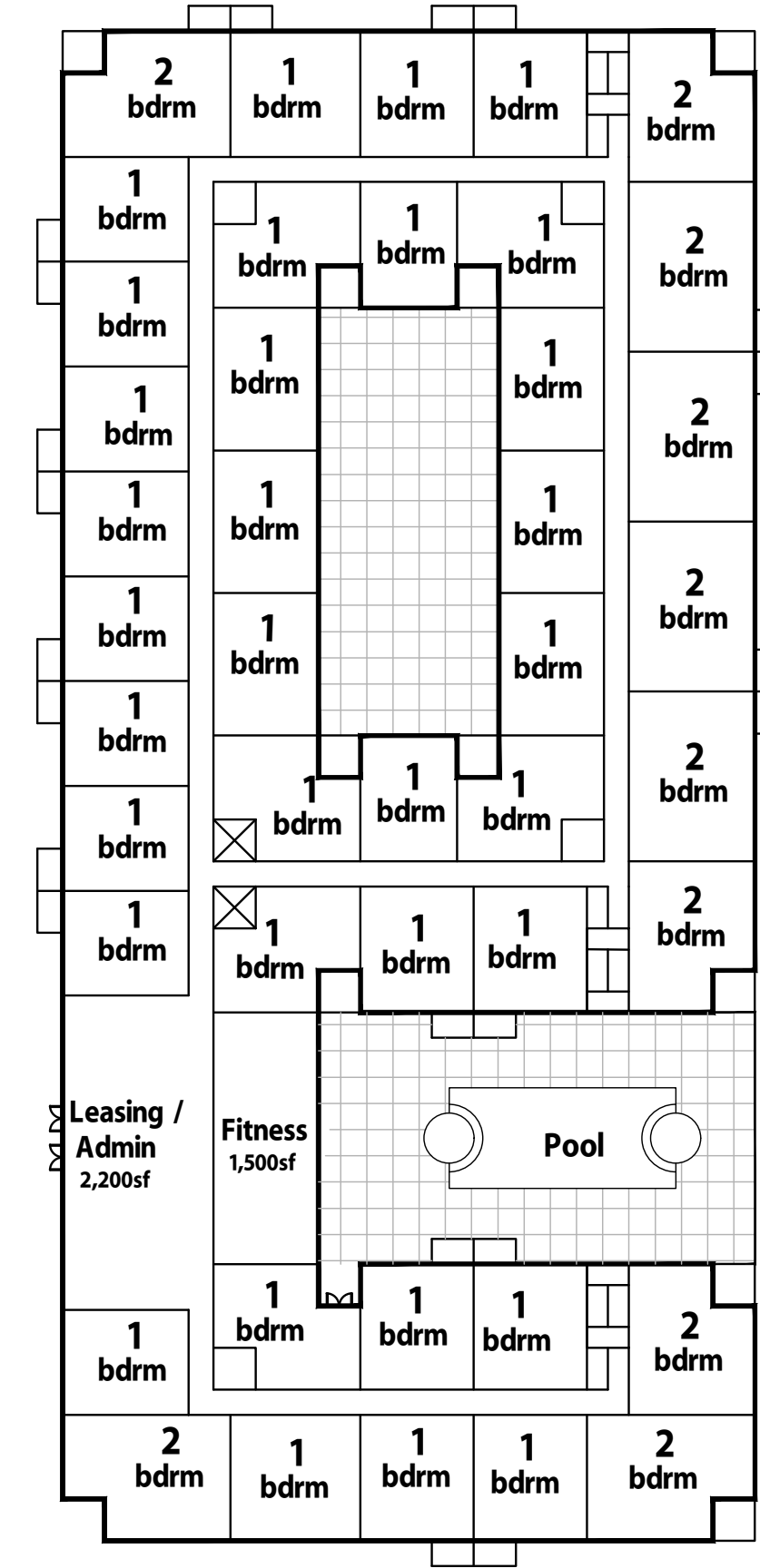


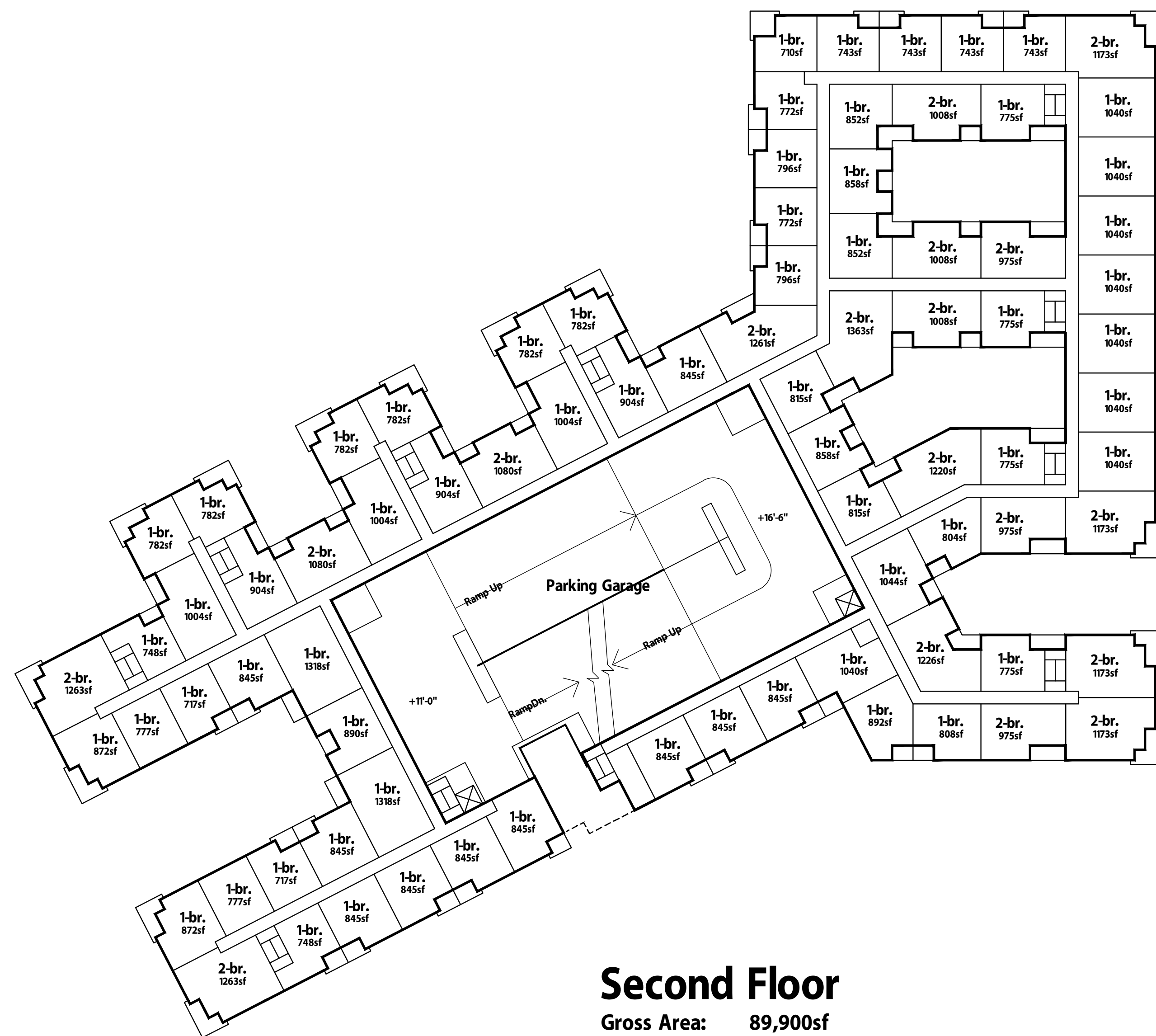


Original Design

