

**SCOTTSDALE CITY COUNCIL  
REGULAR MEETING MINUTES  
MONDAY, AUGUST 22, 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 Monday, August 22, 2022 in the City Hall Kiva Forum.

**ROLL CALL**

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

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

**PLEDGE OF ALLEGIANCE** –Councilwoman Littlefield

**MAYOR'S REPORT**

Mayor Ortega congratulated Councilmembers Kathy Littlefield and Solange Whitehead on their recent reelection to the Council.

Mayor Ortega asked for a moment of quiet reflection for the people of Ukraine, their country, and their freedom.

Mayor Ortega introduced a “Fast Five” video produced by the City’s Communications Office which provided updates on several City events and offerings.

**PUBLIC COMMENT**

- Jay Rabins commented on the proliferation of campaign signs throughout the City.
- Mateo Moric spoke about the installation of an art piece and fountain instead of a roundabout for a City project located at Miller and Osborn Roads.
- Nelson Strasser presented a citizen petition (attached) requesting the City build a pickleball facility with 12 courts in South Scottsdale.
- Barry Dirk expressed concerns on Item No. 21. Mayor Ortega stated that Mr. Dirk’s concerns could be expressed during the public comment time allotted to Item No. 21.

**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.

## MINUTES

**Request:** Approve the following Council meeting minutes from June and July 2022:

- a. Regular Meeting and Work Study Session Minutes of June 21, 2022
- b. Special Meeting Minutes of June 28, 2022
- c. Executive Session Minutes of June 28, 2022
- d. Work Study Session No. 1 Minutes of July 6, 2022
- e. Regular Meeting and Work Study Session No. 2 Minutes of July 6, 2022
- f. Special Meeting Minutes of July 7, 2022
- g. Executive Session Minutes of July 7, 2022
- h. Regular Meeting and Work Study Session Minutes of July 7, 2022

## MOTION AND VOTE - MINUTES

Councilwoman Janik made a motion to approve the Regular Meeting and Work Study Session Minutes of June 21, 2022; Special Meeting Minutes of June 28, 2022; Executive Session Minutes of June 28, 2022; Work Study Session No. 1 Minutes of July 6, 2022; Regular Meeting and Work Study Session No. 2 Minutes of July 6, 2022; Special Meeting Minutes of July 7, 2022; Executive Session Minutes of July 7, 2022; and Regular Meeting and Work Study Session Minutes of July 7, 2022. Councilwoman Whitehead 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.

## CONSENT AGENDA

1. **Wesomm Liquor License (56-LL-2022)**  
**Request:** Consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for a Series 12 (restaurant) State liquor license for a new location and owner.  
**Location:** 7007 E. 1<sup>st</sup> Avenue  
**Staff Contact(s):** Tim Curtis, Current Planning Director, 480-312-4210, [tcurtis@scottsdaleaz.gov](mailto:tcurtis@scottsdaleaz.gov)
2. **Pitch Pizzeria Liquor License (57-LL-2022)**  
**Request:** Consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for an owner transfer of a Series 6 (bar) State liquor license for a new location and owner.  
**Location:** 18750 N. Hayden Road  
**Staff Contact(s):** Tim Curtis, Current Planning Director, 480-312-4210, [tcurtis@scottsdaleaz.gov](mailto:tcurtis@scottsdaleaz.gov)
3. **AJ's #118 Liquor License (58-LL-2022)**  
**Request:** Consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for a Series 9S (liquor store with sampling privileges) State liquor license for an existing location and owner, new license series.  
**Location:** 15031 N. Thompson Peak Parkway  
**Staff Contact(s):** Tim Curtis, Current Planning Director, 480-312-4210, [tcurtis@scottsdaleaz.gov](mailto:tcurtis@scottsdaleaz.gov)

- 4. AJ's #63 Liquor License (59-LL-2022)**  
**Request:** Consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for a Series 9S (liquor store with sampling privileges) State liquor license for an existing location and owner, new license series.  
**Location:** 7141 E. Lincoln Drive  
**Staff Contact(s):** Tim Curtis, Current Planning Director, 480-312-4210, [tcurtis@scottsdaleaz.gov](mailto:tcurtis@scottsdaleaz.gov)
- 5. AJ's #173 Liquor License (60-LL-2022)**  
**Request:** Consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for a Series 9S (liquor store with sampling privileges) State liquor license for an existing location and owner, new license series.  
**Location:** 18271 N. Pima Road  
**Staff Contact(s):** Tim Curtis, Current Planning Director, 480-312-4210, [tcurtis@scottsdaleaz.gov](mailto:tcurtis@scottsdaleaz.gov)
- 6. AJ's #75 Liquor License (61-LL-2022)**  
**Request:** Consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for a Series 9S (liquor store with sampling privileges) State liquor license for an existing location and owner, new license series.  
**Location:** 23251 N. Pima Road  
**Staff Contact(s):** Tim Curtis, Current Planning Director, 480-312-4210, [tcurtis@scottsdaleaz.gov](mailto:tcurtis@scottsdaleaz.gov)
- 7. Scottsdale Bistro LLC Liquor License (62-LL-2022)**  
**Request:** Consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for a Series 12 (restaurant) State liquor license for an existing location with a new owner, new license series.  
**Location:** 3554 N. Goldwater Boulevard, Suite C  
**Staff Contact(s):** Tim Curtis, Current Planning Director, 480-312-4210, [tcurtis@scottsdaleaz.gov](mailto:tcurtis@scottsdaleaz.gov)
- 8. Putting World Liquor License (64-LL-2022)**  
**Request:** Consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for a Series 12 (restaurant) State liquor license for a new location and owner.  
**Location:** 16259 N. Scottsdale Road  
**Staff Contact(s):** Tim Curtis, Current Planning Director, 480-312-4210, [tcurtis@scottsdaleaz.gov](mailto:tcurtis@scottsdaleaz.gov)
- 9. La Torretta Ristorante Liquor License (65-LL-2022)**  
**Request:** Consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for a Series 12 (restaurant) State liquor license for an existing location with a new owner.  
**Location:** 14144 N. 100<sup>th</sup> Street, Suite B-130  
**Staff Contact(s):** Tim Curtis, Current Planning Director, 480-312-4210, [tcurtis@scottsdaleaz.gov](mailto:tcurtis@scottsdaleaz.gov)
- 10. Scottsdale Elks Lodge #2148 Bingo License (2-BI-2022)**  
**Request:** Consider forwarding a recommendation of approval to the Arizona Department of Revenue for a bingo license for the Scottsdale Elks Lodge #2148.  
**Location:** 6398 E. Oak Street  
**Staff Contact(s):** Tim Curtis, Current Planning Director, 480-312-4210, [tcurtis@scottsdaleaz.gov](mailto:tcurtis@scottsdaleaz.gov)

- 11. Truckmax: Sales Parking Expansion Project Conditional Use Permit (31-UP-1982#2)**  
**Request:** Find that the conditional use permit criteria have been met and adopt **Resolution No. 12529** amending an existing Conditional Use Permit (31-UP-1982) for vehicle leasing, rental or sales to allow for an expansion of the vehicle parking and display area onto two adjacent parcels, resulting in an overall site area of  $\pm 1$ -acre for a site with Highway Commercial (C-3) zoning.  
**Location:** 911 and 925 N. Scottsdale Road  
**Staff Contact(s):** Erin Perreault, Planning, Economic Development, and Tourism Executive Director, 480-312-7093, [eperreault@scottsdaleaz.gov](mailto:eperreault@scottsdaleaz.gov)
- 12. Patient Alternative Relief Center Expansion Conditional Use Permit (10-UP-2013#4)**  
**Request:** Find that the conditional use permit criteria have been met and adopt **Resolution No. 12545** amending the existing conditional use permit for a 15,000 square foot marijuana cultivation facility (10-UP-2013#3) to allow for an expansion onsite by adding 4,050 square feet and 27,500 square feet into the existing building located at 7645 E. Evans Road and 7640 E. Gelding Drive, bringing the total floor area of the facility to 46,550 square feet for a  $\pm 2.5$ -acre site with Industrial Park (I-1) zoning.  
**Location:** 7645 and 7655 E. Evans Road and 7640 E. Gelding Drive  
**Staff Contact(s):** Erin Perreault, Planning, Economic Development, and Tourism Executive Director, 480-312-7093, [eperreault@scottsdaleaz.gov](mailto:eperreault@scottsdaleaz.gov)
- 13. Alameda 5 Acres Rezoning (4-ZN-2021)**  
**Requests:**
1. Adopt **Ordinance No. 4553** approving a zoning district map amendment from Single-Family Residential, Environmentally Sensitive Lands (R1-130 ESL) to Single-Family Residential, Planned Residential Development, Environmentally Sensitive Lands (R1-43 PRD ESL) zoning and approval of a development plan with amended development standards for lot area, lot width, and setbacks for a four-lot subdivision on a  $\pm 5.6$ -acre site.
  2. Adopt **Resolution No. 12526** declaring the document titled "*Alameda 5 Acres Development Plan*" to be a public record.
- Location:** Southwest corner of E. Alameda Road and N. 132<sup>nd</sup> Street alignment  
**Staff Contact(s):** Erin Perreault, Planning, Economic Development, and Tourism Executive Director, 480-312-7093, [eperreault@scottsdaleaz.gov](mailto:eperreault@scottsdaleaz.gov)
- (Moved to the Regular Agenda, see page 6)
- 14. Shadow Ridge North Rezoning and Abandonment (1-ZN-2022 and 1-AB-2022)**  
**Requests:**
1. Adopt **Ordinance No. 4557** approving a zoning district map amendment from Single-Family Residential Environmentally Sensitive Lands (R1-130 ESL) to Single-Family Residential Environmentally Sensitive Lands (R1-43 ESL) zoning with amended development standards on  $\pm 22.99$ -acres of a  $\pm 29.5$ -acre site for a 19-lot subdivision.
  2. Adopt **Resolution No. 12544** authorizing the abandonment of various public street rights-of-way and easements falling within the site boundaries of a proposed 19-lot residential subdivision and associated Zoning Case: Shadow Ridge North (1-ZN-2022).
- Location:** 24550, 24444, and 24334 N. 128<sup>th</sup> Street  
**Staff Contact(s):** Erin Perreault, Planning, Economic Development, and Tourism Executive Director, 480-312-7093, [eperreault@scottsdaleaz.gov](mailto:eperreault@scottsdaleaz.gov)

(Withdrawn by the applicant)

- 15. Taco Bell – Walgreens Final Plat (8-PP-2019)**  
**Request:** Approve the final plat to subdivide three existing lots into two lots and one tract on a combined ±3.08-acre site.  
**Location:** 7901 E. McDowell Road  
**Staff Contact(s):** Erin Perreault, Planning, Economic Development, and Tourism Executive Director, 480-312-7093, [eperreault@scottsdaleaz.gov](mailto:eperreault@scottsdaleaz.gov)
- 16. Craigs Hardship Exemption (1-HE-2022)**  
**Request:** Adopt **Resolution No. 12556** approving a hardship exemption from the current Environmentally Sensitive Lands requirement pertaining to a 15-foot setback for walls and fences from the property line for a ±51,876 square foot corner lot property with Single-Family Residential, Environmentally Sensitive Lands (R1-43 ESL) zoning.  
**Location:** 7979 E. Santa Catalina Drive  
**Staff Contact(s):** Erin Perreault, Planning, Economic Development, and Tourism Executive Director, 480-312-7093, [eperreault@scottsdaleaz.gov](mailto:eperreault@scottsdaleaz.gov)
- 17. August 2, 2022 Primary Election Canvass**  
**Request:** Adopt **Resolution No. 12581** as the official canvass of the City of Scottsdale August 2, 2022 Primary Election.  
**Staff Contact(s):** Ben Lane, City Clerk, 480-312-2411, [blane@scottsdaleaz.gov](mailto:blane@scottsdaleaz.gov)
- 18. Police Officer Reimbursement Agreement**  
**Request:** Adopt **Resolution No. 12558** to authorize:  
1. The implementation of a Police Officer Reimbursement Agreement for Police Officer Recruits, Waivers, and Laterals, effective August 22, 2022.  
2. The Chief of Police or designee, to execute such reimbursement agreements.  
**Staff Contact(s):** Jeff Walther, Chief of Police, 480-312-1900, [jwalther@scottsdaleaz.gov](mailto:jwalther@scottsdaleaz.gov)
- 19. Public Safety Personnel Deferred Retirement Option Plan (DROP) Participation Extension**  
**Request:** Adopt **Resolution No. 12575** authorizing for City members of the Public Safety Personnel Retirement System who are participating in the DROP as of July 6, 2022, a 24-month extension of the member's participation in DROP, if the member chooses to extend.  
**Staff Contact(s):** Jeff Walther, Chief of Police, 480-312-1900, [jwalther@scottsdaleaz.gov](mailto:jwalther@scottsdaleaz.gov)
- 20. Pay Step System for Sworn Police Employees**  
**Request:** Adopt **Resolution No. 12577** to authorize:  
1. The implementation of a pay step system for all sworn employees of the Scottsdale Police Department, which are Officers, Sergeants, Lieutenants, Commanders, Assistant Chiefs, and Chief, effective September 11, 2022.  
2. Amending the Fiscal Year 2022/23 Job Classification Pay Table to reflect the step pay system for all sworn employees.  
3. A budget transfer, in an amount not to exceed \$2.5 million, from the Public Safety Personnel Retirement System Pension Liabilities Fund Balance Designation to the Police Division Operating Budget.  
**Staff Contact(s):** Jim Thompson, City Manager, 480-312-2800, [jthompson@scottsdaleaz.gov](mailto:jthompson@scottsdaleaz.gov)

### **MOTION AND VOTE – CONSENT AGENDA**

Councilwoman Janik made a motion to approve Consent Agenda Items 1 through 20, except Item 13, which was moved to the Regular Agenda, and Item 14, which was withdrawn by the applicant. Councilwoman Whitehead 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

### 13. Alameda 5 Acres Rezoning (4-ZN-2021)

#### Requests:

3. Adopt **Ordinance No. 4553** approving a zoning district map amendment from Single-Family Residential, Environmentally Sensitive Lands (R1-130 ESL) to Single-Family Residential, Planned Residential Development, Environmentally Sensitive Lands (R1-43 PRD ESL) zoning and approval of a development plan with amended development standards for lot area, lot width, and setbacks for a four-lot subdivision on a ±5.6-acre site.
4. Adopt **Resolution No. 12526** declaring the document titled "*Alameda 5 Acres Development Plan*" to be a public record.

**Location:** Southwest corner of E. Alameda Road and N. 132<sup>nd</sup> Street alignment

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

Senior Planner Katie Posler gave a PowerPoint presentation (attached) on the Alameda 5 Acres rezoning application.

Applicant Representative Keith Nichter, with Kimley-Horn, gave a PowerPoint presentation (attached) on the Alameda 5 Acres rezoning application.

### MOTION AND VOTE – ITEM 13

Councilwoman Janik made a motion to continue Item 13 [Alameda 5 Acres Rezoning (4-ZN-2021)] to a date to be determined, to review written stipulations as discussed and having the applicant consider a two-lot subdivision, rather than a four-lot subdivision. Councilwoman Whitehead seconded the motion, which carried 6/1, with Mayor Ortega; Vice Mayor Durham; and Councilmembers Janik, Littlefield, Milhaven and Whitehead voting in the affirmative, and Councilwoman Caputi dissenting.

### 21. Megerdichian Residential Health Care Facility Rezoning and Conditional Use Permit (25-ZN-2018 and 19-UP-2018)

#### Requests:

1. Adopt **Ordinance No. 4558** approving a zoning district map amendment from Single-Family Residential (R1-35) to Townhouse Residential (R-4) zoning on a ±4.8-acre portion of a ±7.4-acre Site.
2. Find that the conditional use permit criteria have been met and adopt **Resolution No. 12557** approving a Conditional Use Permit for a residential health care facility on a ±4.8-acre portion of a of ±7.4-acre site with Single-Family Residential (R1-35) zoning.

**Location:** 8849 E. Cholla Street

**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 Megerdichian Residential Health Care facility rezoning and conditional use permit application.

Applicant Representative Ed Bull, with Burch and Cracchiolo, P.A., gave a PowerPoint presentation (attached) on the Megerdichian Residential Health Care facility rezoning and conditional use permit application.

Mayor Ortega opened public comment.

