

CITIZEN REVIEW PLAN RESULTS **PINNACLE PEAK PET RESORT**

August 16, 2023

Overview

This Citizen Review Plan is being performed in association with a Minor General Plan Amendment to the from City of Scottsdale General Plan 2035 from Employment Office to Commercial, as well as a companion rezoning request to amend the City of Scottsdale Official Zoning Map from C-O to C-1 on a 0.95-acre property located at the northwest corner of Pinnacle Peak Road and 74th Street/Los Portones Drive. The approval of the proposed Minor General Plan Amendment and Rezoning will result in the development of a pet resort and kennel. This Citizen Review Plan will be updated throughout the process to document and provide a record of citizen notification, engagement, and feedback.

Notification

The applicant will notify all property owners and HOAs within 750 feet of the subject site (See Attachment A), as well as other interested individuals and groups, of any upcoming meeting dates, open houses, and public hearings related to the project via first class mail and/or email at least 10 calendar days prior to the event. Additional communication will include email, telephone, one-on-one meetings, and door-to-door outreach as necessary to address any concerns that may come up throughout the process.

January 19, 2023: Letters were mailed to all property owners within 750 feet of the subject site to provide notification of the scheduled neighborhood meeting set for January 31st, 2023 (see Attachment B).

January 20, 2023: A 4' by 4' notification sign was posted on the property to inform neighbors of the proposed Zoning District Map Amendment and General Plan Amendment request, as well as the upcoming Open House scheduled for January 31, 2023.

Neighborhood Meetings and Outreach Efforts

The applicant held one community outreach event on January 31, 2023 upon notifying surrounding residents and other interested neighbors, and maintained an open line of communication via email with interested neighbors and other stakeholders. Summaries of the feedback received during the community outreach event and email correspondence are summarized below.

January 31, 2023 Open House

The first community outreach event was held on Tuesday, January 31, 2023 at 5:30 pm at the Pinnacle Peak Preparatory School Media Center, 7690 E Williams Dr, Scottsdale, AZ 85255. There was a total of 31 attendees at the Open House (see Attachment C). During the meeting, the applicant presented the proposed project, including the site plan and elevation design to attendees, then opened the floor for questions and answers to attendees.

The attendees raised several questions and concerns related to the proposed project, which include the following:

- *Noise from dogs barking*
The applicant assured attendees that the noise level at the property line will not exceed 55 decibels. To accomplish this, the building will be soundproofed per code requirements, and we will implement additional sound proofing measures, such as sound baffles and shade structures in the outdoor courtyard to mitigate noise beyond the property line. The potential business owner also guaranteed that no dogs will be in the outdoor courtyard after business hours. The applicant informed attendees that we are working with an acoustic engineer to assess the noise that is anticipated to be emitted from the outdoor courtyard and what the noise impact will be at the property line, and that it is not expected to exceed 55 dB, which is less than the noise generated by Pinnacle Peak Road (70 to 80 dB).
- *Traffic impacts*
The applicant shared traffic generation calculations for uses allowed by right on the subject property, such as medical offices and fitness centers, as it compared to the expected traffic generation of the proposed doggy daycare facility. The analysis revealed that the proposed doggy daycare facility will generate approximately one third of the expected traffic generation from other uses allowed by right on the property. So, by effect, the proposed doggy daycare facility will reduce traffic congestion at the Pinnacle Peak and Los Portones intersection.
- *C-1 zoning allowing restaurants with drive-throughs*
The applicant agreed to impose zoning stipulations and/or deed restrictions to limit the future use of the property so solely a doggy daycare facility.
- *Why this site was chosen for the proposed doggy daycare facility?*
The business owner identified this location as an area that is underserved for doggy daycare services. The Always Unleashed facility that is nearby does not provide adequate doggy daycare services for customers, whereas this proposed facility will offer enhanced and upgraded amenities in an ideal accessible location. Additionally, the vacant lot provides an opportunity to design the facility to adequately meet the needs of the doggy daycare operation, rather than attempting to retrofit an existing building.
- *What happens if this business fails?*
The zoning stipulation and/or deed restriction that the applicant has agreed to impose on the property will require a future rezoning for a new use on the property, which would result renewed neighborhood input.

- *How the facility will handle pet waste?*
The business owner assured waste will be cleaned and disposed up on a regular basis per code requirements. The facility will also be fitted with enhanced sanitation features to clean outdoor areas.
- *What is the profile of the typical client?*
The typical clientele would vary depending on the day of the week and time of year. The business owner intends on marketing to local employees seeking daycare during typical business hours, as well as pet owners planning vacations during three-day weekends and holidays.

In addition to the questions and answers, we received come written comment card during the Open House thanking the applicant team for the presentation and information (see Attachment D).

Email Correspondence

The applicant has remained accessible and responsive via phone and email. To date, we have received 12 letters from interested neighbors since the first notifications were mailed to nearby property owners. These emails are provided in Attachment E. Our responses to the concerns raised in these email are summarized below.

1. General Plan Amendment should not be considered minor

The General Plan Amendment is considered minor per the General Plan itself. The current designation is Employment-Office, whereas we are requesting Commercial. These uses are analogous on the General Plan amendment table both under Category G, and allow many of the exact same uses.

Both C-O and C-1 zoning districts are nearly equal in intensity of use. Both zoning districts allow a maximum of 0.8 floor area ratio, which is a measure that basically limits the amount of floor space you can development per the size of the site. In fact, the C-O zoning district actually allows for more building height (48 feet) than the C-1 zoning district (36 feet). Right across Los Portones Dr is C-2 zoning, which is an even higher intensity commercial zoning district the C-1 zoning district we are proposing and allows the same proposed use.

2. Hours of Operation

Some neighbors expressed concerns that the proposed doggy daycare facility could be open for business at all hours of the day and on weekends, which would cause traffic and noise concerns during nights and weekends. However, other uses currently allowed in the C-O district could also maintain the same hours of operation with equivalent issues. Additionally, right across the street from the subject site is C-2 zoning, which includes a restaurant with outdoor seating and other retail businesses that generate more traffic and more unmitigated noise during nights and weekends, and which are in closer proximity to the residential homes in the Los Portones community. In fact, the originally contemplated use for this site in the Pinnacle Peak Office Park master plan included a bank, which would have weekend hours. Other uses allowed in the C-O zoning district include a fitness center, which could also offer 24/7 access to customers.

Nonetheless, although the doggy daycare facility will be staffed with at least one employee at all times, the business owner agreed to limit outdoor play hours between 7:00 am and 6:00 pm. Additionally, as discussed previously, both the indoor and outdoor areas will be heavily soundproofed to maintain noise levels beyond the property line do not exceed 55 decibels, which is less than the ambient noise generated by Pinnacle Peak Road (70 to 80 dB).

3. *Traffic*

The proposed use generates very low traffic volumes compared to many uses currently allowed by right in the existing C-O zoning, such as schools, animal hospitals, health and fitness studios, and many other general offices. The trip generation statement for this project prepared by CivTech compares the expected traffic that would be generated by this proposed doggy daycare facility with the previously proposed 6,552-square-foot bank. According to this comparison, the proposed doggy daycare facility would generate 30% less AM trips and over 60% less PM trips than the previously suggested bank, thus significantly limiting the potential traffic generation of the site once developed.

Laurel Walsh submitted a traffic analysis citing concerns given the current traffic conditions along Pinnacle Peak Road. However, this traffic analysis fails to recognize that any development would increase the traffic onto Pinnacle Peak Road, and that this vacant property has certain property rights allowing development of uses within the C-O zoning district currently, including the aforementioned bank, which would actually exacerbate the traffic issues on Pinnacle Peak Road raised by Laurel Walsh.

4. *Proximity of other doggy daycare facilities*

One of the reasons the current site is attractive to our client – a local business owner – is because it is currently undeveloped, allowing her to build a business that meets her needs and more easily design and soundproof the building per code. The vacant site also allows the future business owner to design and implement amenities different than what other doggy daycare locations currently provide.

5. *Noise and Odor*

We understand that noise and odor may be a concern for neighbors. However, Per the C-1 zoning district we are proposing, there is no outdoor kennel boarding permitted and all animal care services are required to be within soundproof buildings, which we will be complying with fully. Additionally, we are providing additional noise and odor mitigation measures to prevent any such issues once the doggy daycare facility is operational, including the following:

- Ensuring the exterior noise level at the property line will not exceed 55 decibels
- Implementing interior soundproofing meeting and exceeding City code requirements
- Installing sound baffles and shade structures in the outdoor courtyard
- Limiting outdoor play hours for dogs
- Cleaning and disposing of waste on a regular basis per City code requirements

- Equipping outdoor play areas with enhanced sanitation features to clean outdoor areas
- Bagging and sealing all animal waste prior to disposing
- Coordinating the removal of animal waste from the dumpster at least twice weekly

Attachments:

Attachment A: Property Owners and HOAs within 750 feet of subject site

Attachment B: First Notification Letter

Attachment C: First Open House Sign-In Sheets

Attachment D: First Open House Comment Cards

Attachment E: Public Correspondence

Attachment A
Property Owners and HOA
within 750 feet of subject site

Silverstone Property Owners Association
14747 N. Northsight Blvd., No. 111-431
Scottsdale, Arizona 85260

Elizabeth Carrie Remillong
Lucinda K. Cowan
23356 North 73rd Place
Scottsdale, Arizona 85255

Libia Knadler Revocable Trust
7324 East Conquistadores Drive
Scottsdale, Arizona 85255

Bruce L Boruszak Revocable Trust
7326 East Conquistadores Drive
Scottsdale, Arizona 85255

Micahel Robert Hauer And Maralyn
Bernstein Hauer Family Trust
7328 East Conquistadores Drive
Scottsdale, Arizona 85255

Margit A Von Kampen-Bilinski
Living Trust
7330 East Conquistadors Drive
Scottsdale, Arizona 85255

Willmore Family Trust
1001 America Way
Del Mar, California 92014-3953

Carolina Llano Gonzalez
7334 East Conquistadores Drive
Scottsdale, Arizona 85255

Jennifer Chiao I-Chun
Craig Malblanc
7336 East Conquistadores Drive
Scottsdale, Arizona 85255

Carolyn J. Ottesen Survivors Trust
7338 East Conquistadores Drive
Scottsdale, Arizona 85255

Jennifer E. Wege Trust
7340 East Conquistadores Drive
Scottsdale, Arizona 85255

Michael R. Dawson
2 Plaza Molleno
Santa Fe, New Mexico 87506

Keyed Up Investments Llc
1846 E. Innovation Park Dr., No. 100
Oro Valley, Arizona 85755

Billok Family Trust
7346 East Conquistadores Drive
Scottsdale, Arizona 85255

Griffin Family Trust
7348 East Conquistadores Drive
Scottsdale, Arizona 85255

Barry J. & Marie L. Conser
23625 North 76th Place
Scottsdale, Arizona 85255

Raymond Lawrence Norman Jr.
Laura Deann Norman
23369 North 73rd Way
Scottsdale, Arizona 85255

Robert & Susan McNeely
23367 North 73rd Way
Scottsdale, Arizona 85255

Russell G. Oloffson
Paula V. Debenedetto
7367 East Casitas Del Rio Drive
Scottsdale, Arizona 85255

Moreira Living Trust
7365 East Casitas Del Rio Drive
Scottsdale, Arizona 85255

Brad & Cindy Adams
2138 River Walk Lane
Longmont, Colorado 80504

Litchfield Group LLC
10873 East Rosemary Lane
Scottsdale, Arizona 85255

Buchmiller Family Trust
7359 East Casitas Del Rio Drive
Scottsdale, Arizona 85255

Claire Lockwood
7357 East Casitas Del Rio Drive
Lake Barrington, Illinois 60010

Ronald And Virginia Estervig
Family Trust
7355 East Casitas Del Rio Drive
Scottsdale, Arizona 85255

James Kranjc Trust
Judith L Kranjc Trust
505 North McClurg Court, Apt. 1405
Chicago, Illinois 60611

Philip M. Claps Revocable Trust
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Phoenix, Arizona 85008

Korbin Living Trust
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Scottsdale, Arizona 85255

Gregory & Susan Jewll
7347 East Casitas Del Rio Drive
Scottsdale, Arizona 85255

Candale Property Investments LLC
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Phoenix, Arizona 85032

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Karen I. McGinn
7341 East Casitas Del Rio Drive
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Christina Diane & Silvio A Bermudez Jr.
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Scottsdale, Arizona 85255

Kimberly Sprott
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Scottsdale, Arizona 85255

James G. Napoli
7335 East Casitas Del Rio Drive
Scottsdale, Arizona 85255

Ark Family Trust
7333 East Casitas Del Rio Drive
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Andrew & Marci Eisenberg Living Trust
7331 East Casitas Del Rio Drive
Scottsdale, Arizona 85255

Patti J. Riccio Trust
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Cary & Cari Ogden
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Scottsdale, Arizona 85255

Rodney Monroe Herrin Douglass Trust
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Newport Beach, CA 92659

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Powell, Ohio 43065

Lisa Walker Living Trust
Mark A Walker Living Trust
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Arlington Heights, IL 60005

Robert Jeffrey & Sherry Lynn Stern
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Pickerington, Ohio 43147

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Danielle Rudolph
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Anne E Hender-Jasper Revocable Trust
450 1st Street SW, Apt. 501
Cedar Rapids, Iowa 52404

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Phoenix, Arizona 85014

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Jeffrey Victor Sutton
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Naveen & Sudha Rani Kallam
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Community Association
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Community Association
450 North Dobson Road, Ste. 201
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Community Association
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Pinnacle At Silverstone
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23389 North 75th Street
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Goran & Helda Latkovic
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Scottsdale, Arizona 85255

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Phoenix, Arizona 85050

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Community Association
20830 N. Tatum Blvd., Ste. 250
Phoenix, Arizona 85050

Summit At Silverstone Parcel G
Community Association
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Summit At Silverstone Parcel G
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The Cesn Trust
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Rochelle Millman Trust
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Scottsdale, Arizona 85255

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Posidonos Street 4
Voula 16673

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Deuser-Sky Family Trust
23515 North 75th Place
Scottsdale, Arizona 85255

Shelley E. Huff Living Trust
23505 North 75th Place
Scottsdale, Arizona 85255

Charlena Kramer
23528 North 75th Street
Scottsdale, Arizona 85255

Dean W. & Martha G. Stoneburner
23542 North 75th Street
Scottsdale, Arizona 85255

Gigi M. Doyle
23556 North 75th Street
Scottsdale, Arizona 85255

Barbara J. Tucker
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Scottsdale, Arizona 85255

Keith & Lori Berkson
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Los Portones Townhomes Association Inc
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Scottsdale, Arizona 85260