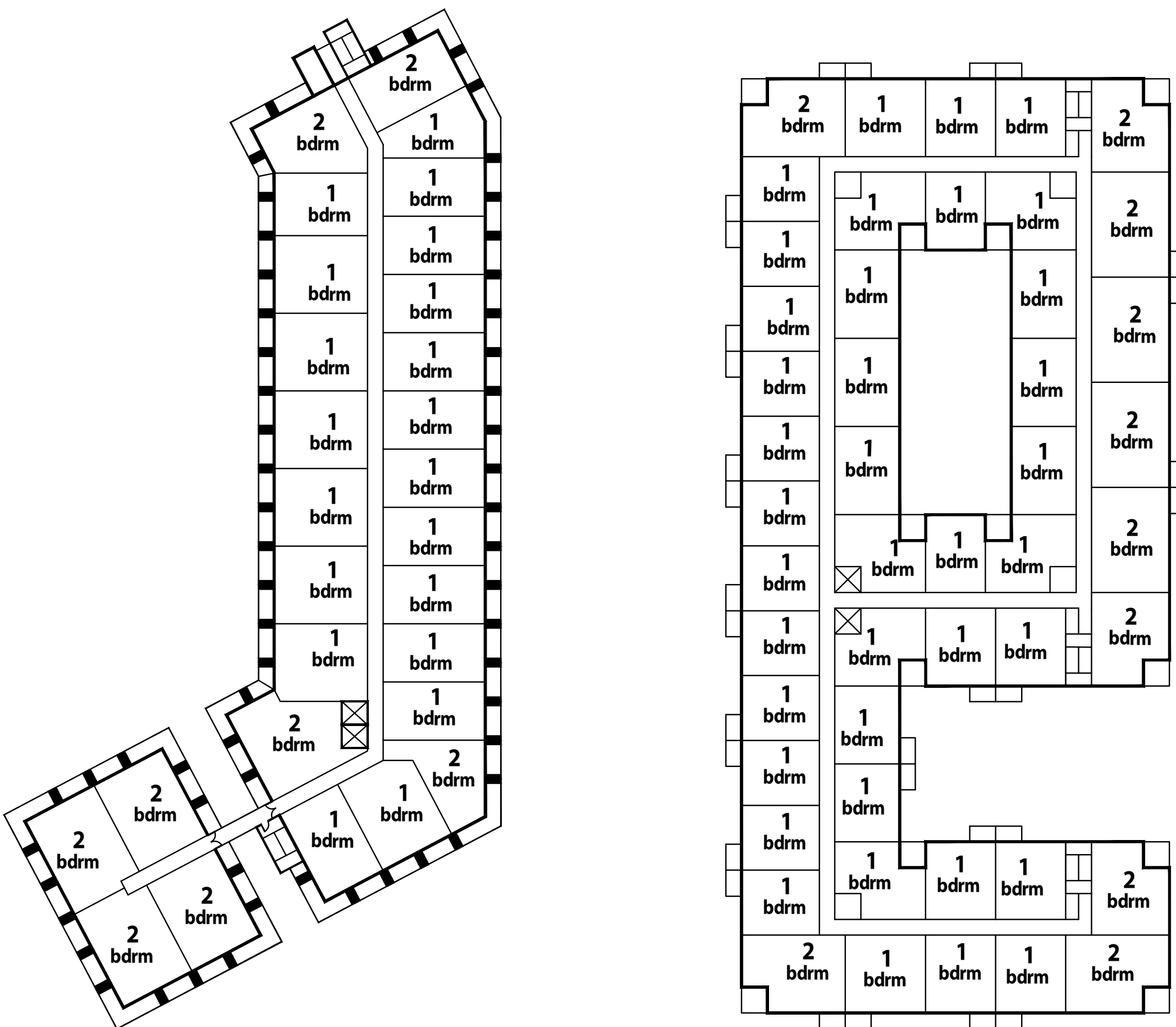


Current Design



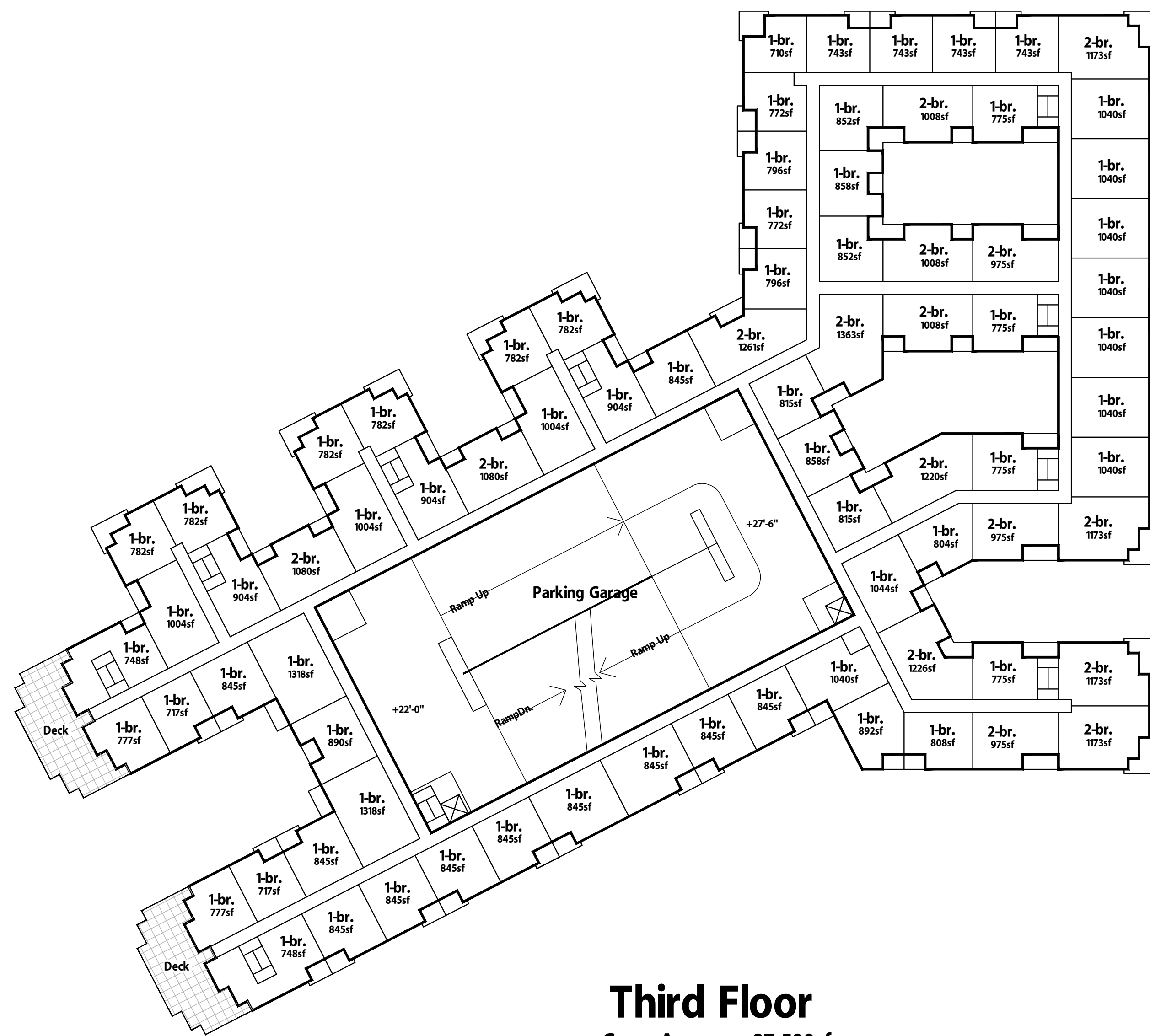