The following spoke in support of the Megerdichian Residential Health Care facility rezoning and conditional use permit application:

- Archbishop Hovnan Derderian, Western Diocese of the Armenian Church of North America
- Harout Markarin, Scottsdale resident
- George Hertel, Scottsdale resident and Planning Commissioner
- Dan Ishac, Scottsdale resident
- Artin Knadjian, Scottsdale resident
- Mary Sayadian, Scottsdale resident
- Scott Mardian, Scottsdale resident
- Dr. Garine Palandjian, Saint Apkar Armenian Church
- Bedros Touresin, Scottsdale resident
- Eve Knadjian, Scottsdale resident
- Tarja Stoeckl, Scottsdale resident

The following spoke in opposition of the Megerdichian Residential Health Care facility rezoning and conditional use permit application:

- Mark Roman Mach, Neighborhood Preservation Initiative
- Paul Katz, Scottsdale resident
- Gary Peruzzini, Scottsdale resident
- Barry Dirk, Scottsdale resident

### **MOTION AND VOTE – ITEM 21**

Mayor Ortega made a motion to:

1. Adopt Ordinance No. 4558 approving a zoning district map amendment from Single-Family Residential (R1-35) to Townhouse Residential (R-4) zoning on property located at 8849 E. Cholla Street; and
2. Adopt Resolution No. 12557 approving a conditional use permit for a residential health care facility on a ±4.8-acre portion of a of ±7.4-acre site with R1-35 zoning.

Councilwoman Caputi seconded the motion, which carried 5/2, with Mayor Ortega; Vice Mayor Durham; and Councilmembers Caputi, Littlefield, and Milhaven voting in the affirmative and Councilmembers Janik and Whitehead dissenting.

**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 agendize 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)

## **MOTION AND VOTE – ITEM 22**

Councilwoman Whitehead made a motion to direct the City Manager to investigate the matter and prepare a written response to the Council, with a copy to the petitioner, related to the citizen petition asking the City to build a pickleball facility with 12 courts in South Scottsdale. She also requested the matter come back as a future agenda item after the written report was issued. 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.

## **MAYOR AND COUNCIL ITEMS**

### **23. Acting City Manager Appointment**

**Request:** Adopt **Resolution No. 12588** to authorize:

1. The acceptance of City Manager Jim Thompson's request to terminate Employment Contract No. 2016-188-COS effective October 10, 2022, as a result of his upcoming retirement/resignation.
2. Appointing Jim Thompson as Acting City Manager effective October 12, 2022, until a new City Manager or Acting City Manager is appointed, but no longer than October 13, 2023.
3. Approving Jim Thompson to continue to perform services for the City through the City's contract with Educational Services, Inc. (ESI), at a salary of \$347,000 per year base compensation.
4. Directing the Human Resources Director and ESI Contract Administrator, City Treasurer, and City Attorney to prepare such documents and take such actions as necessary to carry out the intent of this Resolution.
5. Directing the City Manager to report back to Council prior to October 10, 2022 on the proposed internal changes or restructuring that will be put into place as a result of this action.

**Staff Contact(s):** Bill Hylan, Interim Human Resources Director, 480-312-2615, [whylen@scottsdaleaz.gov](mailto:whylen@scottsdaleaz.gov)

## **MOTION AND VOTE – ITEM 23**

Councilwoman Janik made a motion to adopt Resolution No. 12588 to authorize:

1. The acceptance of City Manager Jim Thompson's request to terminate Employment Contract No. 2016-188-COS effective October 10, 2022, as a result of his upcoming retirement/resignation.
2. Appointing Jim Thompson as Acting City Manager effective October 12, 2022, until a new City Manager or Acting City Manager is appointed, but no longer than October 13, 2023.
3. Approving Jim Thompson to continue to perform services for the City through the City's contract with Educational Services, Inc. (ESI), at a salary of \$347,000 per year base compensation.
4. Directing the Human Resources Director and ESI Contract Administrator, City Treasurer, and City Attorney to prepare such documents and take such actions as necessary to carry out the intent of this Resolution.
5. Directing the City Manager to report back to Council prior to October 10, 2022 on the proposed internal changes or restructuring that will be put into place as a result of this action.

Councilwoman Whitehead seconded the motion, which carried 6/1, with Vice Mayor Durham and Councilmembers Caputi, Janik, Littlefield, Milhaven, and Whitehead voting in the affirmative and Mayor Ortega dissenting.

**MOTION AND VOTE – ADJOURNMENT**

Councilwoman Whitehead made a motion to adjourn the Regular Meeting. Mayor Ortega 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.

The Regular Meeting adjourned at 7:48 P.M.

**SUBMITTED BY:**



**Ben Lane, City Clerk**

Officially approved by the City Council on September 13, 2022

**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 22<sup>nd</sup> day of August 2022.

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

**DATED** this 13<sup>th</sup> day of September 2022.

A handwritten signature in black ink that reads "Ben Lane". The signature is written in a cursive style with a large initial "B".

---

**Ben Lane, City Clerk**

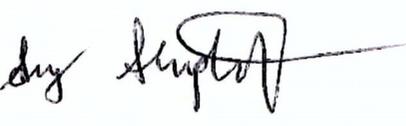
**PETITION**

**Petition to build additional pickleball courts in South Scottsdale**

Pickleball is the fastest growing sport in the U.S. In 5 years, pickleball grew by nearly 70%. Pickleball is a highly accessible and inclusive sport that is affordable, friendly, and fun. The game can be played by anyone, even those who have never previously played a sport.

Americans need more exercise: according to the CDC, by 2030, 42% of Americans will be obese! We need to get moving, and pickleball is a fun way to do it!

Currently there are no pickleball facilities to service the south Scottsdale area. Therefore, we are petitioning the City of Scottsdale to build a pickleball center with 12 courts in the south part of Scottsdale.

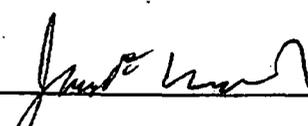
print	signature	address	date
Bonnie LaRussa	<del>27 West Cochise</del> 	27 West Cochise PHX, AZ 85021	7/13/22
Amy Shepstaugh		27 West Cochise Dr. PHX, AZ 85021	7/13/22
Steve Brandman		5513 N. 2 <sup>ND</sup> PC. PHX, AZ 85012	7/15/22
Bill Matetich		8150 E. del Cuerzo DR - Scottsdale, AZ	7/18/22

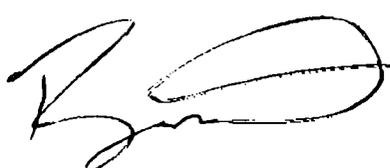
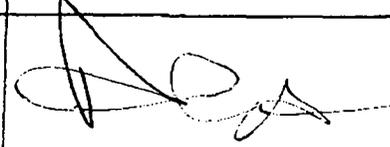
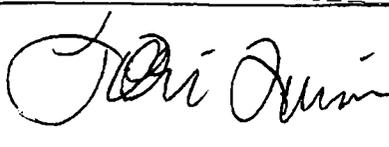
85258

NAME	SIGNATURE	ADDRESS	DATE
KEVIN KERSH		8167 E. DEL JOYA DR. SCOTTSDALE, AZ 85251	7/20/22
MOM LUCAS CRAIG		8185 E Del Marino Dr Scottsdale AZ 85258	
KEITH WICKHAM		<del>3631 N. COAST</del> S-100E 85251	7/20/22
KE SCHNEIDER		15600 N FRANK LLOYD WRIGHT SCOTTSDALE AZ 85260	7/20/22

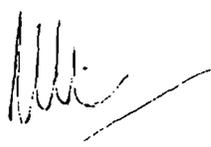
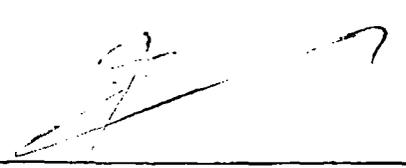
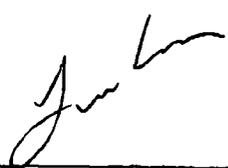
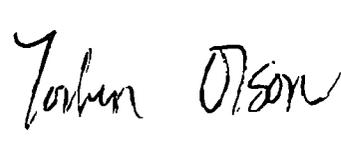
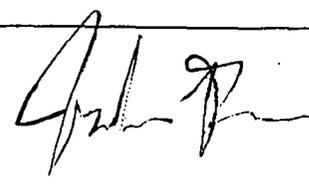
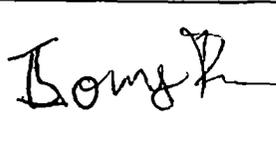


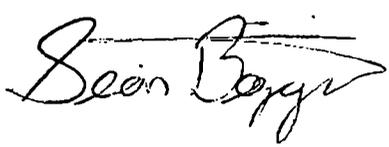
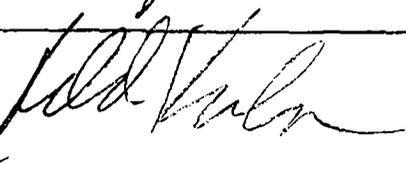
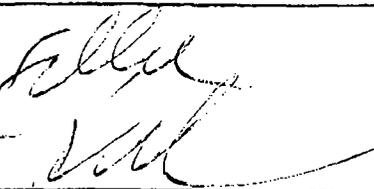


NAME	SIGNATURE	ADDRESS	DATE
Wahid JAMES		Legend 3010 N 84 PL	7-22-22
JULIA CERRA		8526 E SAN DANIEL SCOTTSDALE	7-22-22
Lisa FENTNER		8551 E Highland Scottsdale	7-22-22
Alice Stambaugh		8537 E. Osborn Scottsdale 85251	7-22-22
Karl Stambaugh		8537 E Osborn Rd Scottsdale AZ 85251	7-22-22
Reza Malek		7131 E. Rancho Vista Dr #5011 Scottsdale AZ 85257	7/22/22
MIKE MACHNICKI		8502 E HIGHLAND AVE SCOTTSDALE AZ 85251	7/22/22
Daidreid SALAZAR		4050 E COOLBROOKE DR	7-22-22
VICTOR BURBOS		435 EAST MAIN ST MESA AZ 85203	7/22/22
BrewWalker		2013 W. Hazelwood Pkwy Phoenix AZ 85015	7/23/22

NAME	SIGNATURE	ADDRESS	DATE
Richard Hartwick		6599 E Thomas Rd #1124 Scottsdale AZ 85251	7/23/22
Ryan Honsaker		4624 E Exeter Blvd	7-23-22
Ahmed Patel		1101 S Gilmore	7/25/22
Ryan Applegate		828 S HACIENDA DR	7/25/22
Heaven Rookstool		4630 E Thomas Rd Apt C11	7/25/22
Melinda Cabrera		2011 W Hazelwood Pkwy Phx AZ 85015	7/23/22
Dwan Cabrera		2011 W Hazelwood Pkwy Phx AZ 85015	7/23/22
Nikki Parsons		3935 E Hazelwood St Phx 85018	7/23/22
Jesse Onuski		4290 N 42nd Pl	7/23/22
Lori Quinn		4743 E Montecito Phx 85018	7/23/22



NAME	SIGNATURE	ADDRESS	DATE
KARISHMA K		8021 E DEL LANTON DR SCOTTSDALE	7/19
Martha Yonel		7127 E Ranch Vista Dr #6607 Scottsdale AZ 85251	7/19
MATHEUS SILVA		5535 E THOMAS 85018	7/19
Alfredo Solis		7228 E Ranch Vista Dr Scottsdale AZ 85251	7/19
Julian Cortes		3600 N Hayden Rd. #3306 Scottsdale, AZ 85251	7/19
Yadira Alvarado		3600 N. Hayden Rd. #3306 Scottsdale, AZ 85251	7/19
Abel Aldege		2321 Lookly St. Scottsdale AZ	7/20
Torben Olson		9712 E Dianna Dr Scottsdale AZ, 85257	7/20
John Parks		2805 N. Hayden Rd Scottsdale	7/20
Tom Parks		2805 N. Hayden Rd	7/20

NAME	SIGNATURE	ADDRESS	DATE
7/20		3600 N Hayden Rd, 2702	7/20
7/21		3600 N. HAYDEN RD, #3408 Scottsdale, AZ 85251	7/21
7/21		3702 N. Hayden Scottsdale	7/21
Michael Baraza		3500 N. Hayden rd	7-21
•Danielle Lafata		3600 N Hayden Rd #3312 Scottsdale AZ 85251	7-21
Atisa Konslerova		3015 N Scottsdale Rd 3223 Scotts 85251	7-21
Richard Kirstan		2910 E Camelback JCT	7-21
LILLIAN KIRBY		7930 E Camelback ST	
Travis Butterly		912 E Sierra Vista Dr PHX 85014	7/22
Jeremy Brown		1615 E GEORGIA AVE	7/22

# Petition to build additional pickleball courts in South Scottsdale

Pickleball is the fastest growing sport in the U.S. In 5 years, pickleball grew by nearly 70%. Pickleball is a highly accessible and inclusive sport that is affordable, friendly, and fun. The game can be played by anyone, even those who have never previously played a sport.

Americans need more exercise: according to the CDC, by 2030, 42% of Americans will be obese! We need to get moving, and pickleball is a fun way to do it!

Currently there are no pickleball facilities to service the south Scottsdale area. Therefore, we are petitioning the City of Scottsdale to build a pickleball center with 12 courts in the south part of Scottsdale.

print	signature	address	date
Jane Nelson		4328 N. 56 <sup>th</sup> St. Phx., AZ 85018	7/14/ 20
Rich Baxter		4438 E. Camelback Trd. #147 Phoenix AZ 85018	7-14- 22





## Petition to build additional pickleball courts in South Scottsdale

Pickleball is the fastest growing sport in the U.S. In 5 years, pickleball grew by nearly 70%. Pickleball is a highly accessible and inclusive sport that is affordable, friendly, and fun. The game can be played by anyone, even those who have never previously played a sport.

Americans need more exercise: according to the CDC, by 2030, 42% of Americans will be obese! We need to get moving, and pickleball is a fun way to do it!

Currently there are no pickleball facilities to service the south Scottsdale area. Therefore, we are petitioning the City of Scottsdale to build a pickleball center with 12 courts in the south part of Scottsdale.

print                      signature                      address                      date

Jane Nelson		4328 N. 52 <sup>nd</sup> St Phoenix AZ 85014	7/14/20
Rich Baxter		4438 E. Camelback RD #147 Phoenix AZ 85018	7.14.22
Bev Burch		5245 N. 21 <sup>st</sup> PHX 85016	



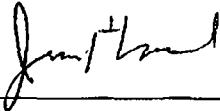


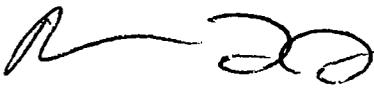
# Petition to build additional pickleball courts in South Scottsdale

Pickleball is the fastest growing sport in the U.S. In 5 years, pickleball grew by nearly 70%. Pickleball is a highly accessible and inclusive sport that is affordable, friendly, and fun. The game can be played by anyone, even those who have never previously played a sport.

Americans need more exercise: according to the CDC, by 2030, 42% of Americans will be obese! We need to get moving, and pickleball is a fun way to do it!

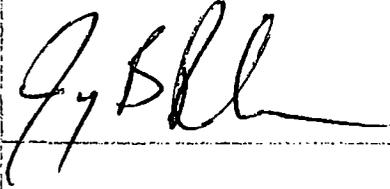
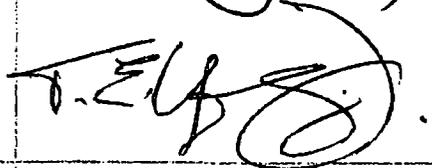
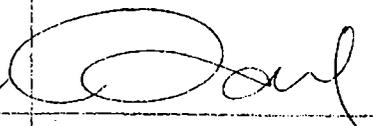
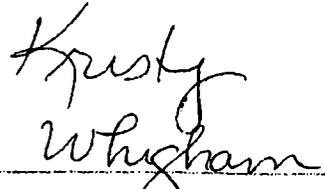
Currently there are no pickleball facilities to service the south Scottsdale area. Therefore, we are petitioning the City of Scottsdale to build a pickleball center with 12 courts in the south part of Scottsdale.