Janel Marie Wood
23645 North 75th Street
Scottsdale, Arizona 85255

1st Enterprises Inc.
358 West Fairway Place
Chandler, Arizona 85225

Alireza Torkzadeh
6822 Yolanda Avenue
Reseda, CA 91335

Robert D. & Arlene Barewin
7515 East Camino Real
Scottsdale, Arizona 85255

Kevin A. & Kala A. Petry
7521 East Camino Real
Scottsdale, Arizona 85255

Jeffrey M. & Rebecca R. Morris
20 Trafalgar Square, Unit 201
Lincolnshire, IL 60069

Lambert Holdings LLC
5201 East Yellow Dog Road
Prescott, Arizona 85303

Edwin F. & Janet C. Schuler
708 Northbrook Drive
Lompoc, CA 93436

James R. & M. Roxanne Thompson
21023 44th Avenue E.
Spanaway, WA 98387

Mark And Diane Vildosola Living Trust
23640 North 75th Place
Scottsdale, Arizona 85255

Leslie A. Lemense
23620 North 75th Place
Scottsdale, Arizona 85255

Anita Sheth Living Trust
8073 Savo Club Court
Burr Ridge, IL 60527

Mazurek Living Trust
23540 North 75th Place
Scottsdale, Arizona 85255

Jim Garcia And Leeannedra Marchese
Family 2005 Revocable Trust
PO Box 2812
Granite Bay, CA 95746

Seixas Helga Tr
23500 North 75th Place
Scottsdale, Arizona 85255

Michael & Camille Nielsen
23555 North 75th Street
Scottsdale, Arizona 85255

Barbara Diane Woodall Trust
23575 North 75th Street
Scottsdale, Arizona 85255

Devin & Tanya Sper
23595 N 75th St
Scottsdale, Arizona 85255

Los Portones Townhomes Association Inc
16441 North 91st, Ste. 104
Scottsdale, Arizona 85260

Los Portones Townhomes Association Inc
16441 North 91st, Ste. 104
Scottsdale, Arizona 85260

Los Portones Townhomes Association Inc
16441 North 91st, Ste. 104
Scottsdale, Arizona 85260

Los Portones Townhomes Association Inc
16441 North 91st, Ste. 104
Scottsdale, Arizona 85260

Los Portones Townhomes Association Inc
16441 North 91st, Ste. 104
Scottsdale, Arizona 85260

Los Portones Townhomes Association Inc
16441 North 91st, Ste. 104
Scottsdale, Arizona 85260

Los Portones Community Association Inc
PO Box 62073
Phoenix, Arizona 85082

Los Portones Townhomes Association Inc
16441 North 91st, Ste. 104
Scottsdale, Arizona 85260

Los Portones Community Association Inc
PO Box 62073
Phoenix, Arizona 85082

Alofta Spaces LLC
PO Box 25863
Scottsdale, Arizona 85255

Spiga Re LLC
7500 E. Pinnacle Peak Rd., Unit 125
Scottsdale, Arizona 85255

Hayden Road Properties LLC
16853 E. Palisades Blvd., Suite 101
Fountain Hills, Arizona 85268

City Of Scottsdale
7447 East Indian School Rd., Ste. 205
Scottsdale, Arizona 85251

Talara Homeowners Association
PO Box 62073
Phoenix, Arizona 85082

Los Portones Community Association Inc
PO Box 62073
Phoenix, Arizona 85082

Los Portones Community Association Inc
PO Box 62073
Phoenix, Arizona 85082

Anderson Family Trust
21797 North 82nd Place
Scottsdale, Arizona 85255

Craig M. & Judith A. Nicholes
23551 North 73rd Place
Scottsdale, Arizona 85255

Maddy Miller Living Trust
23563 North 73rd Place
Scottsdale, Arizona 85255

Jamie Tennant
23575 North 73rd Place
Scottsdale, Arizona 85255

Krista Ercius
7359 East Adele Court
Scottsdale, Arizona 85255

Justin J. Waters
Katherine Ann Christopherson
7365 East Adele Court
Scottsdale, Arizona 85255

Fredrick L. & Linda Carr
7371 East Adele Court
Scottsdale, Arizona 85255

William C. & Janet E. Kester
PO Box 25984
Scottsdale, Arizona 85255

Kathleen A. Galekovic
7383 East Adele Court
Scottsdale, Arizona 85255

Dianne Fiore
7389 East Adele Court
Scottsdale, Arizona 85255

Steven M. & Sandra S. Modrcin
15351 England Street
Overland Park, KS 66221-9688

Emily Neang
7388 East Adele Court
Scottsdale, Arizona 85255

Monique Chan Clemente
Florence M. Chan
3884 Twisted Trails
Prescott, Arizona 86301

Joseph Owen & Elisa Rowell- Keyser
7380 East Adele Court
Scottsdale, Arizona 85255

Adele CT LLC
7376 East Adele Court
Scottsdale, Arizona 85255

Rohrs Properties LLC
7737 North Invergordon Road
Paradise Valley, Arizona 85253

Shadi S. Karraz
7368 East Adele Court
Scottsdale, Arizona 85255

Carrie M. Ulrich
7381 East Hanover Way
Scottsdale, Arizona 85255

Ann & Lionel Lieberman
8924 E. Pinnacle Peak Rd.,
Ste. G5 PMB 652
Scottsdale, Arizona 85255-3663

Rod C. Boyum & Carrie M. Jorgensen
17347 Martha Street
Encino, CA 91316

Seth & Chantel Murphy
10971 12th Street SW
Manning, ND 58642

Harmony Investments LLC
12605 Whispering Hills Lane
St. Louis, MO 63146

Premiere At Pinnacle Peak
Homeowners Association
PO Box 62073
Phoenix, Arizona 85082

Los Portones Community Association Inc
PO Box 62073
Phoenix, Arizona 85082

Los Portones Community Association Inc
PO Box 62073
Phoenix, Arizona 85082

KFDT LLC
7500 E. Pinnacle Peak Rd., Ste. 100
Scottsdale, Arizona 85255

ATS Holding Company LLC
7500 E. Pinnacle Peak Rd., Unit 103
Scottsdale, Arizona 85255

One2One Real Estate Holdings LLC
2933 East Sands Drive
Phoenix, Arizona 85050

One2One Real Estate Holdings LLC
2933 East Sands Drive
Phoenix, Arizona 85050

Natural Endocrinology Specialists PLLC
3224 East Pike Street
Phoenix, Arizona 85050

Firebird Comm. Prop. Pinnacle Peak LLC
Thomas S. & Linda M. Hartsock
12636 High Bluff Drive, Ste. 110
San Diego, CA 92130

Firebird Comm. Prop. Pinnacle Peak LLC
Thomas S. & Linda M. Hartsock
12636 High Bluff Drive, Ste. 110
San Diego, CA 92130

Firebird Comm. Prop. Pinnacle Peak LLC
Thomas S. & Linda M. Hartsock
12636 High Bluff Drive, Ste. 110
San Diego, CA 92130

Firebird Comm. Prop. Pinnacle Peak LLC
Thomas S. & Linda M. Hartsock
12636 High Bluff Drive, Ste. 110
San Diego, CA 92130

Tim Alan Halmekangas and Ann Regina
Sielicki-Halmekangas Trust
7500 E. Pinnacle Peak Rd., Suite A204
Scottsdale, Arizona 85255

Bellezza LLC
39122 North 26th Street
Cave Creek, Arizona 85331

Pinnacle Toledo
7500 E. Pinnacle Peak Rd., Ste. A209
Scottsdale, Arizona 85255

RSJP Investments LLC
7502 E. Pinnacle Peak Rd., Ste. B118
Scottsdale, Arizona 85255

Reliance International Group LLC
15013 South 6th Place
Phoenix, Arizona 85048

Pinnacle Property Investors LLC
7502 E. Pinnacle Peak Rd., Ste. B119
Scottsdale, Arizona 85255

B 216 Properties LLC
7502 E. Pinnacle Peak Rd., Unit B-216
Scottsdale, Arizona 85255

Phoenix Income Tax Inc.
9812 East Lofty Point Road
Scottsdale, Arizona 85262

B 216 Properties LLC
7502 East Pinnacle Peak Road
Scottsdale, Arizona 85255

Toledo B219 LLC
7502 E. Pinnacle Peak Rd., Suite B219
Scottsdale, Arizona 85255-6170

Odelot LLC
7500 E. Pinnacle Peak Rd., Ste. G120
Scottsdale, Arizona 85255

Pinnacle Peak Property LLC
740 North 52nd Street
Phoenix, Arizona 85008

NGIK LLC
27224 North 65th Place
Scottsdale, Arizona 85262

NGIK LLC
27224 North 65th Place
Scottsdale, Arizona 85262

An-Ky Properties LLC
7450 E. Pinnacle Peak Rd., Ste. 154
Scottsdale, Arizona 85255

McCarthy Properties LLC
8743 East Appaloosa Trail
Scottsdale, Arizona 85258

McCarthy Properties LLC
26224 N. Tatum Blvd., No. 9
Phoenix, Arizona 85050

ASR LLC
10915 East Lillian Lane
Scottsdale, Arizona 85255

ASR LLC
10915 East Lillian Lane
Scottsdale, Arizona 85255

CB Real Estate Holdings LLC
7450 E. Pinnacle Peak, Ste. 254
Scottsdale, Arizona 85255

Bandycom LLC
7450 E. Pinnacle Peak Rd., Ste. 256
Scottsdale, Arizona 85255

Robert L Borchardt
Article 4 GST Exempt Trust
7450 E. Pinnacle Peak Rd., A258
Scottsdale, Arizona 85255

Pinnacle Hosecienda LLC
3037 Sunnybrae Circle
Prescott, Arizona 86303

Pinnacle Hosecienda LLC
3037 Sunnybrae Circle
Prescott, Arizona 86303

Reese Classic Homes Inc.
PO Box 25157
Scottsdale, Arizona 85255

Reese Classic Homes Inc.
PO Box 25157
Scottsdale, Arizona 85255

Michael James Corp Defined Benefit Plan
7315 East Lower Wash Pass
Scottsdale, Arizona 85262

PKA And Tran LLC
10697 N. Frank Lloyd Wright Blvd.,
Ste 102
Scottsdale, Arizona 85259

Parker Christianson RE LLC
7400 E. Pinnacle Peak Rd., Suite 204
Scottsdale, Arizona 85255

Mesquite Real Estate LLC
28580 North 92nd Place
Scottsdale, Arizona 85262

David & Duke Properties LLC
6654 East Horned Owl Trail
Scottsdale, Arizona 85266

Parallel 49 Holdings LLC
26833 North 115th Place
Scottsdale, Arizona 85262

Parallel 49 Holdings LLC
26833 North 115th Place
Scottsdale, Arizona 85262

Parallel 49 Holdings LLC
26833 North 115th Place
Scottsdale, Arizona 85262

TE Fisher Realty LLC
7410 E. Pinnacle Peak Rd., Ste.116
Scottsdale, Arizona 85255

TE Fisher Realty LLC
7410 E. Pinnacle Peak Rd., Ste. 116
Scottsdale, Arizona 85255

7420 E. Pinnacle Peak Road LLC
8901 E. Raintree Dr., Suite 140
Scottsdale, Arizona 85260

Cottonwood Canyon Land Company LLC
8876 E. Pinnacle Peak Rd., No. 102
Scottsdale, Arizona 85255

PPOP 124 LLC
7420 E. Pinnacle Peak Rd., Suite 124
Scottsdale, Arizona 85255

PP Condo Owner LLC
7420 E. Pinnacle Peak Rd., Suite 124
Scottsdale, Arizona 85255

David & Pamela Kurtz
9373 East Vereda Solana
Scottsdale, Arizona 85255

North Way Baptist Church
PO Box 25571
Scottsdale, Arizona 85255

North Way Baptist Church
PO Box 25571
Scottsdale, Arizona 85255

North Way Baptist Church
PO Box 25571
Scottsdale, Arizona 85255

Cold Smoke Properties LLC
349 West Gleneagles Drive
Phoenix, Arizona 85023

Cold Smoke Properties LLC
349 West Gleneagles Drive
Phoenix, Arizona 85023

Pinnacle Peak Office Building LLC
7440 East Pinnacle Peak Road
Scottsdale, Arizona 85255

Pinnacle Peak Office Building LLC
7440 East Pinnacle Peak Road
Scottsdale, Arizona 85255

Pinnacle Peak Office Building LLC
7440 East Pinnacle Peak Road
Scottsdale, Arizona 85255

Pinnacle Peak Office Building LLC
7440 East Pinnacle Peak Road
Scottsdale, Arizona 85255

Pinnacle Peak Office Building LLC
7440 East Pinnacle Peak Road
Scottsdale, Arizona 85255

PPOP LLC
16625 S. Desert Foothills Pkwy
Phoenix, Arizona 85048

Ez Homes Inc.
2200 E. Camelback Rd., Ste. 126
Phoenix, Arizona 85016

Ez Homes Inc.
2200 E. Camelback Rd., Ste. 126
Phoenix, Arizona 85016

Attachment B
First Notification Letter

BEUS GILBERT MCGRODER

PLLC

ATTORNEYS AT LAW

701 NORTH 44TH STREET
PHOENIX, ARIZONA 85008-6504
FAX (480) 429-3100

Kurt Waldier
DIRECT (480) 429-3061
E-Mail Address: kwaldier@beusgilbert.com

FILE NUMBER
100719-000001

January 19, 2023

Dear Property Owner:

Our Firm, Beus Gilbert McGroder PLLC, represents a small business owner seeking to open a doggy day care and pet spa at the northwest corner of Pinnacle Peak Road and 74th Street/Los Portones Drive (7474 E Pinnacle Peak Dr, Scottsdale, AZ 85255). The purpose of this letter is to inform you that we are requesting a Minor General Plan Amendment to the from City of Scottsdale General Plan 2035 from Employment Office to Commercial, as well as a companion Zoning District Map Amendment (rezoning) request from C-O ESL to C-1 ESL on a 0.95-acre property located at the northwest corner of Pinnacle Peak Road and 74th Street/Los Portones Drive (7474 E Pinnacle Peak Dr, Scottsdale, AZ 85255). The approval of the proposed Minor General Plan Amendment and Zoning Map Amendment will result in the development of a Doggy Day Care and Pet Spa (Case #956-PA-2022).

The Development Team has scheduled a neighborhood meeting provide additional information to those potentially affected by this proposal and interested in learning more. You are invited to attend and participate in a neighborhood meeting. The meeting details are provided below.

Neighborhood Meeting Details:

Date: Tuesday, January 31, 2023

Time: 5:30 PM

Location: Pinnacle Peak Preparatory School Media Center
7690 E Williams Dr
Scottsdale, AZ 85255

Anyone who is interested is welcome to attend and participate in the neighborhood meeting. If you are unable to attend, please do not hesitate to contact Kurt Waldier with Beus Gilbert McGroder PLLC at kwaldier@beusgilbert.com or 480-429-3061 for more Information. Additionally, you may contact the City of Scottsdale Planner assigned to this case, Katie Posler at 480-312-2703 or kposler@scottsdaleaz.gov. You may also make your feelings known about this case over the phone or in writing by referencing Case #956-PA-2022. All correspondence will be made part of the case file with the City of Scottsdale.

