

**SCOTTSDALE CITY COUNCIL  
REGULAR MEETING MINUTES  
WEDNESDAY, DECEMBER 7, 2022**



**CITY HALL KIVA  
3939 N. DRINKWATER BOULEVARD  
SCOTTSDALE, AZ 85251**

**CALL TO ORDER**

Mayor David D. Ortega called to order a Regular Meeting of the Scottsdale City Council at 5:00 P.M. on Wednesday, December 7, 2022 in the City Hall Kiva Forum.

**ROLL CALL**

Present: Mayor David D. Ortega; Vice Mayor Tom Durham; and Councilmembers Tammy Caputi, Betty Janik, Kathy Littlefield, Linda Milhaven and Solange Whitehead

Also Present: City Manager Jim Thompson (participated electronically), City Attorney Sherry Scott, City Treasurer Sonia Andrews, City Auditor Sharron Walker, and City Clerk Ben Lane

**PLEDGE OF ALLEGIANCE** – Vice Mayor Durham

**MAYOR'S REPORT**

Mayor Ortega asked for a moment of silent reflection for the people of Ukraine as they fight for their freedom and democracy.

Mayor Ortega provided a remembrance of the late City Court Presiding Judge, Honorable Joseph Olcavage. He shared that a funeral mass will be held at 11:00 a.m. on December 15th at St. Patrick's Catholic Community followed by a processional and graveside services at Paradise Memorial Gardens. He requested a moment of silence for Judge Olcavage.

Mayor Ortega; Vice Mayor Durham; and Councilmembers Caputi, Janik, Littlefield, and Whitehead thanked outgoing Councilmember Milhaven for her mentorship and leadership. Councilmember Milhaven was presented with a Kachina and street name sign to commemorate her service. Councilmember Milhaven thanked her supporters, residents, city staff and charter officers.

**PUBLIC COMMENT** – Jason Alexander and Don Henninger thanked Councilmember Milhaven for her service.

**NOTE:** MINUTES OF CITY COUNCIL MEETINGS AND WORK STUDY SESSIONS ARE PREPARED IN ACCORDANCE WITH THE PROVISIONS OF ARIZONA REVISED STATUTES. THESE MINUTES ARE INTENDED TO BE AN ACCURATE REFLECTION OF ACTION TAKEN AND DIRECTION GIVEN BY THE CITY COUNCIL AND ARE NOT VERBATIM TRANSCRIPTS. DIGITAL RECORDINGS AND CLOSED CAPTION TRANSCRIPTS OF SCOTTSDALE CITY COUNCIL MEETINGS ARE AVAILABLE ONLINE AND ARE ON FILE IN THE CITY CLERK'S OFFICE.

## CONSENT AGENDA

1. **Verizon Los Gatos Wireless License Agreement**  
**Request:** Adopt **Resolution No. 12684** authorizing Wireless Communications Antenna Site Revocable License Agreement No. 2022-201-COS with Cellco Partnership, doing business as Verizon Wireless, permitting the continued operation of a wireless site at the Water Resources Pump Station 126.  
**Location:** 22260 N. Pima Road  
**Staff Contact(s):** Dan Worth, Public Works Executive Director, 480-312-5555, [daworth@scottsdaleaz.gov](mailto:daworth@scottsdaleaz.gov)
2. **Modification to Water Resources Treatment Job Order Contract**  
**Request:** Adopt **Resolution No. 12681** authorizing Contract No. 2020-056-COS-A2 with Garney Companies, Inc., increasing the individual job order limit to \$4 million, for citywide water resources treatment construction services.  
**Staff Contact(s):** Dan Worth, Public Works Director, 480-312-5555, [daworth@scottsdaleaz.gov](mailto:daworth@scottsdaleaz.gov)
3. **Preserve Construction, Renovation and Rehabilitation Job Order Contracts**  
**Request:** Adopt **Resolution No. 12688** authorizing the following two-year job order contracts, in an amount not to exceed \$4 million per contract, for construction, renovation and rehabilitation projects in and around the McDowell Sonoran Preserve as needed:
  1. Contract No. 2022-203-COS with Cuddy Mountain Trail Company
  2. Contract No. 2022-204-COS with Okanogan Trail Construction, Inc.**Staff Contact(s):** Dan Worth, Public Works Director, 480-312-5555, [daworth@scottsdaleaz.gov](mailto:daworth@scottsdaleaz.gov)
4. **Preserve Sign Product Fabrication, Installation, Repair and Maintenance Job Order Contracts**  
**Request:** Adopt **Resolution No. 12689** authorizing the following two-year job order contracts, in an amount not to exceed \$4 million per contract, for sign product fabrication, installation, repair and maintenance in and around the McDowell Sonoran Preserve as needed:
  1. Contract No. 2022-205-COS with Cuddy Mountain Trail Company
  2. Contract No. 2022-206-COS with E2 Innovations, Inc.**Staff Contact(s):** Dan Worth, Public Works Director, 480-312-5555, [daworth@scottsdaleaz.gov](mailto:daworth@scottsdaleaz.gov)
5. **Preserve Metal Fixture Fabrication, Installation, Repair and Maintenance Job Order Contracts**  
**Request:** Adopt **Resolution No. 12690** authorizing the following two-year job order contracts, in an amount not to exceed \$4 million per contract, for metal fixture fabrication, installation, repair and maintenance in and around the McDowell Sonoran Preserve as needed:
  1. Contract No. 2022-207-COS with Caliente Ironworks, Inc.
  2. Contract No. 2022-208-COS with E2 Innovations, Inc.**Staff Contact(s):** Dan Worth, Public Works Director, 480-312-5555, [daworth@scottsdaleaz.gov](mailto:daworth@scottsdaleaz.gov)



**6. Preserve Vegetation Management Job Order Contracts**

**Request:** Adopt **Resolution No. 12691** authorizing the following two-year job order contracts, in an amount not to exceed \$4 million per contract, for vegetation management in and around the McDowell Sonoran Preserve as needed:

1. Contract No. 2022-209-COS with EnviroSystems Management, Inc.
2. Contract No. 2022-210-COS with Siphon Draw Fire and Fuels, LLC

**Staff Contact(s):** Dan Worth, Public Works Director, 480-312-5555,  
[daworth@scottsdaleaz.gov](mailto:daworth@scottsdaleaz.gov)

**7. Animal Control Services Intergovernmental Agreement Amendment**

**Request:** Adopt **Resolution No. 12678** authorizing Agreement No. 2022-056-COS-A1, the first amendment to the agreement with Maricopa County for the provision of additional animal control patrols at the McDowell Sonoran Preserve at an annual cost of \$4,800 for the next five years.

**Staff Contact(s):** Kroy Ekblaw, Preserve Director, 480-312-7064,  
[kekblaw@scottsdaleaz.gov](mailto:kekblaw@scottsdaleaz.gov)

**8. Wildlife Study Agreement Amendment**

**Request:** Adopt **Resolution No. 12680** to authorize:

1. Agreement No. 2014-010-COS-A2, the second amendment to the agreement with the Arizona Game and Fish Department to perform aerial and/or ground wildlife surveys within the McDowell Sonoran Preserve.
2. The Mayor, or his designee, to execute Agreement No. 2014-010-COS-A2 and any other documents as necessary to carry out the intent of this Agreement.

**Staff Contact(s):** Kroy Ekblaw, Preserve Director, 480-312-7064,  
[kekblaw@scottsdaleaz.gov](mailto:kekblaw@scottsdaleaz.gov)

**9. 2022 Scottsdale Title VI Plan Update**

**Request:** Adopt **Resolution No. 12695** authorizing the 2022 Scottsdale Title VI Plan Update for Transit Services.

**Staff Contact(s):** Mark Melnychenko, Transportation and Streets Director, 480-312-7651,  
[mmelnychenko@scottsdaleaz.gov](mailto:mmelnychenko@scottsdaleaz.gov)

**10. Water Banking Authority Municipal and Industrial FIRMING Intergovernmental Agreement**

**Request:** Adopt **Resolution No. 12674** to authorize:

1. Agreement No. 2022-198-COS with the Arizona Water Banking Authority for municipal and industrial firming.
2. The Water Resources Executive Director to execute any other documents and take such other actions as necessary to carry out the intent of this Resolution.

**Staff Contact(s):** Brian Biesemeyer, Water Resources Executive Director, 480-312-5683,  
[bbiesemeyer@scottsdaleaz.gov](mailto:bbiesemeyer@scottsdaleaz.gov)

**11. Cavasson Landscape Maintenance Agreement**

**Request:** Adopt **Resolution No. 12661** authorizing Agreement No. 2022-189-COS with 18700 Hayden Road, LLC; NRI Cavasson, LLC; and 18615 Claret Drive, LLC; collectively known as "NRI", for the installation and maintenance of landscaping improvements.

**Location:** Along the frontage road on the North side of the Loop 101 freeway, between N. Hayden Road and N. Miller Road

**Staff Contact(s):** Nick Molinari, Parks and Recreation Director, 480-312-1011,  
[nmolinar@scottsdaleaz.gov](mailto:nmolinar@scottsdaleaz.gov)



- 12. Fire Service Automatic Aid System Intergovernmental Agreement**  
**Request:** Adopt **Resolution No. 12686** authorizing Agreement No. 2022-202-COS, the Regional Metropolitan Phoenix Fire Service Automatic Aid with other municipalities, fire districts, and other governmental jurisdictions for the Fire Service Response Automatic Aid System.  
**Staff Contact(s):** Tom Shannon, Fire Chief, 480-312-1821, [tshannon@scottsdaleaz.gov](mailto:tshannon@scottsdaleaz.gov)
- 13. DNA Capacity Enhancement and Backlog Reduction Program Formula Grant**  
**Request:** Adopt **Resolution No. 12694** to authorize:

  1. Acceptance of a DNA Capacity Enhancement and Backlog Reduction Program formula grant from the United States Department of Justice in the amount of \$250,000.
  2. The Chief of Police, or designee, to conduct all negotiations and to execute and submit all documents and other necessary or desirable instruments in connection with the acceptance of the grant.
  3. A budget transfer in the amount of \$250,000 from the adopted Fiscal Year 2022/23 Future Grants Budget and/or Grant Contingency Budget to a newly created cost center to record the related grant activity.
  4. The addition of one (1) full-time, temporary Forensic Scientist I position in the Police Department funded by the grant.

**Staff Contact(s):** Jeff Walther, Chief of Police, 480-312-1900, [jwalther@scottsdaleaz.gov](mailto:jwalther@scottsdaleaz.gov)
- 14. Detention Facilities Intergovernmental Agreement**  
**Request:** Adopt **Resolution No. 12576** authorizing Agreement No. 2022-135-COS with the City of Tempe for the purpose of sharing detention facilities when needed.  
**Staff Contact(s):** Jeff Walther, Chief of Police, 480-312-1900, [jwalther@scottsdaleaz.gov](mailto:jwalther@scottsdaleaz.gov)
- 15. Proposition 202 Grant Funds Acceptance**  
**Request:** Adopt **Resolution No. 12667** to authorize:

  1. Agreement No. 2022-196-COS with the Salt River Pima-Maricopa Indian Community to accept Proposition 202 Tribal Gaming Funds in the amount of \$1,001,616.
  2. A budget transfer, in the amount of \$300,000, from the adopted Fiscal Year 2022/23 Future Grants and/or Grant Contingency budget to newly created cost centers to record the grant activity.

**Staff Contact(s):** Dale Wiebusch, Government Relations Director, 480-312-2683, [dwiebusch@scottsdaleaz.gov](mailto:dwiebusch@scottsdaleaz.gov)
- 16. Fiscal Year (FY) 2022/23 Capital Improvement Plan (CIP) Budget Adjustments and Cash Transfers**  
**Request:** Adopt **Resolution No. 12683** to authorize:

  1. FY 2022/23 budget adjustments related to the CIP for the purpose of accurately expensing the FY 2022/23 budget
  2. A FY 2022/23 cash transfer from the Operating Special Programs Fund to the McCormick-Stillman Bunkhouse (PJ02) CIP project
  3. A FY 2022/23 cash transfer from the Operating Scottsdale AZ Cares Fund to the Operating General Fund.

**Staff Contact(s):** Judy Doyle, Budget Director, 480-312-2603, [jdoyle@scottsdaleaz.gov](mailto:jdoyle@scottsdaleaz.gov)
- 17. Motor Vehicles and Traffic Code Amendment**  
**Request:** Adopt **Ordinance No. 4577** amending Scottsdale Revised Code, Chapter 17, Motor Vehicles and Traffic, amending Sections 17-108 and 17-129 and adding Section 17-130 relating to towing from public property.  
**Staff Contact(s):** Jeff Walther, Chief of Police, 480-312-1900, [jwalther@scottsdaleaz.gov](mailto:jwalther@scottsdaleaz.gov)



**18. Acting City Auditor Appointment and Rehire of Current City Auditor in a Temporary Capacity**

**Request:** Adopt **Resolution No. 12697** to authorize:

1. Acceptance of the upcoming retirement and resignation of Sharron Walker as City Auditor, effective December 30, 2022.
2. Termination of Employment Agreement No. 2011-159-COS with Sharron Walker at the close of business on December 30, 2022.
3. Directing the Human Resources Director to rehire Sharron Walker as an unbenefited, temporary, part-time City employee at her current hourly rate to provide any needed assistance to the City Auditor's Office during the upcoming transition.
4. Appointing Lai Cluff as Acting City Auditor effective December 31, 2022, until a new City Auditor is appointed and begins employment.

**Staff Contact(s):** Sherry Scott, City Attorney, 480-312-2405, [sscott@scottsdaleaz.gov](mailto:sscott@scottsdaleaz.gov)

**MOTION AND VOTE – CONSENT AGENDA**

Councilwoman Whitehead made a motion to approve Consent Agenda Items 1 through 18. Councilwoman Littlefield seconded the motion, which carried 7/0, with Mayor Ortega; Vice Mayor Durham; and Councilmembers Caputi, Janik, Littlefield, Milhaven, and Whitehead voting in the affirmative.

**REGULAR AGENDA**

**19. Mercado Courtyards Minor General Plan Amendment and Rezoning (6-GP-2022 and 12-ZN-2022)**

**Requests:**

1. Adopt **Resolution No. 12633** approving a Minor General Plan Amendment to the Scottsdale General Plan 2035 Future Land Use Map from Commercial to Mixed-Use Neighborhoods on ±3.92-acres of a ±8.52-acre site.
2. Adopt **Ordinance No. 4573** approving a zoning district map amendment from Highway Commercial Planned Community District (C-3 PCD) and Commercial Office Planned Community District (C-O PCD) to Planned Unit Development Planned Community District (PUD PCD) with a development plan on a ±8.52-acre site for a mixed-use development, including 262 multi-family units.
3. Adopt **Resolution No. 12637** declaring the document titled "*Mercado Courtyards Development Plan*" to be a public record.

**Location:** 10299 N. 92<sup>nd</sup> Street, 10301 N. 92<sup>nd</sup> Street, 9301 E. Shea Boulevard

**Presenter(s):** Jeff Barnes, Senior Planner

**Staff Contact(s):** Erin Perreault, Planning, Economic Development, and Tourism Executive Director, 480-312-7093, [eperreault@scottsdaleaz.gov](mailto:eperreault@scottsdaleaz.gov)

Senior Planner Jeff Barnes and Applicant Representative Chris Loeffler, Chief Executive Officer of Caliber Companies, Inc., gave PowerPoint presentations (attached) on the Mercado Courtyards Minor General Plan Amendment and Rezoning application.

Mayor Ortega opened public comment.

The following spoke in support of the Mercado Courtyards minor general plan amendment and rezoning:

- Alex McLaren, Scottsdale resident
- Fred Crowden, Scottsdale resident
- Barbara Poggi, Scottsdale resident
- Scott Celley, Scottsdale resident
- Amanda Marcisz, Scottsdale resident
- Daniel Court, Elliot D. Pollack & Company
- Andrew Podore, Mark-Taylor Companies
- Curt Bowe, Scottsdale resident
- Camron Steiner, Scottsdale resident
- Michael Hurt, Scottsdale resident
- Michael Monteleone, Scottsdale resident
- Jason Alexander, Scottsdale resident
- Jason Phillips, Scottsdale resident
- Kaitlynn Sutor, Scottsdale resident
- Ken Kohler, Scottsdale resident
- Nicholas Deregis, Scottsdale resident
- Laurie Kagiyama, Mesa resident
- Ted Aust, Scottsdale resident

The following spoke in opposition to the Mercado Courtyards minor general plan amendment and rezoning:

- Oliver Smith, Scottsdale resident
- Anthony Leavy, Scottsdale resident
- Emily Austin, Scottsdale resident
- Thomas Kube, Scottsdale resident
- Geof Kull, Scottsdale resident
- Kathy Howard, Scottsdale resident
- Sheri Lopez, Protect Scottsdale
- Ryan Dick, Scottsdale resident
- James Haxby, Scottsdale resident
- Ginny Bertoncino, Scottsdale resident
- Stanley Horowitz, Scottsdale resident
- Chris Schaffner, Scottsdale resident
- Sonnie Kirtley, Coalition of Greater Scottsdale
- Bob Pejman, Scottsdale resident
- John Nichols, Scottsdale resident
- Patty Badenoch, Scottsdale resident
- Margie Creedon, Scottsdale resident
- Gary Naquin, Scottsdale resident
- Diane Gray, Scottsdale resident
- Bob Saeger, Scottsdale resident
- Rick Gaston, Scottsdale resident
- Dana Breitbach, Scottsdale resident
- Stephen Murkowicz, Scottsdale resident
- Mike Crooker, Scottsdale resident



Mayor Ortega closed public comment, noting there were several written comments (attached) submitted to the Council in support of Item 19.