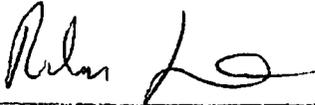
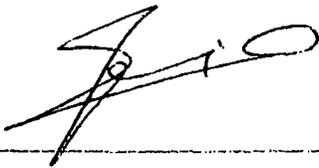
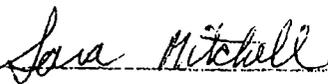
print	signature	address	date
Joe Vario		7644 E TUCKEY LN	7-13-22
Jim Welsh		3010 W 84 PL	" "
Sam Ahmad		4620 N 87th	7-7-22
Tom Ambrose		7326 E Winkels Scottsdale 85250	7/13/22

NAME	SIGNATURE	ADDRESS	DATE
	Samey Noori	3809 N Hayden Rd Scottsdale AZ	
Tommiie Deitering	Jimmie Deitering	16236 S. 18th Pl Phoenix, AZ. 85048	7/14/22
D Mercier	Donna Mercier	10842 W. Swanhoe St Chandler, AZ	7/14/22
POPULCE YOUNG		380 N JENTILLY LANE CHANDLER, AZ 85221	7/14/22
Thavore Stiteler		1434 E. Palomino Dr. Tempe, AZ 85284	7/14/22
Howard Neal	HANCA	5812 East Calle de Paisano PHX 85018	
LISA SCANNELL	Lisa M Scannell	4525 N. 66th St #18 Scottsdale, AZ 85251	7/14/22
Teresa Pavlonis		3830 N 54th St PHX 85018	7/19/22
Farkhad Khosravi		3739 E. Coolidge St Phoenix, AZ 85018	7/19/22
LANCE KINGSTON	Lance Kingston	6519 N 41st Paradise Valley AZ 85253	7/19/22





NAME	SIGNATURE	ADDRESS	DATE
SAM ANGELO		6170 W PAVIL AVE CHANDLER, AZ 85226	7/11/22
ANH TUAN NGO		16611 S. 38TH WAY PHX, AZ 85048	7/11/22
JAY PALMER		5541 S. WILSON DR CHANDLER, AZ 85249	7/11/22
TOM KINGERY		3202 E DESERT BROOM WAY PHX, AZ 85044	7/11/22
Thomas Young		1425 E GLENHAVEN DR PHX, AZ 85048	7/11/22
Thiyn Dang		16611 S. 38th way Phx AZ 85048.	7/11/22
KATHY HAGBERTY		1032 E. MIN. VISTA DR PHX, AZ	7/11/22
Elspeth Gadzik		1107 W. SALTSAZE DR. Phx 85045	7-11-22
Kirsty Whigham		2415 E. Goldenrod St Phx, AZ 85048	7-11-22
John Meden		4021 E. Catalina Dr. Phx. 85018	7/11/22

NAME	SIGNATURE	ADDRESS	DATE
Rich Levine		311 E. Wildwood Dr. Phoenix AZ 85048	7/17/22
Susan Lee		7121 E Rancho Vista Scottsdale, AZ	7/17/22
Robert Simonson		5113 N. 87th Street Scottsdale, AZ 85250	7/12/22
Marloes Yonel		7127 E Rancho Vista Dr #6007 Scottsdale AZ 85251	7/12/22
Todd Regard		10851 N 118th Way Scottsdale AZ 85258	7/12/22
Haleh Malik		7131 E. Rancho Vista Dr #5011 Scottsdale, AZ 85251	7/12/22
SARA MITCHELL		7830 E Camelback Rd Unit 102 Scottsdale AZ 85251	7/12/22
Penny Mendes		5934 E Lakeview Phoenix AZ 85018	7/12/22
Scott Dunn		1425 E Hubbell St Phoenix, AZ 85006	7-12-22

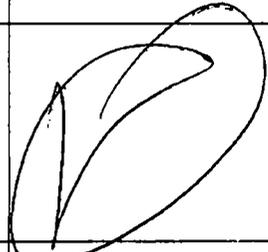
## Petition to build additional pickleball courts in South Scottsdale

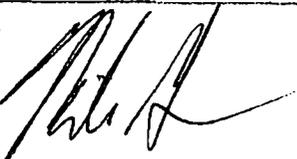
Pickleball is the fastest growing sport in the U.S. In 5 years, pickleball grew by nearly 70%. Pickleball is a highly accessible and inclusive sport that is affordable, friendly, and fun. The game can be played by anyone, even those who have never previously played a sport.

Americans need more exercise: according to the CDC, by 2030, 42% of Americans will be obese! We need to get moving, and pickleball is a fun way to do it!

Currently there are no pickleball facilities to service the south Scottsdale area. Therefore, we are petitioning the City of Scottsdale to build a pickleball center with 12 courts in the south part of Scottsdale.

print                      signature                      address                      date

STUART <del>Kozinn</del> KOZINN		6035 E Montebello Ave Scottsdale AZ 85251	7/15/22
SCOTT KAUFMAN		7949 N VIA AZUL SCOTTSDALE, AZ 85258	7/15/22
Mace Dimpoli		353 E Montebello C-504	7/18
DAVID Ciccati	David Ciccati	4400 N SCOTTSDALE RD	7/18

NAME	SIGNATURE	ADDRESS	DATE
Iulia Marcenco		4848 N Goldwater Blvd Scottsdale, AZ 85251	07/16/22
Matthew Latham		3611 E Sheridan St Phoenix, AZ 85008	7/16/22
CARTER OLSON		15655 S. 5th St Phoenix 85048	7/19/22
Sally Clemens		PHOENIX	7/20/22
ZYNE SPRACALE		4135 N 27th St PHOENIX AZ 85016	7/22/22
Michael Gerbson		2022 E. Northview Ave Phoenix, AZ 85020	7/23/22

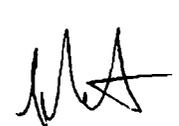
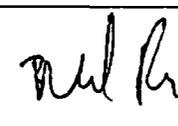


## Petition to build additional pickleball courts in South Scottsdale

Pickleball is the fastest growing sport in the U.S. In 5 years, pickleball grew by nearly 70%. Pickleball is a highly accessible and inclusive sport that is affordable, friendly, and fun. The game can be played by anyone, even those who have never previously played a sport.

Americans need more exercise: according to the CDC, by 2030, 42% of Americans will be obese! We need to get moving, and pickleball is a fun way to do it!

Currently there are no pickleball facilities to service the south Scottsdale area. Therefore, we are petitioning the City of Scottsdale to build a pickleball center with 12 courts in the south part of Scottsdale.

print	signature	address	date
Dr. Sean Collins		5121 E. Camel del Medio PHX, AZ 85018	7/13/22
Kris Apsley		8620 E. Highland Scottsdale 85251	7/13/22
Mike Ray		3924 E Roma Phoenix AZ 85018	7/13/22
Naiyana French	<del>41581 W. Hillman Dr.</del> <del>Maricopa, AZ 85138</del> 	41581 W. Hillman Dr. Maricopa AZ 85138	7/13/22

NAME	SIGNATURE	ADDRESS	DATE
John Li		1740 W. Maricopa Tempe AZ 85284	7/13/22
Bruce Nemeroff		Box 1051 Scottsdale AZ 85252	7/14/22
Richard Morgan		So Scottsdale 85254	7/14/22
SANDRA JEWETT	Sandra Jewett	808 N. 82nd St. # F-11 Scottsdale, AZ 85257	7/14/22
Allen Farkas		7970 E CAMERBACK 405 Scottsdale AZ 85251	7/14/22
PAULINE ERLICK		4611 E. CAYLE REDONDA PHOENIX AZ. 85018	7/14/22
NEILSON SPRASER		601 No. Hayden Rd #78 Scotts. AZ	7/15/2022



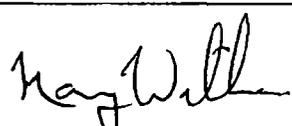
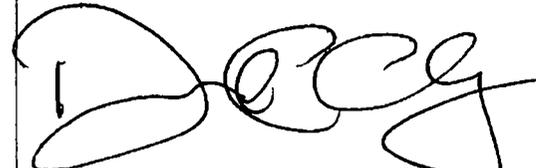
## Petition to build additional pickleball courts in South Scottsdale

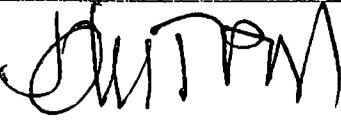
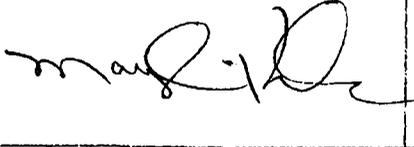
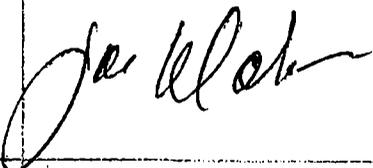
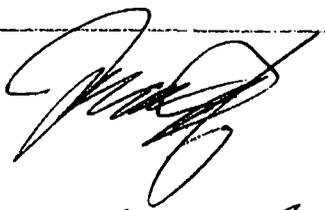
Pickleball is the fastest growing sport in the U.S. In 5 years, pickleball grew by nearly 70%. Pickleball is a highly accessible and inclusive sport that is affordable, friendly, and fun. The game can be played by anyone, even those who have never previously played a sport.

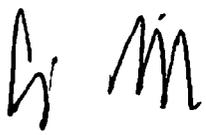
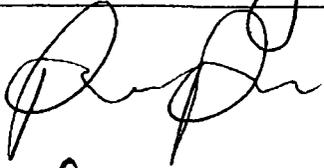
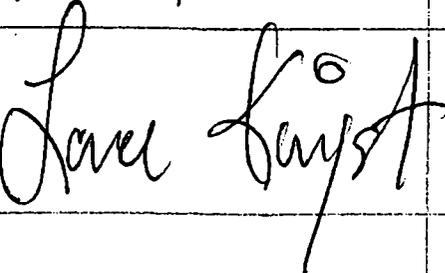
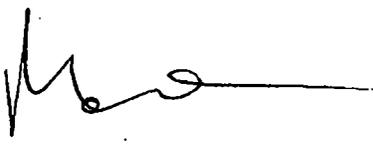
Americans need more exercise: according to the CDC, by 2030, 42% of Americans will be obese! We need to get moving, and pickleball is a fun way to do it!

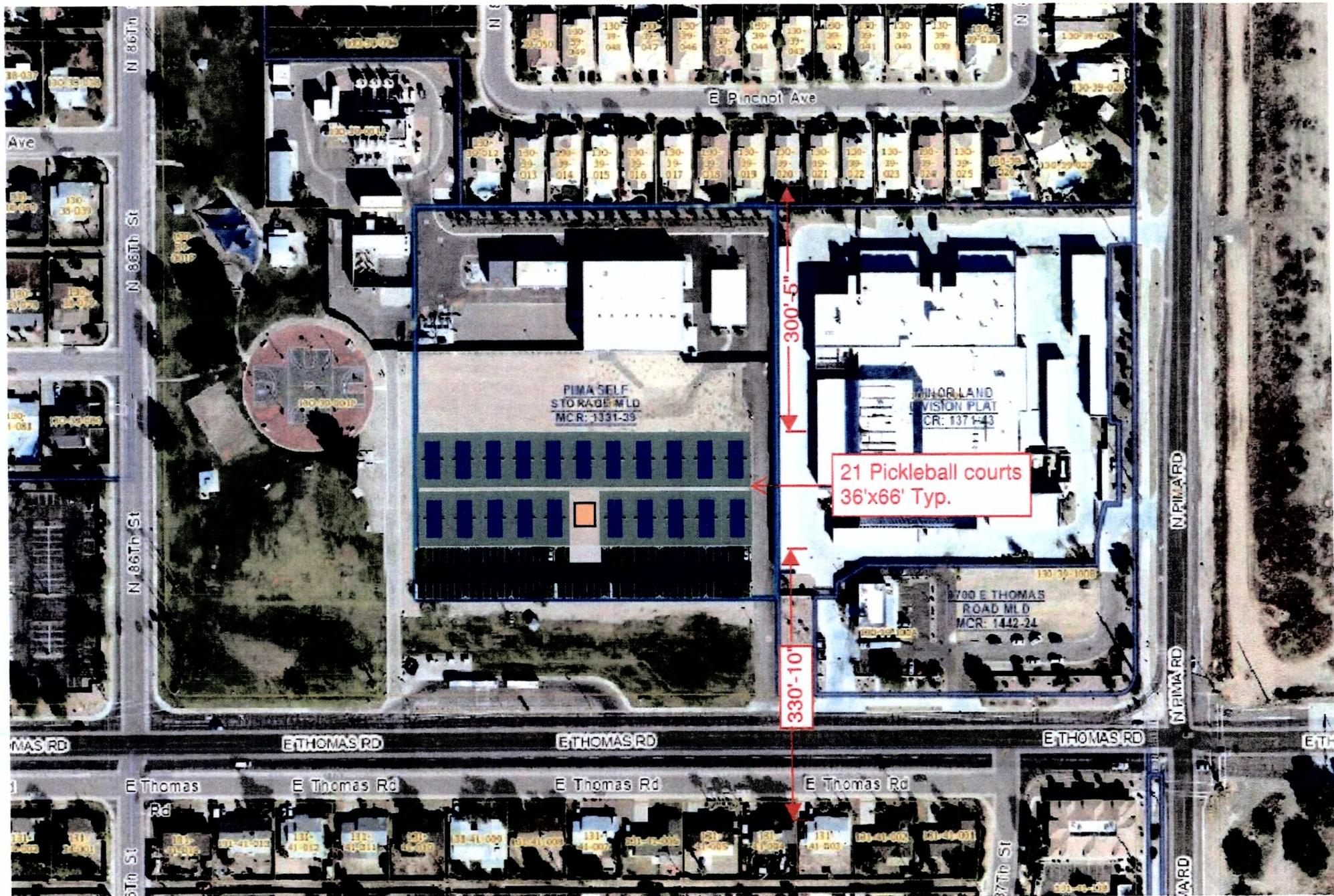
Currently there are no pickleball facilities to service the south Scottsdale area. Therefore, we are petitioning the City of Scottsdale to build a pickleball center with 12 courts in the south part of Scottsdale.

print                      signature                      address                      date

Kevin Adams		714 W. Townley Phoenix AZ 85022	7/11/22
John Curdise		3642 E. Sheridan St Phoenix, AZ 85008	7/11/22
Mary Williams		8409 E Columbus Scottsdale AZ 85251	7/11/22
David C Chancy		510 N. Alma School Rd #291 Mesa, AZ 85201	7/11/22

NAME	SIGNATURE	ADDRESS	DATE
John Tran		1488 E SOLANO DR. PHOENIX AZ 85014	7/11/22
Arnon Carpenter		3025 N. 45th Pl PHX AZ 85018	7/11/22
Margaret Dade		3631 N 45th Place Phoenix AZ 85018	7/11/22
RUSSELL MARTINEZ		2240 N HAYDEN RD #3115 SCOTTSDALE AZ 85257	7/11/22
Mary Kinkul		3224 E. Mitchell Dr Phx Az 85018	7/11/22
JOE WALSH		6106 E. ROSE CIRCLE DR. PHOENIX, AZ 85018	7/11/22
Roger Harris		3424 E Coolidge Phx 85018	7-11-22
JOHN DEWITT		4402 E. Collette North Phoenix, AZ 85018	7/11/22
Ayik Nakaki		4035 E Colter St PHX, AZ, 85018	7/11/22

NAME	SIGNATURE	ADDRESS	DATE
Craig Mikkelsen		3437 E Mariposa PHX AZ 85018	7/11/22
Joe Norbus		4823 E. Marberry Dr. PHX AZ 85018	7/11/22
Brandon Cuvelier		PO Box 44197 Phoenix AZ 85064	8-11-22
Naiyana French		41501 W. Hillman Dr. Mamiecopn AZ 85138	7-11-22
MIKE MAY		4209 N. 21ST ST PHX AZ 85018	7-11-22
PALOMA PATINO		1815 N. 7TH ST. SCOTTSDALE AZ 85257	7/11/22
LANE KINGSTON		6519 N 41 <sup>ST</sup> STREET Paradise Valley 85253	7/11/22
JEFF MURKIN		124 N. MILLER #243 SCOTTSDALE AZ 85257	7/11/22
Ron. Smith		1057 E Sandpiper Tempe	7/11/22
Peg Maher		23 E. FAIRMONT TEMPE 85282	7/11/22



21 Pickleball courts  
36'x66' Typ.

300'-5"

330'-10"