Please be advised that meetings and hearings before the City of Scottsdale Planning Committee and City Council are planned to review this case. Specific meeting and hearing dates have not yet been set. You should receive a subsequent notice identifying the date and location of the meeting/hearings when they have been scheduled.

Again, I would be happy to answer any questions or hear any concerns that you may have regarding this proposal. We look forward to an open and productive dialogue throughout this process. Thank you for your time and consideration. We look forward to meeting with you.

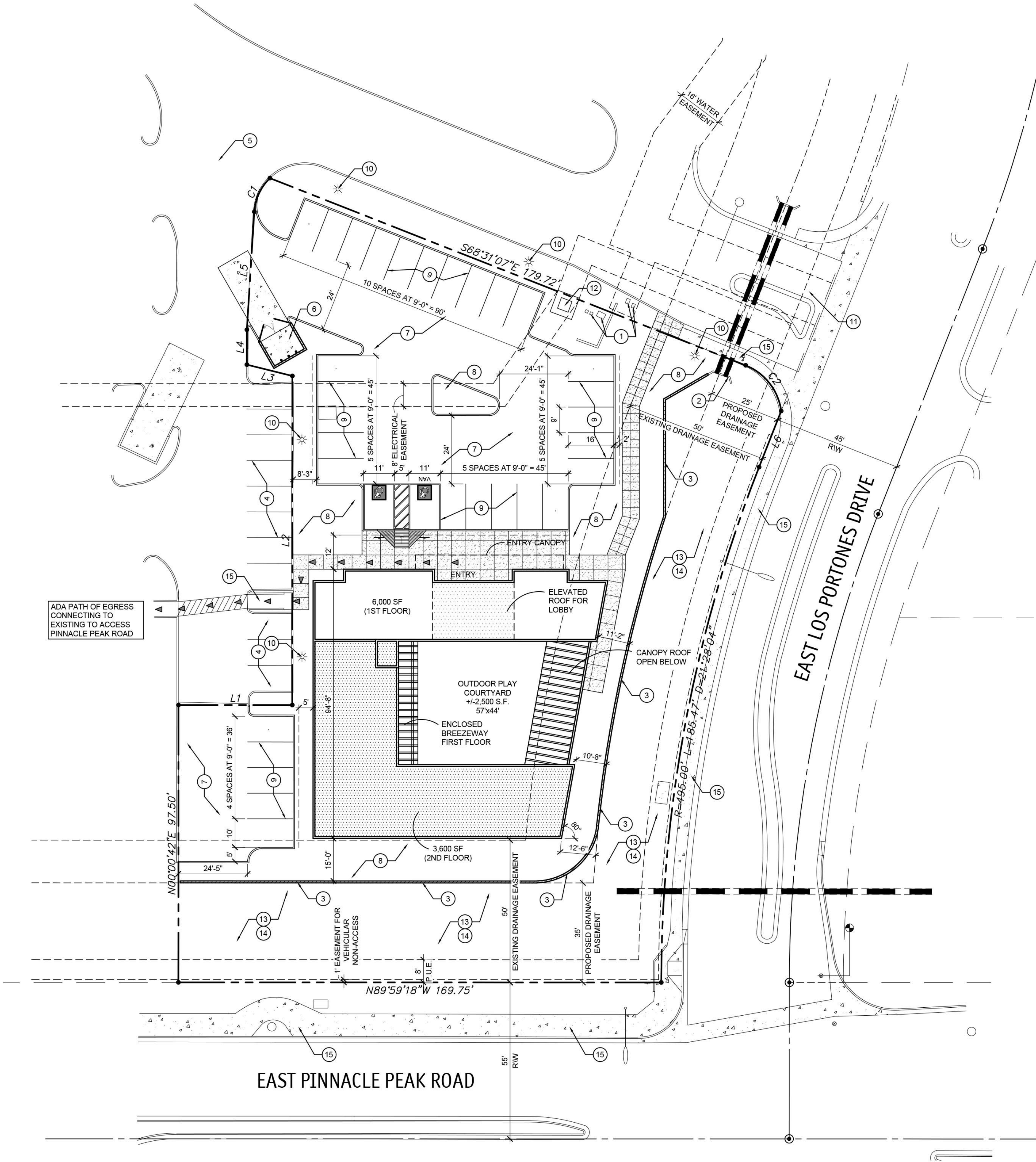
Sincerely,

BEUS GILBERT McGRODER PLLC

A handwritten signature in blue ink, appearing to read "K+ Waldier", with a stylized flourish at the end.

Kurt Waldier, AICP

Enclosed: Preliminary Site Plan



SHEET KEYNOTES

- 1 EXISTING UTILITY JUNCTION BOX
- 2 EXISTING CONCRETE HEADWALL TO REMAIN
- 3 RETAINING WALL - SEE CIVIL DRAWINGS
- 4 EXISTING PARKING TO REMAIN, TYP.
- 5 EXISTING INTERIOR DRIVE TO REMAIN, TYP.
- 6 REFUSE ENCLOSURE PER CITY STANDARDS - SEE SITE DETAILS
- 7 ASPHALT OVER ABC - SEE CIVIL DRAWINGS AND GEO TECHNICAL REPORT
- 8 LANDSCAPING, TYP. - SEE LANDSCAPE DRAWINGS
- 9 PROVIDE PAINTED PARKING STRIPING, ADA SIGNAGE, AND WALKWAY STRIPING PER CITY STANDARDS
- 10 EXISTING LIGHT POLE TO REMAIN - PROTECT DURING DEMOLITION AND CONSTRUCTION PHASES
- 11 EXISTING DRIVEWAY TO REMAIN - SEE CIVIL DRAWINGS
- 12 EXISTING TRANSFORMER TO REMAIN - SEE CIVIL AND ELECTRICAL DRAWINGS
- 13 EXISTING LANDSCAPE TO REMAIN - SEE LANDSCAPE DRAWINGS
- 14 EXISTING RETENTION BASIN, TYP.
- 15 EXISTING SIDEWALK TO REMAIN

SITE DATA

PROJECT:	PINNACLE PEAK PET RESORT
ADDRESS:	7474 EAST PINNACLE PEAK ROAD SCOTTSDALE, AZ 85255
OWNER:	DOGGY STYLE RESORT & DAYCARE 15957 NORTH 81ST STREET, SUITE 101 SCOTTSDALE, AZ
SCOPE:	A NEW COMMERCIAL BUILDING
LEGAL DESCRIPTION:	SEE CIVIL
ASSESSOR PARCEL NO.:	212-05-531
CURRENT ZONING:	C-O ESL
PROPOSED ZONING:	C-1 ESL
SITE AREA:	+/- 41,378 S.F. +/- 0.95 ACRES
BUILDING AREA:	9,600 S.F. GROSS
STORIES:	TWO STORY
LOT COVERAGE:	-%
LANDSCAPE AREA:	- S.F.
LANDSCAPE COVERAGE:	-%
OCCUPANCY:	B
CONSTRUCTION TYPE:	V-B w/ A.F.E.S.
ALLOWABLE AREA:	33,102 S.F. (0.80 FAR)
CLEAR HEIGHT:	14'-0"
STRUCTURAL DEPTH:	3'-0"
BUILDING HEIGHT:	28'-0"
ALLOWED HEIGHT:	36'-0" (PER C-1 ZONING)

PARKING CALCULATIONS

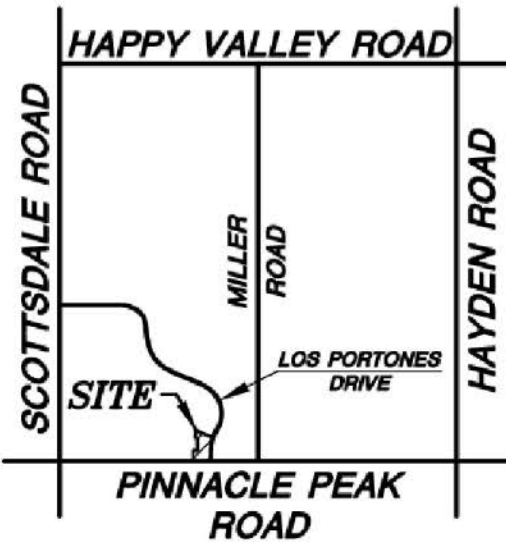
BUILDING AREA CALCULATIONS			TOTALS
OCCUPANCY	1ST FLOOR		
OFFICE	5,160 S.F.		5,160 S.F.
KENNEL	4,440 S.F.		4,440 S.F.
TOTAL:	9,600 S.F.		9,600 S.F.

REQUIRED PARKING CALCULATIONS			
OCCUPANCY	S.F.	FACTOR	TOTAL
OFFICE	5,160 S.F.	1/300	17.2
KENNEL	4,440 S.F.	-	-
TOTAL:			17.2 = 18

PARKING PROVIDED		
TOTAL REGULAR SPACES		30
TOTAL ACCESSIBLE SPACES		2
TOTAL SPACES ON SITE		32

BICYCLE PARKING CALCULATIONS		
RATIO	REQUIRED	PROVIDED
1/25 PARKING SPACES	2	2

VICINITY MAP



SITE PLAN



Attachment C
First Open House Sign-In Sheets



Open House Sign-In Sheet

Date: January 31, 2023

Location: Pinnacle Peak Preparatory School

This Sign-In Sheet is a Public Record

Name MIKE + DEE LABOWTET		Business Name	
Address & Zip 23775 N. 75th PL.		Phone 602-717-2515	E-mail mdpersale@cox.net
Name Kala Petry		Business Name	
Address & Zip 7521 E. Camino Real		Phone 480-390-0905	E-mail KalaPetry@cox.net
Name Diana Powell		Business Name	
Address & Zip 13804		Phone	E-mail
Name JEFF STERN		Business Name	
Address & Zip 7319 E. CASITAS DEL RIO		Phone 740.706.6295	E-mail jeff.stern@outlook.com
Name BOB BAREWIN		Business Name	
Address & Zip 7515 E. CAMINO REAL		Phone	E-mail SDBOMAC@yahoo.com
Name RICHARD GOLDEN		Business Name	
Address & Zip 7451 E. MARIPOSA GRANDE		Phone	E-mail RGOLDEN9@cox.net
Name Stemmiel Richard Adinolfi		Business Name	
Address & Zip 7281 EAST Softwood Dr		Phone 4806827534	E-mail astemmiel@yahoo.com



Open House Sign-In Sheet

Date: January 31, 2023

Location: Pinnacle Peak Preparatory School

This Sign-In Sheet is a Public Record

Name <i>Laurel/Tom Walsh</i>		Business Name	
Address & Zip <i>23785 N. 75th St.</i>	Phone <i>480.585.5547</i>	E-mail <i>laurel@ltwalsh.com</i>	
Name <i>DAN ERIKKILA</i>		Business Name	
Address & Zip <i>23555 N. 75th PL</i>	Phone <i>(513) 515-1943</i>	E-mail <i>derkkila@cox.net</i>	
Name <i>Suzanne Erkkila</i>		Business Name	
Address & Zip <i>23555 N. 75th PL</i>	Phone <i>513-515-1943</i>	E-mail	
Name <i>Elisa Rowell</i>		Business Name	
Address & Zip <i>7380 E. Asale Ct. Scottsdale, AZ 85255</i>	Phone <i>480-388-4556</i>	E-mail <i>elisa-rowell@yahoo.com</i>	
Name <i>CRAIG & Judy Nicholes</i>		Business Name	
Address & Zip <i>23551 N 73th</i>	Phone <i>480 250 8513</i>	E-mail <i>Judith.Nicholes@gmail.com</i>	
Name		Business Name	
Address & Zip	Phone	E-mail	
Name		Business Name	
Address & Zip	Phone	E-mail	



Open House Sign-In Sheet

Date: January 31, 2023

Location: Pinnacle Peak Preparatory School

This Sign-In Sheet is a Public Record

Name DIANE VILDOSOLA		Business Name	
Address & Zip 23640 N. 75th PLACE	Phone 480-720-8208	E-mail newclimber9@gmail.com	
Name Leslie Lemense		Business Name	
Address & Zip 23620 N. 75th Pl. 85255	Phone 602.448.5299	E-mail leslielemense@icloud.com	
Name		Business Name	
Address & Zip	Phone	E-mail	
Name		Business Name	
Address & Zip	Phone	E-mail	
Name		Business Name	
Address & Zip	Phone	E-mail	
Name		Business Name	
Address & Zip	Phone	E-mail	
Name		Business Name	
Address & Zip	Phone	E-mail	



Location: Pinnacle Peak Preparatory School

[illegible]



Location: Pinnacle Peak Preparatory School

Name Abe & Linda McCubse		Business Name	
Address & Zip 23765 N. 75th Street	Phone 414 852-7321	E-mail lindamcubse1@gmail.com	
Name Sarah & Mark King		Business Name	
Address & Zip 7402 E. Sand Hills Rd.	Phone 480 794-0572	E-mail crown1@cox.net	
Name LENOR SIMMONS		Business Name	
Address & Zip 23698 N 75th ST SCOTTSDALE	Phone 847 732-4862	E-mail LENORS@C.COMCAST.NET	
Name TURID SABIA		Business Name	
Address & Zip 23842 N 75th ST SCOTTSDALE AZ 85255	Phone 970-846-2957	E-mail AZVIKING02@gmail.com	
Name Pam Ball		Business Name	
Address & Zip 23384 N. 73rd Pl	Phone 650 281 7700	E-mail Pamdball@gmail.com	
Name Lori Starr		Business Name	
Address & Zip 7358 E. Vista Bonita Dr. Scotts	Phone 480-200-7850	E-mail LoriLynnstarr@gmail.com	
Name Rimsky Randy Dewser		Business Name	
Address & Zip 23515 N. 75th Pl, Scottsdale	Phone 623-556-6679 630-697-3469	E-mail Rand.roy89@yahoo.com	

85255



Open House Sign-In Sheet

Date: January 31, 2023

Location: Pinnacle Peak Preparatory School

This Sign-In Sheet is a Public Record

Name <u>Nancy Powers</u>		Business Name	
Address & Zip <u>23684 N. 75th St</u>	Phone	E-mail <u>nancepowers@yahoo.com</u>	
Name <u>Patrick Gibbons</u>		Business Name <u>Patrick Gibbons Handmade</u>	
Address & Zip <u>23670 N 75th St</u>	Phone <u>480 236 5803</u>	E-mail <u>patrick@gibbonshandmade.com</u>	
Name <u>CAROL MARTIN</u>		Business Name	
Address & Zip <u>85255 7215 EAST SILVERSTONE 2034</u>	Phone <u>630-460-7723</u>	E-mail <u>CMART2001@YAHOO.COM</u>	
Name		Business Name	
Address & Zip	Phone	E-mail	
Name		Business Name	
Address & Zip	Phone	E-mail	
Name		Business Name	
Address & Zip	Phone	E-mail	
Name		Business Name	
Address & Zip	Phone	E-mail	

Attachment D
First Open House Comment Cards

**Pinnacle Peak Doggy Daycare
Neighborhood Meeting Comment Card**

Print Name: MARK & SARAH KING Date: 1/31/2023
Address: 7402 E SAND HILLS RD City: SCOTTSDALE State: AZ Zip: 85255
Phone: 480-236-1031 Email: KMARK6133@GMAIL.COM

Please tell use your thoughts and Suggestions regarding the proposed project:

THANK YOU FOR THE PRESENTATION AND INFORMATION.