### **MOTION NO. 1 – ITEM 19**

Councilwoman Littlefield made a motion to deny Item 19 [Mercado Courtyards Minor General Plan Amendment and Rezoning]. Councilwoman Janik seconded the motion.

### **MOTION NO. 2 AND VOTE – ITEM 19**

Councilmember Milhaven made a motion to continue Item 19 [Mercado Courtyards Minor General Plan Amendment and Rezoning] to a date to be determined at a future time. Councilwoman Caputi seconded the motion, which failed 3/4, with Vice Mayor Durham and Councilmembers Caputi and Milhaven voting in the affirmative and Mayor Ortega and Councilmembers Janik, Littlefield, and Whitehead dissenting.

### **VOTE ON MOTION NO. 1 – ITEM 19**

The Council then voted on Councilwoman Littlefield's original motion to deny Item 19 [Mercado Courtyards Minor General Plan Amendment and Rezoning], which carried 5/2, with Mayor Ortega and Councilmembers Caputi, Janik, Littlefield, and Whitehead voting in the affirmative and Vice Mayor Durham and Councilmember Milhaven dissenting.

#### **20. 94 Hundred Shea – The Village Minor General Plan Amendment and Rezoning (3-GP-2022 and 8-ZN-2022)**

**Request:** At the request of the applicant, continue to a to be determined City Council meeting date in 2023.

**Staff Contact(s):** Erin Perreault, Planning, Economic Development, and Tourism Executive Director, 480-312-7093, [eperreault@scottsdaleaz.gov](mailto:eperreault@scottsdaleaz.gov)

Mayor Ortega noted Item 20 [94 Hundred Shea – The Village Minor General Plan Amendment and Rezoning] was being continued to a date to be determined (sometime in the next year) per the applicant's request, which was received by the City Clerk two days ahead of the City Council Meeting.

#### **21. Scottsdale 3200 North Rezoning (6-ZN-2022 and 4-DA-2022)**

**Requests:**

1. Adopt **Ordinance No. 4574** approving a zoning district map amendment from Highway Commercial (C-3) to Downtown/Downtown Multiple Use Type 2 Planned Block Development Downtown Overlay (D/DMU-2 PBD DO) with a development plan and site-specific standards for building location and bonus residential density (50 du/ac to 55.8 du/ac) for a new mixed-use development on a ±2.4-acre site.
2. Adopt **Resolution No. 12652** declaring the document titled "Scottsdale 3200 North Development Plan" to be a public record.
3. Adopt **Resolution No. 12653** authorizing Development Agreement No. 2022-185-COS with 3202 Scottsdale, LLC.

**Location:** 3202 N. Scottsdale Road

**Presenter(s):** Greg Bloemberg, Project Coordination Liaison

**Staff Contact(s):** Erin Perreault, Planning, Economic Development, and Tourism Executive Director, 480-312-7093, [eperreault@scottsdaleaz.gov](mailto:eperreault@scottsdaleaz.gov)

Project Coordination Liaison Greg Bloemberg gave a PowerPoint presentation (attached) on the Scottsdale 3200 North rezoning application. Applicant Representatives Owner John Coulter, and Architect Michael Edwards, with Davis Architects, gave a presentation on the Scottsdale 3200 North rezoning application.

Mayor Ortega opened public comment.

Alex McLaren, Scottsdale resident, spoke in support of the Scottsdale 3200 North rezoning application.

Mayor Ortega closed public comment.

### **MOTION NO. 1 – ITEM 21**

Councilwoman Janik made a motion to continue Scottsdale 3200 North Rezoning to a date to be determined. Councilwoman Whitehead seconded the motion. The motion was then withdrawn.

### **MOTION NO. 2 AND VOTE – ITEM 21**

Councilmember Milhaven made a motion to:

1. Adopt Ordinance No. 4574 approving a zoning district map amendment from Highway Commercial (C-3) to Downtown/Downtown Multiple Use Type 2 Planned Block Development Downtown Overlay (D/DMU-2 PBD DO) with a development plan and site-specific standards for building location and bonus residential density (50 du/ac to 55.8 du/ac) for a new mixed-use development on a ±2.4-acre site.
2. Adopt Resolution No. 12652 declaring the document titled “*Scottsdale 3200 North Development Plan*” to be a public record.
3. Adopt Resolution No. 12653 authorizing Development Agreement No. 2022-185-COS with 3202 Scottsdale, LLC.
4. All being adopted with a revision in this zoning case and Development Plan reflecting a minimum of 8,000 square feet dedicated to commercial use and any required changes to parking spaces and all other required revisions necessary to reflect the increase in commercial use space.

Councilwoman Whitehead seconded the motion, which passed 7/0, with Mayor Ortega; Vice Mayor Durham; and Councilmembers Caputi, Janik, Littlefield, Milhaven, and Whitehead voting in the affirmative.

**PUBLIC COMMENT – None**

### **CITIZEN PETITIONS**

#### **22. Receipt of Citizen Petitions**

**Request:** Accept and acknowledge receipt of citizen petitions. Any member of the Council may make a motion, to be voted on by the Council, to: (1) Direct the City Manager to agendaize the petition for further discussion; (2) direct the City Manager to investigate the matter and prepare a written response to the Council, with a copy to the petitioner; or (3) take no action.

**Staff Contact(s):** Ben Lane, City Clerk, 480-312-2411, [blane@scottsdaleaz.gov](mailto:blane@scottsdaleaz.gov)

No citizen petitions were received.



**MOTION AND VOTE – ADJOURNMENT**

Councilwoman Janik made a motion to adjourn the Regular Meeting. Councilwoman Caputi seconded the motion, which carried 7/0, with Mayor Ortega; Vice Mayor Durham; and Councilmembers Caputi, Janik, Littlefield, Milhaven, and Whitehead voting in the affirmative.

**ADJOURNMENT**

Mayor David D. Ortega adjourned the Regular Meeting at 10:15 P.M.

**SUBMITTED BY:**



**Ben Lane, City Clerk**

Officially approved by the City Council on January 24, 2023

**C E R T I F I C A T E**

I hereby certify that the foregoing Minutes are a true and correct copy of the Minutes of the Regular Meeting of the City Council of Scottsdale, Arizona, held on the 7<sup>th</sup> day of December 2022.

I further certify that the meeting was duly called and held, and that a quorum was present.

**DATED** this 24<sup>th</sup> day of January 2023.



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**Ben Lane, City Clerk**



# Mercado Courtyards

## 6-GP-2022 & 12-ZN-2022

City Council  
December 7, 2022

Coordinator: Jeff Barnes

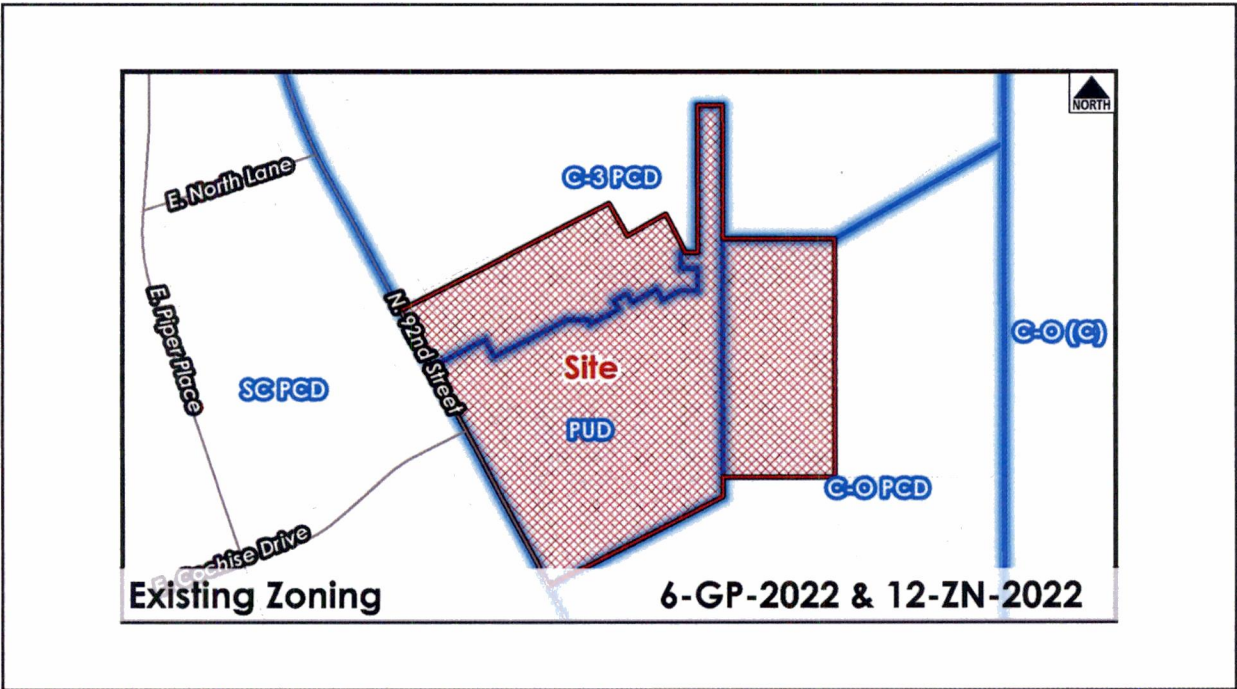
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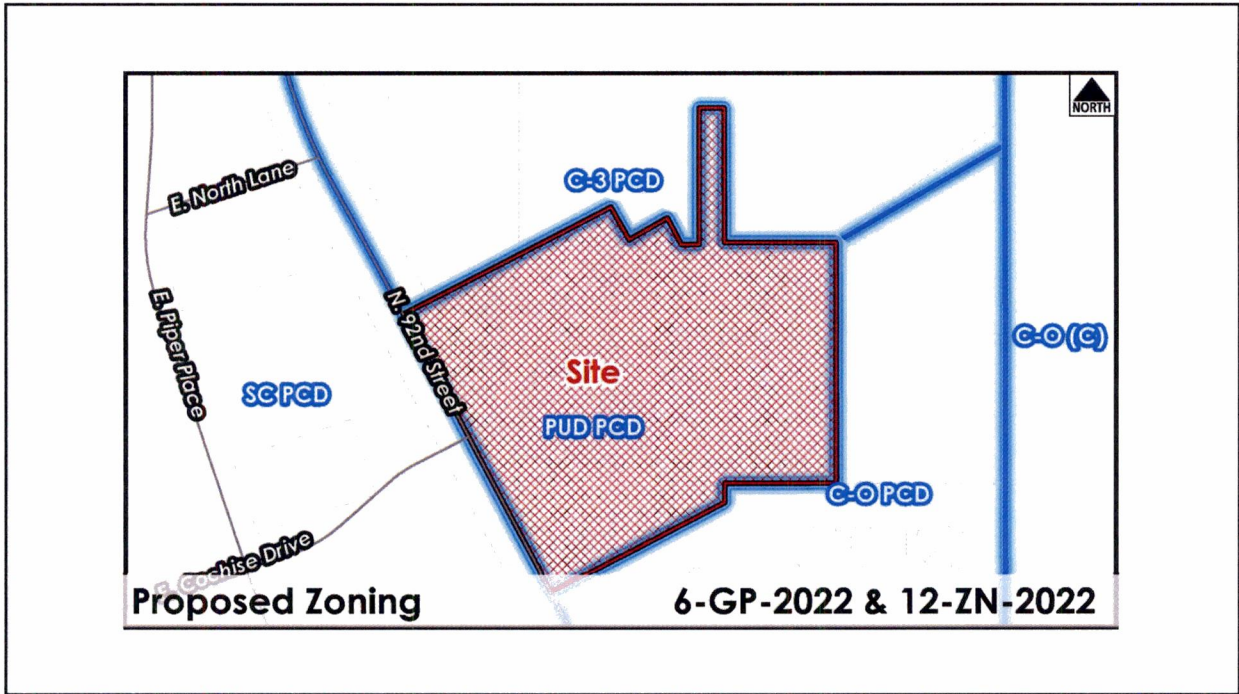


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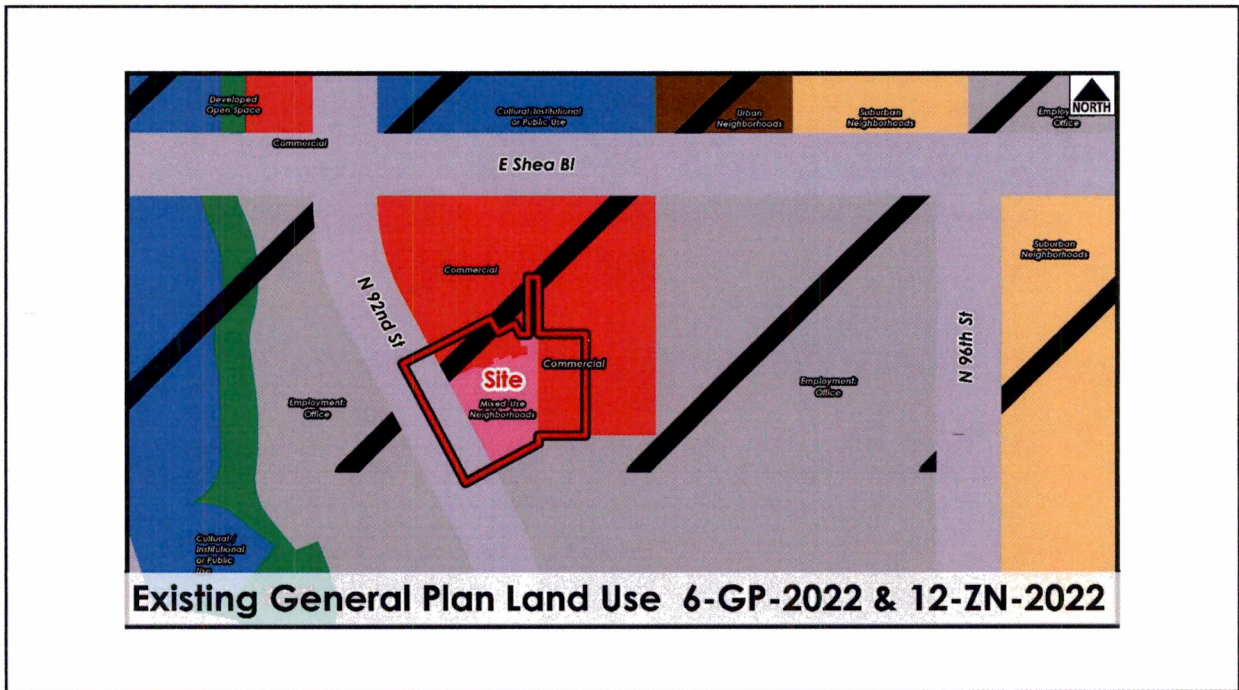