PIMA SELF  
STORAGE MLD  
MCR: 1331-35

MINORLAND  
VISION PLAT  
CR: 137-43

8700 E THOMAS  
ROAD MLD  
MCR: 1442-24

N 86th Ave

N 86th St

N 86th St

N 86th St

E Pinchot Ave

E Thomas Rd

N PIMA RD

N PIMA RD

N PIMA RD

N 87th St

**Alameda 5 Acres**  
**4-ZN-2021**  
**City Council**  
**8/22/22**  
**Coordinator: Katie Posler**

1



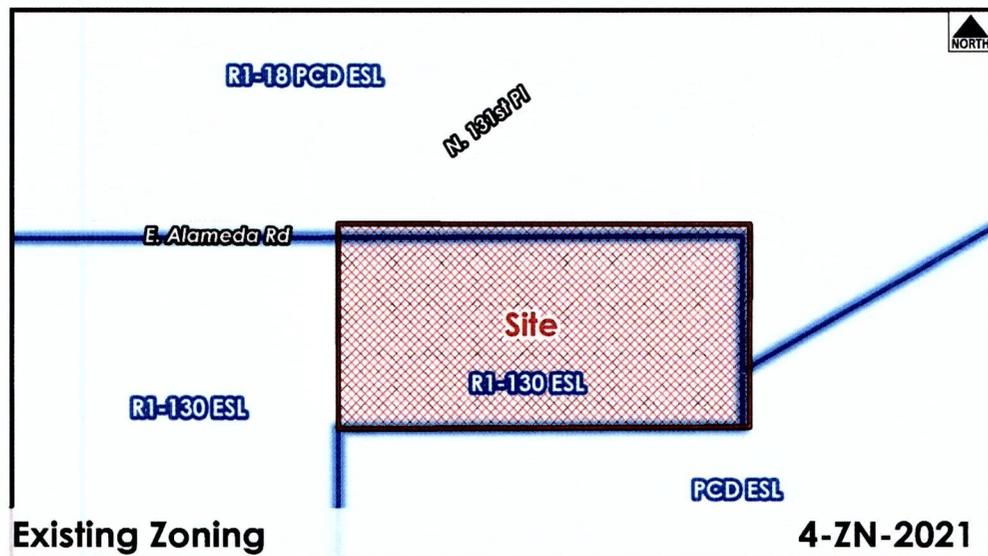
2



**Detail Aerial**

**4-ZN-2021**

3



**Existing Zoning**

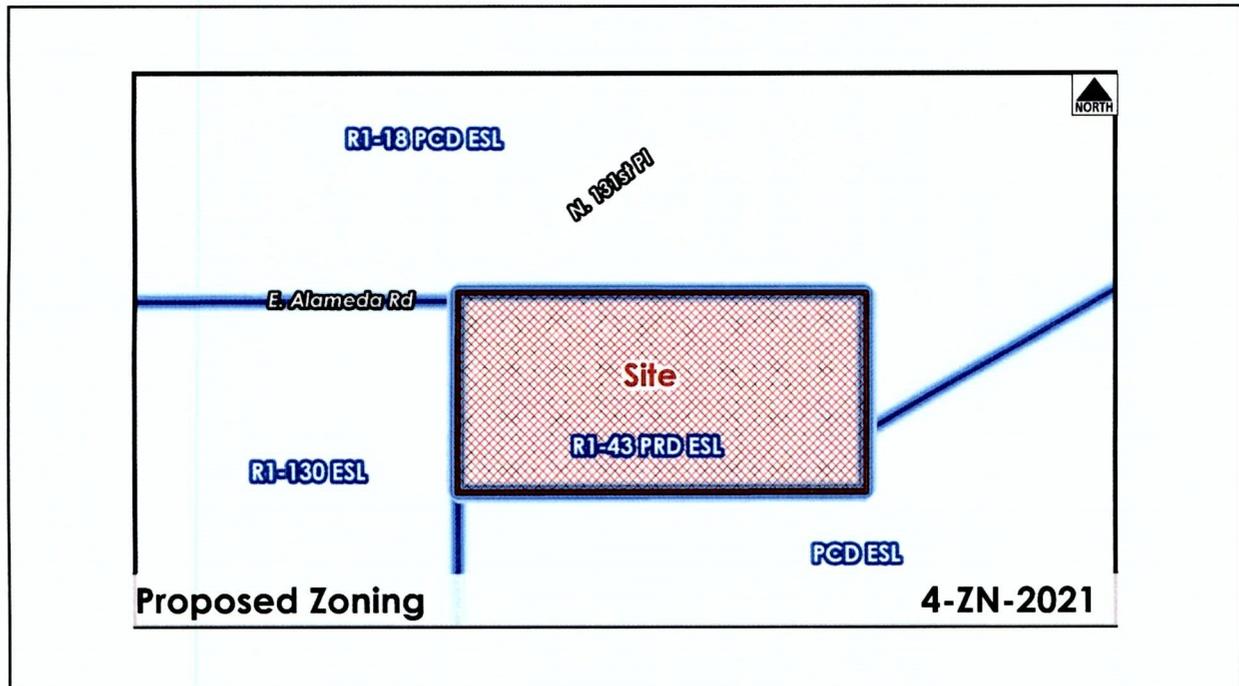
**4-ZN-2021**

4

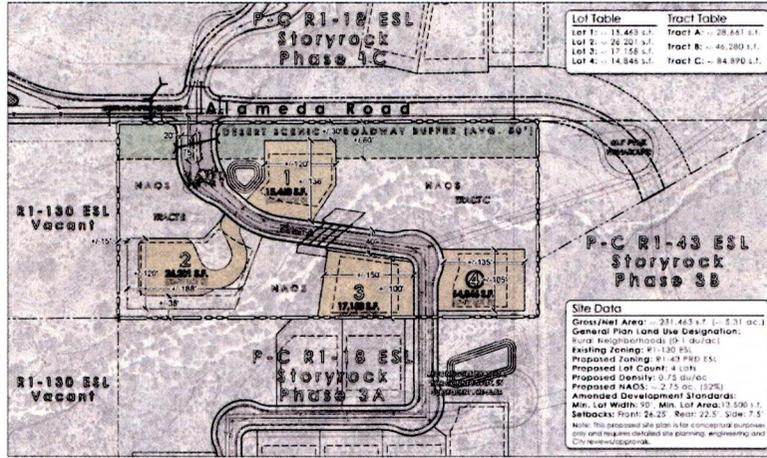
## Request

1. Adopt Ordinance No. 4553 approving a Zoning District Map Amendment from Single-family Residential, Environmentally Sensitive Lands (R1-130 ESL) to Single-family Residential, Planned Residential Development, Environmentally Sensitive Lands (R1-43 PRD ESL) zoning and approval of a Development Plan with Amended Development Standards for lot area, lot width, and setbacks for a 4-lot subdivision on a +/- 5.6-acre site located at the southwest corner of E. Alameda Road and N. 132nd Street alignment.
2. Adopt Resolution No. 12526 to declare "Alameda 5 acres Development Plan" as a public record.

5



6



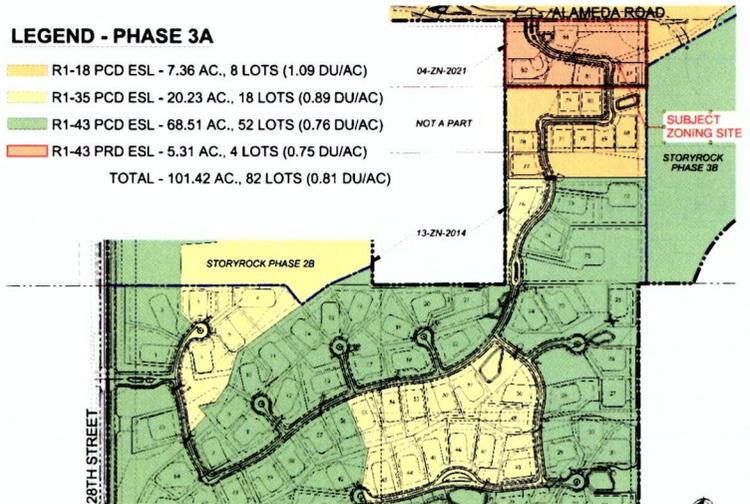
Conceptual Plan

4-ZN-2021

7

**LEGEND - PHASE 3A**

- R1-18 PCD ESL - 7.36 AC., 8 LOTS (1.09 DU/AC)
  - R1-35 PCD ESL - 20.23 AC., 18 LOTS (0.89 DU/AC)
  - R1-43 PCD ESL - 68.51 AC., 52 LOTS (0.76 DU/AC)
  - R1-43 PRD ESL - 5.31 AC., 4 LOTS (0.75 DU/AC)
- TOTAL - 101.42 AC., 82 LOTS (0.81 DU/AC)



Storyrock Phase 3A (for reference)

4-ZN-2021

8

## **Key Points**

- PRD amended development standards provide greater flexibility in design, compatibility to neighboring Storyrock standards, and protect the large wash in a common area tract
- 98% of NAOS in common area tracts for better protection
- Significant preservation of large (266 CFS) wash
- Conformance with City of Scottsdale General Plan 2035
- Consistent with surrounding, approved Storyrock Master Environmental Design Concept Plan (1-MP-2016)
- Connectivity with Storyrock Phase 3A preliminary plat provides better circulation for the area
- No public opposition received
- Planning Commission heard this case on June 22, 2022 and recommended approval with a vote of 7-0.

9

## **Alameda 5 Acres**

**4-ZN-2021**

**City Council**

**8/22/22**

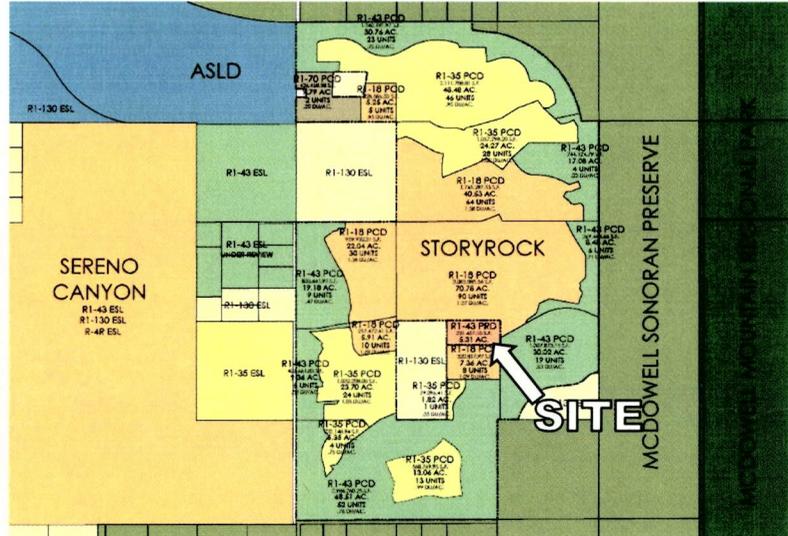
**Coordinator: Katie Posler**

10



## Surrounding Zoning

- North – R1-18 PCD Residential Community (under construction)
- East - R1-18 & R1-43 PCD Residential Community
- South - R1-18 PCD Residential Community
- West - Vacant R1-130 ESL land

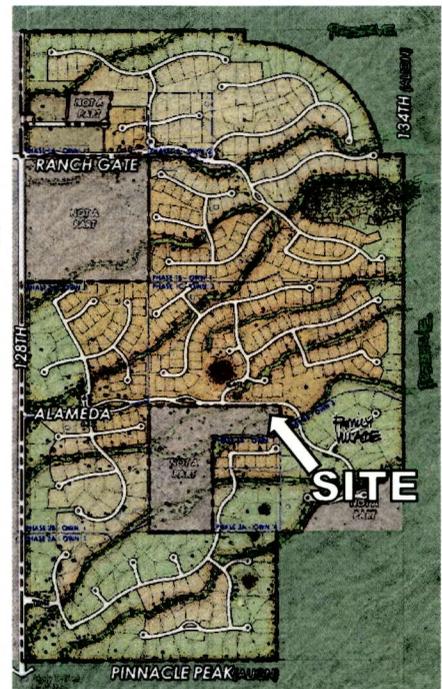


3

## Storyrock Community

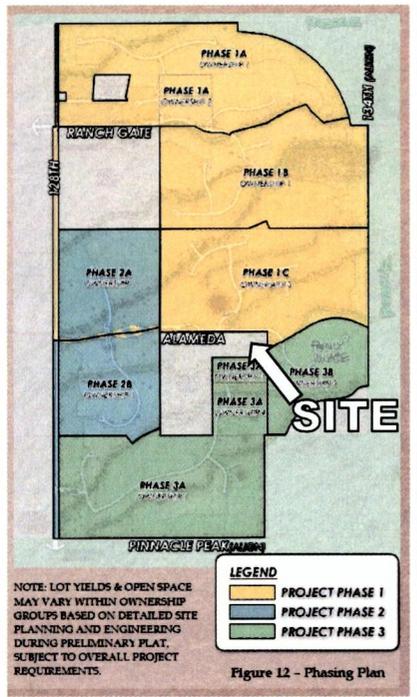
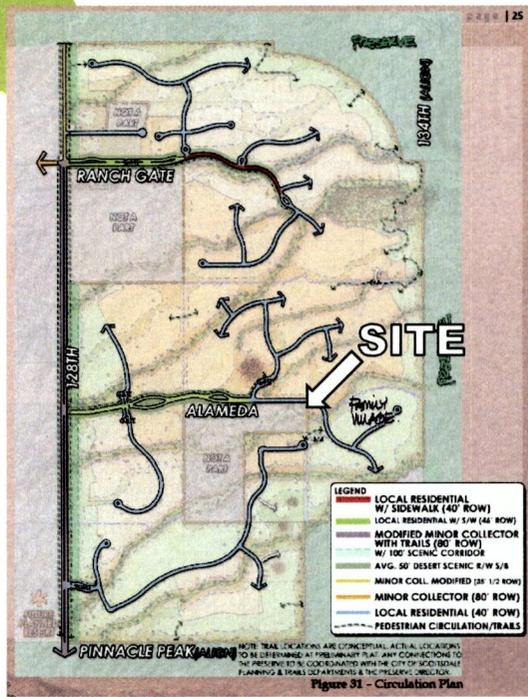
- Zoning: 13-ZN-2014
- Master Plan: 1-MP-2016
- Planned Community District, ESL, with multiple Single-family Residential district comparable zonings (P-C R1-18/ESL, R1-43/ESL, R1-35/ESL, and R1-70/ESL)
- 462 ac., 443 lots (0.96 du/ac)
- 50% NAOS

Minimum Amended Development Standards						
Zoning	Lot Size	Lot Width	Setbacks			Max. Density
			Front	Side	Rear	
R1-70	52,500 s.f.	187.5'	45'	22.5'	45'	0.55
R1-43	32,250 s.f.	112.5'	30'	15'	26.25'	0.83
R1-35	26,250 s.f.	101.25'	30'	11.25'	26.25'	1.04
R1-18	13,500 s.f.	90'	26.25'	7.5'	22.5'	1.87



4

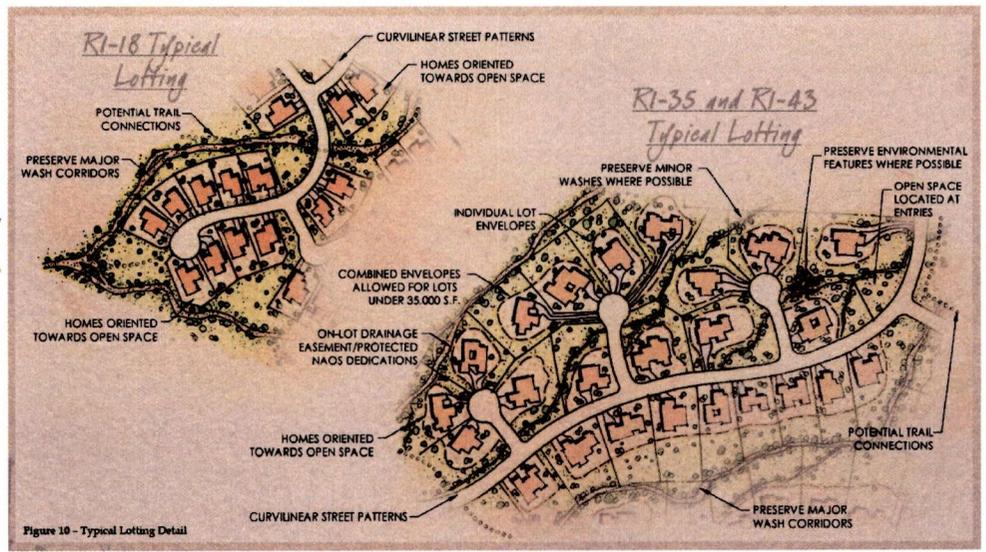
# Storyrock Community



5

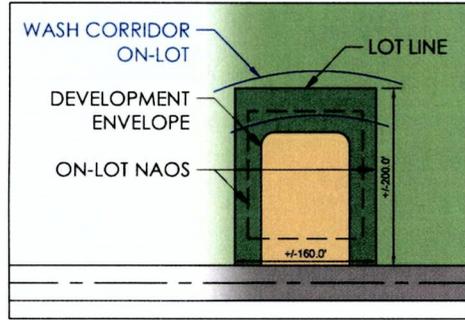
- Construction envelopes are required when NAOS is proposed on individual lots.