Attachment E
Public Correspondence

From: Abram McCabe
To: kposler@scottsdaleaz.gov; Kurt Waldier
Cc: [Nancy Powers](#); [Linda McCabe](#)
Subject: Proposed rezoning
Date: Sunday, January 29, 2023 6:17:03 PM

Good Afternoon,

We have been made aware of a potential amendment to the zoning near our Los Portones Townhomes neighborhood (Case Number 956-PA-2022). We don't consider this rezoning to be a minor change. The current zoning of Employment Office is in the best interests of the residents of Los Portones and should be maintained for the following reasons:

- The corner of Pinnacle Peak and Los Portones is already a busy and dangerous corner. The addition of multiple vehicles dropping off and picking up pets will exacerbate that issue.
- The current businesses in the office park operate from Monday - Friday, approximately eight hours per day. The church operates on Sundays and there are often a number of pop-up food trucks in the parking lot on Fridays. The addition of dogs will result in more traffic and noise.
- There are at least 4 similar "doggy day care" facilities within 14 miles that have received complaints about noise, smell and traffic. They also often have poor staff reviews and high turnover. Undersupported franchises have the potential for business failure.

We would also appreciate it if the City would contact whoever owns that corner lot to clean up trash, trim back landscaping, etc. As the entrance to our community, it looks terrible and has for years.

Thank you,

Abram and Linda McCabe
Los Portones Townhomes Residents
23765 N. 75th Street

From: Andrew Billok
To: [Kurt Waldier](#)
Subject: Doggy day care and pet spa/Letter dated January 19, 2023
Date: Sunday, January 22, 2023 10:25:40 AM

Dear Mr. Waldier:

Regarding the subject matter described in the January 19th letter, I see no objection to this, provided the project meets and is completed according to code and passes approvals by the city Scottsdale and the builder.

We have experienced in our life of construction not meeting codes and so called “envelope” approvals of codes.

Thank you,

Andrew J. Billok
7346 E. Conquistadores Dr.
Scottsdale, AZ 85255
Cell/Mobile: 623-606-6900
Email: abillok@gmail.com
Email: ajbillok@outlook.com
Lot #38

From: Camille Nielsen
To: [Kurt Waldier: kposler@scottsdalez.gov](mailto:kposler@scottsdalez.gov)
Subject: Case # 1-ZN-2023 and 1-GP-2023
Date: Wednesday, March 15, 2023 2:48:29 PM

I read the application for this pet service and see there is a lot of office space 5,160 sf (more than the kennel space). That seems like a lot of space for employees. How many employees are anticipated? Is this just a daycare and kennel or will there be Dogs Grooming? Will these offices be just for the pet facility or will they be offered for rent at some point? I assume the kennels are on the first floor with offices above.

Sincerely,
Camille Nielsen
23555 N 75th St.
Scottsdale, AZ. 85255
chinateacher84032@yahoo.com
[Sent from Yahoo Mail for iPhone](#)

From: Posler, Kathryn
To: cweilnau@yahoo.com
Cc: [Kurt Waldier](#)
Subject: RE: Case #956-PA-2022
Date: Tuesday, January 31, 2023 11:36:31 AM

Hello,

Thank you for your comments. I have included them in the case file and will also include the comments in the future staff reports. The applicant, Kurt Waldier, is copied.

This isn't a formal case submittal yet, but once it is and is scheduled to public hearing (Planning Commission and City Council), I can let you know if you are interested in speaking.

Thank you,

Katie Posler
Senior Planner
480 312 2703

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

From: cweilnau@yahoo.com <cweilnau@yahoo.com>
Sent: Monday, January 30, 2023 11:11 AM
To: Posler, Kathryn <KPosler@Scottsdaleaz.gov>
Subject: Case #956-PA-2022

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

I would vote NO for the rezoning of the land at Pinnacle Peak & LosPortones for a doggy daycare center. I live in the lost LosPortones townhomes.

Sent from my iPad

From: Posler, Kathryn
To: [Daniel Erkkila](#)
Cc: [Kurt Waldier](#)
Subject: RE: Doggy Day Care and Pet Spa Case #956-PA-2022
Date: Tuesday, January 31, 2023 11:28:38 AM

Hi Daniel and Susan,

Thank you for your comments. I have included them in the case file and will also include the comments in the future staff reports. The applicant, Kurt Waldier, is copied.

This isn't a formal case submittal yet, but once it is and is scheduled to public hearing (Planning Commission and City Council), I can let you know if you are interested in speaking. Thanks.

Thank you,

Katie Posler
Senior Planner
480 312 2703

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

From: Daniel Erkkila <derkkila@cox.net>
Sent: Sunday, January 29, 2023 12:47 PM
To: Posler, Kathryn <KPosler@Scottsdaleaz.gov>
Subject: Doggy Day Care and Pet Spa Case #956-PA-2022

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

On January 21, 2023, we received a letter from Beus Gilbert McGroder PLCC regarding an amendment to the zoning near Los Portones townhomes (Case Number 956-PA-2022). The proposed amendment is said to be "minor" but it is most certainly not.

As residents of Los Portones townhomes (less than 100 yards from the proposed pet day care facility), we strongly oppose the requested "minor" amendment.

The current zoning of Employment Office is in the best interests of the residents of Los Portones. The current zoning is appropriate and should be sustained for the following reasons:

1. The current office complexes on both the east and west sides of Los Portones Drive provide no daytime or nighttime noise. They are offices that handle their business during the working day and close up in the early evening. This is appropriate for being near a residential area.
2. Dogs have two immutable characteristics; namely, they BARK and they SMELL. Current zoning keeps this from being a problem for Los Portones residents.
3. Los Portones townhomes HOA has strict regulations on the controlling of dog barking in the neighborhood. If we have a 20 or 30 or more dog kennel (yes, it is a kennel and not a "spa") within a hundred yards of our residences, the constant barking will be uncontrollable.. I am sure if the Los Portones residents complain to the doggie day spa owner and ask for barking control, the proprietor will tell us to pound sand. The current zoning keeps businesses like a dog kennel from being a blight on our neighborhood.
4. The current office complexes cease business at a reasonable hour (around 5 to 6 PM).. Customers dropping off and picking up barking dogs is the proposed business. I am sure the proprietor will be open early in the morning until late in the evening to accommodate customers. The current zoning prevents this type of business activity and the associated noise and traffic after normal business hours.

5. During daylight hours the dogs will be in an “outdoor play area.” When dogs are left alone outdoors, they will bark constantly. As residents of Los Portones, we will have to listen to this cacophony all day long and into the night. Would you or the petitioner for the variance like all the noise and traffic a hundred yards from his or her home? We don’t think so.

Zoning is done for a reason. Giving amendments to the zoning currently in force will do nothing to enhance the neighborhood and will dramatically affect property values when potential home buyers find out they will have to live next door to a large dog kennel. This zoning amendment should not be approved. For once, abide by the existing zoning.

Dan and Susan Erkkila
Los Portones Townhomes Residents

From: Posler, Kathryn
To: [Newclimber](#)
Cc: [Kurt Waldier](#)
Subject: RE: Case 956-PA-2022
Date: Tuesday, January 31, 2023 11:35:31 AM

Hi Diane and Mark,

Thank you for your comments. I have included them in the case file and will also include the comments in the future staff reports. The applicant, Kurt Waldier, is copied.

This isn't a formal case submittal yet, but once it is and is scheduled to public hearing (Planning Commission and City Council), I can let you know if you are interested in speaking.

Thank you,

Katie Posler
Senior Planner
480 312 2703

From: Newclimber <newclimber9@gmail.com>
Sent: Sunday, January 29, 2023 8:01 PM
To: Posler, Kathryn <KPosler@Scottsdaleaz.gov>
Subject: Case 956-PA-2022

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

We are writing with objections to the above referenced Case, 956-PA-2022, for the rezoning of the property at the corner of Los Portones Drive & Pinnacle Peak Road to allow the build of a doggie day spa. Aside from the noise of barking dogs and the additional traffic it would generate, rezoning the property to commercial would only add to already existing problems.

As it is now, with all the new residential property that has been developed in this area on both Miller and Hayden, it's almost impossible to get out onto Pinnacle Peak Road from Los Portones Drive from 3-5 PM daily, and now the city proposes to add to the problem. Should the doggie day spa not succeed, rezoning would allow any type of business, such as an eatery or any other type of public facility to be built. We ask that consideration be given against rezoning of this property from office to commercial.

Respectfully,

Diane & Mark Vildosola
Los Portones Townhomes
23640 N 75th Pl, Scottsdale, AZ 85255

From: Posler, Kathryn
To: janeagriffin@gmail.com
Cc: [Kurt Waldier](#); [Kercher, Phillip](#)
Subject: RE: Case#956-PA-2022
Date: Tuesday, January 31, 2023 11:38:34 AM

Hi Jane,

Thank you for your comments. I have included them in the case file and will also include the comments in the future staff reports. The applicant, Kurt Waldier, is copied.

This isn't a formal case submittal yet, but once it is and is scheduled to public hearing (Planning Commission and City Council), I can let you know if you are interested in speaking.

I have also copied Phil Kercher, from the City's transportation department, to keep him in the loop on public comments regarding traffic.

Thank you,

Katie Posler
Senior Planner
480 312 2703

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

From: janeagriffin@gmail.com <janeagriffin@gmail.com>
Sent: Monday, January 30, 2023 1:17 PM
To: Posler, Kathryn <KPosler@Scottsdaleaz.gov>
Subject: Case#956-PA-2022

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

Dear Ms. Posler,

I am a resident of Silverstone in a KHovnanian neighborhood south of Pinnacle Peak Road in North Scottsdale. I'm writing to express my concerns for traffic (from the 6 neighborhoods south of Pinnacle Peak Road on 74th St.), onto Pinnacle Peak Road.

There are 6 high density communities, 2 townhome neighborhoods, 2 Villa neighborhoods, 1 apartment complex and Vi @ Silverstone, our options in exiting these neighborhoods are Pinnacle Peak (to the North) or Silverstone (to the south). As these communities sold it has become increasingly difficult to exit via Pinnacle Peak to the north and nearly impossible to turn left onto Pinnacle Peak Road from 74th St. during daytime hours.

Currently there is nothing to slow down Pinnacle Peak east/west traffic between Miller Road and Scottsdale Road, the posted speed limit is 40 mph, but very few vehicles adhere to the posted speed limit and the Scottsdale Police do not enforce it. There are multiple driveways from the Sprouts commercial area (south side) and the Safeway/Wells Fargo commercial area on the north side. There are frequent accidents in the block between Miller and Scottsdale on Pinnacle Peak Road.

I'm asking that the city of Scottsdale consider some type of traffic mitigation for this already difficult traffic situation (specifically 74th St. onto Pinnacle Peak Rd.), as adding one more business (proposed dog daycare) to this area will only make it worse.

Thank you,

Jane Griffin
Resident Summit @ Silverstone

Sent from my iPhone

From: Joe Keyser
To: kposler@scottsdaleaz.gov; Kurt Waldier
Subject: Case 956-PA-2022
Date: Monday, January 23, 2023 5:37:32 PM

Hello,

My wife and I recently received your letter regarding the above referenced case, and are residents in the Los Portones subdivision. We have a number of concerns with the general plan amendment referred to in the letter:

- * The intersection has become increasingly dangerous and difficult to cross. The increased traffic will only exacerbate this already untenable situation.
- * Our houses are within earshot and down wind from this facility.
- * There is already a resource for this within two blocks in Scottsdale and Deer Creek where there is an existing dog facility.
- * Scottsdale's aged general plan has seen far too many amendments, case in point the ugly skyscrapers erected at the 101 + Hayden, and no new open space.

We are unable to attend the meeting referenced in your letter but would appreciate our comments being included in the hearings mentioned in the letter.

Thank you,

Joe and Elisa Keyser

Sent from my iPhone

From: Posler, Kathryn
To: [Katie Peterson](#)
Cc: [Kurt Waldier](#)
Subject: RE: #956-PA-2022
Date: Tuesday, January 31, 2023 11:45:51 AM

Hi Katie,

Thank you for your comments. I have included them in the case file and will also include the comments in the future staff reports. The applicant, Kurt Waldier, is copied.

This isn't a formal case submittal yet, but once it is and is scheduled to public hearing (Planning Commission and City Council – who vote on the case), I can let you know if you are interested in speaking.

Thank you,

Katie Posler
Senior Planner
480 312 2703

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

From: Katie Peterson <nursepeterson@hotmail.com>
Sent: Monday, January 30, 2023 7:03 PM
To: Posler, Kathryn <KPosler@Scottsdaleaz.gov>
Subject: #956-PA-2022

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

Hello Ms. Posler,

I'm writing to express my concerns about the proposed rezoning at Pinnacle Peak Parkway and Hayden/Miller Road - Case #956-PA-2022. I'm a resident in Los Portones Townhomes. Our community has recently been disturbed by expanded residential growth to the east, which has increased the traffic and noise in the area considerably over the past 1-2 years. Rezoning to allow additional commercial businesses at the intersection, including animal boarding, will further disrupt the community. I can't attend the community forum scheduled for January 31st thus am voicing my preference for the area to remain zoned for office space only.

Thank you for your time.
Katherine S Peterson
23655 N. 75th Place
Scottsdale, AZ 85255

Sent from my iPhone

From: Scott
To: [Kurt Waldier](#)
Cc: kposler@scottsdaleaz.gov
Subject: CASE 956-PA-2022 / Meeting 1-31-23
Date: Friday, January 27, 2023 11:34:21 AM

Kurt / Katie

I am a new resident of Los Portones. I have become aware of the above referenced case for re zoning from office to commercial.

I wish to offer my objections to this proposal.

Office buildings and their operations are generally a 8-5, Monday through Friday usage. And in most cases their activities are not noise producing that neighbors would have issues with. Pet care facility generally are staffed up to 24 hours a day 7 days a week. People need to deliver and retrieve their pets at off business hours. Dogs are generally excited goin in and out, their barking can carry several hundred yards.