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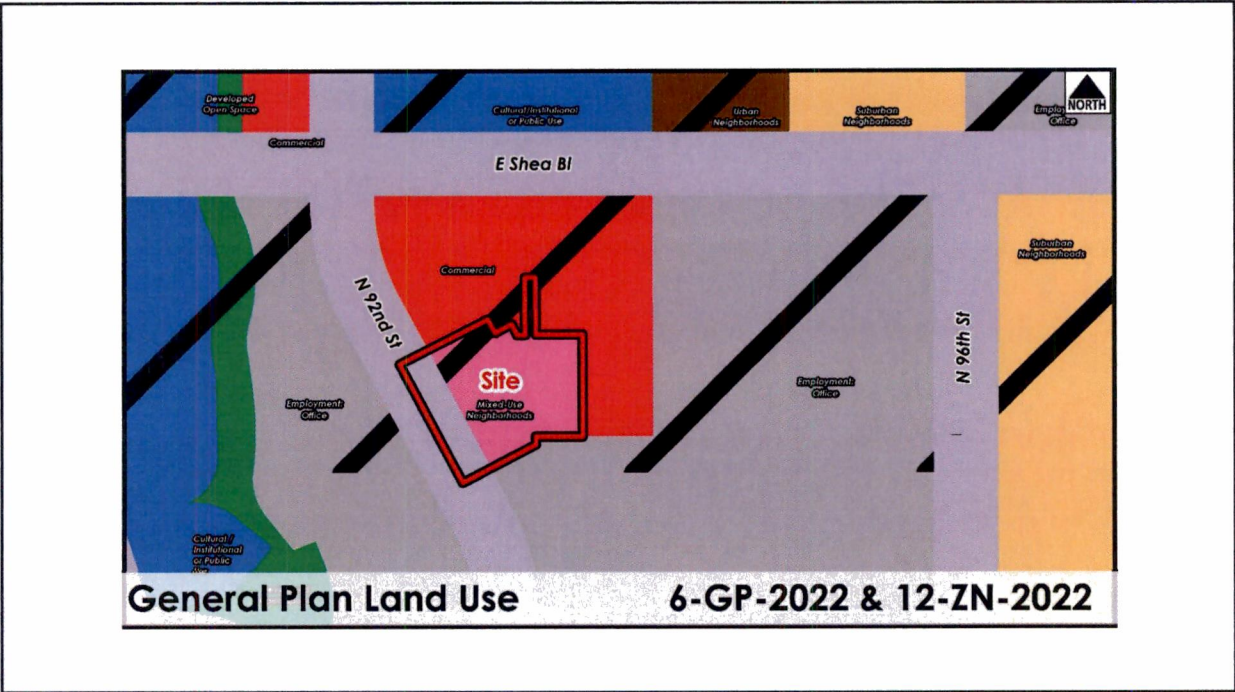


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**Request:**

1. Adopt Resolution No. 12633 for a minor General Plan amendment to the City of Scottsdale General Plan 2035 to change the land use designation from Commercial to Mixed-Use Neighborhoods on +/- 3.92 acres of a +/- 8.52-acre site located at 10301 N. 92nd Street, 10299 N. 92nd Street and 9301 E. Shea Boulevard.
2. Adopt Ordinance No. 4573 for a Zoning District Map Amendment from Highway Commercial, Planned Community District (C-3 PCD) and Commercial Office, Planned Community District (C-O PCD) to Planned Unit Development, Planned Community Development District (PUD PCD) Zoning with a Development Plan on a +/- 8.52-acre site located at 10301 N. 92nd Street, 10299 N. 92nd Street and 9301 E. Shea Boulevard for a mixed-use development including 273 multi-family units.
3. Adopt Resolution No. 12637 declaring the “Mercado Courtyards Development Plan”, as a public record.

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## **PCD Findings:**

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

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

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## **PUD Findings:**

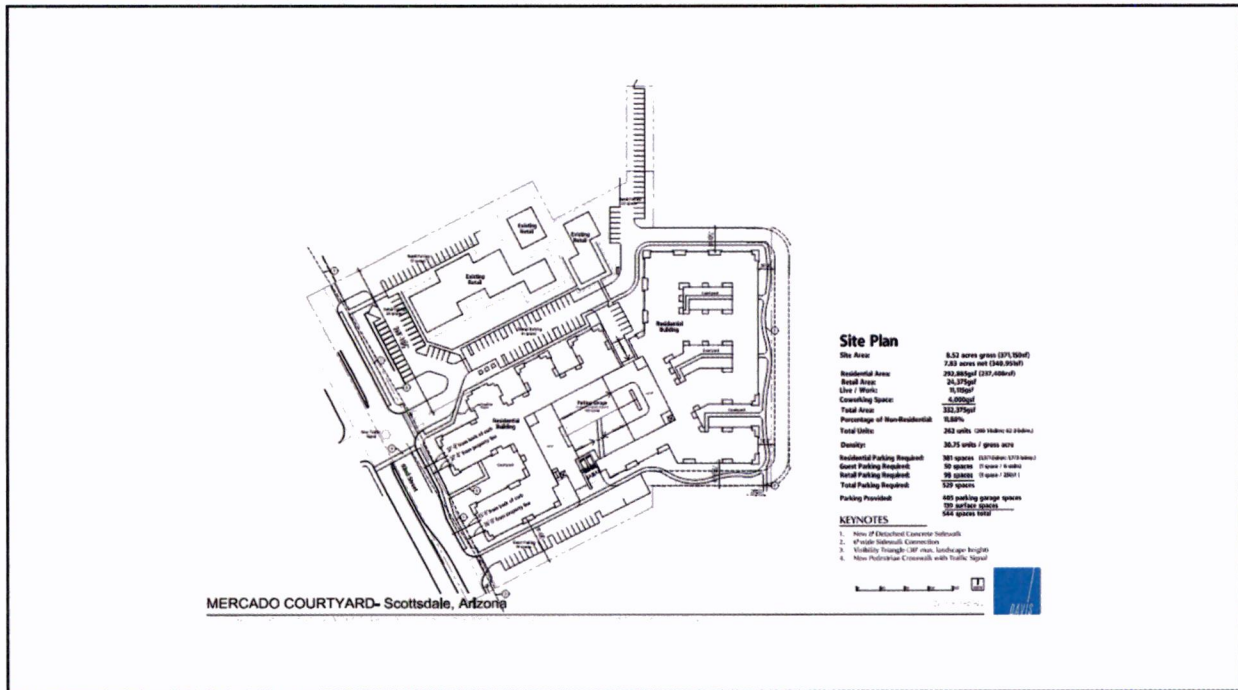
As part of the approval or modified approval of an application for a PUD District, the Planning Commission shall recommend, and the City Council shall find that the following criteria have been met:

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

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# Project Data

Existing Use:	Offices and Commercial uses, and a vacant lot
Proposed Use:	Mixed-use Development Project
Parcel Size:	371,150 square feet /8.52 acre (gross) 340,951 square feet /7.83 acre (net)
Residential Building Area:	292,885 gross square feet
Live/Work Building Area:	11,115 gross square feet
Co-Working Building Area:	4,000 gross square feet
Commercial Building Area:	24,375 gross square feet
Total Building Area:	332,375 gross square feet
Floor Area Ratio Allowed:	0.8 (commercial floor area only)
Floor Area Ratio Provided:	0.07 (commercial floor area only)
Building Height Allowed in PUD:	48 feet (plus 10 feet for rooftop appurtenances)
Building Height Proposed:	48 feet (plus 10 feet for rooftop appurtenances)
Parking Required for PUD:	529 spaces
Parking Provided for PUD:	544 spaces
Open Space Required:	37,115 square feet (10%)
Open Space Provided:	109,700 square feet (29.5%)
Number of Dwelling Units Allowed:	Per Development Plan
Number of Dwelling Units Proposed:	262 units
Density Allowed:	Per Development Plan
Density Proposed:	30.75 dwelling units per acre (entire PUD area)







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MERCADO COURTYARD- Scottsdale, Arizona

Perspective Views

2022



- ↳ 4<sup>th</sup> F.L. Level
- ↳ 3<sup>rd</sup> F.L. Level
- ↳ 2<sup>nd</sup> F.L. Level
- ↳ 1<sup>st</sup> F.L. Level
- ↳ 0<sup>th</sup> F.L. Level
- ↳ -1<sup>st</sup> F.L. Level
- ↳ -2<sup>nd</sup> F.L. Level
- ↳ -3<sup>rd</sup> F.L. Level
- ↳ -4<sup>th</sup> F.L. Level
- ↳ -5<sup>th</sup> F.L. Level



East Elevation

Artist renderings are conceptual and only reflect an architectural intent. Final product may be different.



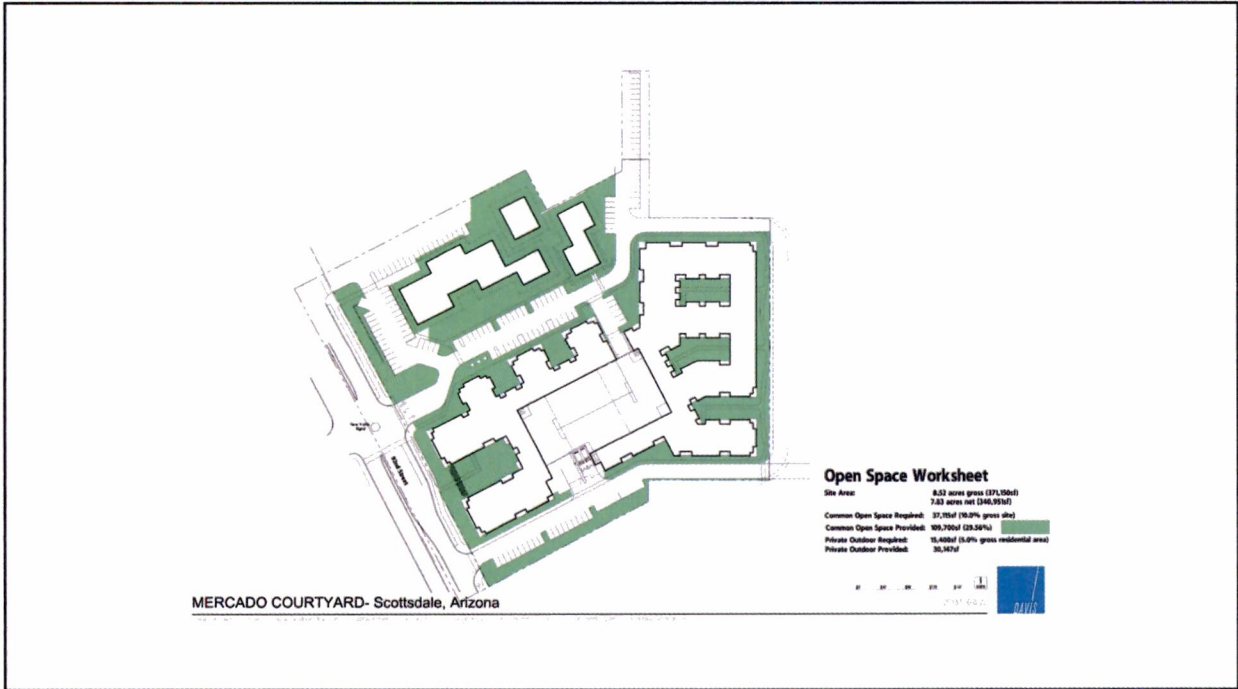
HIS INTERNATIONAL THE ASSOCIATION OF ARCHITECTS