# Storyrock Community

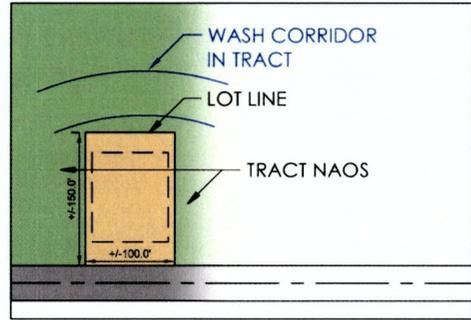


6

# Alameda 5



EXAMPLE STORYROCK R1-43 LOT

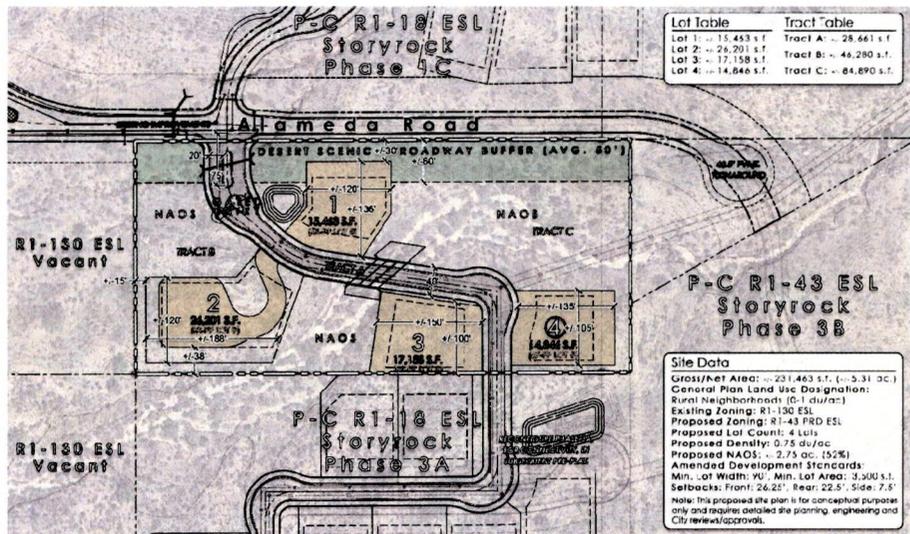


PROPOSED AMENDED ALAMEDA 5 R1-43 PRD LOT

7

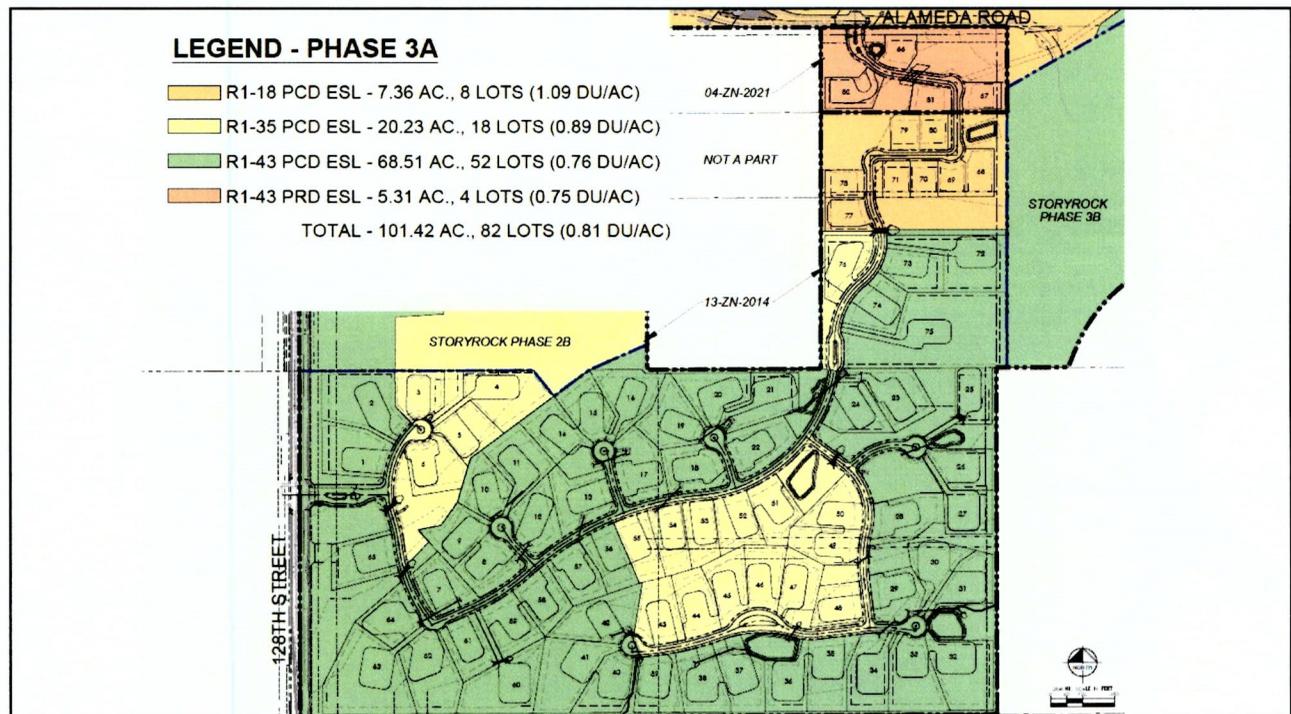
# Alameda 5

- 5.31 ac., 4 lots (0.75 du/ac)
- Existing Zoning: R1-130 ESL
- Proposed Zoning: R1-43 PRD ESL
- 52% NAOS (2.75 ac.)
- 98% of NAOS in tracts
- 62% O.S. (3.29 ac.)



8

Thank You



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

**City Council  
August 22, 2022**

**Coordinator: Greg Bloemberg**

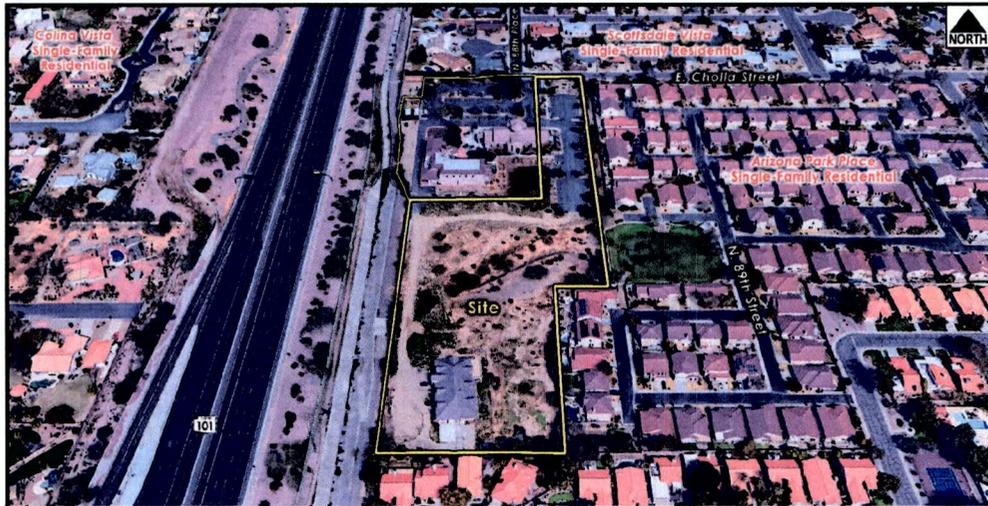
1



**Context Aerial**

**25-ZN-2018 & 19-UP-2018**

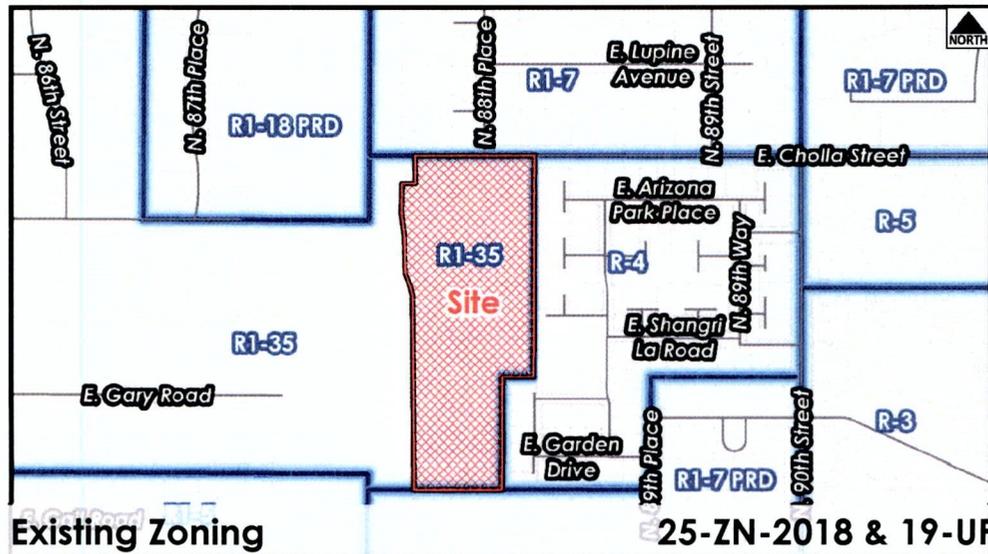
2



Detail Aerial

25-ZN-2018 & 19-UP-2018

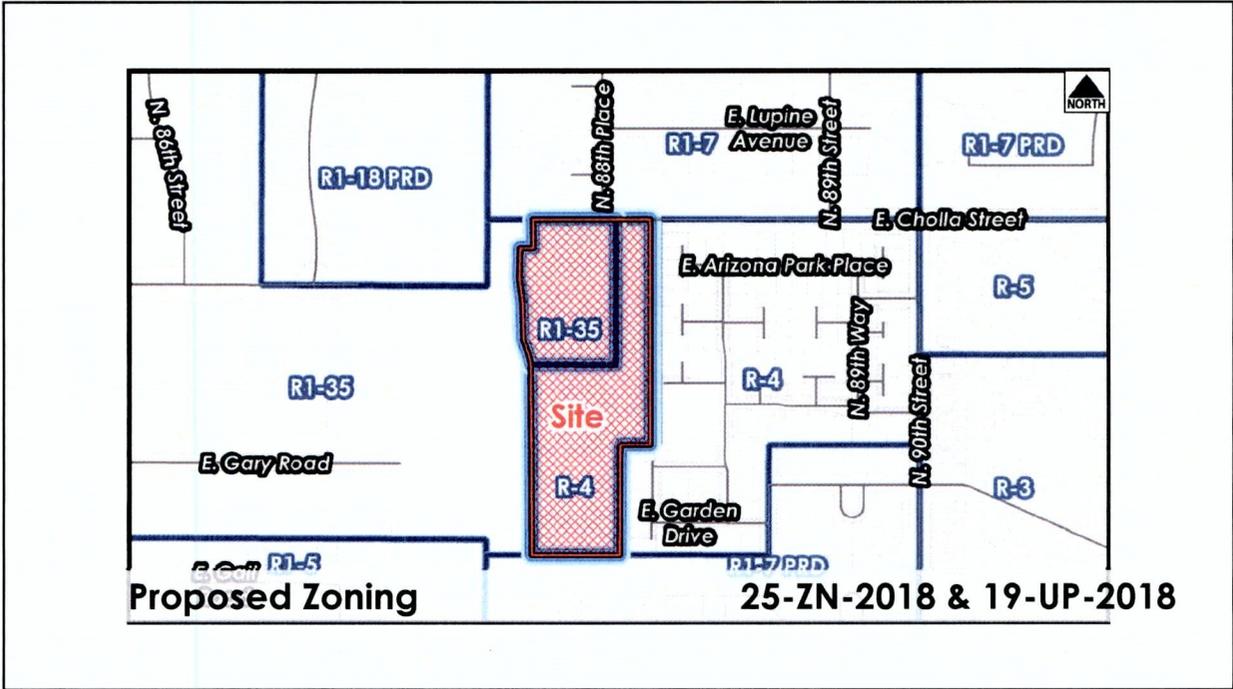
3



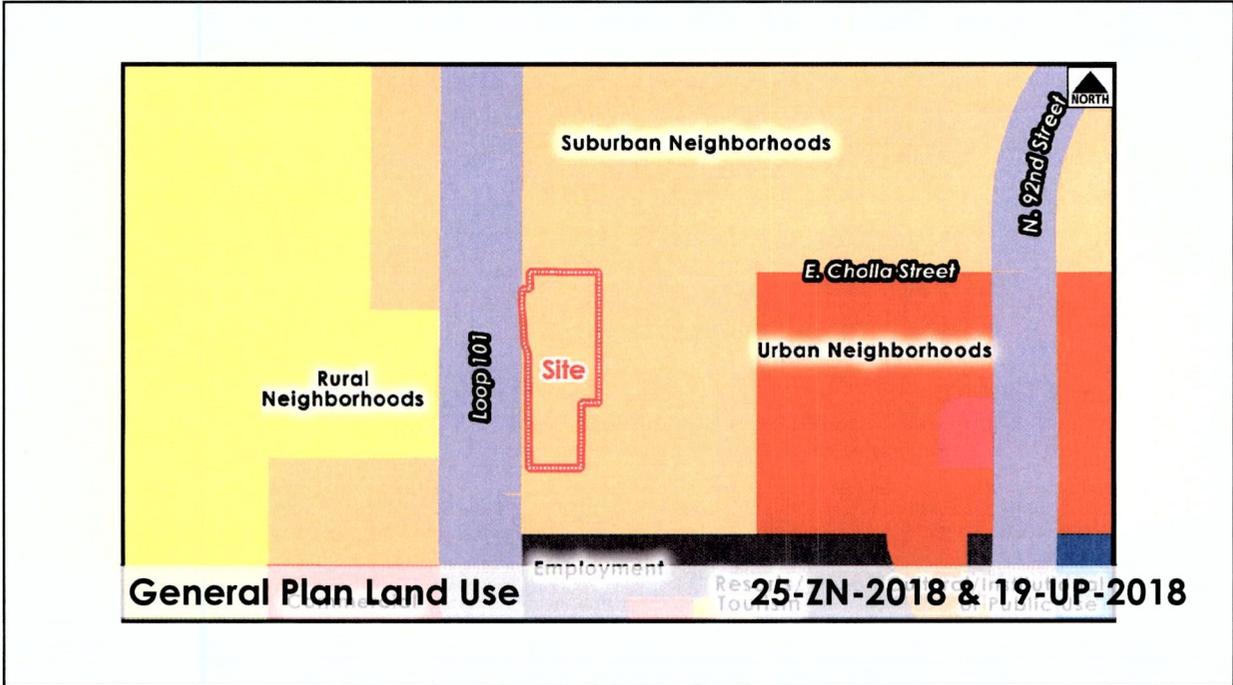
Existing Zoning

25-ZN-2018 & 19-UP-2018

4



5



6

### Request Summary/Background

- Rezone from R1-35 to R-4 for a +/- 4.8-acre portion of a +/- 7-acre site
- Conditional Use Permit for a residential healthcare facility
- Considerable dialogue between applicant team and neighbors (4 open houses to date)
- Primary concerns raised by neighbors are traffic and contextual compatibility

7

### 1/26 Planning Commission

- Planning Commission recommended approval of rezone (4-2), denial of CUP (3-3)
- Revisions to project design since PC hearing:
  - Additional trees along east and south property lines
  - Stepbacks added to east elevation
  - Windows and balconies eliminated from east elevation
  - Building design modified to incorporate “residential” elements

8

### Development Standards (R-4 only)

Development Standard	Required/Allowed	Proposed
<i>Building Height</i>	36 feet (exclusive of appurtenances)	34 feet, 11 inches (inclusive of appurtenances)
<i>Open Space</i>	46,293 square feet	73,736 square feet
<i>Density</i>	<u>Specialized:</u> 28 beds per acre <b>(115 beds)</b> <u>Minimal:</u> 14 du/ac <b>(57 units)</b>	10 beds per acre <b>(48 beds)</b>  10 du/ac <b>(48 units)</b>
<i>Parking</i>	247 spaces (153 for church, 94 for RHF)	251 spaces

9

### Context Aerial w/ Site Plan



10



Original Perspective



13

Updated Perspective (NEC)