Original Design



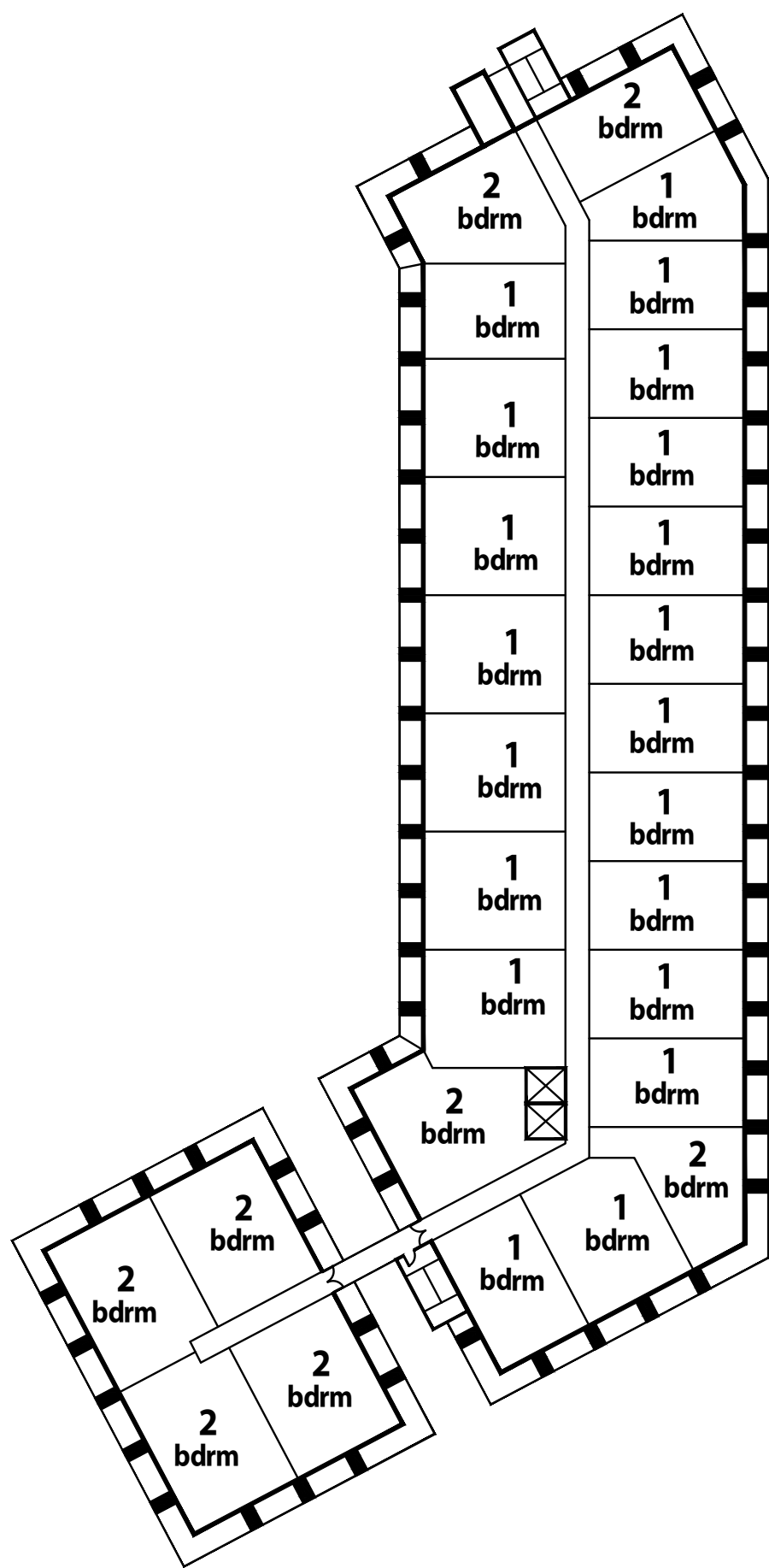
Current Design





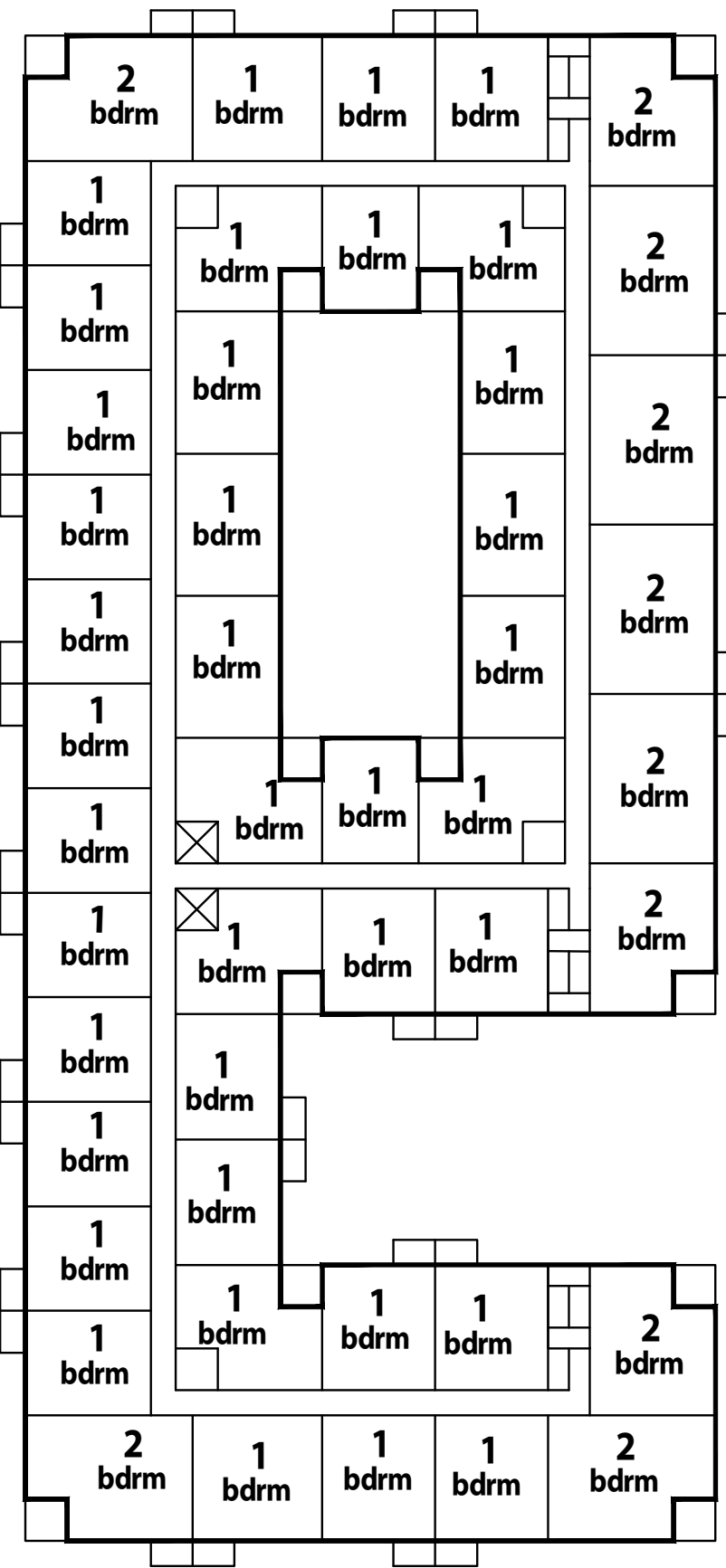