I would think that there must be existing commercial properties that this operation would be accepted into.

Thanks.

Scott S Smith
(602) 370-1150

From: Posler, Kathryn
To: shay616@cox.net
Cc: [nancy powers](#); [Kurt Waldier](#)
Subject: RE: Case #956-PA-2022
Date: Tuesday, January 31, 2023 11:44:41 AM

Hi Sharon,

Thank you for your comments. I have included them in the case file and will also include the comments in the future staff reports. The applicant, Kurt Waldier, is copied.

This isn't a formal case submittal yet, but once it is and is scheduled to public hearing (Planning Commission and City Council – who vote on the case), I can let you know if you are interested in speaking.

Thank you,

Katie Posler
Senior Planner
480 312 2703

From: shay616@cox.net <shay616@cox.net>
Sent: Monday, January 30, 2023 2:17 PM
To: Posler, Kathryn <KPosler@Scottsdaleaz.gov>
Cc: nancy powers <nancepowers@yahoo.com>
Subject: Case #956-PA-2022

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

Katie,

Good day to you.

Regarding Case #956-PA-2022

I am unable to attend tomorrow evening's zoning
meeting regarding the property on Pinnacle Peak

I am AGAINST this rezoning,

That corner already has high traffic, and noise level has gone up, and continues to increase.

Both levels and numbers keep increasing ...>>>>. the population has grown in the surrounding areas.

We want safety to be a major issues.....car traffic to be safe.....noise levels maintained for neighborhood comfort, etc.

****Do not change the zoning from office to commercial.****

SHARON PHILLIPS

Resident of Los Portones Townhomes.

SHAY616@cox.net

P.S> Speaking with a handful of neighbors.....we all agree this zoning should NOT be changed.

LIVE LOVE LAUGH

March 21, 2023

City of Scottsdale
c/o Katie Posler, Senior Planner

Laurel K. Walsh
23785 North 75th Street
Scottsdale, AZ 85255
(Los Portones resident)

Re: Proposed Doggy Daycare facility

CASE #s 1GP-2023 and 1-ZN-2023R

To whom it may concern:

I am particularly concerned about the potential traffic that would be generated by the proposed doggy daycare facility referenced above. At the neighborhood meeting the applicant stated her business plan anticipated sixty per cent of the kennels (58 of 97) would be day care "clients" and the remainder 39 vacation or occasional clients of several days' visit. She also stated the traffic generated would generally be before and after normal business hours. Generally, that would be between 7 to 8:30 am and 4:30 to 6 pm. Adding 58 turns times two (116 turns entering and leaving) East Los Portones Drive and Pinnacle Peak Road in that short window of time twice a day is a cause for concern. While the business plan estimates 58 daily clients that number could be much larger given the facility's capacity of 97 kennels should the demand develop. A regular five-days-per-week client is much more profitable than an occasional client for several days only.

The intersection of East Los Portones Drive and Pinnacle Peak Road ("the Intersection") is not signalized, and most likely will never be signalized because it is approximately a half mile from Scottsdale Road (a major arterial street) and a quarter mile from Miller Road (a minor arterial street). Pinnacle Peak Road is currently classified as a minor arterial street. The most recent data available for daily volume at the three arterial streets impacting the Intersection that I could find was dated in 2020:

E/W bound Pinnacle Peak Road at Scottsdale Road	23,700 vehicles
N/S bound Scottsdale Road at Pinnacle Peak Road	38,500 vehicles
N/S bound Miller Road just south of Pinnacle Peak	14,600 vehicles

Local factors that would increase the volume of Pinnacle Peak Road at East Los Portones Drive since that time are the additions of single-family homes in the immediate vicinity: 1) immediately south of East Los Portones Drive at the Intersection, the road continues as 74th Street. The Silverstone residential community has been constructed and completed for a total of 356 new homes adding traffic going east/west and north; and a quarter mile east at Miller and Pinnacle Peak Road, Lennar completed 98 new homes adding to east/west traffic. Pinnacle Peak Road is the first arterial road north of Route 101 enabling drivers to head west to Phoenix. Massive developments along Scottsdale Road are underway on the East side of

Scottsdale Road south of Pinnacle Peak. With the flood control project on the Rawhide Wash, Phoenix land west and south of Pinnacle Peak Road will be developable in the near future. Once Phoenix can access the developers for improving Scottsdale Road, Scottsdale Road will be widened and traffic volumes will increase dramatically.

Additionally, the flood control project is enabling the extension of Miller Road north to Happy Valley Road. The future development of homes and offices from 101 north on Miller will materially increase the traffic north on Miller Road and the potential for an increase in traffic turning west onto Pinnacle Peak Road. (Banner just announced they are opening a major hospital to be built on Miller just north of 101 to be completed in two years.) The salient point is the unsignalized intersection of East Los Portones Drive and Pinnacle Peak Road should not have a single user add over 240 or more turns per day in light of the current and future traffic volumes, especially when most of those turns will be concentrated within specific time periods.

A discussion of left turns is warranted given the likelihood of adding a minimum of 240 turns per day is anticipated, especially at a very busy unsignalized four-way intersection. Left turns at signalized intersections are relatively safe given their timing is controlled by the light. Left turns at unsignalized intersections are dependent upon the judgement of the driver, not all of whom are likely patient with the safe timing of executing the left turn. Left turns have two significant factors: critical gaps and line-of-sight.

Critical gaps are the open periods when traffic flows from the right and left are clear and long enough to permit the left turn. Also, the driver must also consider oncoming traffic from North 74th Street on the south. My experience as a resident of Los Portones is that in the mornings around 8:00 a.m. I can wait at least several minutes to turn left. The gaps can be relied upon to occur with patience. Midday, the time to turn is frequently insignificant. Late afternoon to early evenings, especially during the tourist season, the gaps can be 2-3 minutes before a chancy opportunity arises. On East Los Portones Drive, I also have more cars coming from our community in order to make both left and right turns. The right turners especially prolong the line-of-sight issue relative to eastbound traffic.

The line-of-sight issue occurs while waiting for all cars on the left to pass by the intersection to be sure that a car is not closely following behind it. Then looking right to the traffic coming from the far side of the median to wait for all traffic from the west have passed. You have to wait for the right turners to clear for a clean line of sight in that direction. Once that traffic has cleared, you again look left as well as make sure there are no cars entering the intersection from 74th Street directly across. All three directions must be clear because the median is only one car width and a partially exposed car could result in an accident with oncoming cars from the east.

Left turns are generally recognized as the second largest cause of accidents at intersections. Left turns at unsignalized intersections are particularly dangerous.

Another issue, perhaps particular to Arizona, is the rising and setting sun close to the horizon, especially during winter months. Pinnacle Peak Road runs east and west. During the winter months, our high tourist season, I have found it extremely difficult early mornings and evenings to see oncoming traffic, thus making right or left turn lines of sight even more hazardous.

In summary, the applicant's business, daily dog care, will disproportionately increase the danger of turning into or out of East Los Portones Drive onto Pinnacle Peak Road. The large amounts of turners will also impact the flow of traffic on Pinnacle Peak Road which already is expected to increase exponentially. At an extreme, 97 kennels can produce visitors to the site twice a day, each requiring two encounters at the intersection twice a

day. Their business plan which recognizes a minimum of 57 visitors twice a day, plus an unspecified number of vacation clients, is already too much. A doggy daycare facility produces far more traffic than the existing office users at more concentrated periods. The existing offices appear to have traffic ratably throughout the day.

A comment should be made about pedestrian and bicycle use at the intersection. The intersection is not striped for pedestrians and bicycle riders to cross Pinnacle Peak Road, although they do, including myself. At best a walker can make it halfway across when a gap occurs. There is no safe spot to wait in the median due to the left turn lane onto East Los Portones. After another gap arises the walker must rush across the road. (On page 6 of the applicant's Project Narrative, it stated "This facility will be walkable for neighbors in the Los Portones neighborhood, as well as the Pinnacle at Silverstone and Summit at Silverstone communities to the south." Please review the attachments to this document that reflect pedestrian issues.)

Additionally, I find some significant issues to consider relative to the site and their proposed design. The applicant states the site has been vacant and unsightly for a lengthy time. There are reasons to consider why. The site is in a flood plain. It is governed by ESL restrictions allowing development only on 80% of the site. There is a significant slope from its highest point to its lowest point. Access to the site is restricted. It is only from within the adjacent condominium office park. The shortest route is from East Los Portones Drive on the east. The western route requires driving up a grade, and a meandering drive through a parking lot of shade structures. This drive was not meant to be a thoroughfare and is not marked or lined for two-way traffic.

The applicant also suggested pedestrian access was convenient and possible. Given the ESL designation, the 20% land excluded under the plan runs the east and side portions of the lot. The applicant's plan shows walls on those two sides, thus discouraging pedestrians and protecting the ESL land from being disturbed. Thus, pedestrians would have access to the site from the east and south only via the car entryway. Then, the pedestrian would only be able to access the site via the driveway on the site plan. It is important to note, the entryway to the condominium office park has a significant uphill slope, and the site plan driveway covers the same slope in HALF the distance, thus creating a more significant slope for both cars and pedestrians. The entryway does not have walkway separately designated and plans for the driveway also do not have a pedestrian walkway.

Access from the entryway to the driveway also should be reviewed. The condominium office project has parking provided on most of the west perimeter of the site. The access to the site is immediately adjacent to the driveway thus, once more, requiring a left turn, a very sharp left, U-turn with the radius somewhat limited by parking structures. Two-way traffic in the volume previously discussed in the condominium parking lot seems like a very hazardous situation in the making.

The parking for the proposed project warrants discussion. Most of the parking does not provide access to the building without crossing the parking lot itself. Every client must park, exit their car with a dog, check-in the dog inside the building, and return to their car, twice a day for the daily visitors. Please imagine the volume of cars within a short period of time, entering and backing out of their parking spots with the owners walking across the parking lot. Also, some of the parking spaces are accessed off the driveway, creating a

confluence of arriving and departing cars, cars backing out of parking spaces and clients walking their dogs to or from the facility.

The safety of the walkers, the potential for backup of visitors given the volume, the sharpness of the driveway slope, the difficulty turning into the driveway, cars backing out of parking spaces – all of these issues warrant a review of the project design and reflect why this particular site has not sold and been developed in the past.

The City Code Section 5-1 governing Transportation Impact Studies appears to require a transportation study from applicants requesting a zoning change. The Doggy Daycare Applicant appears to be making a case for a Category 1 study, if even that, as they repeatedly claim this rezoning request has a “minor impact.” Given the discussion above detailing the traffic hazards, I sincerely believe the maximum study possible should be prepared to address the issues presented herein.

There are others who will be impacted by the impact of 97 barking dogs. Their issues should be presented separately. I would also suggest once the site has extensive hardscape the flow of water offsite will be magnified and cause other issues. It must be significant already as reflected by the very large catch basin on the west side of the Spiga Restaurant.

I am obviously extremely concerned about this particular user of the site in question. The size of the buildable lot under existing zoning keeps the potential for the number of employees and visitors arising from its development to the least possible change in volume. I sincerely believe the single use request for a doggy daycare facility for the change in zoning most likely increases the volume for the East Los Portones intersection to the largest potential increase. I respectfully request the zoning change be denied.