ELEVATION CONCEPT

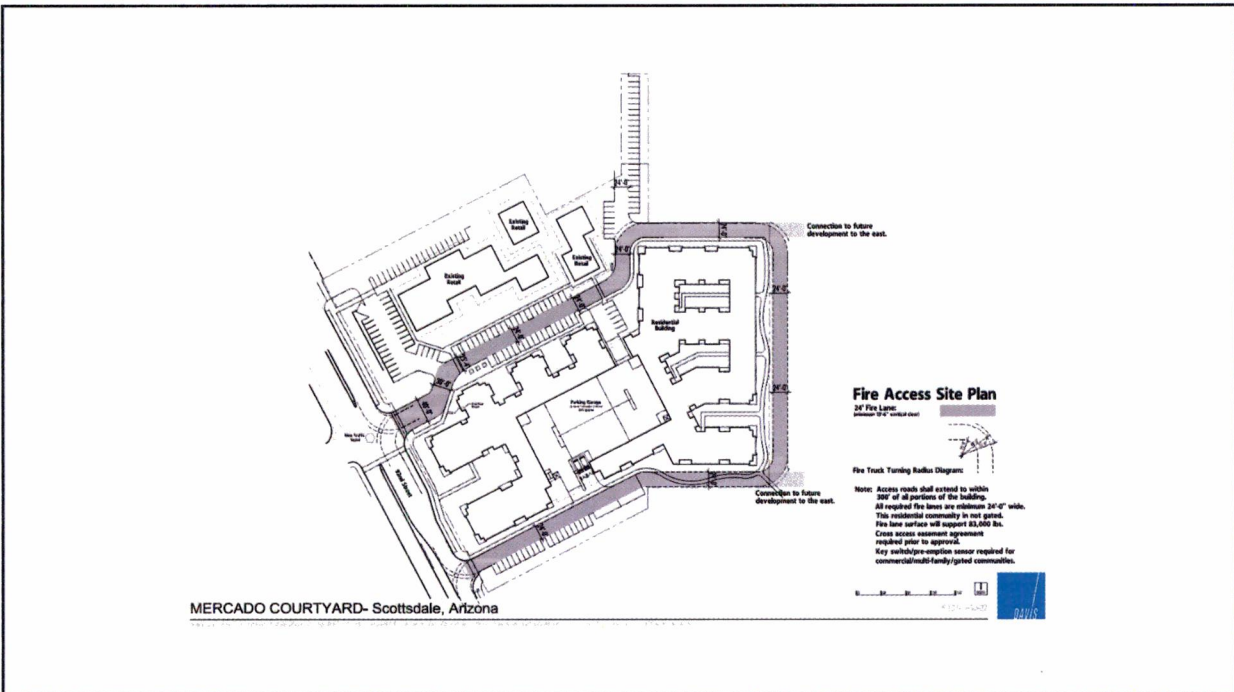




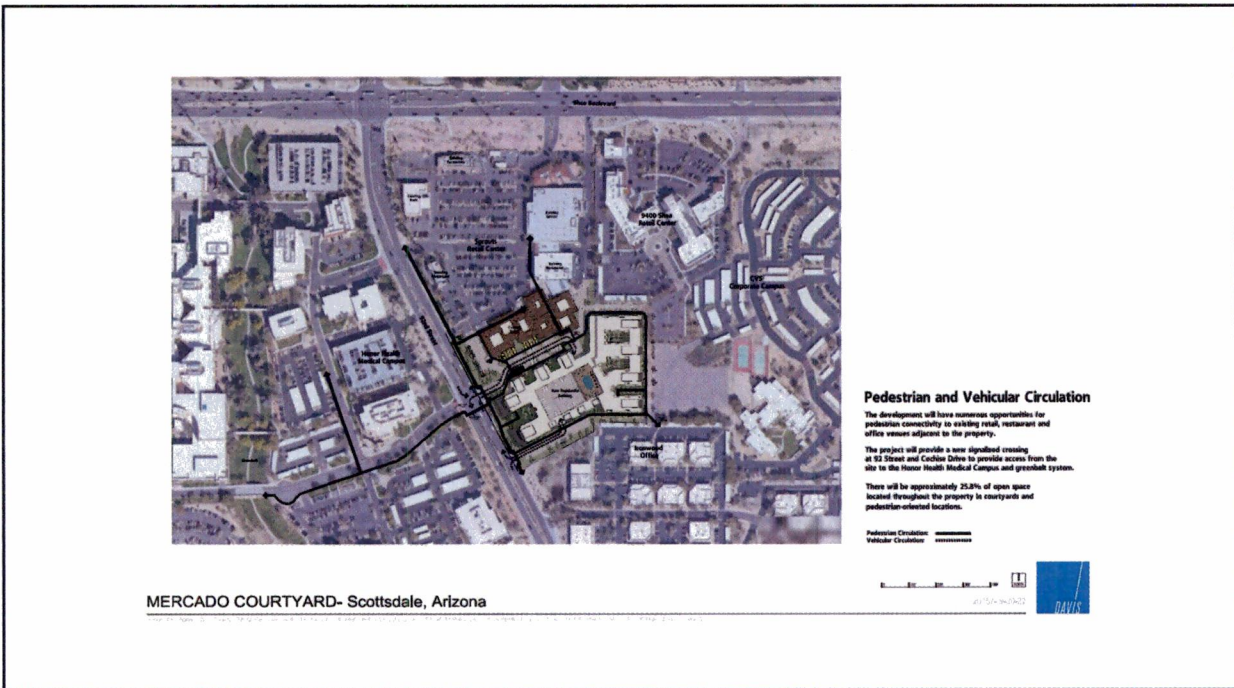
17



18

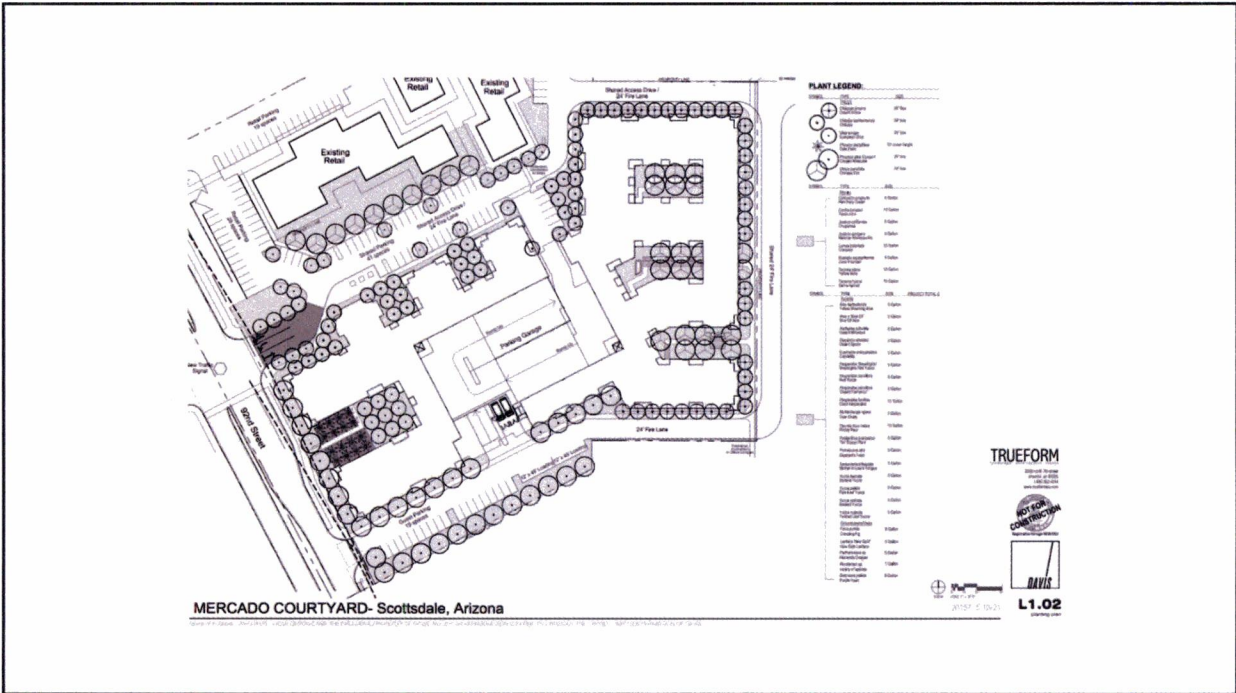


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21

# Other Boards and Commissions

## Development Review Board

- The associated Development Plan for this request went before the Development Review Board at the November 3, 2022 meeting for a recommendation of approval to the City Council, with a vote of 6-0 (Board Member Fakhri recusing).
- As part of their discussion, the DRB stressed the importance of a cohesive connection of pedestrian access to the mix of uses within the development site and to the surrounding areas. Also stressed was the importance of achieving vehicular cross-access between this project (Mercado Courtyards) and the adjacent project (94 Hundred Shea – The Village) to the east, providing both developments connectivity to a signalized intersection at 92nd Street and Cochise Drive.

## Planning Commission

- Planning Commission heard this case on November 9, 2022 and recommended approval with a 4-3 vote (Commissioners Kaminski, Gonzales, Serena dissenting).
- The Applicant introduced updates to the Development Plan that lowered the dwelling unit count from 273 to 262 and established ground floor live/work units and co-working space. The Planning Commission included amendments to the Stipulations reflecting those changes.

22



23

# **Mercado Courtyards**

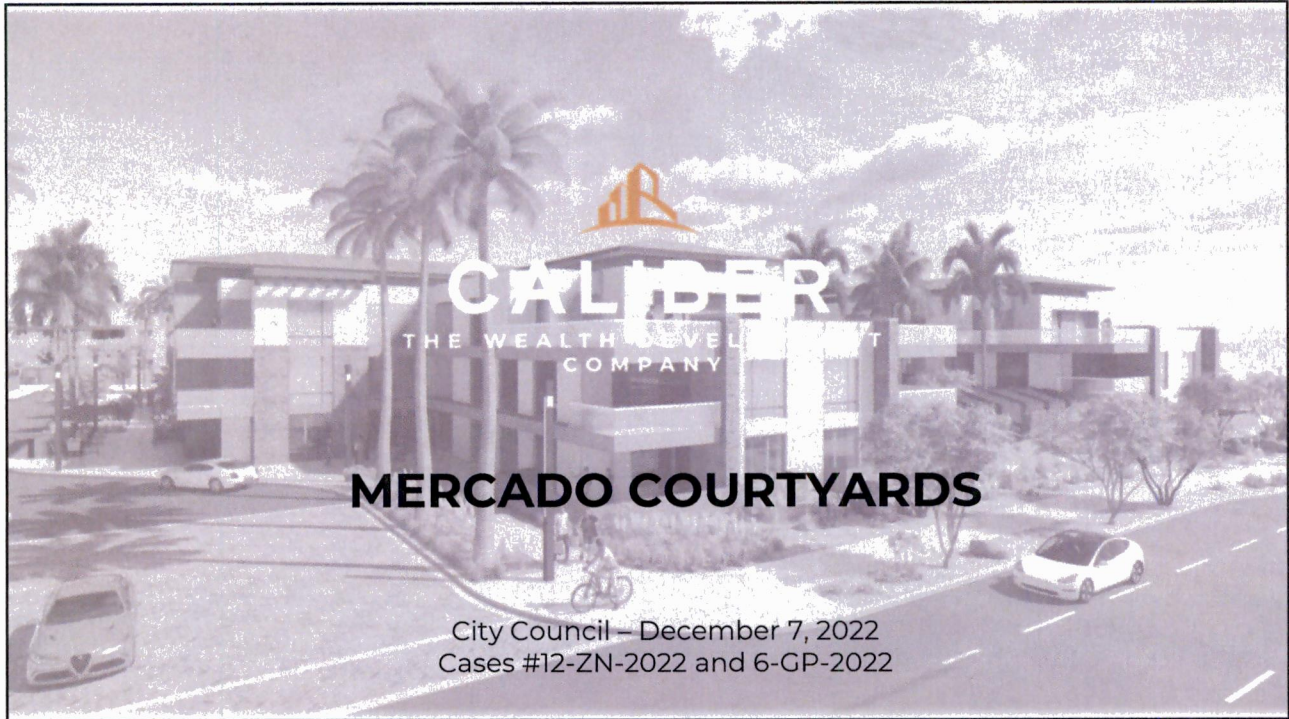
## **6-GP-2022 & 12-ZN-2022**

**City Council**  
**December 7, 2022**

**Coordinator: Jeff Barnes**

24

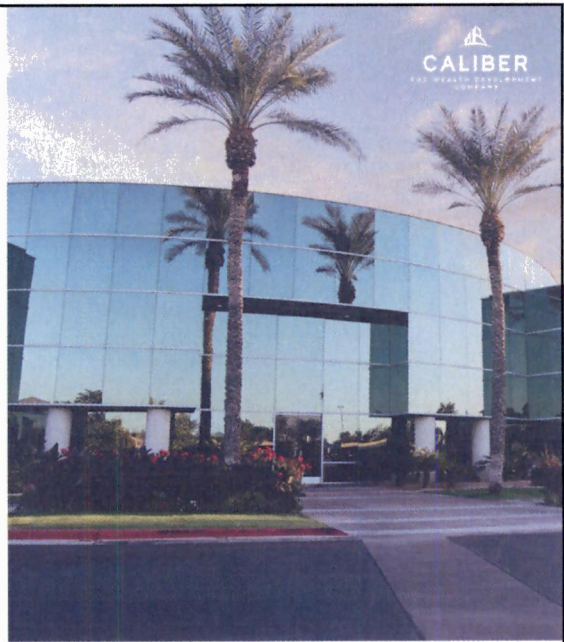




1

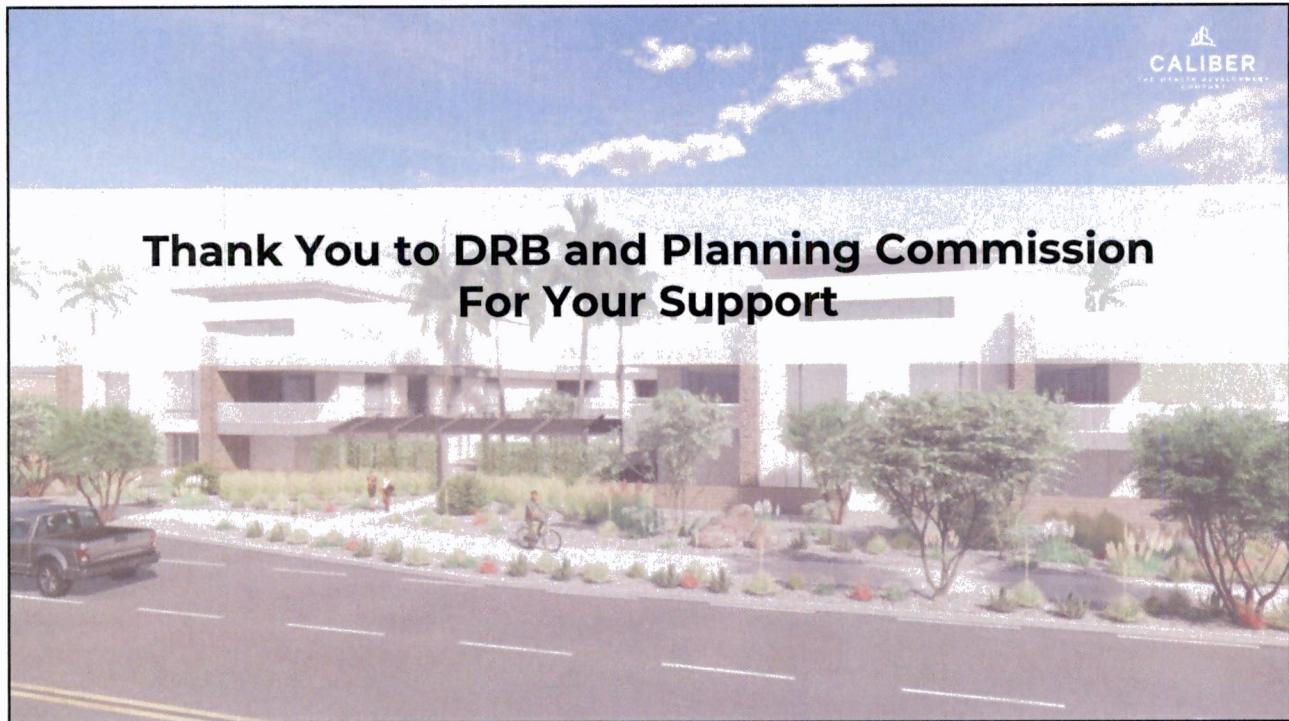
**Who is Caliber / Chris**

- Celebrating our 15<sup>th</sup> year
- Scottsdale born and grown
- More than 70 corporate employees
- Headquarters located at 90<sup>th</sup> and Mountain View
- Co-Founded by Chris Loeffler & Jennifer Schrader



**Caliber's Core Values** Authenticity & Transparency | Compassion & Service | Vision & Agility

2



3

### Why This Project?



"[Nurses are] walking out of the building several times a week crying or crying while they're in the building trying to take care of more patients than they're able to,"

"We don't want to offer poor care, and we do our best not to.

But when you have the ratios nurses [are] facing now, there is no way to deliver the best health care that you want."

- Karen Fountain, an ER 1 level trauma nurse

4





5



6

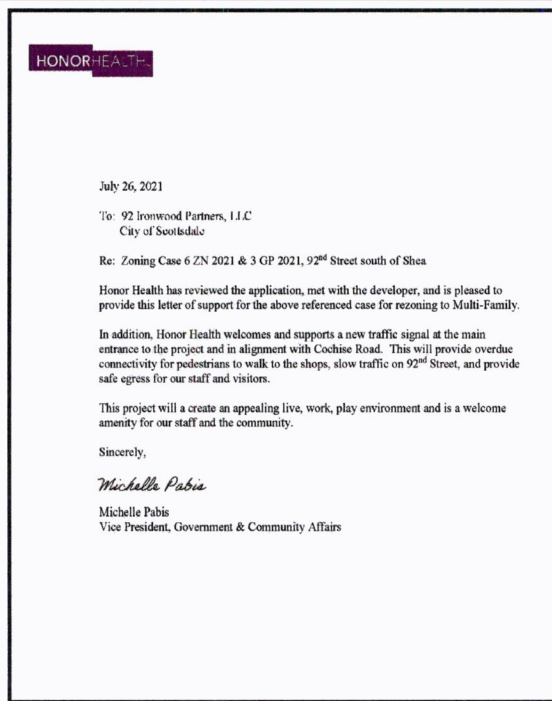
Other Hospitals Have Multi-Family Within Walking Distance



7

Support From Honor Health Hospital

*“This project will create an appealing live, work and play environment and is a welcome amenity for our staff and the community.”*



8



**Support From Arizona Nurses Association**

*“The lack of attainable housing is one of many reasons hospitals are having a hard time keeping and retaining nurses,*

*Honor health is no exception”*

September 16, 2021

Dear Mayor Ortega and Members of the Scottsdale City Council:

The Arizona Nurses Association joins Honor Health in supporting the proposed 92 Ironwood redevelopment. As nurses and healthcare workers become more in demand because of COVID-19, the challenges in meeting that demand have sadly been growing. One of those challenges is attainable housing.

92 Ironwood offers a practical solution with its proposed multi-family complex across the street from Honor Health in North Scottsdale. Currently there is little if any attainable housing in the area around the hospital. Indeed, we understand there hasn't been a new multi-family project within five miles of this site for 20 years. This certainly underscores the need. That's why 92 Ironwood is a game-changer. This project would be a tremendous draw for nurses wishing to work in Scottsdale, greatly benefiting the community. The developer has even offered discounted rents to hospital workers. We view this as an important precedent that will encourage even more like-minded developers to keep raising the bar for vital workforces. Scottsdale prides itself as home to some of the best medical facilities in the state, and a community of innovation. I would venture to say that 92 Ironwood would certainly reinforce that reputation.

The lack of attainable housing is one of many reasons hospitals are having a hard time keeping and retaining nurses, and Honor Health is no exception. In working with Honor Health, 92 Ironwood represents trail-blazing problem solving at a time when it is most needed in the health care profession. It is our hope you approve this proposal, and we also hope this innovation is repeated elsewhere in our state.

Sincerely,

*Dawna L. Cato*

Dr. Dawna L. Cato  
Chief Executive Officer



Advancing the Nursing Profession and Promoting a Healthy Arizona

Arizona Nurses Association, c/o 1850 E. Southern Ave., Suite 101 | Tempe, AZ 85282

Member Since 1911 | 480.323.0714 | www.azna.org

Confidentiality Notice: This e-mail message, including any attachments transmitted with it, is for the sole use of the individual named and may contain confidential and privileged information. Any unauthorized review, use, distribution, copying or dissemination is prohibited. If you are not the named recipient, please contact the sender by reply e-mail with a copy of this e-mail message. Thank you. Arizona Nurses Association.

9

**Support From Arizona Medical Office Brokers**

- 15% Vacancy on Hospital Campus
- 18 acres of undeveloped hospital-owned medical land
- 32% overall vacancy w/in a mile
- Multi-family is the primary use missing to support commercial and medical businesses

November 28, 2022

Dear Mayor and Council Members:

I am writing to SUPPORT the zoning case for the Mercado Crossing Project.