**Third Floor**  
Gross Area: 87,500sf

**Original Design**



**Third Floor**  
Gross Area: 77,300sf

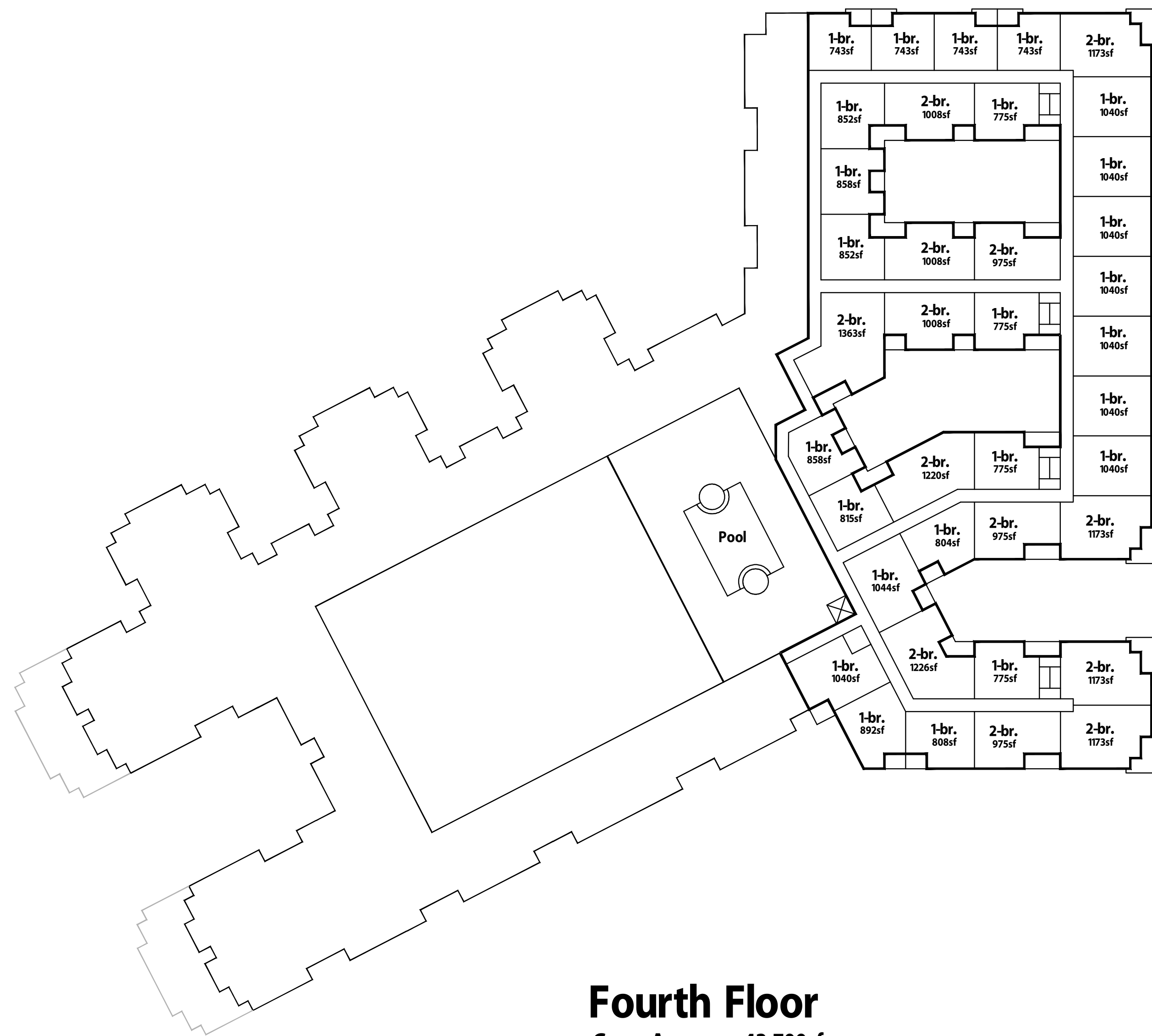
**Current Design**



0' 40' 80' 120' 160'