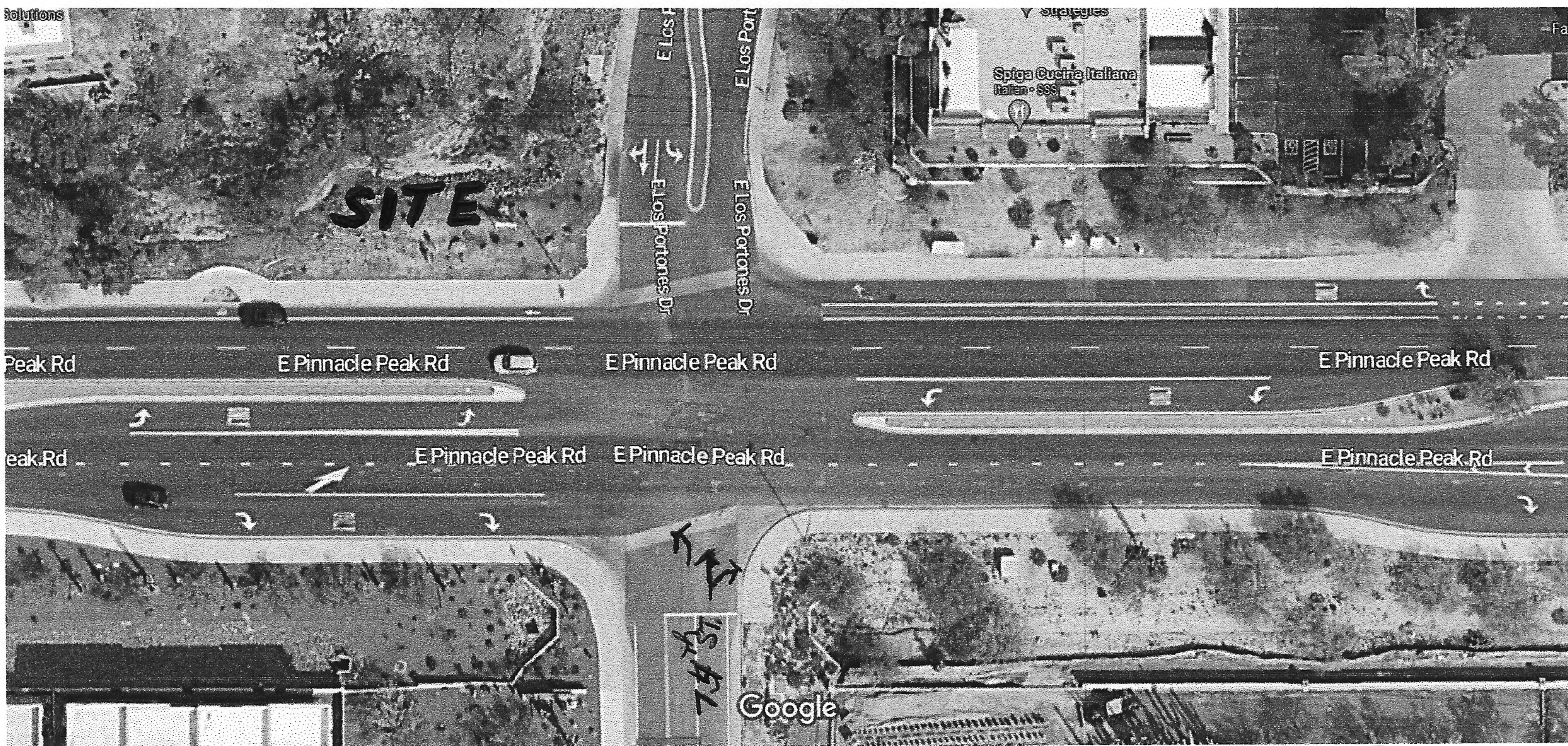
Sincerely,

Laurel K. Walsh

List of Attachments

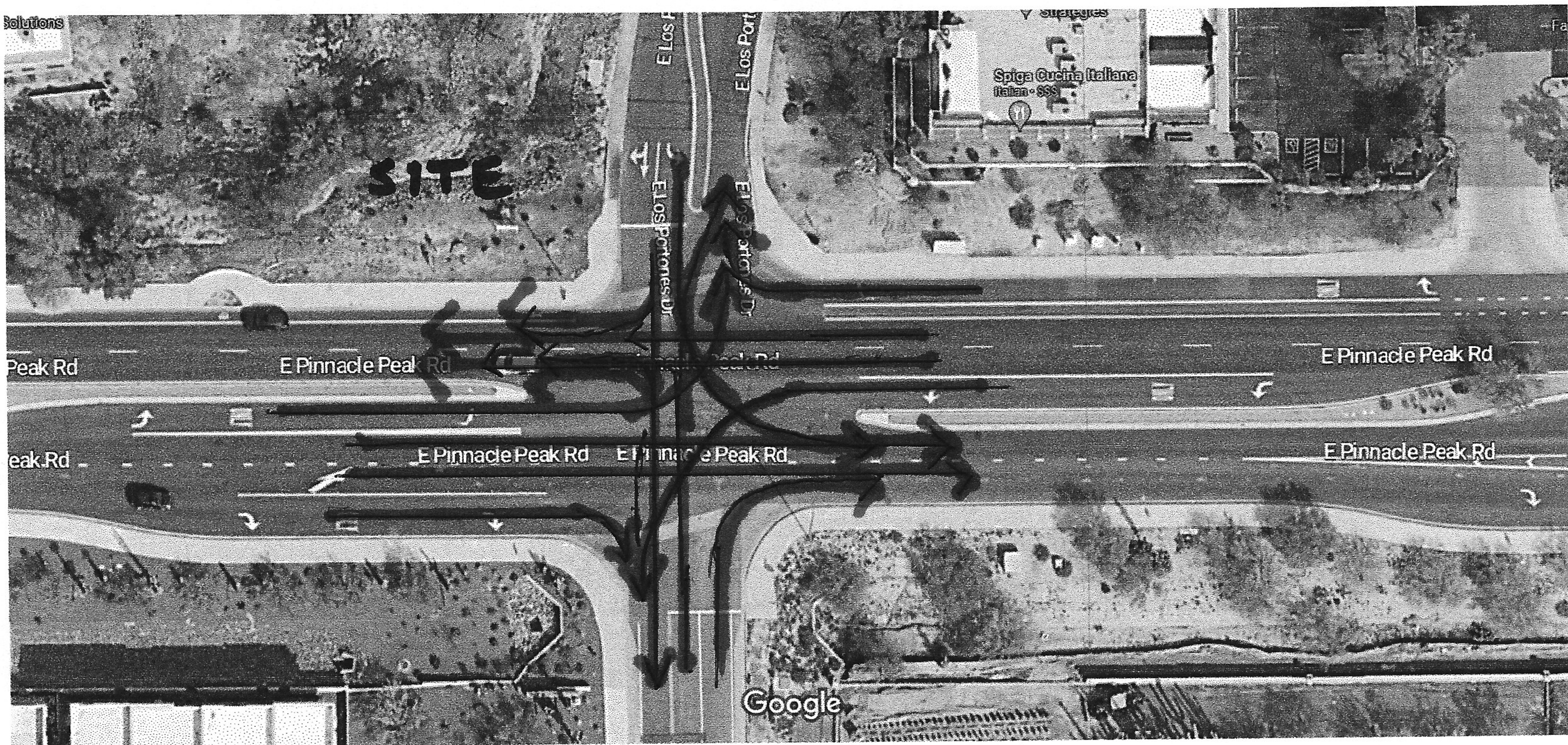
1. Satellite map of Intersection and diagram of traffic flow.
2. Satellite map of entry to site from East Los Portones Drive.
3. Diagram of traffic route from west side of Condo Office Park.
4. Diagram of pedestrian issues on site.
5. Diagram of convergence issues of traffic at peak times.
6. Scottsdale Car Accident Statistics per Lamber Goodnow article.
7. 2020 Scottsdale Traffic volume map.
8. ADOT Crash Facts (2 pages)
9. Minnesota Design Standards for ... Sight Lines at Left-turn Lanes (3 pages)
10. Elevation changes of Site per previous project survey
11. Scottsdale Sec. 1.804, Board of Adjustment decision parameters

Google Maps MAP OF INTERSECTION



Imagery ©2023 Maxar Technologies, U.S. Geological Survey, Map data ©2023 20 ft

Google Maps MAP OF TRAFFIC FLOW



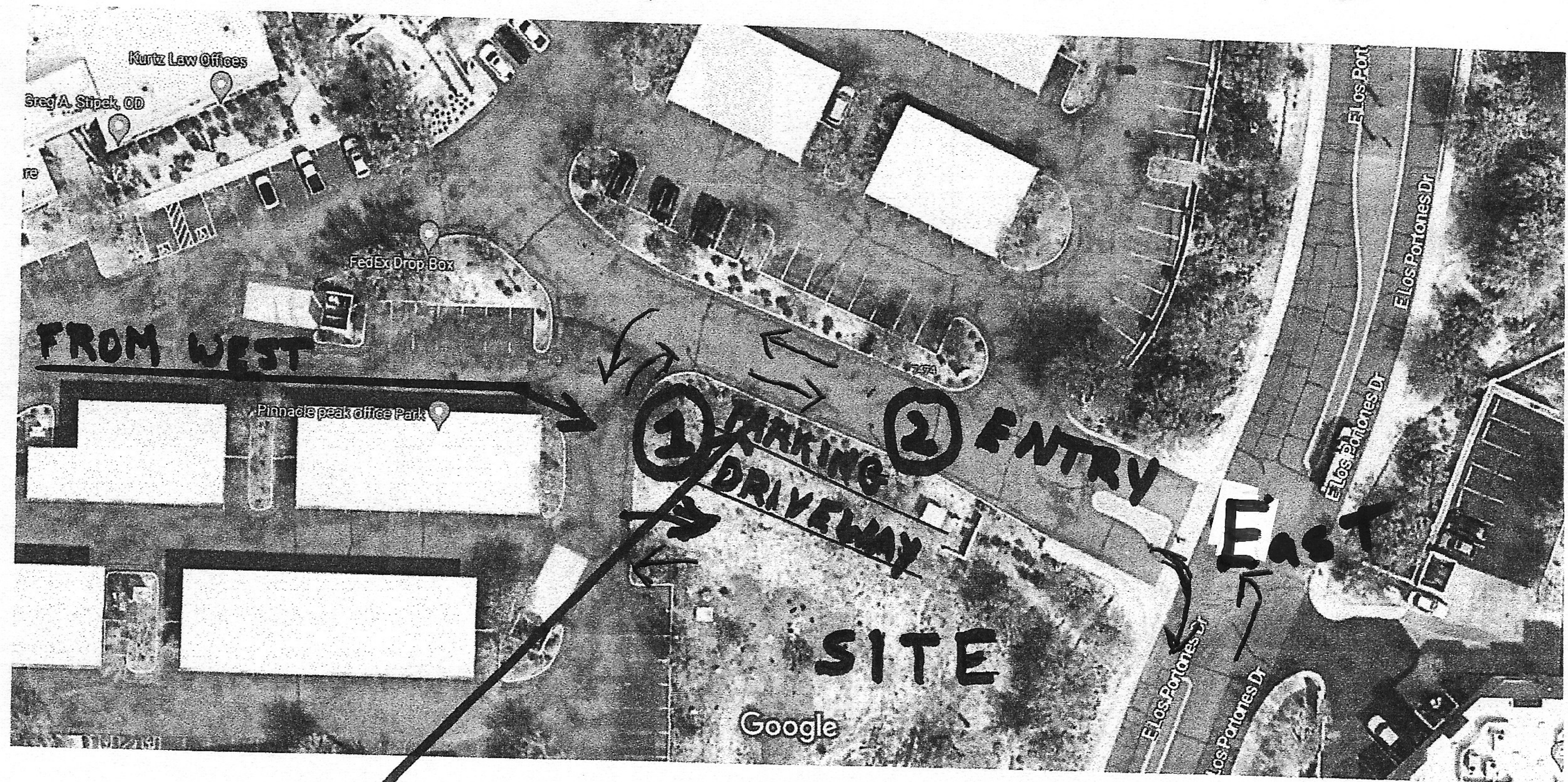
Imagery ©2023 Maxar Technologies, U.S. Geological Survey, Map data ©2023 20 ft

Traffic turns and ongoing traffic flow.

Please imagine a pedestrian crossing this intersection.

Attachment #1

MAP OF ENTRY FROM E. LOS PORTONES DRIVE



Imagery ©2023 Maxar Technologies, U.S. Geological Survey, Map data ©2023 20 ft

1. No pedestrian way for clients and dogs to walk to/from kennels. They must avoid cars entering and exiting site plus cars entering and backing out of parking spaces.

② ENTRY to site is obviously at a grade. Driveway covers half the distance to make the same change in elevation. Parking spaces are likely at an angle.

Route From West Side of Office Park

CONDOMINIUM PLAT

PINNACLE PEAK OFFICE PARK

A CONDOMINIUM DEVELOPMENT OF A PORTION OF THE SOUTHWEST 1/4 OF SECTION 11,
TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA & SALT RIVER BASE & MERIDIAN,
MARICOPA COUNTY, ARIZONA

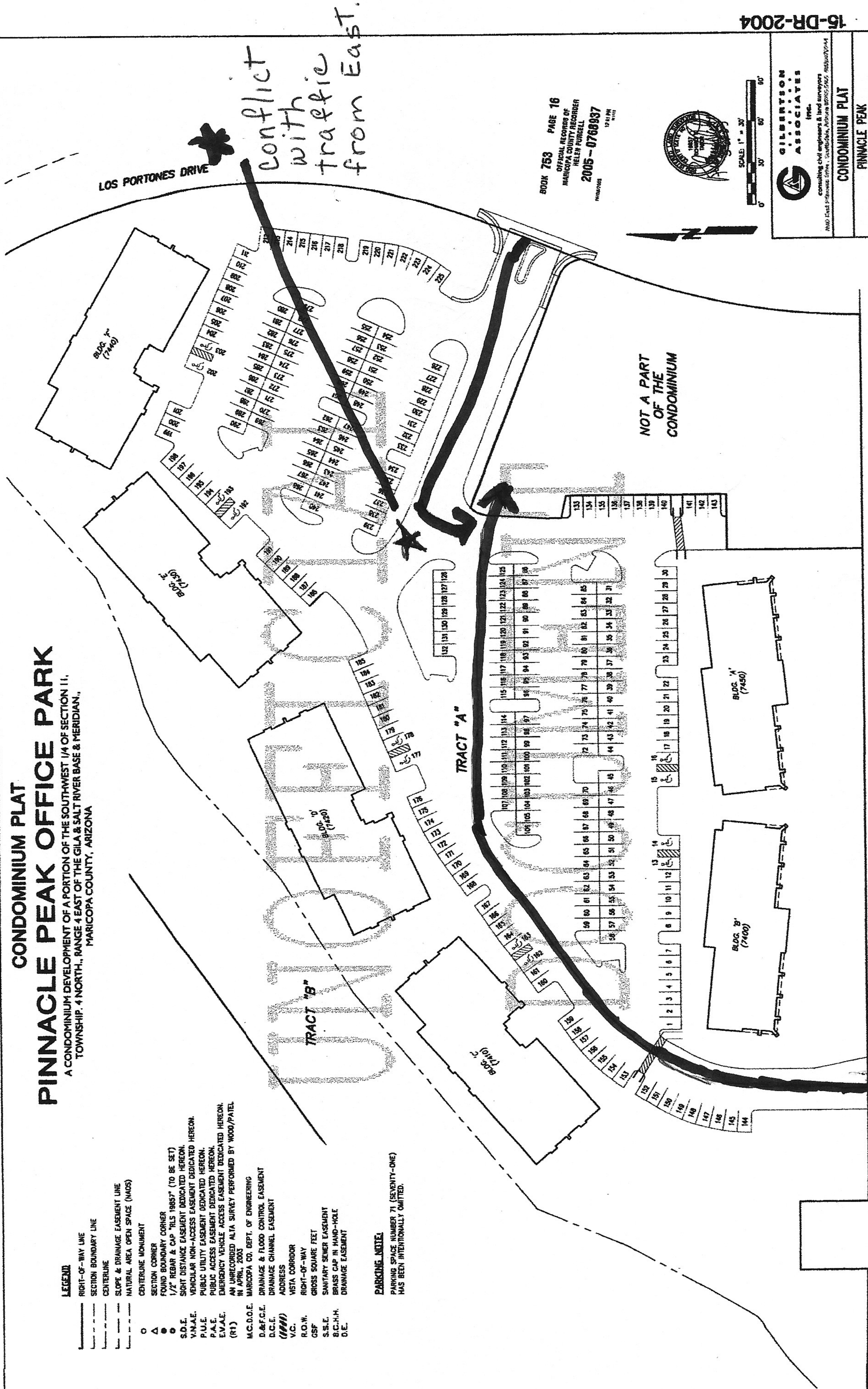
LEGEND

- RIGHT-OF-WAY LINE
- SECTION BOUNDARY LINE
- CENTERLINE
- SLOPE & DRAINAGE EASEMENT LINE
- NATURAL AREA OPEN SPACE (NAOS)
- CENTERLINE MONUMENT
- FOUND BOUNDARY CORNER
- 1/2" REBAR & CAP "TILS 1985" (TO BE SET)
- S.D.E. SHORT DISTANCE EASEMENT DEDICATED HEREON.
- V.N.A.E. VEHICULAR NON-ACCESS EASEMENT DEDICATED HEREON.
- P.U.E. PUBLIC UTILITY EASEMENT DEDICATED HEREON.
- P.A.E. PUBLIC ACCESS EASEMENT DEDICATED HEREON.
- E.V.A.E. EMERGENCY VEHICLE ACCESS EASEMENT DEDICATED HEREON.
- (R1) AN UNRECORDED ALTA SURVEY PERFORMED BY WOOD/PATEL IN APRIL, 2003
- M.C.D.O.E. MARICOPA CO. DEPT. OF ENGINEERING
- D.&F.C.E. DRAINAGE & FLOOD CONTROL EASEMENT
- D.C.E. DRAINAGE CHANNEL EASEMENT
- (///) ADDRESS
- V.C. VISTA CORRIDOR
- R.O.W. RIGHT-OF-WAY
- G.S.F. GROSS SQUARE FEET
- S.S.E. SANITARY SEWER EASEMENT
- B.C.H.H. BRASS CAP IN HAND-HOLE
- D.E. DRAINAGE EASEMENT

PARKING NOTE:

PARKING SPACE NUMBER 71 (SEVENTY-ONE)
HAS BEEN INTENTIONALLY OMITTED.

conflict
with
traffic
from East.