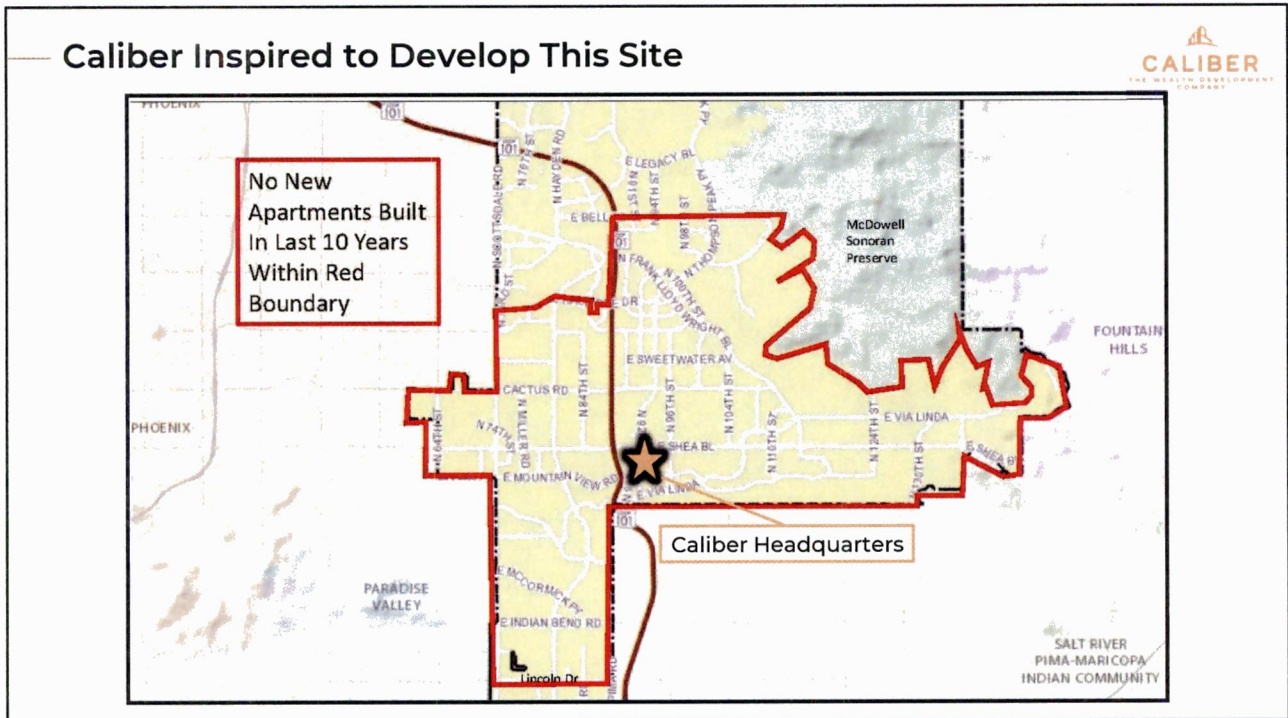
My Company owns and leases medical office space with an emphasis on the Scottsdale market. Specifically, we lease the HonorHealth on campus MOB's that are across the street from the Mercado project. I can confirm that the medical office in this specific submarket is struggling and no new space is needed. There is a current vacancy on the hospital campus of 15% and the hospital has 18 acres of undeveloped land better suited for new medical office buildings. Further concerning, there is 169,000 sf of vacant medical office space within a 1 mile radius of the Mercado project that equates to 32% overall vacancy within the mile radius. Sierra Bloom, which I am sure you are familiar with, has been trying to get out of the ground with their MOB for many years and have not been able to pre-lease the necessary 50% to begin construction.

Multifamily is the primary use that is missing from this area as there is no residential rental to support the existing medical community and commercial business'. Please vote yes for this case.

Sincerely,

Michael Morton  
Principal  
Medical Office Brokers  
480.323.0714  
[Michael@ArizonaMOB.com](mailto:Michael@ArizonaMOB.com)  
[www.ArizonaMOB.com](http://www.ArizonaMOB.com)

10



11



12



**Health care, finance and technology firms lead the list of large employers.\***  
Source: Economic Development Division's Business & Industry Survey, Summer 2020

Company	Employees
SCOTTSDALE	7,253
DIGNITY	2,800
HONOR HEALTH	2,548
MAYO CLINIC	1,915
CVS Health	1,800
AXON	1,474
Nationwide	800
yelp	800

\* Excludes grocery stores and traditional retail stores

**Most Scottsdale residents work in management or office jobs.**  
Source: U.S. Census (2010-2019 ACS)

- 54% management, business, science, and arts (70,838)
- 25% sales and office (42,436)
- 13% service (22,548)
- 5% production, transportation, and material moving (7,739)
- 3% retail, recreation, construction, and maintenance (5,192)

**More people come to work in Scottsdale each day than leave to work in other communities.**  
Source: U.S. Census Bureau/Outdoor Analysis 2019

- 33,510 work/live in Scottsdale
- 166,549 workers enter
- Scottsdale has 200,000 jobs
- 76,094 work elsewhere

To view additional demographic information, visit [ScottsdaleAZ.gov](http://ScottsdaleAZ.gov) and search "about"

Note: Total population is under 18 years of age. Data is based on 5-year estimates.

**Only 17% of people who WORK in Scottsdale also LIVE in Scottsdale!**

- Scottsdale Budget Report

13

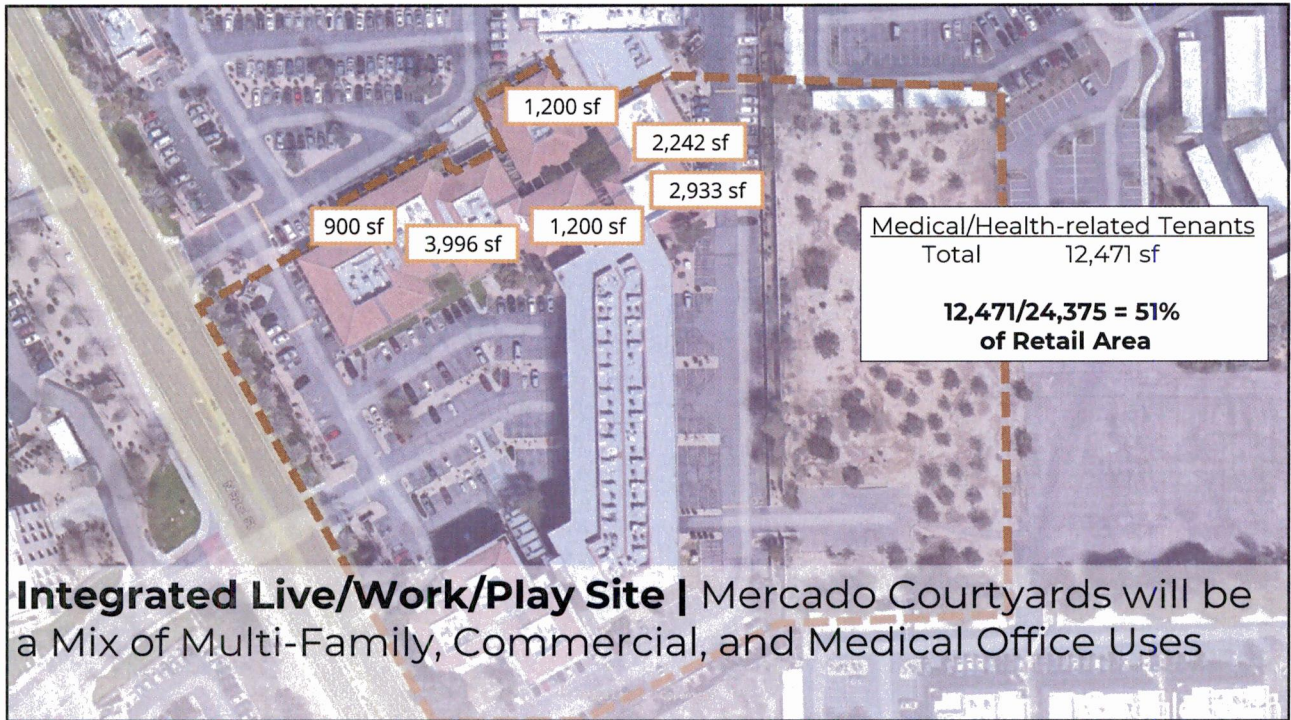
**Entire Area is Urban Character**

**Site mostly vacant for > 10 years**

Labels on map: Retail, Honor Health, Medical & Office, CVS

14





15



16



- **12 Live/work units**
- **+ 4,000 sf of co-working space**

The floor plan shows a complex layout of residential units. A central area is designated as 'Co-working Space' and is highlighted in green. Surrounding it are various unit types, including 1-bedroom and 2-bedroom units, some of which are highlighted in blue. A 'Parking Garage' is located in the center of the plan. The Caliber logo is in the top right corner.

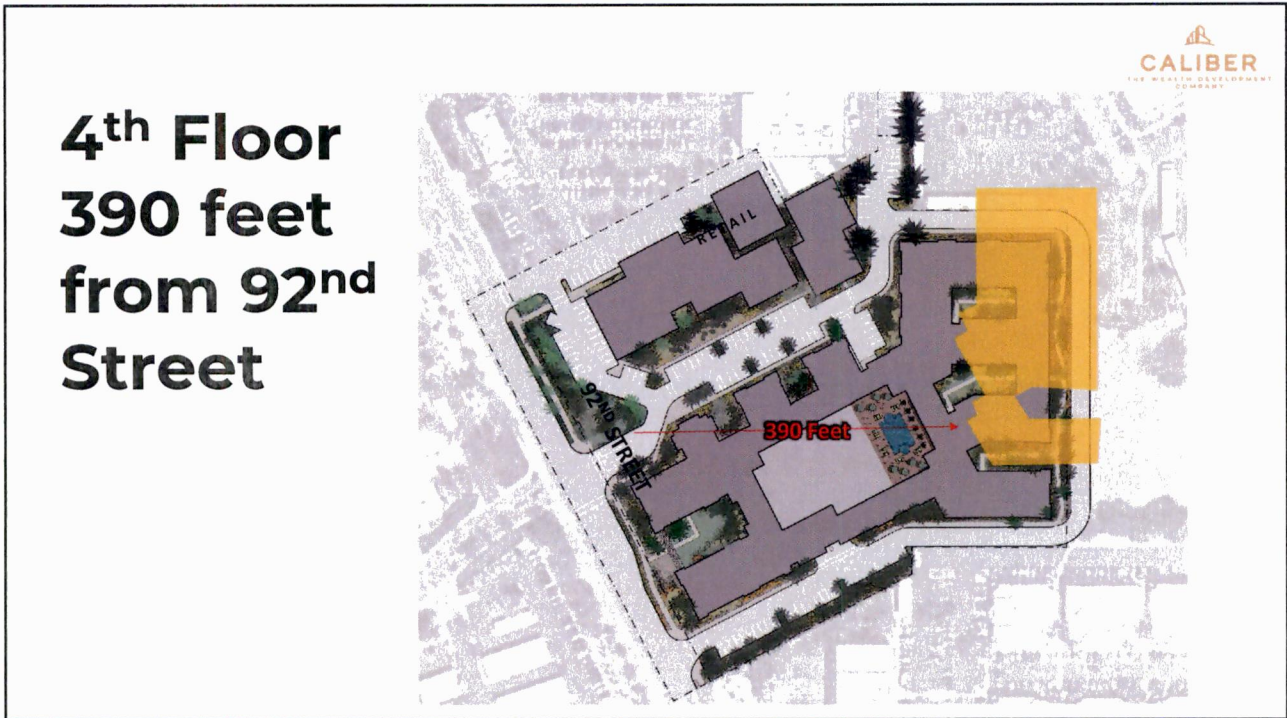
**First Floor 63 units**  
 Gross Area: 86,900sf  
 Leasable Area: 69,300sf

17

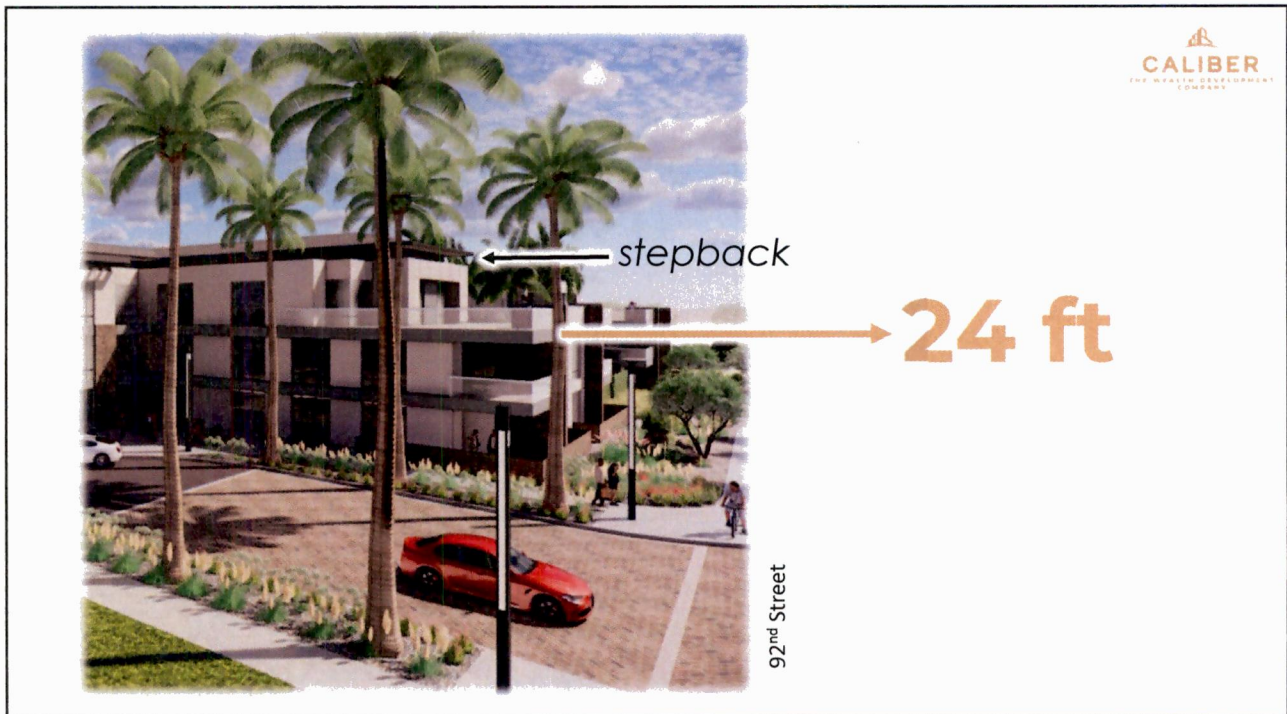
- **12 Live/work units**
- **+ 4,000 sf of co-working space**
- **+ 24,375 sf of Office/Retail**

The aerial site plan shows the building's footprint and surrounding context. A large yellow area is labeled 'Office/Retail'. A green area represents the 'Co-working Space'. Blue areas represent residential units. The Caliber logo is in the top right corner.

18

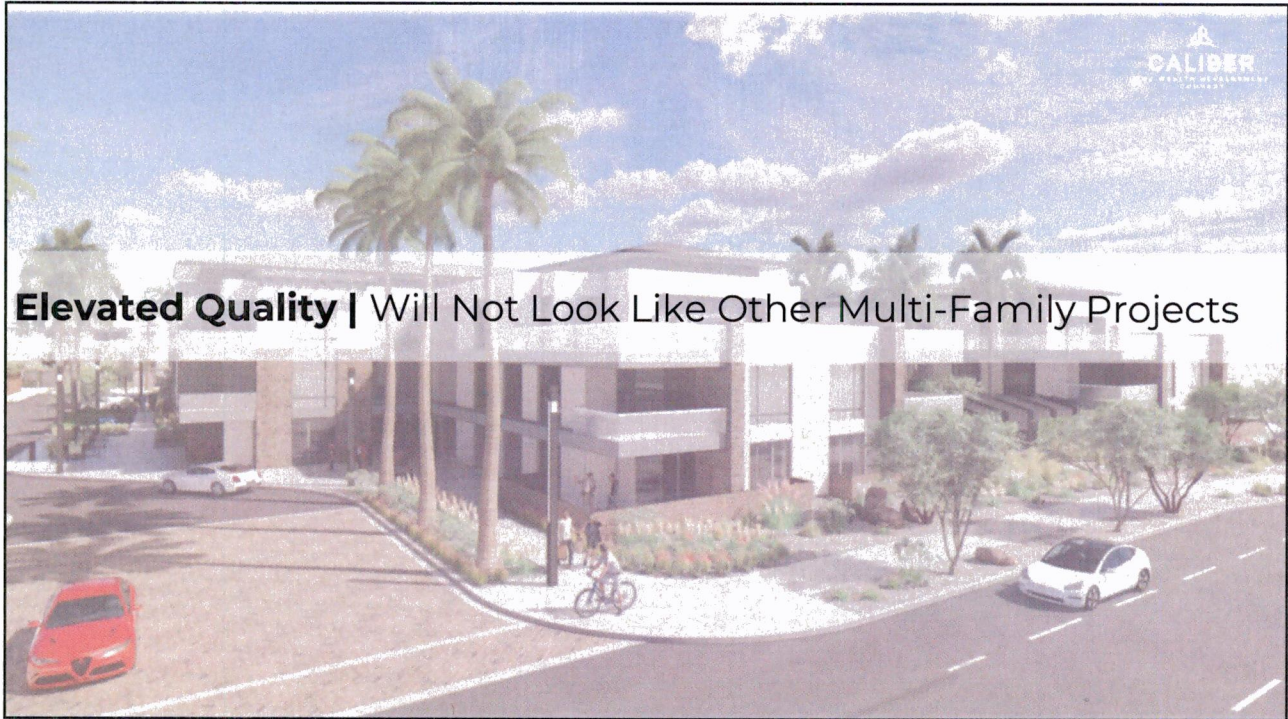


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<h2>Caliber Addressed Community &amp; Council Feedback</h2> 	
Comment Topic	How we Addressed
Density	<p>Decreased total units from 340 to 262</p> <p>Decreased density from 40 to 30.7 du/ac</p>
Water	We are water neutral, submetering and reducing water use
Traffic	<p>Caliber is installing traffic signal on 92<sup>nd</sup> street, changing patterns</p> <p>82% less traffic than allowed office use, and 6,183 less daily trips</p>
Height	<p>4<sup>th</sup> floor is now setback 130 yards/390 feet from 92<sup>nd</sup> street</p> <p>There are now only 38 units on the 4<sup>th</sup> floor</p> <p>Decreased the height on 92<sup>nd</sup> street from 48 feet to 24 feet</p>
Reject all Development	Scottsdale leadership needs to decide if they want people who work in Scottsdale to be able to live in our great city