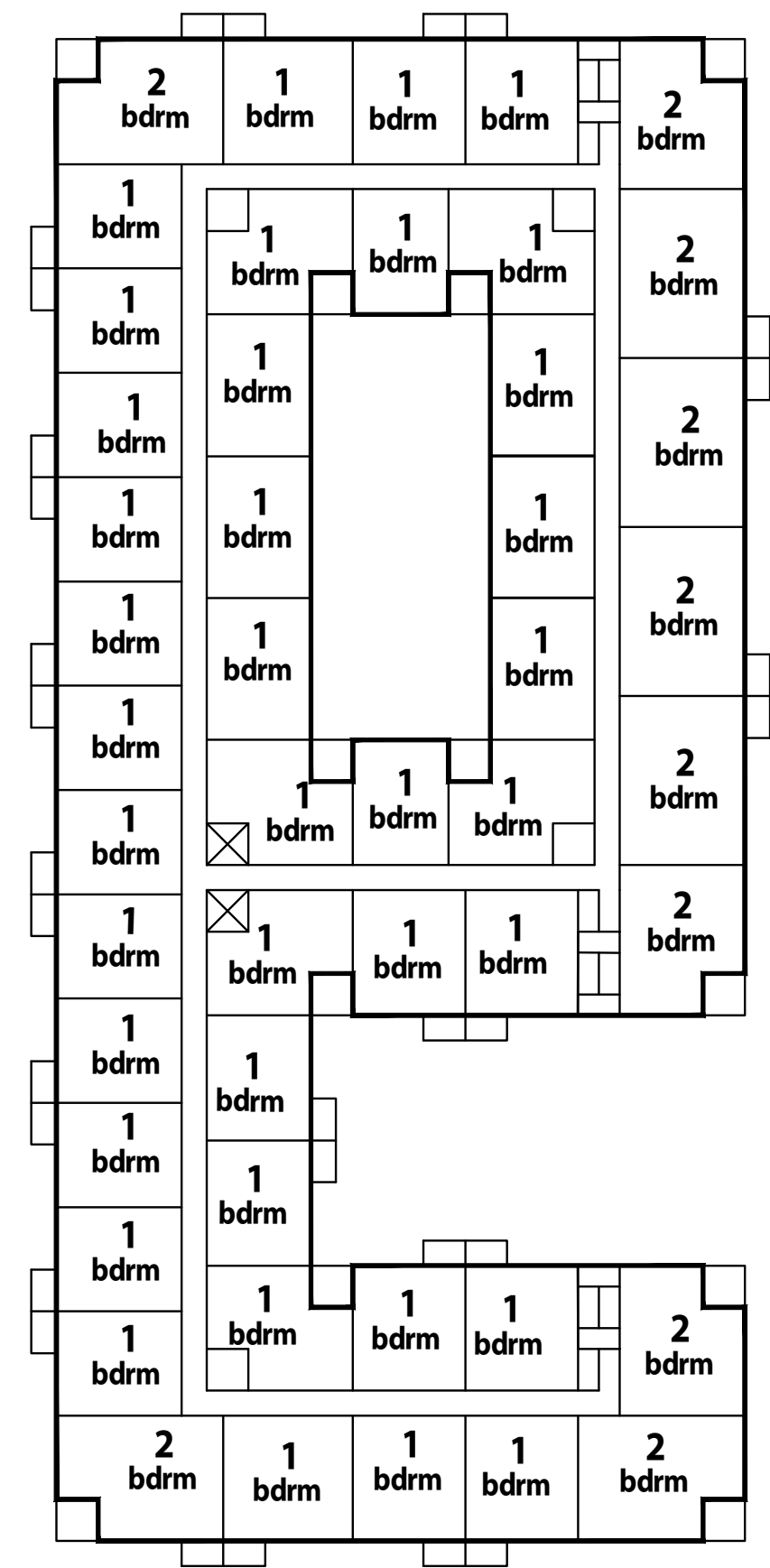
NORTH





**Fourth Floor**  
 Gross Area: 43,700sf

**Original Design**



**Fourth Floor**  
 Gross Area: 47,500sf

**Current Design**

**TAB 3**

## Mercado Courtyards - 5/17/2023

### 2022 Proposal

### 2023 NEW Application

Plan	100% New Construction	Adaptive Reuse      New MF on East Parcel
<b>USES</b>	Two - Apartments and new commercial  Apartments    273	Four - For-Sale Residential; Apartments; Live-Work; Medical Office  Apartments                      187 Condominiums                56 Medical Office                4,800 sqft    can be leased or sold Live Work                      23    can be leased or sold
<b>New Traffic Signal</b>	YES	YES
<b>Sprouts CTR.</b>	Included in rezone	Not included in rezoning
<b>Parcels East of Ironwood</b>	Vehicular and Pedestrian cross access Shared fire lane	No vehicular cross access No shared fire lane
<b>Buildings</b>	One	Three
<b>Zoning</b>	Amend PUD and add two (2) parcels to PUD	Amend approved development plan* and rezone C-O to PUD
<b>Parking</b>	95% in 4 story new above ground deck	Reuse of 100% of existing surface spaces and new 2 level underground on vacant east lot
<b>Height</b>	<b>92nd</b> Roof -34 Mech -40 <b>East</b> Roof -44 Mech-50	<b>92nd</b> Roof- 32                      (Setback is greater from 92nd St. Mech - 32 <b>East</b> Roof- 44 Mech-50

\* Case 6-ZN-2013 approved re-use of the existing, vacant building for approx. 59 dwelling units and retaining the medical office building on 92nd street.

**From:** [Jessica Batory](#)  
**To:** [Barnes, Jeff](#)  
**Subject:** Re: Request 10301 N 92nd Street (Mercado Courtyards)  
**Date:** Sunday, May 21, 2023 2:19:55 PM

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

Thank you for sharing! I appreciate the updates and would like to see additional reduction in height and where water efficiency would be.

On Fri, May 19, 2023 at 2:14 PM Barnes, Jeff <[JBarnes@scottsdaleaz.gov](mailto:JBarnes@scottsdaleaz.gov)> wrote:

You are receiving this email because you had previously expressed interest in the development proposal(s) on the property located at 10301 N 92<sup>nd</sup> Street (Mercado Courtyards).

On June 14, 2023, the Scottsdale Planning Commission will be considering a request by an applicant for the consideration of the acceptance of a new application at the site of a previously denied application (Mercado Courtyards). [Sec. 1.705 of the Zoning Ordinance](#) grants the Planning Commission the administrative authority to refuse to accept another development application for the same proposal within a year of the original hearing where a development application has been denied. This authority is administrative and pertains only to the processing of applications and not the merits of the anticipated development proposal.