14



15

## **Action Recommended**

- Adopt Ordinance No. 4558 approving a rezone from R1-35 to R-4 for a +/- 4.8-acre portion of a +/- 7-acre site, and
- Adopt Resolution No. 12557 approving a CUP for a residential healthcare facility on a +/- 4.8-acre portion of a +/- 7-acre site

16

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

**City Council  
August 22, 2022**

**Coordinator: Greg Bloemberg**

# Item 21



Western Diocese of the Armenian Church of North America  
St. Apkar Church  
Megerdichian Senior Center

City Council – 8/22/2022

1

1

## Megerdichian Senior Center



We are here on behalf of the Western Diocese of the Armenian Church of North America and St. Apkar Church for a Church-owned senior housing facility on a Church-owned vacant infill site located along the Loop 101 freeway

2

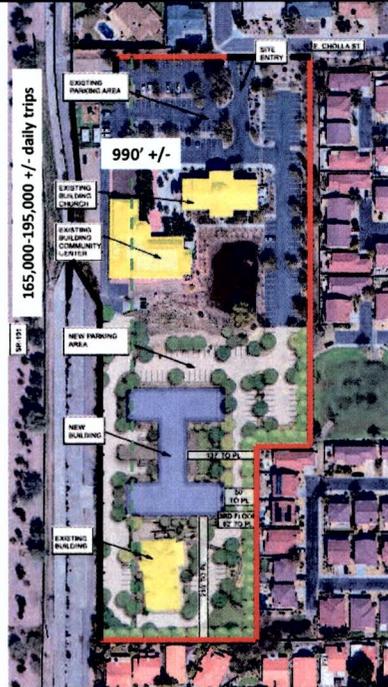
2

## Senior Housing on Church-owned Vacant Infill Freeway Frontage Site Abutting 990' +/- of the Loop 101

- Three Existing Buildings
- One Proposed Building
- No Access to Neighborhoods

Substantial building setbacks to east and south:

- East = 50'-137' (5x Code)
- South = 210' (8x Code)

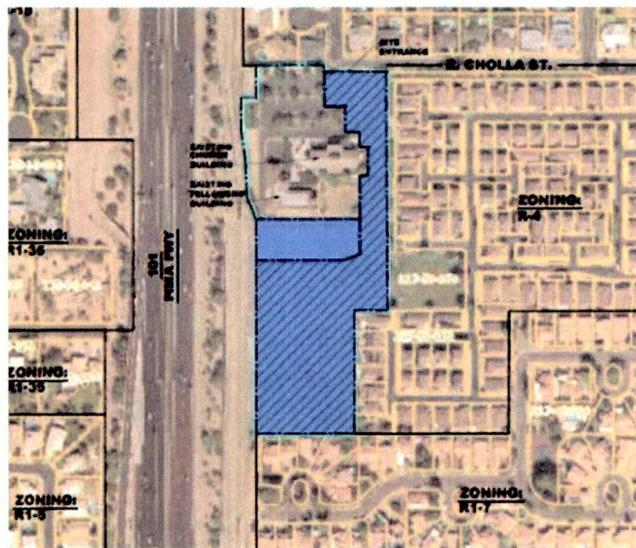


3

3

## Senior Housing

- Church's Campus is 7.4 acres
- Requesting to rezone 4.8 acres to R-4
- Requesting a Conditional Use Permit on 4.2 of the 4.8 acres for senior housing



4

4

## Updated Senior Housing Plan

The Campus will have 2.77 acres of Open Space provided (1 acre over code required Open Space) and only 14.5% Building Coverage



5

The Church has more than satisfied the Planning Commission's requests for:

- Additional perimeter trees
- Step-back of the new H-shaped senior housing building
- Architectural enhancements to add visual interest and provide greater compatibility with nearby structures

6

6

Planning Commission recommended larger trees along a portion of the eastern perimeter

Church proposes larger trees all along the eastern and southern perimeters



Church proposes 36" and 48" boxed Blue Palo Verde trees (rather than Mesquites)



7

Church's proposed step-back of both the north and south legs of the "H" and numerous enhancements to the architectural details and materials



OLD DESIGN



NEW DESIGN

- DESIGN CHANGES
1. BALCONY RAILINGS
  2. WOOD COMPOSITE TRELLIS
  3. PARAPET DESIGN
  4. BUILDING 3RD FLOOR SETBACK
  5. AREAS WITH STONE TO MATCH EXISTING CHURCH BUILDING

8

8

## Scottsdale's General Plan Recognizes the Need for Senior Housing and the Church's Residential Healthcare Facility Furthers Those Goals and Policies:

- Because "Scottsdale maintains higher housing costs and values...housing for ...**seniors on limited incomes...has become more difficult.**" Scottsdale now needs to "**seek creative infill development strategies** to accommodate Scottsdale's **multiple generations.**" General Plan, p. 129
- Healthy Community Goal 5. Accommodate the physical, social, and economic needs of Scottsdale's **senior citizen population** in community decisions.
  - Policy HC 5.1. **Address the increasing needs of Scottsdale's senior citizen population by...Promoting a variety of choices in residential living options**
- Housing Goal 3. Provide housing options that **allow for all generations of Scottsdale residents to continue to live here, regardless of life stage or ability.**

9

9

## Relatively Small Church-Owned Calm Senior Housing Facility on St. Apkar's Respectful Church Campus

- Proposed building will provide "minimal residential healthcare" and "specialized residential healthcare"
  - Minimal residential healthcare = 48 dwelling units
  - Specialized residential healthcare = 38 beds
- Existing building will provide specialized residential healthcare
  - Specialized residential healthcare = 10 beds
- Total = 48 "Minimal" units and 48 "Specialized" beds

10

10

## Senior Housing in a Suburban Neighborhood

- General Plan categorizes the Site as “Suburban Neighborhood”
- Based on the allowed uses in the R-4 District the 48 minimal residential healthcare units are the equivalent of 27 typical residential dwelling units (such as a home, townhome, or apartment)
- At the equivalent of 27 dwelling units:
  - 4.8 acre R-4 = equivalent of 6.75 du/acre
  - 7.4 acre Church campus = equivalent of 3.65 du/acre

11

11

### H-Shaped Building – Looking from Northeast to Southwest



12

12

## Senior Living Facility will REDUCE Freeway Noise Heard by Neighbors

- Proposed building will provide “additional barrier attenuation”
- At least 5.2 decibels of traffic noise attenuation
  - 5-decibel reduction is classified as “clearly noticeable”
  - Equivalent of reducing traffic volume by 70% and corresponding reduction in noise



acoustical consulting services

AAK Architecture & Interiors, Inc  
Art Knadjian  
7595 E. Redfield Rd  
Suite 108  
Scottsdale, Az 85280

April 8, 2021

Re: **MEGERDICHIAN SENIOR CENTER (SCOTTSDALE, AZ)**

ACS has been asked to examine the potential traffic noise attenuation provided by the proposed Megerdichian Senior Center building for the nearby residential properties. The project is located at 8849 E Cholla St, Scottsdale, AZ – on the east side of the Loop 101 Freeway. See attached Site Plan

ACS has calculated the expected additional barrier attenuation (for the Loop 101 traffic) provided by the proposed building. The building will provide at least 5.2 decibels of traffic noise attenuation for the closest residential properties.

A 5-decibel reduction is subjectively classified as “clearly” noticeable. A 5-decibel reduction is the equivalent of reducing the traffic volume by approximately 70%. For example, it would be the equivalent of reducing the recent traffic count (for this section of Loop 101) of 195,082 vehicles per day to 51,890 vehicles per day.

Please let me know if you have any questions or need additional information.

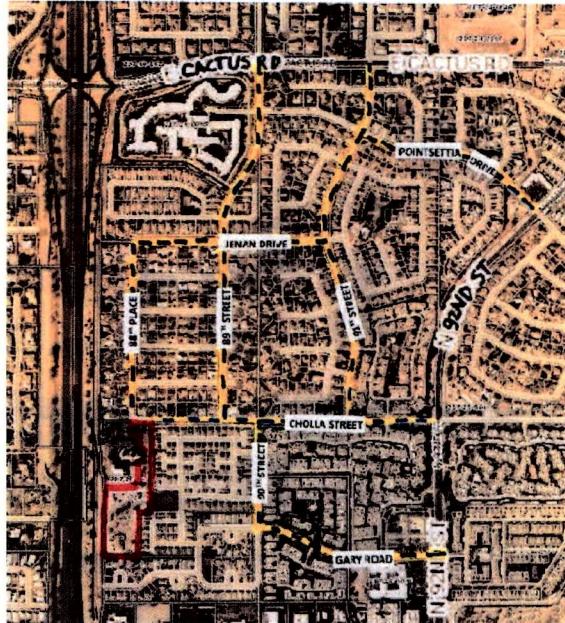
Respectfully,

  
Tony Sola  
Acoustical Consulting Services

13

13

Multiple  
Public Street  
Routes



14

14

## Possible Traffic Mitigation on Cholla?

- None needed per Traffic Engineer and Staff
- Nonetheless offered by the Church:
  - Additional “25 mph” signs
  - “No Parking” signs along the south side of Cholla from 88<sup>th</sup> Place to 89<sup>th</sup> Street

15

15

## Public Outreach

- Engaged in neighborhood outreach since 2018
- 4 neighborhood meetings
- Sign posting
- Neighborhood consultant
- Development website
- Approximately 310 letters, petitions, and emails in support of development

16

16

## Conclusion

- The Western Diocese and St. Apkar's Armenian Church is requesting approval in accordance with Staff's recommendations in order to develop senior living facility on a currently vacant portion of a church-owned property
- Community and neighbors will benefit from development
  - Needed senior housing in conformance with General Plan
  - Noise reduction
  - Minimal traffic
  - Provide more than code required open space, landscaping, setbacks, and parking
  - Intergenerational community involvement
  - Elimination of vacant infill acreage
  - Willingness to work with City and neighborhoods on additional speed mitigation on Cholla if desired by neighborhoods and acceptable to City

17

18

18

# Changes Made In Response to Neighbors Before the Planning Commission – and More Since

- H-shaped building with substantial setbacks
- Changed request from R-5 to R-4
- Eliminated a drive aisle
- Relocated outdoor common area to basement level
- Main entry and deliveries adjacent to the 101 and away from neighbors
- Trash compactor moved west, close to the 101
- Additional open space and landscaping
- Studied traffic and speeds
- Staff parking away from neighbors
- Eliminated east wing residents' windows
- Fritted glass on stairwell and central corridor windows for privacy
- Height within R-4 standards
  - R-5 = 36'
  - R-4 = 30'
- Willing to participate in adding "No Parking" signs or red painted curb to the south side of Cholla, more 25 MPH signs on Cholla, more STOP signs, etc.
- And...landscaping, building stepback, architectural enhancements, etc.

19

19

## PARKING SUMMARY

BUILDING INFO	MINIMUM NUMBER OF PARKING REQUIRED	NUMBER OF PARKING PROVIDED
EXISTING CHURCH & COMMUNITY CENTER	153	154
RESIDENTIAL HEALTH CARE BLDG 1 (NEW)	BLDG 1=87 BLDG 2=7 TOTAL=94 (87+7)	97
RESIDENTIAL HEALTH CARE BLDG 2 (EXISTING)	94	
TOTAL	247	261 (excess of 14)

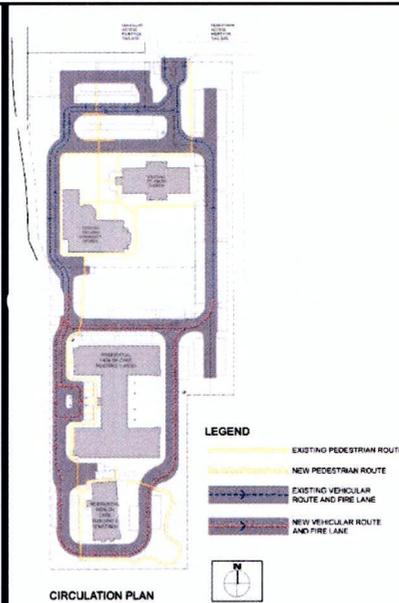
### NOTES:

ACCESSIBLE PARKING REQUIRED: 10 SPACES (247 x 0.04 = 9.8)  
(4% OF TOTAL PARKING REQUIRED)

ACCESSIBLE PARKING PROVIDED: 13 SPACES (excess of 3)

BICYCLE PARKING REQUIRED (10% OF TOTAL PARKING REQUIRED): 25 SPACES (247 x 0.10 = 24.7)

BICYCLE PARKING PROVIDED: 34 SPACES (excess of 9)