25

<h2>Water Neutral Project</h2> 
<ul style="list-style-type: none"> <li>• Developer stipulates to acquire 525-acre feet of water from SRP for the City of Scottsdale supply.</li> <li>• Apartments utilize ¼ of the water of single-family residential units</li> <li>• Developer will sub-meter individual units</li> <li>• Project will utilize low flow, water efficient fixtures</li> <li>• Water efficient landscaping.</li> </ul> <p><i>“Prior to the City’s issuance of any building permit for the vertical construction for a building on the Project, and as a condition thereto, property owner will provide to the City the right to withdraw 525 acre-feet of water accessible to existing City Water Resources facilities from either (i) the Central Arizona Project canal; OR 2) a well located within the Salt River Project. The manner and timing of delivery shall be in accordance with approval of the Water Resources Executive Director or designee.”</i></p>

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**Community Conversation  
Made This Project Better:**

**CALIBER**  
THE HEALTHY DEVELOPER

- **Density Decreased from 40 du/a to 30 du/a** (significantly LESS dense than recently approved MF projects)
- **Dropped units** from 340 to 262
- **Adding 12 Live/Work Units**
- **Adding 4,000 sf of coworking space**
- **Decreased 4<sup>th</sup> Floor** to only 38 units and all set back more than 390 Feet from 92<sup>nd</sup> Street so will not be visible!
- **Increased Open Space** to 3X required amount
- **Adding 172 new 24' box trees**
- **Compliance with International Green Building Code**
- Multifamily use will **use a quarter of water** used in Single Family use, Developer supplying water for the project
- **Engaged Frank Lloyd Wright trained architect**, Bing Hu, to assist with Elevated Design
- **Installing traffic signal** at 92<sup>nd</sup> Street and Cochise that will activate the entire area helping Sprouts, Greenbelt, hospital workers, and pedestrian walk the area
- **Resolve problem of neighbors complaining** about people staying at the property at night
- **Discounts for "Essential Workers"** (nurses, teachers, firefighters, police, seniors (recorded CC&Rs already)
- **Recorded an easement** to allow Kaplan to access their site IF we are approved
- **Partnership with Scottsdale Boys & Girls Club** just 1.5 miles away where we fully fund memberships to any kids living in Mercado Courtyards
- **Hundreds of nearby neighbors - those closest to site - have expressed enthusiastic support**





# WRITTEN COMMENTS

19

This card is used to submit written comments to the City Council.

Written comment cards may be submitted to the Clerk at any time. Cards submitted after public testimony has begun will be provided to the Council at the conclusion of the testimony for that item.

NAME (print) Christopher DeCharne MEETING DATE 12/07/22

NAME OF GROUP/ORGANIZATION (if applicable) \_\_\_\_\_

ADDRESS 6611 E Mayo Blvd ZIP 85054

HOME PHONE 253 217 0111 WORK PHONE \_\_\_\_\_

E-MAIL ADDRESS(optional) \_\_\_\_\_

AGENDA ITEM # 19  SUPPORT  OPPOSE

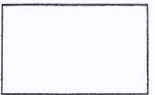
COMMENTS (additional space is provided on the back) \_\_\_\_\_

I would like to show support for agenda #19 and support  
for further development of housing for the city of  
Scottsdale which is critical for its longevity and survival.

This card constitutes a public record under Arizona law.



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NAME (print) Coulson Painter MEETING DATE 12/7/2022

NAME OF GROUP/ORGANIZATION (if applicable) \_\_\_\_\_

ADDRESS \_\_\_\_\_ ZIP \_\_\_\_\_

HOME PHONE 480-436-1264 WORK PHONE \_\_\_\_\_

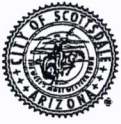
E-MAIL ADDRESS (optional) coulson.painter@gmail.com

AGENDA ITEM # 19  SUPPORT  OPPOSE

COMMENTS (additional space is provided on the back) I am strongly supportive of the Mercado Apartment development as it will provide a much needed resource of affordable workforce housing with a focus of providing housing to nurses at the hospital across the street as well as other first responders

This card constitutes a public record under Arizona law.





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NAME (print) Kendal Kreuziger MEETING DATE 12/7/22

NAME OF GROUP/ORGANIZATION (if applicable) Mercado Apartments

ADDRESS 101 + Shea ZIP 85260

HOME PHONE                      WORK PHONE                     

E-MAIL ADDRESS (optional)                     

AGENDA ITEM # 19  SUPPORT  OPPOSE

COMMENTS (additional space is provided on the back) My father is trying to move to this area and is unable to due to lack of housing in this area. Additionally, I shop at Sprouts and do not feel safe, because I am bombarded/harassed by the homeless that live under these current vacant medical ~~mk~~ buildings. These apartments

This card constitutes a public record under Arizona law.

Written Comment cards may be submitted to Clerk at any time. Cards submitted after public testimony has begun will be provided to the Council at the conclusion of the testimony for that item.

would greatly benefit our neighborhood. Thank you!

**REQUEST TO SPEAK:** Citizens wishing to address the Council in person may obtain a Request to Speak card from staff located at the Clerk's table in the Kiva.





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NAME (print) Sean Dimmick MEETING DATE 12/7/22

NAME OF GROUP/ORGANIZATION (if applicable) \_\_\_\_\_

ADDRESS 7120 E Kierland Blvd ZIP 85254

HOME PHONE 925-605-6300 WORK PHONE \_\_\_\_\_

E-MAIL ADDRESS(optional) Seandimmick@mac.com

AGENDA ITEM # 19  SUPPORT  OPPOSE

COMMENTS (additional space is provided on the back) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

This card constitutes a public record under Arizona law.



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NAME (print) ROBERT ROSSI MEETING DATE 12-7-22

NAME OF GROUP/ORGANIZATION (if applicable) \_\_\_\_\_

ADDRESS 7120 E. KIERLAND BLVD ZIP 85254

HOME PHONE 602 478-1006 WORK PHONE \_\_\_\_\_

E-MAIL ADDRESS(optional) \_\_\_\_\_

AGENDA ITEM # MERCADO CONDOS #19  SUPPORT  OPPOSE

COMMENTS (additional space is provided on the back) I STRONGLY SUPPORT THIS GREAT PROJECT  
\_\_\_\_\_  
\_\_\_\_\_

This card constitutes a public record under Arizona law.



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NAME (print) Natalie Monaco MEETING DATE 12/7/22

NAME OF GROUP/ORGANIZATION (if applicable) \_\_\_\_\_

ADDRESS 7120 E Kierland Blvd ZIP 85254

HOME PHONE 4803496290 WORK PHONE \_\_\_\_\_

E-MAIL ADDRESS(optional) Natalie@golfanything.com

AGENDA ITEM # Mercado Courtyards  SUPPORT  OPPOSE

COMMENTS (additional space is provided on the back) \_\_\_\_\_

I support development

This card constitutes a public record under Arizona law.



# WRITTEN COMMENTS

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NAME (print) Ken Ordier MEETING DATE 12-7-22

NAME OF GROUP/ORGANIZATION (if applicable) \_\_\_\_\_

ADDRESS 7120 E Kierland Blvd ZIP 85254

HOME PHONE 602 803 0121 WORK PHONE \_\_\_\_\_

E-MAIL ADDRESS(optional) \_\_\_\_\_

AGENDA ITEM # Mercado Courtyards  SUPPORT  OPPOSE

COMMENTS (additional space is provided on the back) \_\_\_\_\_

\_\_\_\_\_

This card constitutes a public record under Arizona law.





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NAME (print) Curtis Christensen MEETING DATE 12-7-21

NAME OF GROUP/ORGANIZATION (if applicable) \_\_\_\_\_

ADDRESS 694 E Hampton ZIP 85295

HOME PHONE \_\_\_\_\_ WORK PHONE 480-717-4777

E-MAIL ADDRESS(optional) curtisandstaple@yahoo.com

AGENDA ITEM # 19  SUPPORT  OPPOSE

COMMENTS (additional space is provided on the back) \_\_\_\_\_

I support

This card constitutes a public record under Arizona law.



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NAME (print) Albert M. ROVIARO MEETING DATE 12-7-22

NAME OF GROUP/ORGANIZATION (if applicable) \_\_\_\_\_

ADDRESS 7120 E. Kierland Blvd. Scottsdale <sup>Apt. 910</sup> ZIP 85254

HOME PHONE 702-493-2361 WORK PHONE \_\_\_\_\_

E-MAIL ADDRESS(optional) AROVIARO(AT)YAHOO.COM

AGENDA ITEM # 19  SUPPORT  OPPOSE

COMMENTS (additional space is provided on the back) \_\_\_\_\_

Albert M. RoviARO

This card constitutes a public record under Arizona law.



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NAME (print) Nancy Johnson MEETING DATE 12-07-2022

NAME OF GROUP/ORGANIZATION (if applicable) \_\_\_\_\_

ADDRESS 7120 East ~~Kierland~~ Keirland Blvd ZIP 85254

HOME PHONE 707-738-1627 WORK PHONE \_\_\_\_\_

E-MAIL ADDRESS(optional) \_\_\_\_\_

AGENDA ITEM # \_\_\_\_\_  SUPPORT  OPPOSE

COMMENTS (additional space is provided on the back) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

This card constitutes a public record under Arizona law.



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NAME (print) Debbie Orkin MEETING DATE 12/7/22

NAME OF GROUP/ORGANIZATION (if applicable) \_\_\_\_\_

ADDRESS 7120 E Kierland Blvd ZIP 85254

HOME PHONE \_\_\_\_\_ WORK PHONE \_\_\_\_\_

E-MAIL ADDRESS(optional) \_\_\_\_\_

AGENDA ITEM # \_\_\_\_\_  SUPPORT  OPPOSE

COMMENTS (additional space is provided on the back) I'm here in Support of  
mercado Courtyards Apts next to Sprout  
\_\_\_\_\_  
\_\_\_\_\_

This card constitutes a public record under Arizona law.





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NAME (print) Diane Gill MEETING DATE 12-7-22

NAME OF GROUP/ORGANIZATION (if applicable) MERCADO MA

ADDRESS 7180 E. Kierland Blvd #1013 ZIP 85254

HOME PHONE (480) 216-8787 WORK PHONE \_\_\_\_\_

E-MAIL ADDRESS (optional) Diane.gill444@outlook.com

AGENDA ITEM # Mercado  SUPPORT  OPPOSE

COMMENTS (additional space is provided on the back)  
this project would be an asset to the city

This card constitutes a public record under Arizona law.



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NAME (print) David Gill MEETING DATE 12/7/22

NAME OF GROUP/ORGANIZATION (if applicable) \_\_\_\_\_

ADDRESS 7180 E. Kierland Blvd #1013 ZIP 85254

HOME PHONE 480 216 8585 WORK PHONE \_\_\_\_\_

E-MAIL ADDRESS (optional) D611450@gmail.com

AGENDA ITEM # Mercado  SUPPORT  OPPOSE

COMMENTS (additional space is provided on the back)  
Great For More Affordable Housing

This card constitutes a public record under Arizona law.



# WRITTEN COMMENTS

19

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NAME (print) Lisa Pudewell MEETING DATE 12/7/22

NAME OF GROUP/ORGANIZATION (if applicable) \_\_\_\_\_

ADDRESS 6440 N 77th Pl, Scottsdale ZIP 85250

HOME PHONE 480-208-3668 WORK PHONE \_\_\_\_\_

E-MAIL ADDRESS (optional) lisapudewell@gmail.com

AGENDA ITEM # Mercado #19  SUPPORT  OPPOSE

COMMENTS (additional space is provided on the back) I work in this area & believe the project will help the areas economy & provide less traffic than a commercial property.  
We need more housing.

This card constitutes a public record under Arizona law.





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NAME (print) Cameron Steiner MEETING DATE 12/7/22

NAME OF GROUP/ORGANIZATION (if applicable) \_\_\_\_\_

ADDRESS 4848 N Goldwater Blvd Unit 2089 ZIP 85251

HOME PHONE 602-541-3257 WORK PHONE 602-541-3257

E-MAIL ADDRESS(optional) \_\_\_\_\_

AGENDA ITEM # 19  SUPPORT  OPPOSE

COMMENTS (additional space is provided on the back)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

This card constitutes a public record under Arizona law.



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NAME (print) MICHAEL HURT MD MEETING DATE 12/7/22

NAME OF GROUP/ORGANIZATION (if applicable) MERCADO

ADDRESS 7180 E. KIERLAND BLVD. #709 ZIP 85254

HOME PHONE 515 491 7755 WORK PHONE \_\_\_\_\_

E-MAIL ADDRESS(optional) Michaelhurt@me.com

AGENDA ITEM # 19  SUPPORT  OPPOSE

COMMENTS (additional space is provided on the back)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

This card constitutes a public record under Arizona law.



# WRITTEN COMMENTS

19

This card is used to submit written comments to the City Council.

Written comment cards may be submitted to the Clerk at any time. Cards submitted after public testimony has begun will be provided to the Council at the conclusion of the testimony for that item.

NAME (print) David Mitroff MEETING DATE 12/7/22

NAME OF GROUP/ORGANIZATION (if applicable) Westwood Financial

ADDRESS \_\_\_\_\_ ZIP \_\_\_\_\_

HOME PHONE \_\_\_\_\_ WORK PHONE \_\_\_\_\_

E-MAIL ADDRESS(optional) dmitroff@westfin.com

AGENDA ITEM # 19  SUPPORT  OPPOSE

COMMENTS (additional space is provided on the back) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

This card constitutes a public record under Arizona law.



# WRITTEN COMMENTS

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NAME (print) Austin Leary MEETING DATE 12/7/22

NAME OF GROUP/ORGANIZATION (if applicable) \_\_\_\_\_

ADDRESS 6909 E Osborn Rd Unit A ZIP 85251

HOME PHONE 650-346-5514 WORK PHONE \_\_\_\_\_

E-MAIL ADDRESS(optional) \_\_\_\_\_

AGENDA ITEM # 19  SUPPORT  OPPOSE

COMMENTS (additional space is provided on the back) I am in full support.  
\_\_\_\_\_  
\_\_\_\_\_

This card constitutes a public record under Arizona law.





# WRITTEN COMMENTS

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NAME (print) Mike Marasz MEETING DATE 12/7/22

NAME OF GROUP/ORGANIZATION (if applicable) Person

ADDRESS 8708 E. Valley Vista Dr ZIP 85250

HOME PHONE \_\_\_\_\_ WORK PHONE \_\_\_\_\_

E-MAIL ADDRESS (optional) mike.marasz@gmail.com

AGENDA ITEM # Cal. her / mercado  SUPPORT  OPPOSE

COMMENTS (additional space is provided on the back) as a community member I fully support this project.

This card constitutes a public record under Arizona law.



# WRITTEN COMMENTS

19

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NAME (print) Ted Aust MEETING DATE 12/7/22

NAME OF GROUP/ORGANIZATION (if applicable) \_\_\_\_\_

ADDRESS 10223 E. Caron St. Scottsdale ZIP 85258

HOME PHONE 602-708-2458 WORK PHONE \_\_\_\_\_

E-MAIL ADDRESS (optional) theodore.aust@gmail.com

AGENDA ITEM # ~~18~~ 19  SUPPORT  OPPOSE

COMMENTS (additional space is provided on the back) I live in Scottsdale Ranch and support the Mercado project. It is time to replace the dilapidated building with housing.

This card constitutes a public record under Arizona law.