If determined by the Planning Commission to be the same proposal and accepted, or if determined to be a different proposal, the applicant will then be able to submit new development application(s) soon thereafter to begin the review and public hearing process again. If determined by the Planning Commission to be the same proposal and refused, the applicant will need to wait until November 10, 2023, to submit the new development application(s).

By law, the applicant is entitled to submit this request and the City is obligated to process this request.

Attached for your reference is a PDF of the applicant's submitted request for consideration by the Planning Commission on this matter of acceptance. Should you have questions about the specifics of the new proposal, the applicant contact information is as follows:

Kurt Jones

Senior Planner

**ATTACHMENT #2**



Tiffany & Bosco P.A.

602-452-2729

[kajones@tblaw.com](mailto:kajones@tblaw.com)

An agenda for the upcoming June 14, 2023 Planning Commission meeting will be posted 7 days prior on the Planning Commission's webpage:

<https://www.scottsdaleaz.gov/boards/planning-commission>

**Jeff Barnes**

**Senior Planner**

**City of Scottsdale**

**Planning & Development Services**

[jbarnes@scottsdaleaz.gov](mailto:jbarnes@scottsdaleaz.gov)

**(480) 312-2376**

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<https://www.scottsdaleaz.gov/planning-development>

**From:** [Joel Broder](#)  
**To:** [Barnes, Jeff](#)  
**Subject:** RE: Request 10301 N 92nd Street (Mercado Courtyards)  
**Date:** Friday, May 19, 2023 2:58:01 PM

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Jeff, as the person who originally rezoned the site to mixed-use, and lives in Scottsdale Ranch for 25+ years, I have a unique perspective.

I think this is a huge step in the right direction. But I don't think they have worked out the vehicular access issues yet. And I think it would be a big missed opportunity not to incorporate the new multifamily with 9400 Shea (although I guess they would have pedestrian connection).

In any event, I think they should be allowed to bring it back to P&Z with a stipulation. That the timing is done to maximize the number of neighbors who are aware of the project and can participate in the process. Having this unfold in summer will limit, alienate and infuriate neighbors. And the P&Z should condition the approval to refile on a specific public input process (i.e. where, when and how many meetings, how advertised, etc.).

Thanks for sending me this email.

**Joel Broder**

*Principal*

**VISIQUEST PROPERTIES**

602-524-8588 Cell

480-767-1330 Off

[www.Visiquest.us](http://www.Visiquest.us)

[LinkedIn Profile](#)

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**From:** Barnes, Jeff <JBarnes@Scottsdaleaz.gov>  
**Sent:** Friday, May 19, 2023 2:14 PM  
**Subject:** Request 10301 N 92nd Street (Mercado Courtyards)

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Kurt Jones  
Senior Planner  
Tiffany & Bosco P.A.  
602-452-2729  
[kajones@tblaw.com](mailto:kajones@tblaw.com)

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

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**From:** [Jim Bushlow](#)  
**To:** [Barnes, Jeff](#)  
**Subject:** new proposal for mercado courtyards .  
**Date:** Friday, May 19, 2023 2:19:44 PM

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Thank you for contacting me about this . The people have made themselves clear about this ridiculous and totally unneeded project . Please use your authority to decline the developer's proposal .

Thank you , James Bushlow  
6927 East Gary Rd. Scottsdale



**From:** [Kurth, Rebecca](#)  
**To:** [Dhayes@treanllc.com](mailto:Dhayes@treanllc.com); [City Council](#)  
**Cc:** [Barnes, Jeff](#)  
**Subject:** RE: Request 10301 N 92nd Street (Mercado Courtyards)  
**Date:** Wednesday, May 24, 2023 10:59:16 AM

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Good Morning Mr. Hayes,

Thank you for contacting the City Council with your thoughts on this topic. On June 14, 2023, the Scottsdale Planning Commission will be considering a request by an applicant for the consideration of the acceptance of a new application at the site of a previously denied application (Mercado Courtyards). If determined by the Planning Commission to be the same proposal and accepted, or if determined to be a different proposal, the applicant will then be able to submit new development application(s) soon thereafter to begin the review and public hearing process again. If determined by the Planning Commission to be the same proposal and refused, the applicant will need to wait until November 10, 2023, to submit the new development application(s).

Respectfully,

Rebecca Kurth

Rebecca Kurth | Management Assistant to Mayor & City Council  
City of Scottsdale | Office of Mayor David D. Ortega  
480.312.7977 | [rkurth@scottsdaleaz.gov](mailto:rkurth@scottsdaleaz.gov)

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

From: Dhayes@treanllc.com <[dhayes@treanllc.com](mailto:dhayes@treanllc.com)>  
Sent: Wednesday, May 24, 2023 9:37 AM  
To: City Council <[CityCouncil@scottsdaleaz.gov](mailto:CityCouncil@scottsdaleaz.gov)>  
Subject: Request 10301 N 92nd Street (Mercado Courtyards)

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This developer has already been turned down and now they come back with the same proposal.

The proposal was turned down because the public are vehemently opposed.

What are the developers trying to do? Wear the public out so they can get their way?

I urge you to reject this proposal again.

Desmond Hayes  
10148 E Topaz Dr

Sent from my iPad

**From:** [Carolyn Kinville](#)  
**To:** [Barnes, Jeff](#)  
**Subject:** FW: Request 10301 N 92nd Street (Mercado Courtyards)  
**Date:** Friday, May 19, 2023 4:51:47 PM  
**Attachments:** [Consideration Request Narrative.pdf](#)

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

Thank you Mr. Barnes. I am familiar with this area as my urologist's office was located here. My personal view is that even with the proposed changes there is still too much construction in a small area. Further, 187 **luxury residential apartments** terminology bothers me, especially the word **luxury**.