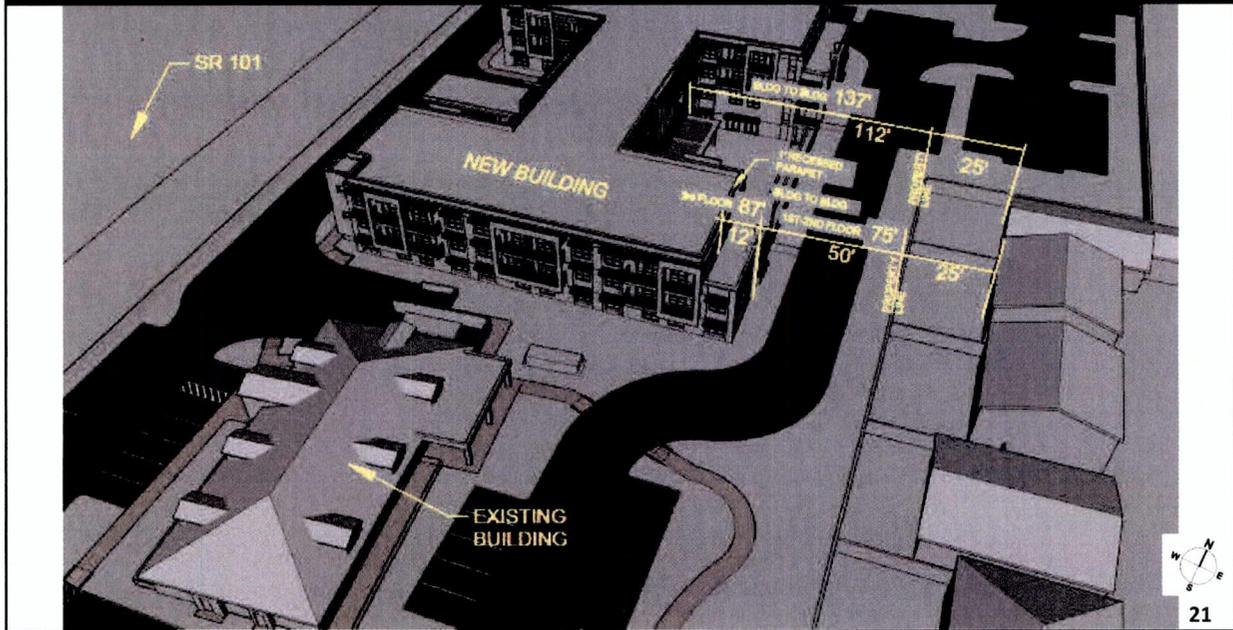


## Parked in Excess of Code

20

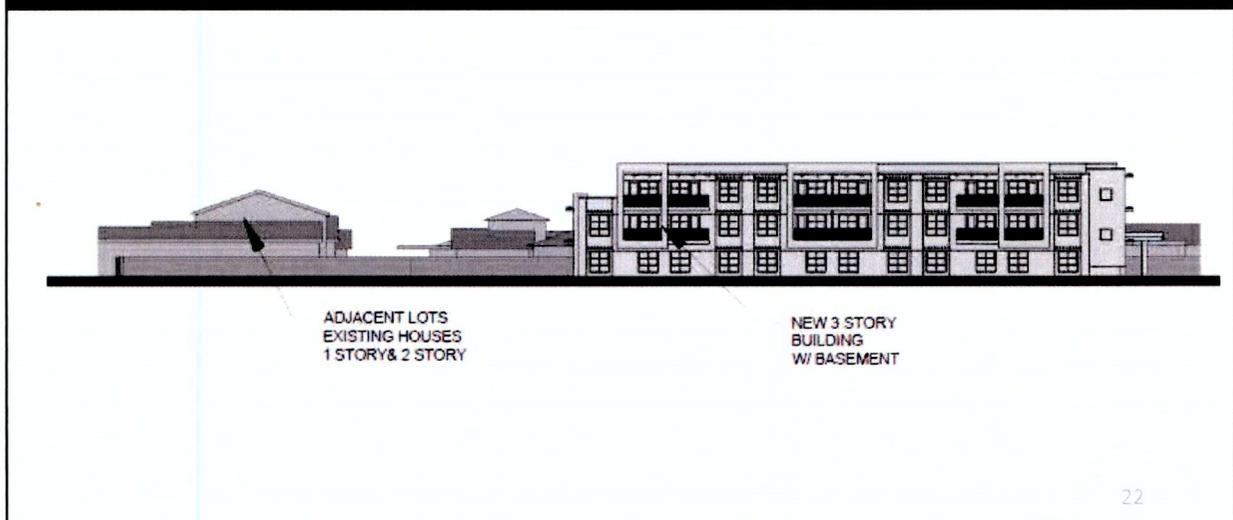
20

## 50' – 137' Setbacks from the East



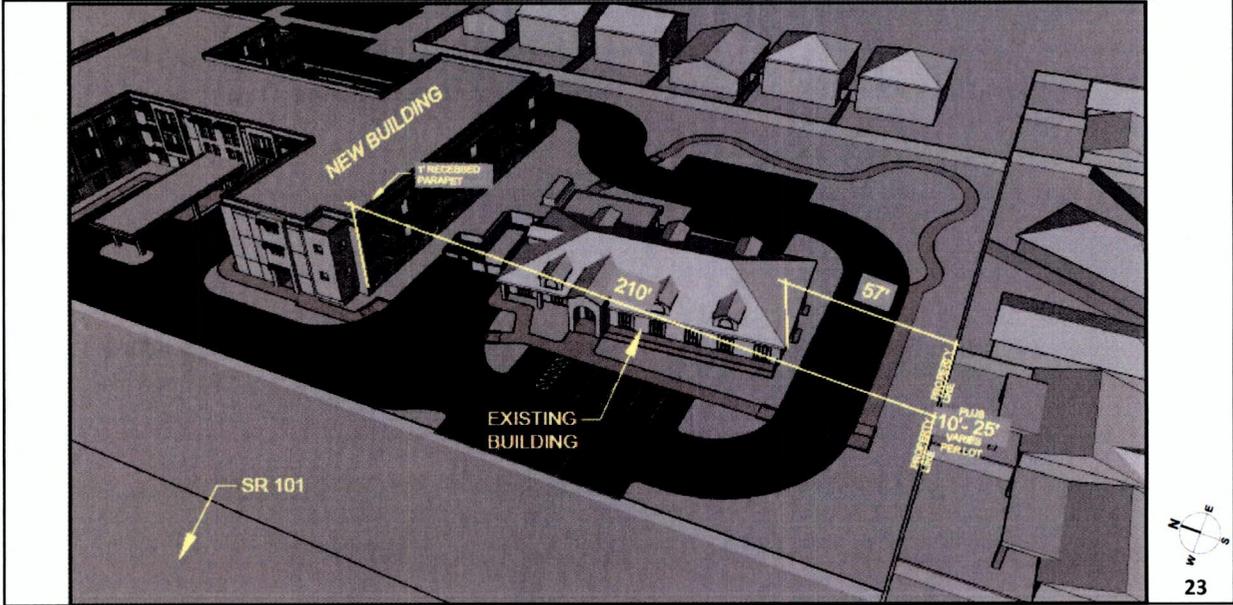
21

## Eastern Legs of H-Shaped Building Stepped Back



22

# Substantial Setback from the South



23

## Creative and Efficient Use of Space

RESIDENTIAL HEALTH CARE BUILDING 1 - NEW BUILDING		
FLOOR	AREA	USES
1ST FLOOR	23,819	LOBBY / STUFF OFFICES, 38 BEDS - SPECIALIZED RESIDENTIAL HEALTH CARE (18 SINGLE ROOMS & 10 DOUBLE ROOMS)
2ND FLOOR	23,819	24 DWELING UNITS MINIMAL RESIDENTIAL HEALTH CARE
3RD FLOOR	22,386	24 DWELING UNITS MINIMAL RESIDENTIAL HEALTH CARE
BASEMENT	23,819	DINNING / SECONDARY - SUPPORT USES
TOTAL BUILDING AREA	70,023 (above grade floors) 95,276 (with basement)	SEE ALL ABOVE

RESIDENTIAL HEALTH CARE BUILDING 2 - EXISTING BUILDING*		
FLOOR	AREA	USES
1ST FLOOR / TOTAL BUILDING AREA	5,576	10 BEDS - SPECIALIZED RESIDENTIAL HEALTH CARE (10 SINGLE ROOMS) LOUNGE

\*EXISTING BUILDING IS CURRENTLY USED AS GROUP HOME BUILDING TO BE UTILIZED AS HEALTH CARE FACILITY UNDER NEW ZONING AND CUP

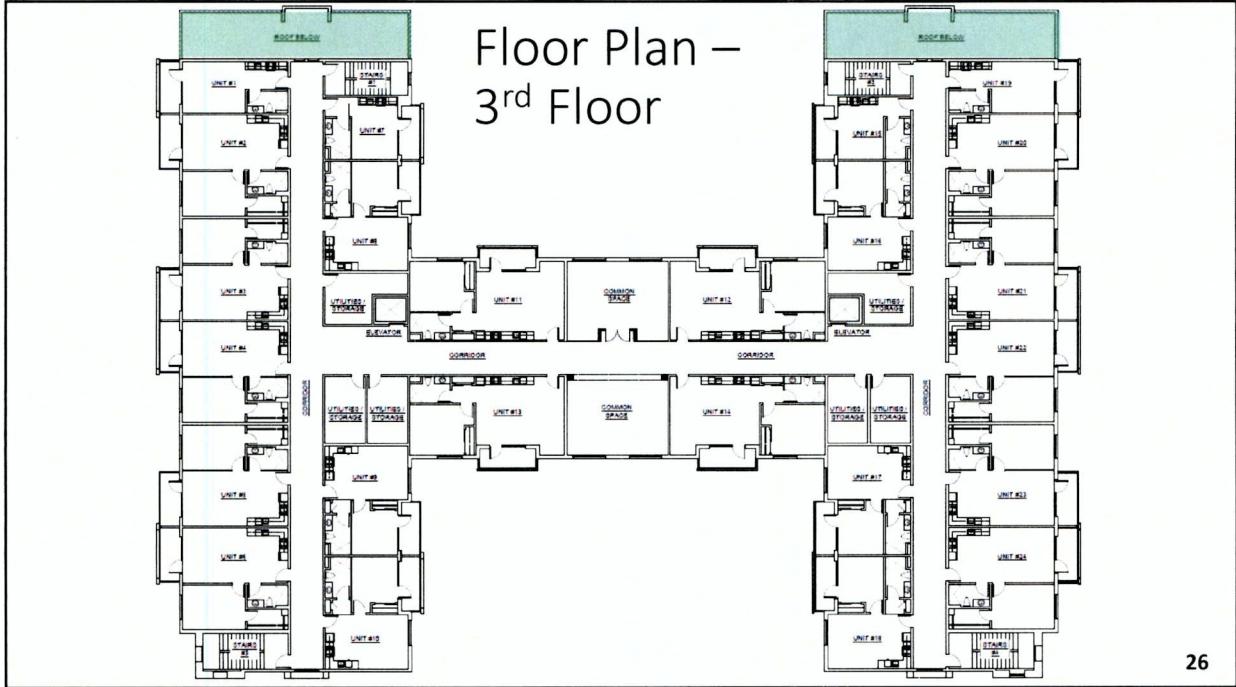
24

24

Comparable Building Height; Only 14.5% Overall Building Coverage

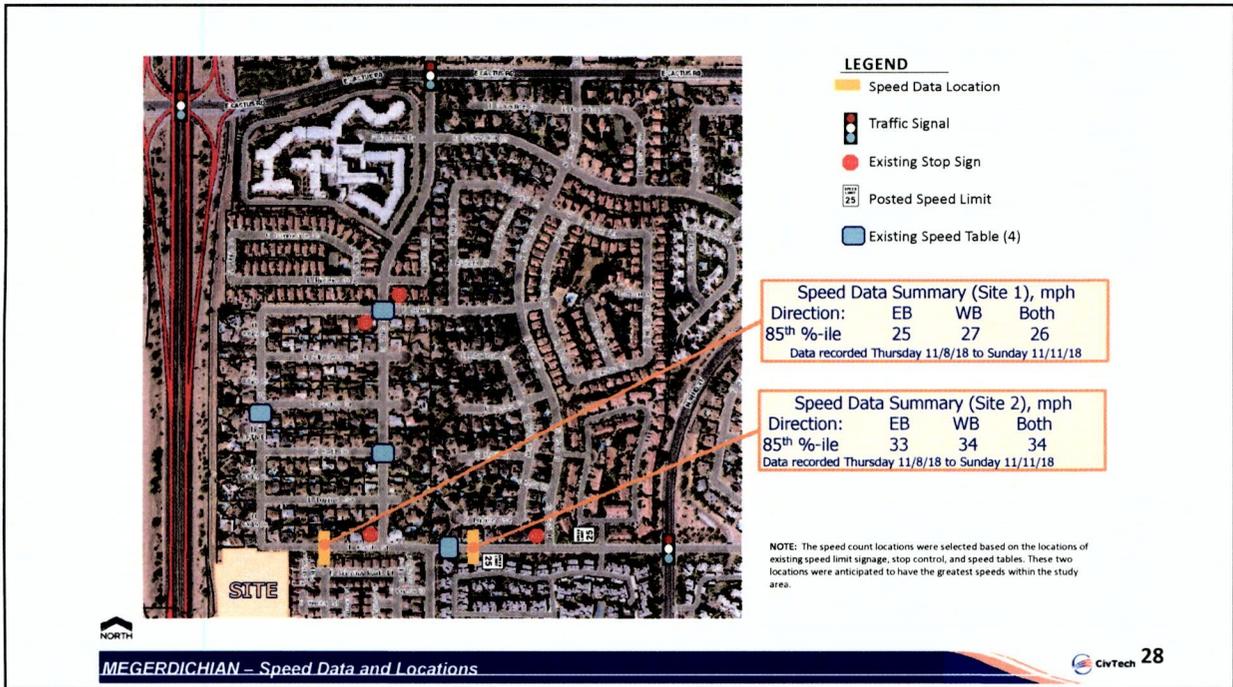
	EXISTING COMMUNITY BUILDING	EXISTING BUILDING W/ 10 ROOMS	NEW BUILDING
Average curb height at Cholla Street (NAVD '88)		EL: 1387.88	
Datum for maximum building height (12" above average curb) (NAVD '88)		EL: 1388.88	
Maximum building height allowed (NAVD '88)		EL: 1418.88 (30'-0") <sup>1</sup> (exceptions per article VII)	
FINISH FLOOR ELEVATION (NAVD '88)	1386.62	1385.62	1382.17
BUILDING HEIGHT (±) (NAVD '88)	1414.62 T.O. ROOF AT CHOLLA ST.)	1412.62 T.O. ROOF (23.74' AT CHOLLA ST.)	1404.67 T.O. ROOF (15.79' AT CHOLLA ST.)
	1431.62 T.O. DOME AT CHOLLA ST.)	1419.62 AT ENTRY MASS (30.74' AT CHOLLA ST.) ESTIMATED	1418.82 T.O. PARAPET (29.94' AT CHOLLA ST.)
BUILDING FOOTPRINT (±)	7,074 S.F.	9,970 S.F.	5,576 S.F.
TOTAL BUILDING FOOTPRINT AREA (±)		46,439 S.F. 14.5% of the total net lot area	23,819 S.F.

1. Maximum building height in R1-35 district is 30 feet.  
For churches up to 15% of the roof area can be up to 45 feet.  
An allowance for domes, bell towers and other such decorative and architectural elements

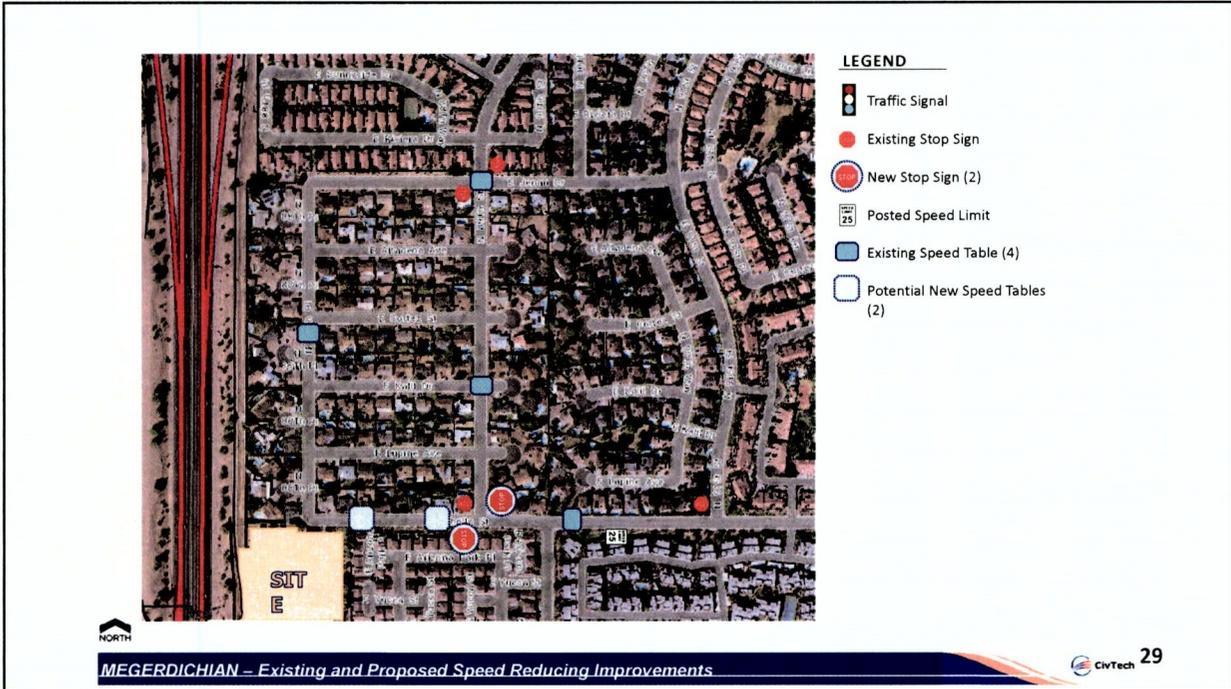




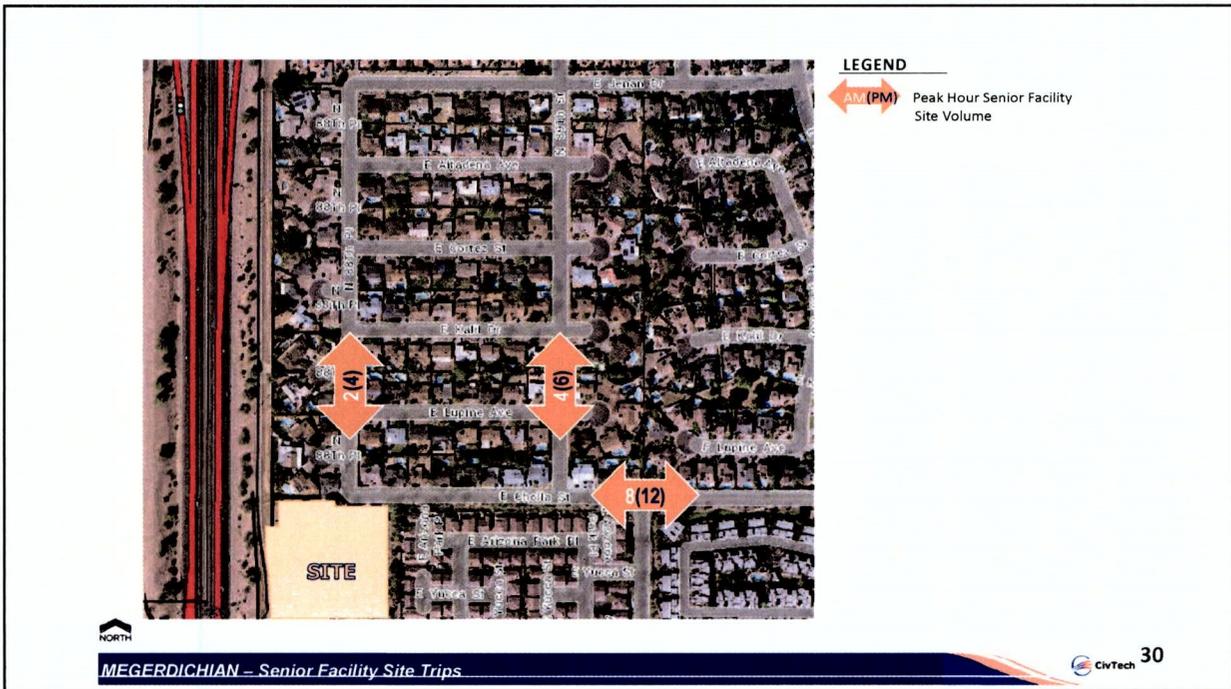
27



28



29



30

# CONSTRUCTION HOURS

## **Chapter 31 Article III - Building Code**

Scottsdale Revised City Code Section 31-32, subsection 116 - Construction Activity regulates the times construction activity may start and stop, with exceptions.