# Scottsdale 3200 North 6-ZN-2022

City Council  
December 7, 2022

Coordinator: Greg Bloemberg

1

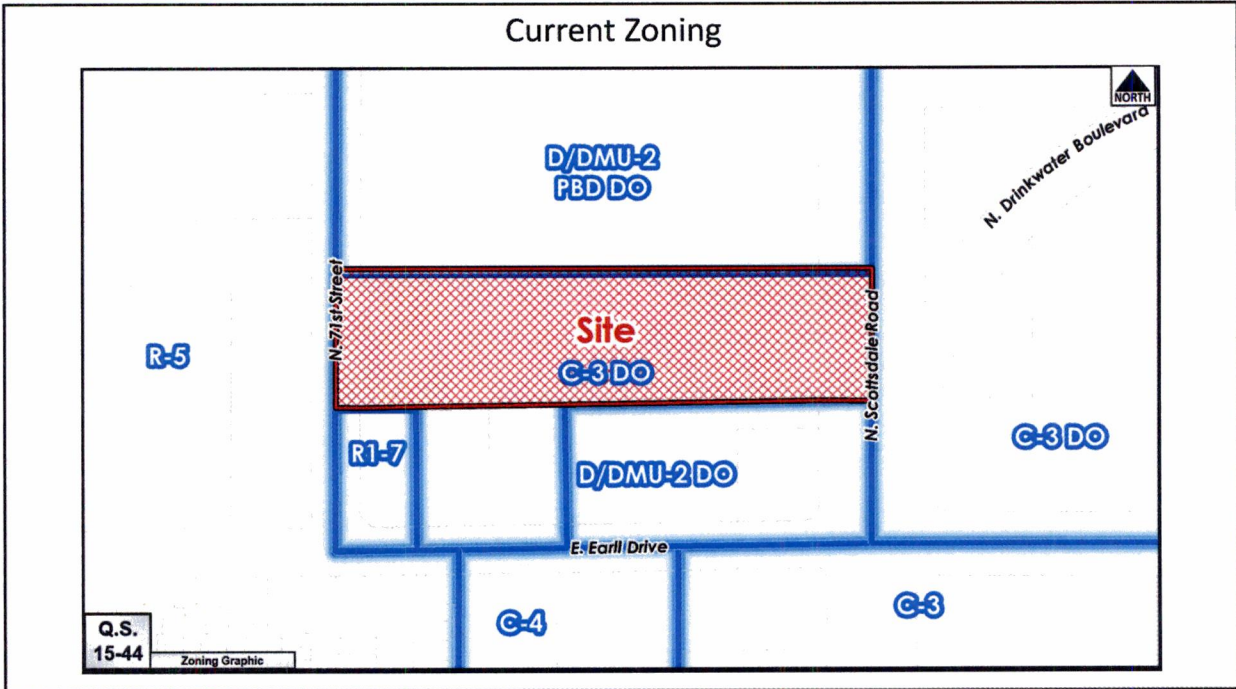


2

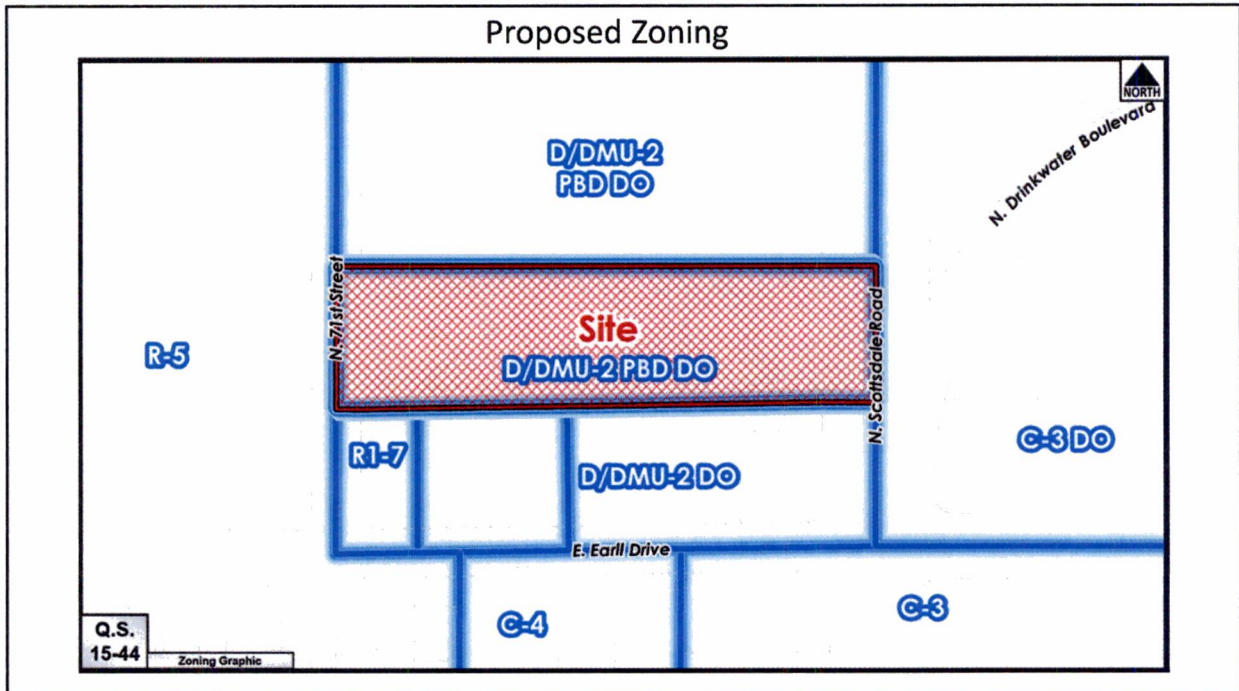




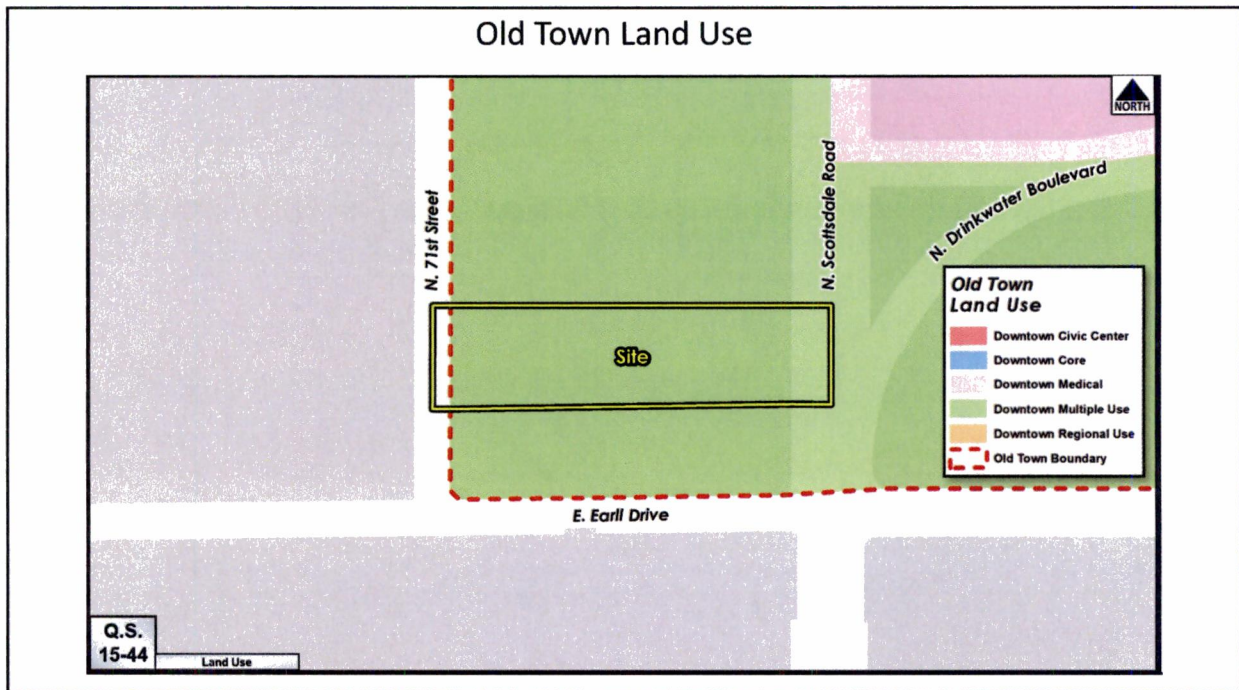
3



4



5



6



### Request Summary/Background

- New mixed-use development
- Development intensity decreased from original proposal:
  - Density of 55.8 du/ac down from 62 du/ac (135 units compared to 150 units; bonus requested)
  - 61 feet in height down from 71 feet in height (no bonus requested)
- Includes request for Planned Block Development (PBD) Overlay
- Site abuts Old Town boundary to the west
- Public comment received

7

### Proposed Development Standards

- Standard: *Building Location*
- b. In a Type 2 Area, a Type 2.5 Area, or a Type 3 Area, at least twenty-five (25) percent of the:
- i. ~~Length of the building façade shall be located at the minimum setback;~~
  - ii. Length of a building façade at grade and up to a height of thirty (30) feet shall be set back at least ten (10) additional feet; and
  - iii. Area of the building façade at grade and up to a height of thirty (30) feet shall be located at the minimum setback.

8

## Proposed Development Standards

- Standard: *Density Maximum per acre of gross lot area (PBD)*

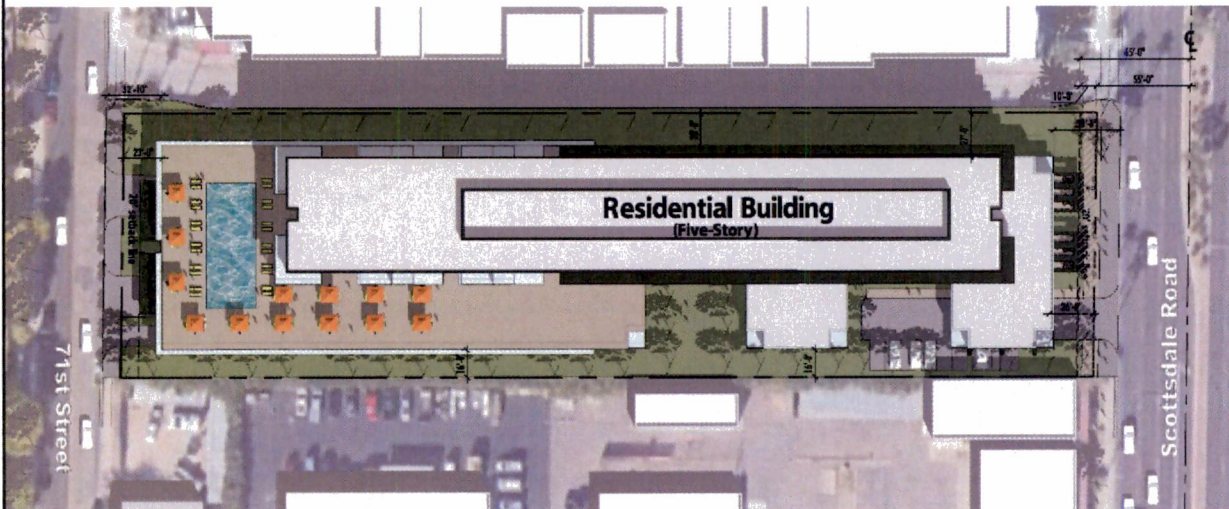
Table 6.1308.B. Building Height, Gross Floor Area Ratio (GFAR), Density Maximums without bonuses			
Development Type	Building Height Maximum <sup>(1)</sup>	GFAR Maximum	Density Maximum per acre of gross lot area
Type 1 within Historic Old Town District	40 feet	1.4	50 dwelling units
Type 1 outside of the Historic Old Town District	48 feet	1.4	50 dwelling units
Type 2 and Type 2.5	66 feet	1.4	55.850 dwelling units
Type 3	84 feet	1.4	50 dwelling units

Note:

1. Excludes rooftop appurtenances.
  - a. Maximum height for rooftop appurtenances: 6 feet.
  - b. Maximum coverage for rooftop appurtenances: 20% of the rooftop.
  - c. Minimum setback for rooftop appurtenances: 15 feet from all sides of the building.