BOOK 753 PAGE 16
OFFICIAL RECORD OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
2005 - 0768937
12-31-05



SCALE: 1" = 30'



GILBERTSON
ASSOCIATES
INC.
consulting civil engineers & land surveyors
1600 East Pinnacle Drive, Suite 100, Phoenix, Arizona 85022-2507, (602) 998-9044

CONDOMINIUM PLAT

PINNACLE PEAK

OFFICE PARK

PARKING ASSIGNMENT KEY MAP

Designed by

Drawn by J. KOSKULZ

Date 5-24-05

Job No. 99022

Sheet 3 of 10

Attachment #3

NO WALKWAY ON
ENTRYWAY.

LEFT TURNS
TO FACILITY NO WALKWAY
ON DRIVEWAY

LEFT
TURN
SILE

NO DESIGNATED
WALKWAY
FOR CLIENTS
DELIVER UP
PICKING
DOGS

West

11/15/50

WALL

Attachment #4

SOUTH SIDE
OF PINNACLE
PEAK ROAD

FOR WALKERS FROM
SOUTH NO DESIGNATED
WALKWAYS OR SAFE STANDING
AREA IN MEDIAN. GAPS DO NOT
ALLOW ENOUGH TIME TO WALK EN-
(CROSS)

SHEET KEYNOTES

- 1 EXISTING UTILITY JUNCTION BOX
- 2 EXISTING CONCRETE HEADWALL TO REMAIN
- 3 RETAINING WALL - SEE CIVIL DRAWINGS
- 4 EXISTING PARKING TO REMAIN, TYP.
- 5 EXISTING INTERIOR DRIVE TO REMAIN, TYP.
- 6 EXISTING LANDSCAPE TO REMAIN, SALVAGE AND REUSE EXISTING TREES AND SHRUBS
- 7 SEE SITE ENCLOSURE PER CITY STANDARDS - SEE SITE DETAILS
- 8 ASPHALT OVER ABC - SEE CIVIL DRAWINGS AND GEO TECHNICAL REPORT
- 9 LANDSCAPING, TYP. - SEE LANDSCAPE DRAWINGS
- 10 PROVIDE PARTED PAVING STRIPS, JOBS, BARRIAGE, AND WALKWAY STRIPS PER CITY STANDARDS
- 11 EXISTING LIGHT POLE TO REMAIN - PROTECT DURING DEMOLITION AND CONSTRUCTION PHASES
- 12 EXISTING DRIVEWAY TO REMAIN - SEE CIVIL DRAWINGS
- 13 EXISTING TRANSFORMER TO REMAIN - SEE CIVIL AND ELECTRICAL DRAWINGS
- 14 EXISTING SIDEWALK TO REMAIN

SITE DATA

PROJECT:	PRINCIPLE PEAK PET RESORT
ADDRESS:	7474 EMM Pinnacle Peak Road Scottsdale, AZ 85255
OWNER:	COASTAL INVESTMENTS & DEVELOPMENT 10000 N. CENTRAL AVE., SUITE 101 SCOTTSDALE, AZ 85258 A NEW COMMERCIAL BUILDING
SCOPE:	SEE CIVIL
LEGAL DESCRIPTION:	ABSESSOR PARCEL NO.: 211054531
PROPOSED ZONING:	C-1 EBL
PROPOSED ZONING:	C-1 EBL
SITE AREA:	9,400 S.F. +/- 0.56 ACRES
STORIES:	TWO STORY
LOT COVERAGE:	14.0%
LANDSCAPE AREA:	7,607 S.F.
LANDSCAPE COVERAGE:	18.4%
OCCUPANCY:	B
CONSTRUCTION TYPE:	V-3 W/4 F.E.S.
ALLOWABLE AREA:	33,102 S.F. (0.80 FAR)
CLEAR HEIGHT:	14'-0"
STRUCTURAL DEPTH:	3'-0"
BUILDING HEIGHT:	28'-0"
ALLOWED HEIGHT:	39'-0" (PER C-1 ZONING)

PARKING CALCULATIONS

BUILDING AREA CALCULATIONS		TOTALS
OCCUPANCY	187 FLOOR	6,100 S.F.
OFFICE	5,190 S.F.	5,190 S.F.
KENNEL	4,410 S.F.	4,410 S.F.
TOTAL:	9,600 S.F.	9,600 S.F.
REQUIRED PARKING CALCULATIONS		TOTAL
OCCUPANCY	S.F.	17.2
OFFICE	5,190 S.F.	"
KENNEL	4,410 S.F.	"
TOTAL:		17.2 * 18
PARKING PROVIDED		30
TOTAL REGULAR SPACES		2
TOTAL ACCESSIBLE SPACES		2
TOTAL SPACES ON SITE		32

BICYCLE PARKING CALCULATIONS	RATIO	REQUIRED	PROVIDED
1. Total bicycle parking spaces			
2. Minimum required bicycle parking spaces			
3. Number of bicycle parking spaces provided			
4. Number of bicycle parking spaces provided in excess of minimum required			
5. Number of bicycle parking spaces provided as a percentage of minimum required			
6. Number of bicycle parking spaces provided as a percentage of total bicycle parking spaces			

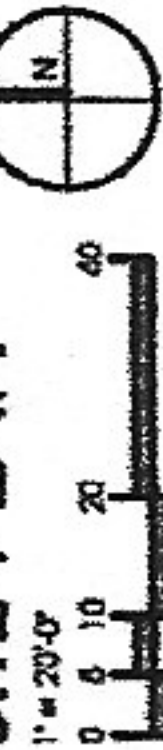
DATE	REMARKS	NO. OF
1/26	PARKING SPACES	2

LEGEND

- | | | | | | | | | | | | | |
|---------------|----------------------------|---|---------|-----------|-------------------------------|----------------------------|------------------|-----------------------|----------------------------|-----------------------------------|------------|--|
| PROPERTY LINE | EASEMENT / RETRACTION LINE | CAUTION: WALK, REQUIRED FROM FACE OF CURB AS DIMENSIONED ON SITE PLAN | 8" CURB | SITE WALL | SALT FINISH CONCRETE SIDEWALK | PAINT STRIPING ON PAVEMENT | NEW FIRE HYDRANT | EXISTING FIRE HYDRANT | FIRE DEPARTMENT CONNECTION | ACCESSIBLE ROUTE / PATH OF TRAVEL | FIRE RISER | ROUTE WALL, SEE SHEET A-5 FOR SITE WALL SCHEDULE |
| | | | | | | | | | | | | |

C.O.S. APPROVAL STAMPS

SITE PLAN



THE PLAN

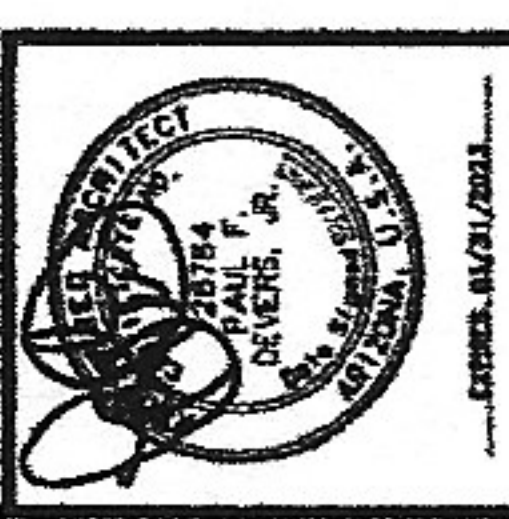
Project: 22095

A1.



730 N. 52nd St. Ste. 203
Phoenix, Arizona 85008
P 602.393.5060

CawleyArchitects.com



**PINNACLE
PEAK PET
RESORT**

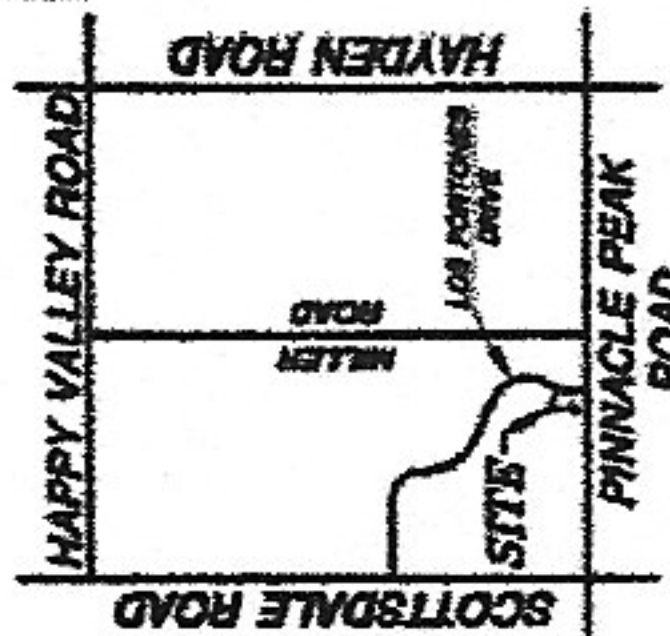
7474 EAST
PINNACLE PEAK
ROAD
SCOTTSDALE
ARIZONA
85255

DATE
RE-ZONING
2/21/2022

DRAWN BY: CFC

OWNERSHIP OF DOCUMENTS: This means holding the intellectual property, not the physical document. For example, a document created by a service and that carries the property of that service is not the property of the user. For example, a document created by a service and that carries the property of that service is not the property of the user. For example, a document created by a service and that carries the property of that service is not the property of the user.

DISCREPANCIES AND CONFLICTS:

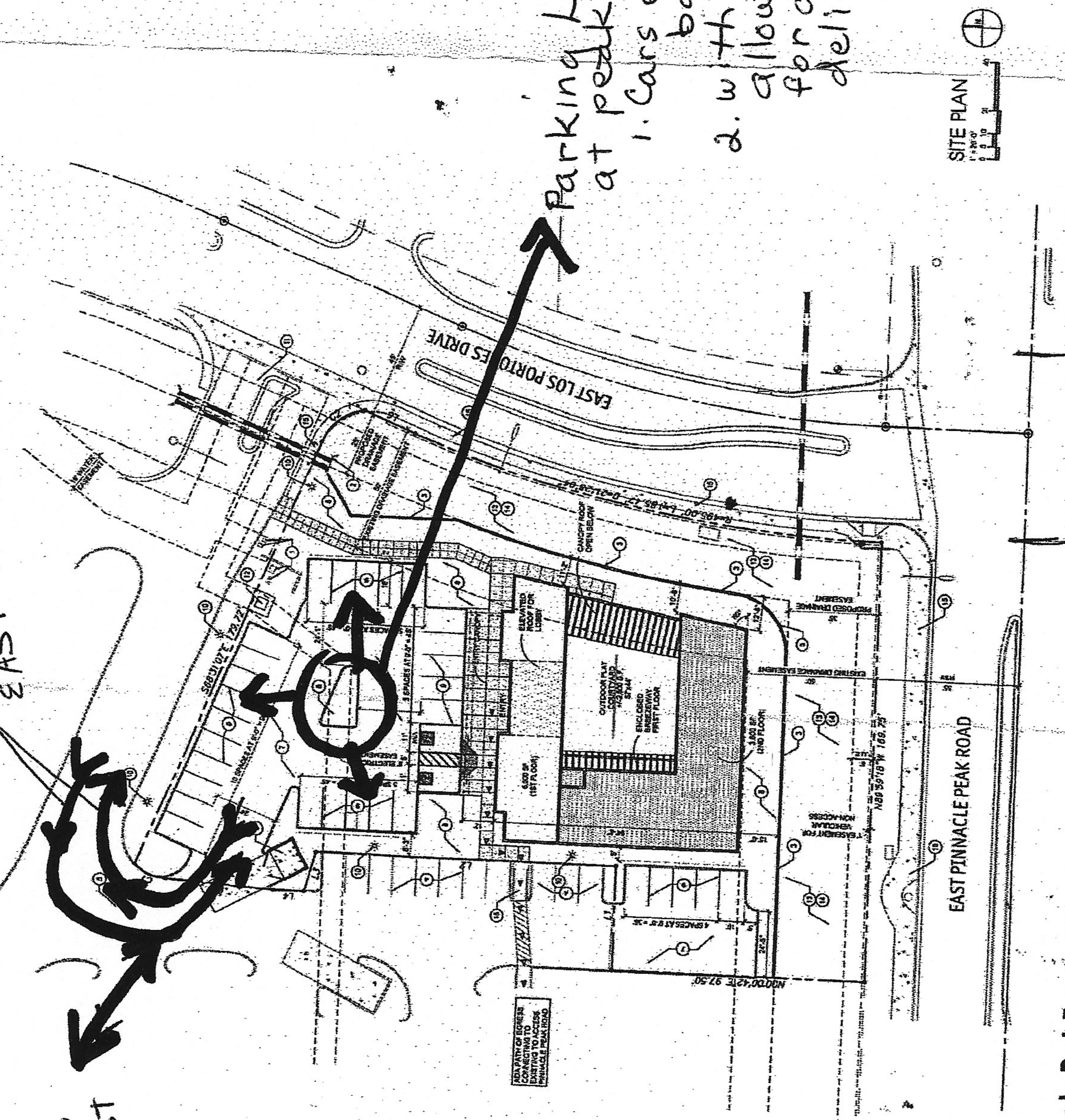


VICINITY MAP

MAJOR CONVERGENCE ISSUE

Traffic from West Entry

Traffic from West Entry



Parking Lot Issues at peak period

- 1. Cars entering/departing - backing out of spaces
- 2. with most spaces not allowing designated walkways for clients picking up or delivering dogs.