### **Section 116.1.1 Summer Hours**

Summer hours shall begin April 1st and shall be in effect through October 31st. No work shall commence prior to 6:00 a.m. nor continue after 7:00 p.m., Monday through Friday. Work on Saturday and Sunday shall be restricted to 7:00 a.m. through 7:00 p.m.. Sunday work shall only be conducted when the applicant demonstrates in writing justifiable cause for this work.

### **Section 116.1.2 Winter Hours**

The remaining portion of the year not designated as summer hours shall be winter hours. No work shall commence prior to 7:00 a.m. nor continue after 5:00 p.m. Monday through Friday. Work on Saturday and Sunday shall be restricted to 8:00 a.m. through 5:00 p.m.. Sunday work shall only be conducted when the applicant demonstrates in writing justifiable cause for this work.

<https://www.scottsdaleaz.gov/codes/construction-activity>

## Electronic Signatures of Support from MSC Scottsdale Website

Name	Your Current City of Residence	Email	Your Signature	Entry Date
Adam Aksut	Peoria	t.adam44@yahoo.com	<a href="http://www.msccottsdale.com/v">http://www.msccottsdale.com/v</a>	2/17/2021 19:33
Artin Knadjian	Scottsdale	apokna@cox.net	<a href="http://www.msccottsdale.com/v">http://www.msccottsdale.com/v</a>	2/25/2021 0:06
Bedros Touresian	Phoenix	brodft@cox.net	<a href="http://www.msccottsdale.com/v">http://www.msccottsdale.com/v</a>	2/16/2021 17:59
Chris Gezalyan	Scottsdale	khachikgezalyan@gmail.com	<a href="http://www.msccottsdale.com/v">http://www.msccottsdale.com/v</a>	2/16/2021 18:24
Djemile Touresian	Phoenix	djemilet@cox.net	<a href="http://www.msccottsdale.com/v">http://www.msccottsdale.com/v</a>	2/16/2021 22:17
Edgar Zakani	Phoenix	Edgar.zakani@gmail.com	<a href="http://www.msccottsdale.com/v">http://www.msccottsdale.com/v</a>	2/11/2021 20:59
Grigor Papazyan	Phoenix	grigor77@yahoo.com	<a href="http://www.msccottsdale.com/v">http://www.msccottsdale.com/v</a>	12/17/2020 23:31
Harout Markarian	Burbank	haroutm82@gmail.com	<a href="http://www.msccottsdale.com/v">http://www.msccottsdale.com/v</a>	2/9/2021 17:42
helen saribekyan	Scottsdale	fr_zacharia@yahoo.com	<a href="http://www.msccottsdale.com/v">http://www.msccottsdale.com/v</a>	2/9/2021 21:05
Hongnian Jow	Scottsdale	hongnian.jow@gmail.com	<a href="http://www.msccottsdale.com/v">http://www.msccottsdale.com/v</a>	1/21/2021 19:42
Mary Sayadian	Scottsdale	marysayadian@gmail.com	<a href="http://www.msccottsdale.com/v">http://www.msccottsdale.com/v</a>	2/21/2021 18:48
Mehran Nalbandian	Phoenix	mehrannalbandian@gmail.com	<a href="http://www.msccottsdale.com/v">http://www.msccottsdale.com/v</a>	2/21/2021 21:34
Michael Zakian	Los Angeles	zakianmichael@gmail.com	<a href="http://www.msccottsdale.com/v">http://www.msccottsdale.com/v</a>	10/12/2020 19:48
Olga Karlna	Scottsdale	edmomeni@gmail.com	<a href="http://www.msccottsdale.com/v">http://www.msccottsdale.com/v</a>	2/17/2021 19:41
Parandzern Nalbandian	Phoenix	pnalbandian@cox.net	<a href="http://www.msccottsdale.com/v">http://www.msccottsdale.com/v</a>	2/21/2021 21:30
Raffi Hagopian	Scottsdale	hrhelectric@gmail.com	<a href="http://www.msccottsdale.com/v">http://www.msccottsdale.com/v</a>	2/18/2021 3:07
Sargis Saribekyan	Scottsdale	fr_zacharia@yahoo.com	<a href="http://www.msccottsdale.com/v">http://www.msccottsdale.com/v</a>	2/9/2021 21:03
Siranoosh Megerdichian	Phoenix	megerdichianv@yahoo.com	<a href="http://www.msccottsdale.com/v">http://www.msccottsdale.com/v</a>	2/22/2021 13:05
Sirarpi Sargisyan	scottsdale	sirarpi@cox.net	<a href="http://www.msccottsdale.com/v">http://www.msccottsdale.com/v</a>	2/9/2021 21:04
Stephen Ovanessoff	Scottsdale	stephenovanessoff@yahoo.com	<a href="http://www.msccottsdale.com/v">http://www.msccottsdale.com/v</a>	2/18/2021 3:11
Varant Ovanessoff	Scottsdale	varant.ovanessoff@gmail.com	<a href="http://www.msccottsdale.com/v">http://www.msccottsdale.com/v</a>	2/19/2021 14:08
Vatche Megerdichian	Phoenix	megerdichianv@yahoo.com	<a href="http://www.msccottsdale.com/v">http://www.msccottsdale.com/v</a>	2/21/2021 19:11
Yelena Badalyan	Phoenix	ybadalyan1@gmail.com	<a href="http://www.msccottsdale.com/v">http://www.msccottsdale.com/v</a>	12/17/2020 23:32
Zerin Aksut	Peoria	t.adam44@yahoo.com	<a href="http://www.msccottsdale.com/v">http://www.msccottsdale.com/v</a>	2/17/2021 19:34

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

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

Robert A. Melkian  
Attorney at Law  
520 W. Lawrence Road  
Phoenix, AZ 85013  
[RobertMelkian1@gmail.com](mailto:RobertMelkian1@gmail.com)  
602-326-2488

January 18, 2022

Re: Support of Zoning Case No. 25-2N-2018 Senior Center  
Conditional Use Permit (CUP) No. 19-UP-2018

Dear Scottsdale Planning Commission and Mayor and City Council:

My family and I wholeheartedly support the building of this senior center. The Armenian Church has a longstanding history, and an over 30-year track record in this location, of being a good neighbor. For the following reasons, the senior center will be an asset to the neighborhood and the community:

1. The center will be first-class, modern, and attractive, and it will be well landscaped.
2. The facility will promote healthy aging by giving neighborhood seniors access to resources available to help them stay active and independent.
3. The center can serve as a meeting place for older adults to connect with peers, families, and the community.
4. It will feature activities to keep seniors active as well as provide fulfilling volunteer opportunities for those interested in the neighborhood.
5. It can offer services that will keep neighborhood seniors in their homes longer.

Please approve this worthwhile project. Thank you very much for your kind consideration.

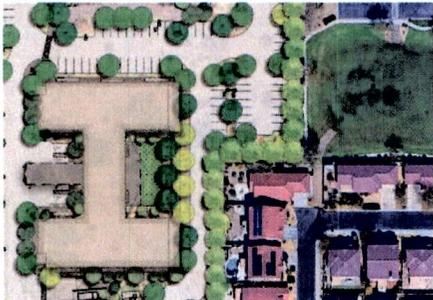
Sincerely,

*Robert A. Melkian*  
Robert A. Melkian

33

33

## H-Shaped New Building

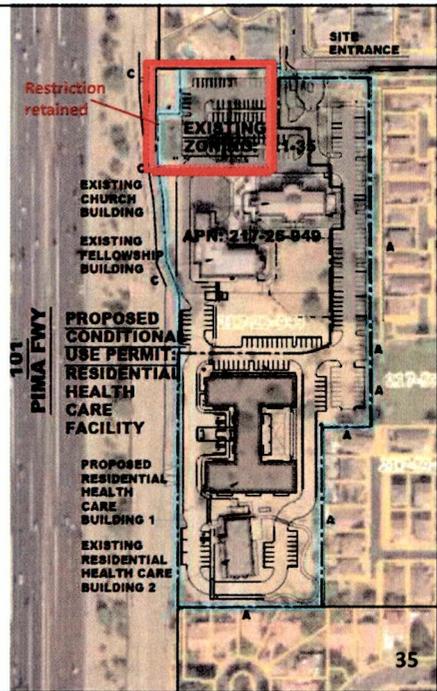


34

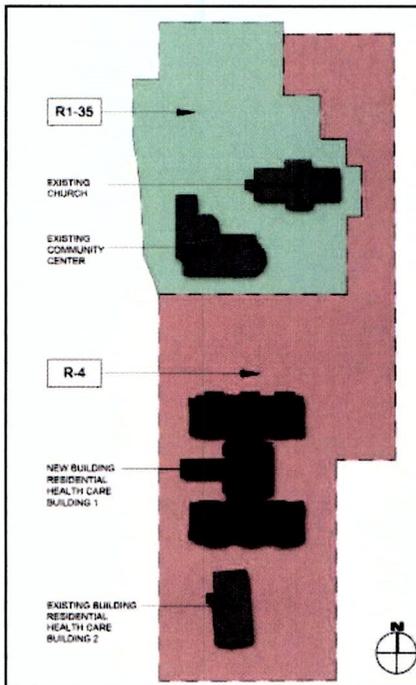
34



**Senior Housing  
Is Not  
Precluded By  
Deed  
Restriction**

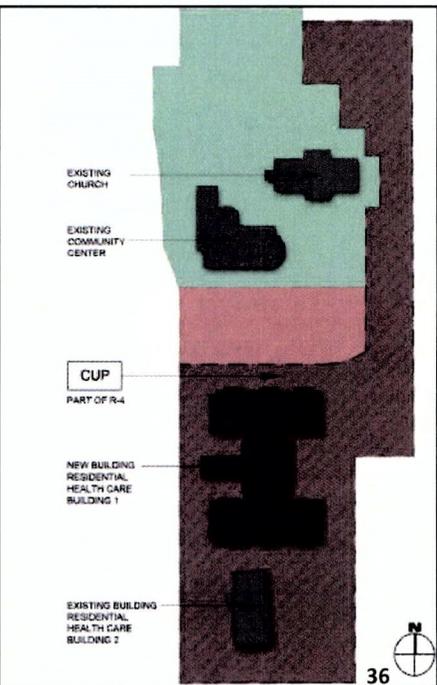


35



**Rezoning to R-4  
on 4.9 acres.**

**Requesting a  
Conditional Use  
Permit over 4.2  
of the 4.9 acres.**



36

## Arizona Park Place Property Values (Per accessor's full cash value)

NUMBERS - NORTH TO SOUTH	LOT SIZE (Sq Ft)	LIVING SPACE (Sq Ft)	2022 FCV	FCV/Sq Ft [2022]
1	3595	1308	\$272,200	\$208
2	2205	2083	\$309,000	\$148
3	2835	2172	\$319,800	\$147
4	3500	1308	\$271,300	\$207
5	4460	1308	\$279,700	\$134
6 (R)	2205	1006	\$225,300	\$125
7	2835	2172	\$319,800	\$147
8	3550	1365	\$277,100	\$203
9 (R)	4455	1365	\$285,200	\$209
10	2205	2172	\$309,800	\$143
11 (R)	5345	1365	\$296,200	\$217
12	3760	2172	\$331,300	\$152
13	3780	2172	\$352,200	\$162
14 (R)	4215	1476	\$304,600	\$206
15	3780	1611	\$292,200	\$181
16	2940	2008	\$333,300	\$166
17 (Owned by Community Assoc.)	5200	No house	\$500	---



37

37

## Deliveries

- Groceries will be delivered once a week
  - Not on trash removal days
- Medical deliveries will be flexible
  - Adjusted to minimize traffic coming and going from the Site
- Other non-medical deliveries will be coordinated to minimize traffic to and from the Site

38

38

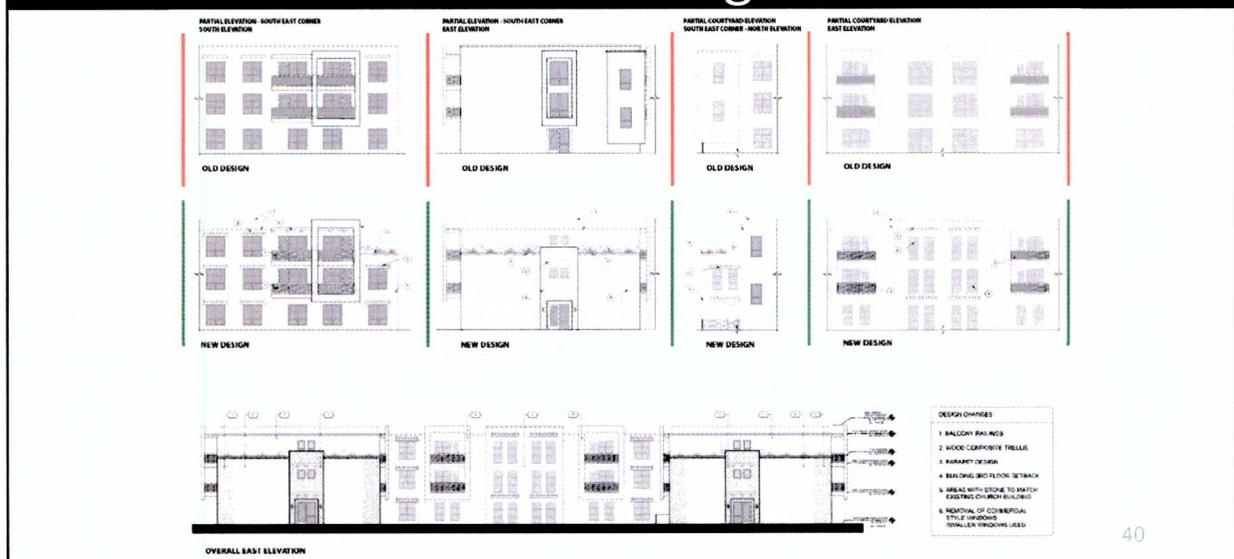
## Appropriate Staffing Numbers and Shifts

- Only 37 staff members will be needed when the facility opens
  - Only 61 staff members will be needed when the facility is fully occupied
- 3 shifts:
  - 7:00 AM-3 PM – 30 staff
  - 3:00 PM-11:00 PM – 15 staff
  - 11:00 PM-7:00 AM – 5 staff

39

39

## Attractive Design Changes Are Compatible with the Church and Neighborhood



40

40

## Neighborhood Outreach



41

41

## Setbacks, Parking and Open Space

- Building Setbacks
  - East = 50'-137' provided (10' required)
  - South = 210' provided (25' required)
- Parking
  - Vehicles = 251 provided (247 required)
  - Bicycles = 34 provided (25 required)
- Open Space
  - 120,770 SF provided (77,125 SF required)

42

42

## Senior Housing Is A Low Traffic Generating Uses

Many residents will not drive and those that do are not likely to drive often or long distances

Land Use	ITE Code	Size Quantity Units	Weekday Generated Trips						
			Daily Total	AM Peak Hour			PM Peak Hour		
				Enter	Exit	Total	Enter	Exit	Total
<b>Proposed Megerdichian Senior Center</b>									
Senior Adult Housing – Attached	252	48 Dwelling Units	168	3	6	9	8	6	14
Specialized Residential Health Care Facility	620	38 Beds	116	4	2	6	3	5	8
<b>Total Proposed Trips</b>			<b>284</b>	<b>7</b>	<b>8</b>	<b>15</b>	<b>11</b>	<b>11</b>	<b>22</b>
<b>Comparison</b>									
<b>R1-7 Single Family Homes</b>	210	24 Dwelling Units	<b>280</b>	6	16	<b>22</b>	16	10	<b>26</b>
<b>Additional Trips When Compared to Total Proposed Trips</b>			<b>(4)</b>	<b>(1)</b>	<b>8</b>	<b>7</b>	5	<b>(1)</b>	<b>4</b>
<b>Charter Elementary School</b>	537	170 Students	<b>314</b>	87	77	<b>164</b>	8	16	<b>24</b>
<b>Additional Trips When Compared to Total Proposed Trips</b>			<b>30</b>	<b>80</b>	<b>69</b>	<b>149</b>	<b>(3)</b>	5	<b>2</b>

43

43