9

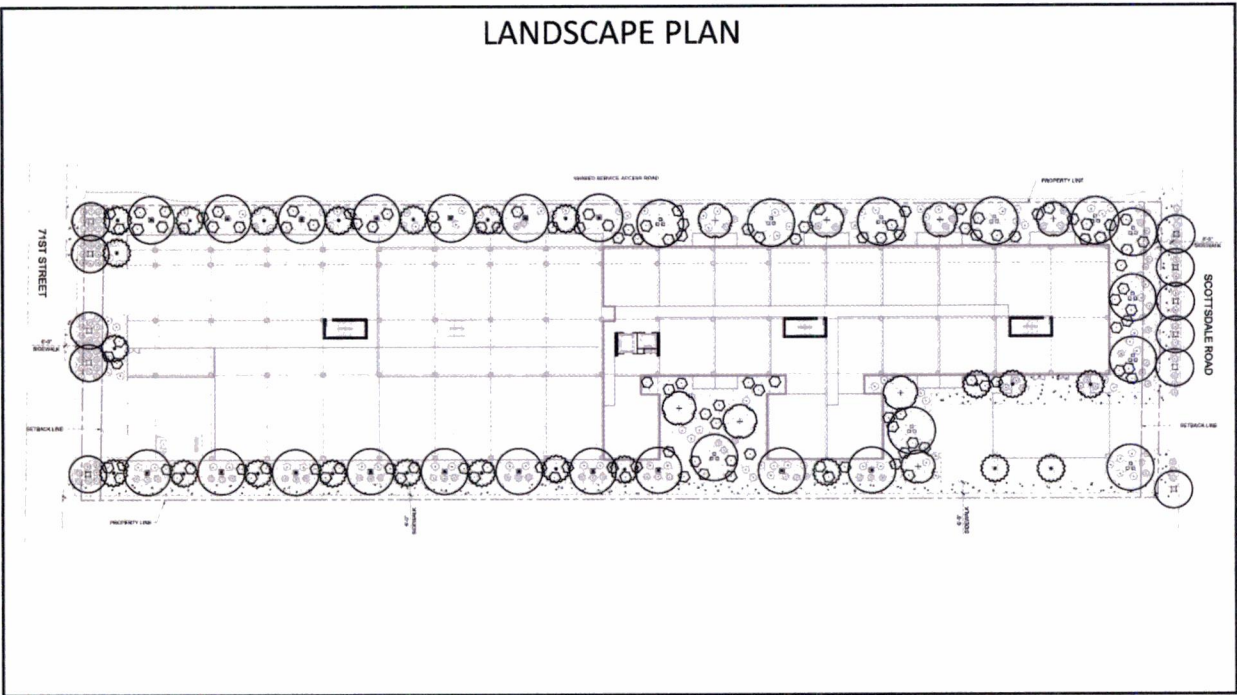
## SITE PLAN/OPEN SPACE PLAN



10

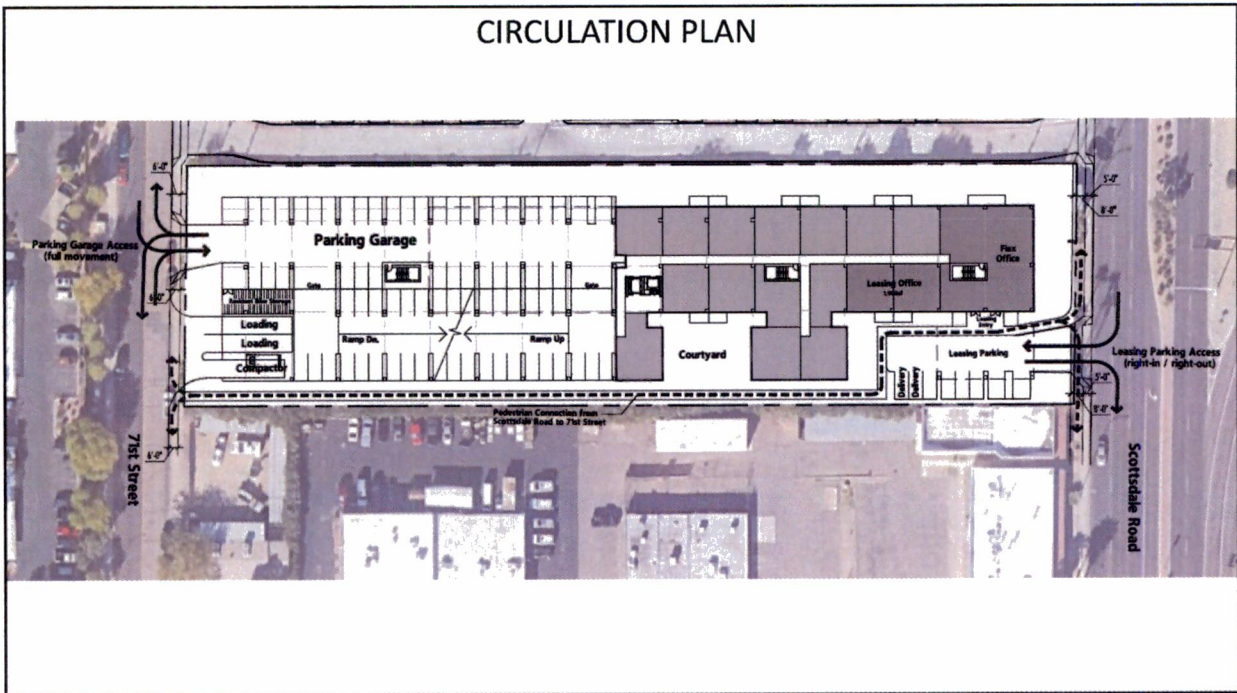


# LANDSCAPE PLAN

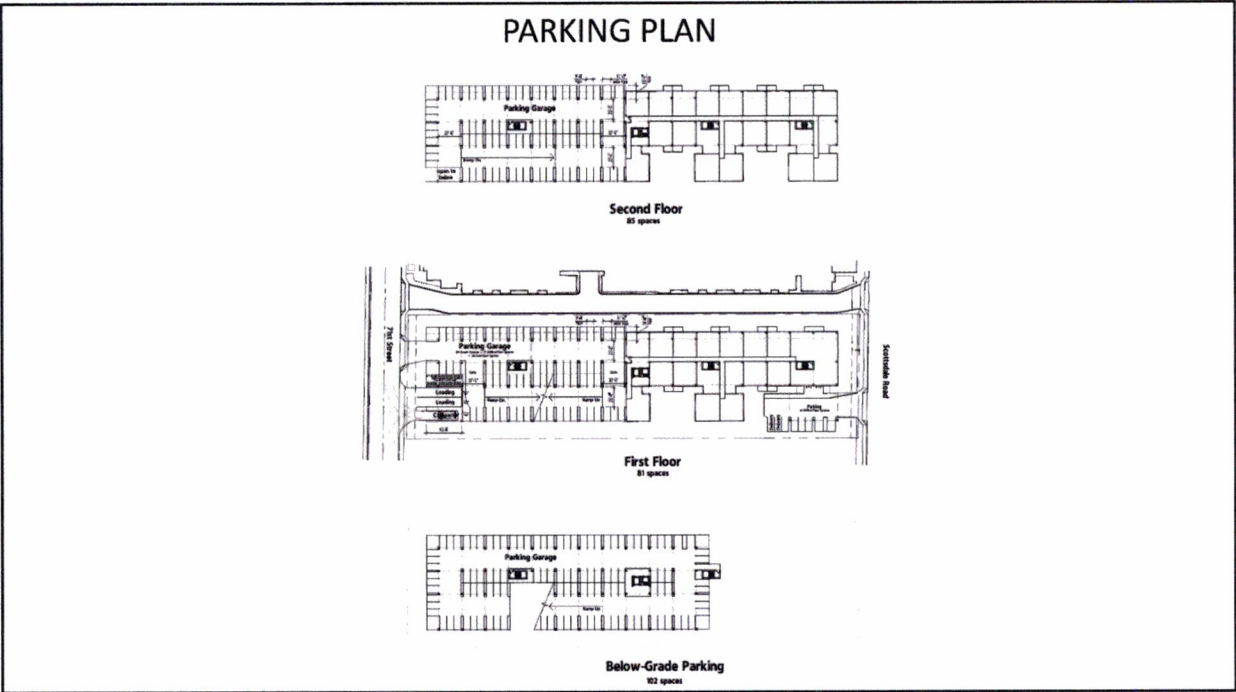


11

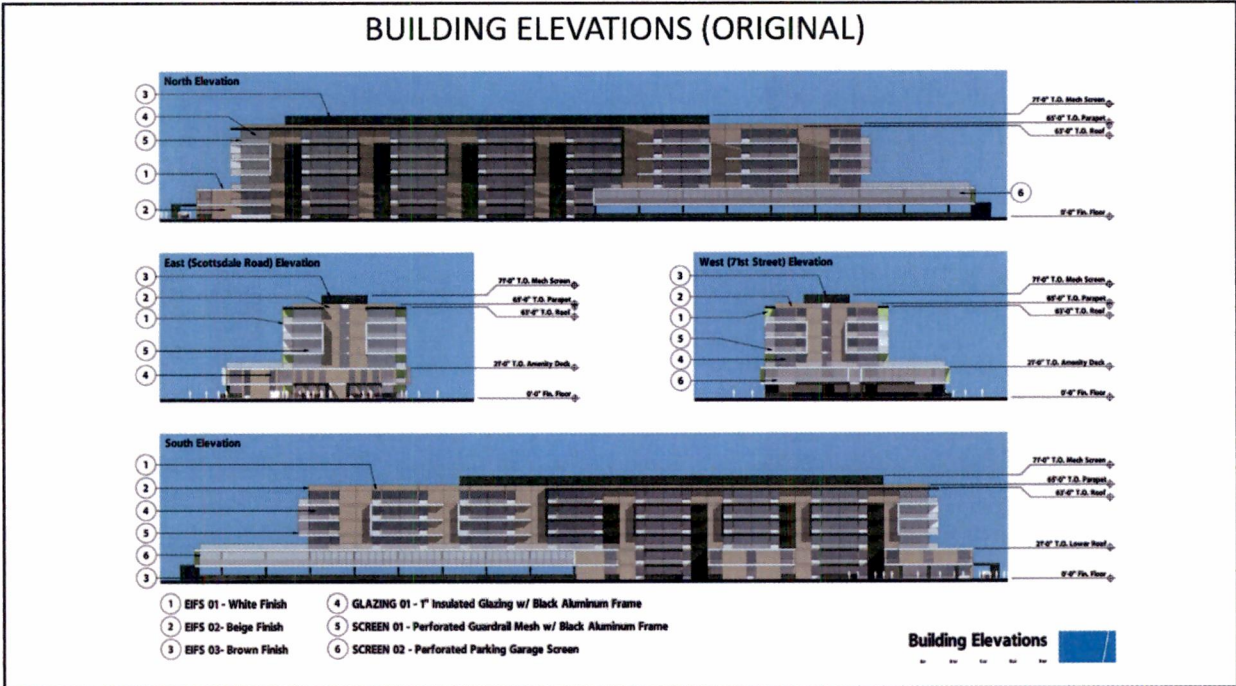
# CIRCULATION PLAN



12



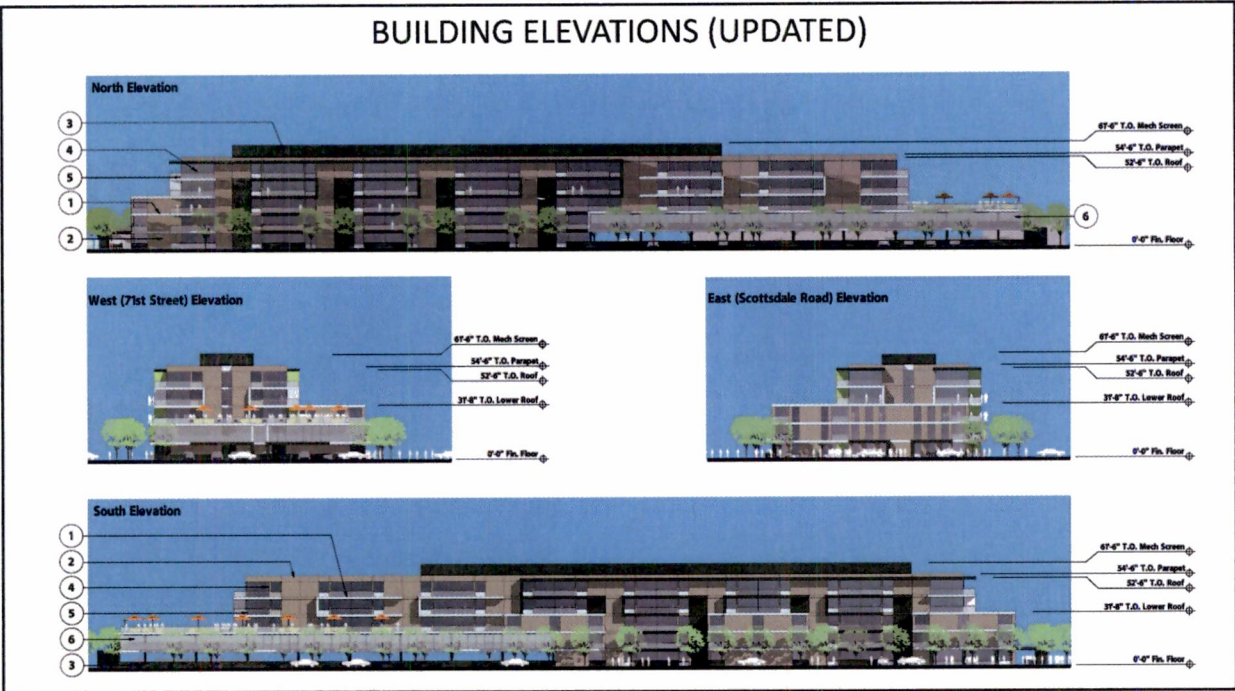
13



14

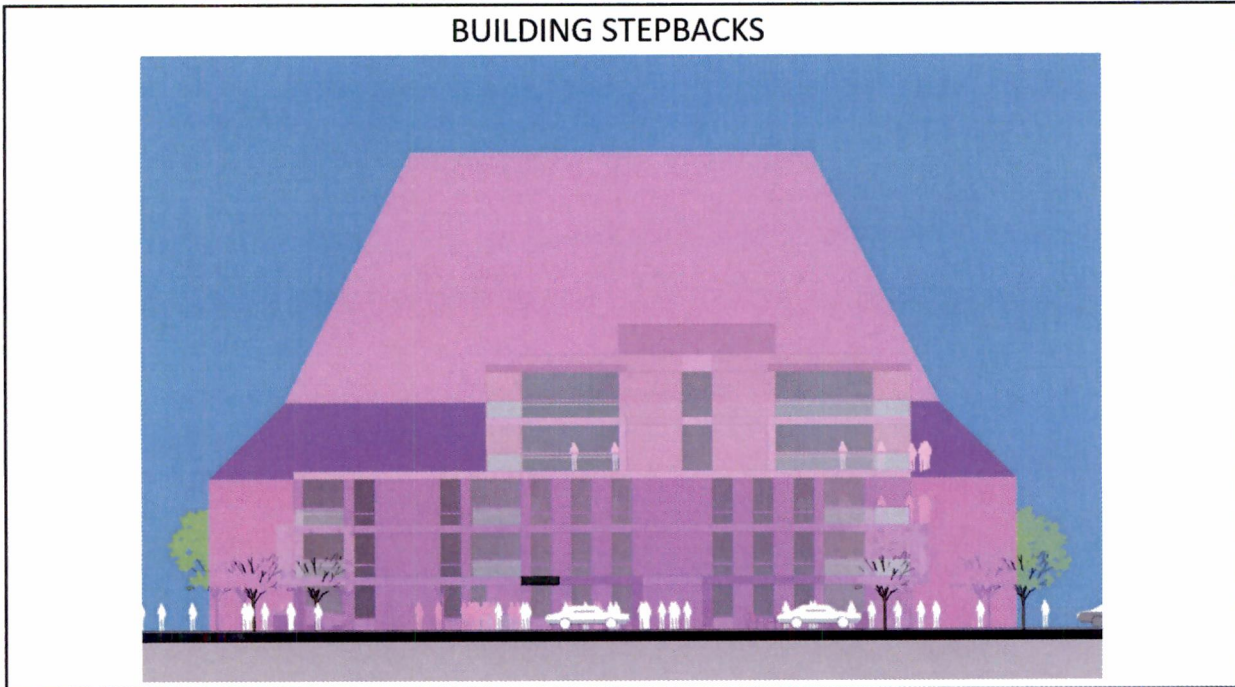


## BUILDING ELEVATIONS (UPDATED)



15

## BUILDING STEPBACKS



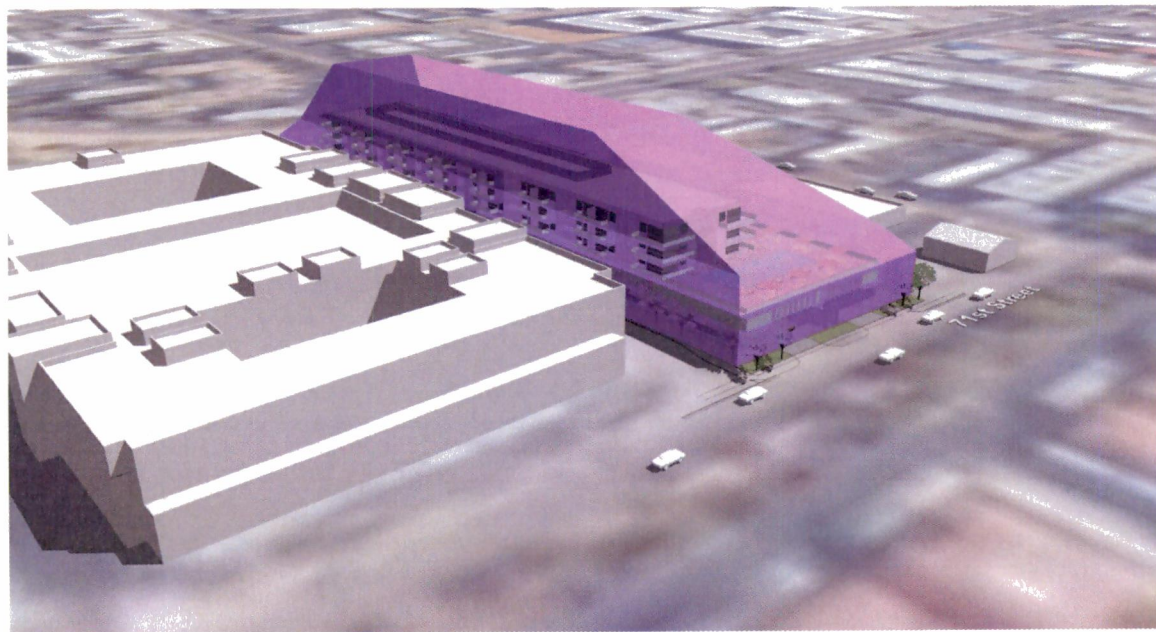
16

**BUILDING STEPBACKS**



17

**BUILDING STEPBACKS**



18



PERSPECTIVES (original; looking northwest)



19

PERSPECTIVES (updated; looking northwest)



20



PERSPECTIVES (looking northeast)



21

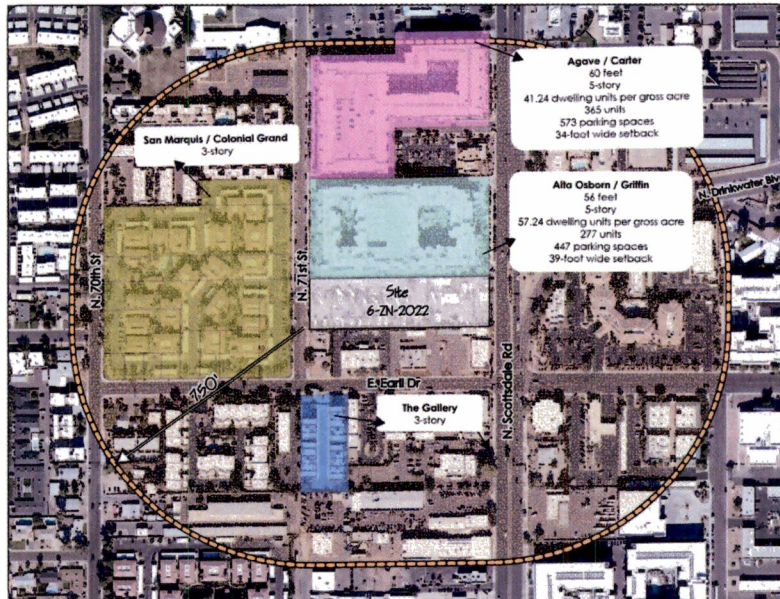
PERSPECTIVES (massing)



22



## CONTEXT EXHIBIT



23

## Other Boards or Commissions:

- Development Review Board heard this case on 10/20/22 and recommended approval (5-0)
- Planning Commission heard this case on 11/9/22 and recommended approval (6-1)

24

### REPORT REVISIONS

- Stipulation 9 revised to specify compliance with **2021** IgCC.
- Stipulation 12 revised to change date of stipulated Refuse Plan to reflect updated unit count.
- Page 18 of DP revised to reflect updated unit count.
- Page 12 of DA revised to add voluntary restrictions on short-term rentals.

25

## **Scottsdale 3200 North**

### **6-ZN-2022**

**City Council  
December 7, 2022**

**Coordinator: Greg Bloemberg**

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