Carolyn Kinville

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**From:** Barnes, Jeff <[JBarnes@Scottsdaleaz.gov](mailto:JBarnes@Scottsdaleaz.gov)>  
**Sent:** Friday, May 19, 2023 2:14 PM  
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**City of Scottsdale**  
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**From:** [Krasnow Diana](#)  
**To:** [Barnes, Jeff](#)  
**Subject:** Re: Request 10301 N 92nd Street (Mercado Courtyards)  
**Date:** Friday, May 19, 2023 7:53:11 PM

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

Thank you for sending this. I am still not a fan of a four-story apartment complex in that area that is already congested whether they decrease the number of units or not.

Diana Krasnow

On May 19, 2023, at 2:13 PM, Barnes, Jeff <[JBarnes@Scottsdaleaz.gov](mailto:JBarnes@Scottsdaleaz.gov)> wrote:

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Senior Planner  
Tiffany & Bosco P.A.  
602-452-2729



[kajones@tblaw.com](mailto:kajones@tblaw.com)

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<https://www.scottsdaleaz.gov/boards/planning-commission>

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

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<Consideration Request Narrative.pdf>

**From:** [Earl McCurdy](#)  
**To:** [Barnes, Jeff](#)  
**Subject:** Re: Request 10301 N 92nd Street (Mercado Courtyards)  
**Date:** Friday, May 19, 2023 2:29:10 PM

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

They are determined to F the neighborhood and home owners and overcrowd the area with people and cars that will devalue our area. Help save our neighborhood!!!! Earl

Sent from my iPhone

On May 19, 2023, at 2:18 PM, Barnes, Jeff <[JBarnes@scottsdaleaz.gov](mailto:JBarnes@scottsdaleaz.gov)> wrote:

**WARNING: External Email**

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**From:** [Bonnie](#)  
**To:** [Barnes, Jeff](#); [kajones@tblaw.com](mailto:kajones@tblaw.com)  
**Cc:** [Solange Whitehead](#); [Littlefield, Kathy](#)  
**Subject:** Re: Request 10301 N 92nd Street (Mercado Courtyards)  
**Date:** Friday, May 19, 2023 5:17:22 PM  
**Attachments:** [Consideration Request Narrative.pdf](#)

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Thank you for your explanation regarding your proposal. Please note for your client that anything involving more residential units is something I am vehemently against, as are the majority of Scottsdale residents who have concerns like myself that projects like these further increase traffic issues with our already over congested roads and are a burden to our already over stressed water supply. Residents are currently being urged to take out grass and limit our water use, with the knowledge also that the scarcity of water in the near future will drive up cost for this precious commodity and you wish to add an inordinate number of dwelling units to further add to water demands that are not sustainable into the future This is a poor plan not only for Scottsdale traffic and water supply but also a poor plan for those of us that are concerned about development and it's impact on for the environment.

If you insist on the development of this particular parcel of land so close to the hospital, your efforts would be better served in the direction of medical use development that would support our wonderful hospital system, which is also already over stressed with the amount of residents it serves.

Many residents will fight your current proposal that is short sided and inconsiderate of Scottsdale residents. It is obvious that the developers real plan is only to make money, not a plan make this a better place to live.

Sincerely,  
Bonnie O'Day

On May 19, 2023, at 2:14 PM, Barnes, Jeff <[JBarnes@scottsdaleaz.gov](mailto:JBarnes@scottsdaleaz.gov)> wrote:

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**From:** [Mike Reithinger](#)  
**To:** [solangeforscottsdale@gmail.com](mailto:solangeforscottsdale@gmail.com)  
**Cc:** [Barnes, Jeff](#)  
**Subject:** FW: Request 10301 N 92nd Street (Mercado Courtyards)  
**Date:** Friday, May 19, 2023 3:02:30 PM  
**Attachments:** [Consideration Request Narrative.pdf](#)

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Hello Ms Whitehead.

From time to time I receive e-mails on matters affecting our city that are just irritating. I'm forwarding this one because it is about an attempted end-run on the Mercado Courtyards development, an issue which I thought was resolved/nixed/dead! I have not read the included PDF on the "new proposal". I will leave it to you and the other concerned council members to make sense of it and let us know if we need another citizen meeting to show our opposition.

Thank you,  
Mike Reithinger

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**From:** Barnes, Jeff [mailto:JBarnes@Scottsdaleaz.gov]  
**Sent:** Friday, May 19, 2023 2:14 PM  
**Subject:** Request 10301 N 92nd Street (Mercado Courtyards)

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Virus-free. [www.avast.com](https://www.avast.com)

**From:** [Joan Levin Sacks](#)  
**To:** [Barnes, Jeff](#)  
**Cc:** [David](#); [Caren Berk](#); [Michele Gusdorff](#); [Michelle Lopez](#); [sabrahouselcs](#); [Stacey C](#); [Mark Chulew](#); [michael](#); [SHERI MARION](#); [Michael Marion](#); [Joan Neiman](#)  
**Subject:** Re: Request 10301 N 92nd Street (Mercado Courtyards)  
**Date:** Friday, May 19, 2023 8:22:58 PM

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Hello Mr. Barnes, Thank you for being in touch concerning such an important topic. Currently, our wonderful City of Scottsdale has too much traffic & the intersection of 92nd Street & Shea Blvd., is already crowded & a vehicle and pedestrian nightmare. We are a city that most cities envy. Our tax base is huge. Between all of our hotels, restaurants, Westworld, our state of the art airport & airpark, professional baseball fields, hospitals, etc., etc. The congestion at the Walmart Center with more apartments & less parking is a hazard. Please, we don't need or want anymore development at 92nd & Shea. Thank you for your most needed consideration. Warmest regards, Joan Levin Sacks, 12039 E Mercer Lane, Scottsdale, 85259

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