SHEET KEYNOTES

1	EXISTING UTILITY JUNCTION BOX
2	EXISTING CONCRETE HEADWALL TO REMAIN
3	RETAINING WALL - SEE CIVIL DRAWINGS
4	EXISTING PARKING TO REMAIN, TYP.
5	EXISTING INTERIOR DRIVE TO REMAIN, TYP.
6	REFUSE ENCLOSURE PER CITY STANDARDS - SEE SITE DETAILS
7	ASPHALT OVER AGG. - SEE CIVIL DRAWINGS AND GCO TECHNICAL REPORT
8	LANDSCAPING, TYP. - SEE LANDSCAPE DRAWINGS
9	PROPOSED PAINTED PARKING STRIPING, ADA SIGNAGE, AND VEHICLE STOPPING PER CITY STANDARDS
10	EXISTING LIGHT POLE TO REMAIN - PROTECT DURING CONSTRUCTION AND CONSTRUCTION PHASE
11	EXISTING CONCRETE TO REMAIN - SEE CIVIL DRAWINGS
12	ELECTRICAL TRANSFORMER TO REMAIN - SEE CIVIL AND ELECTRICAL DRAWINGS
13	EXISTING LANDSCAPE TO REMAIN - SEE LANDSCAPE DRAWINGS
14	EXISTING RETENTION BASIN, TYP.
15	EXISTING SIDEWALK TO REMAIN

SITE DATA

PROJECT:	PINNACLE PEAK PET RESORT
ADDRESS:	740 EAST PINNACLE PEAK ROAD, SCOTTSDALE, AZ 85255
OWNER:	WEST VALLEY HARBOR PARTNERS, L.P.
SCOPE:	A NEW COMMERCIAL BUILDING
LEGAL DESCRIPTION:	SEE CIVIL
ASSIGNOR PARCEL NO.:	275-05-001
CURRENT ZONING:	C-1
PROPOSED ZONING:	C-1
SITE AREA:	4.41, 398 S.F.
BUILDING AREA:	9,800 S.F. (2 STORIES)
STORIES:	2
LOT COVERAGE:	22%
LANDSCAPE AREA:	2,588 S.F.
LANDSCAPE COVERAGE:	58%
OCCUPANCY:	100
CONSTRUCTION TYPE:	TYPE III
ALLOWABLE AREA:	21,102 S.F. (100% PAR)
CLEAR HEIGHT:	14'-0"
STRUCTURAL DEPTH:	3'-0"
BUILDING HEIGHT:	35'-0"
ALLOWED HEIGHT:	35'-0" (PER C-1 ZONING)

PARKING CALCULATIONS

BUILDING AREA CALCULATIONS	
OCCUPANCY	100
OFFICE	5,100 S.F.
RETAIL	4,700 S.F.
TOTAL	9,800 S.F.
REQUIRED PARKING CALCULATIONS	
OCCUPANCY	100
OFFICE	5,100 S.F.
RETAIL	4,700 S.F.
TOTAL	9,800 S.F.
PARKING PROVIDED	
TOTAL REGULAR SPACES	20
TOTAL ACCESSIBLE SPACES	2
TOTAL SPACES ON SITE	22

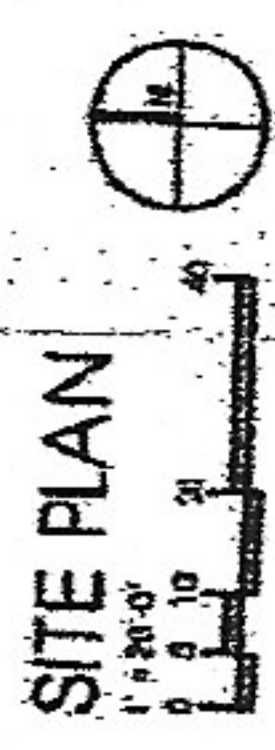
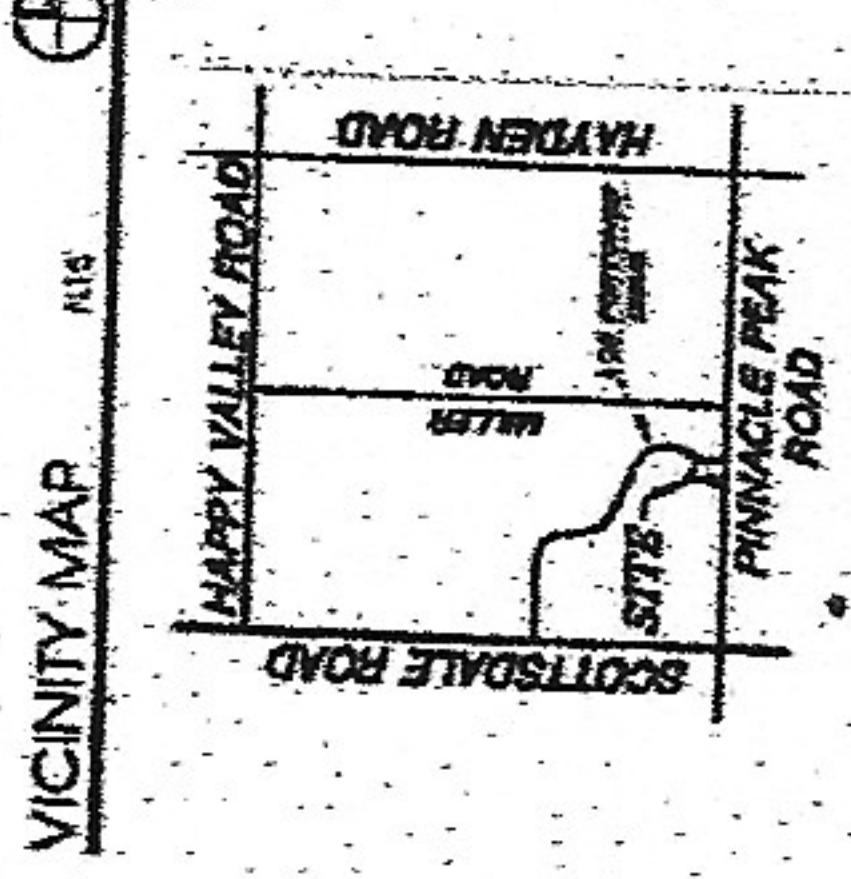
VEHICLE PARKING CALCULATIONS

REQUIRED	2
PROVIDED	2

PARKING CALCULATIONS

VEHICLE PARKING CALCULATIONS

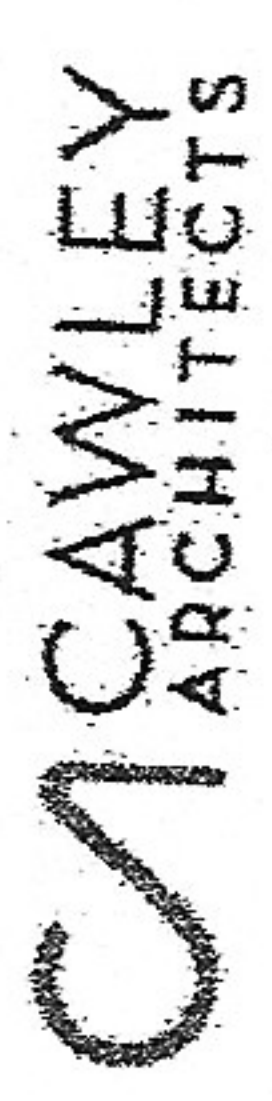
REQUIRED	2
PROVIDED	2



Pinnacle Peak Pet Resort

Scottsdale, Arizona
2023. 01. 12

SOUTH SIDE
OF PINNACLE
PEAK ROAD



The Hub: News, Articles and Social

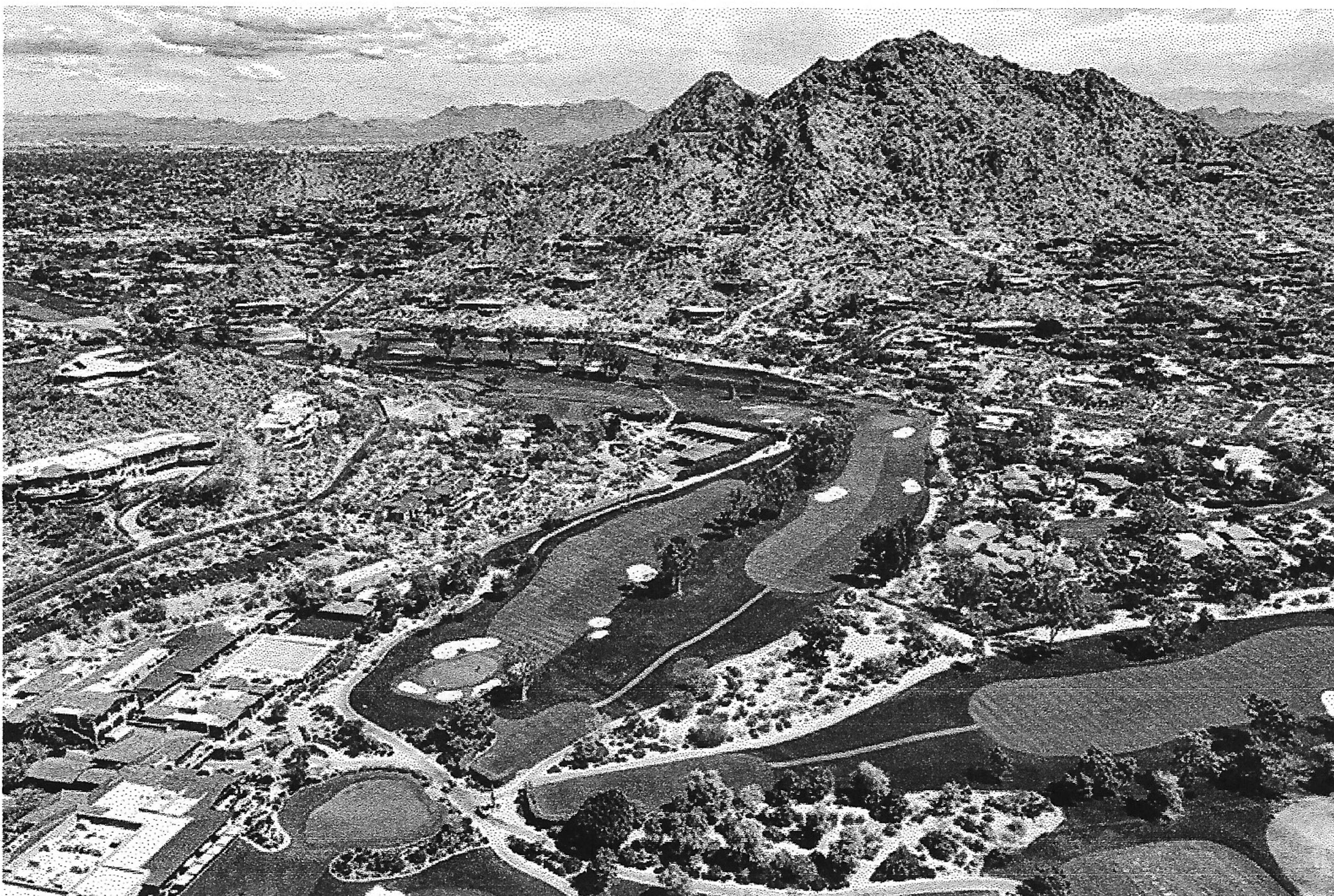
Scottsdale Car Accident Statistics



December 27, 2022

Uncategorized

Lamber Goodnow
Injury Lawyers



Scottsdale, Arizona is a city known for its luxury resorts, golf courses, and upscale shopping and dining destinations. However, like any other city, Scottsdale also experiences its share of car accidents. According to data from the Arizona Department of Transportation (ADOT), there were a total of 2,757 car accidents in Scottsdale in 2020, resulting in 1,724 injuries and 32 fatalities.

The Most Common Car Accidents in Scottsdale

In terms of the types of accidents that occurred in Scottsdale, the most common type was rear-end collisions, which accounted for 29% of all accidents. This was followed by left turn accidents, which made up 21% of all accidents, and angle accidents, which made up 14% of all accidents. The remaining 36% of accidents were classified as "other," which includes a variety of different types of accidents such as sideswipe collisions and single-vehicle accidents.

Population and Traffic Congestion

One factor that may contribute to the high number of car accidents in Scottsdale is the city's population and the corresponding traffic congestion. According to the U.S. Census Bureau, the population of Scottsdale in 2020 was 246,645, making it the sixth-largest city in Arizona. With such a large population, it is not surprising that there are a high number of vehicles on the roads in Scottsdale, which can lead to increased chances of accidents occurring.

Another factor that may contribute to car accidents in Scottsdale is the city's roads and highways. Scottsdale is home to several major roads and highways, including Loop 101, Loop 202, and State Route 51. These roads and highways can be heavily congested during peak hours, which can increase the likelihood of accidents occurring. In addition, Scottsdale also has a number of intersections that are known for being accident-prone, such as the intersection of Shea Boulevard and Scottsdale Road.

Time of Day

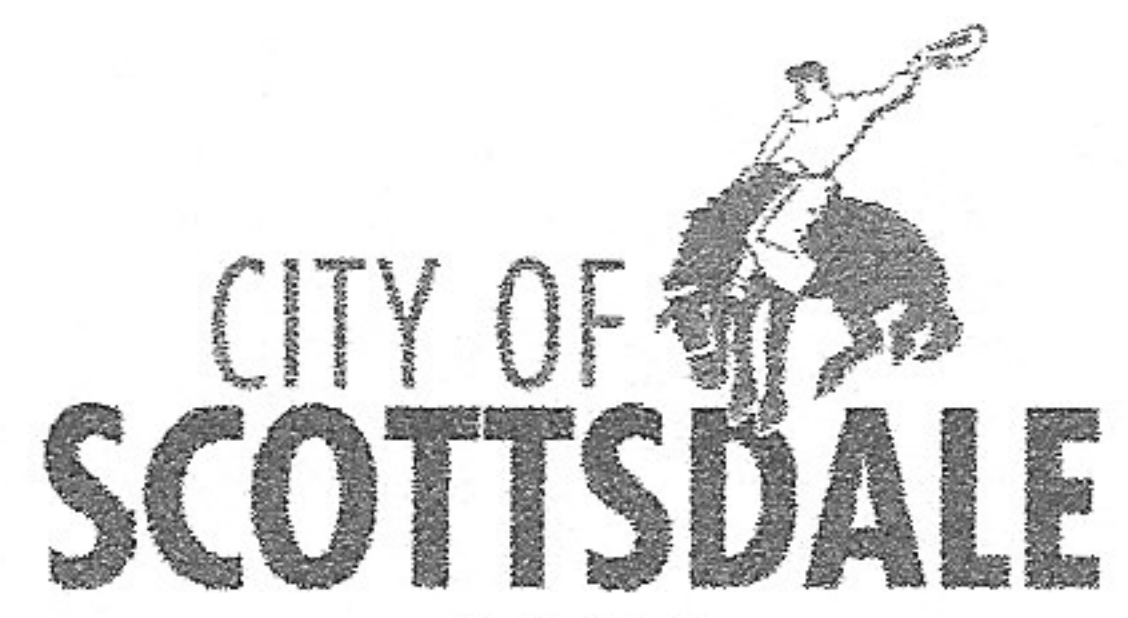
In terms of the time of day when car accidents are most likely to occur in Scottsdale, data from ADOT shows that the majority of accidents occurred during the afternoon and evening hours. Specifically, 36% of accidents occurred between 3:00 p.m. and 6:00 p.m., and 32% of accidents occurred between 6:00 p.m. and 9:00 p.m. This may be due to the fact that these are the hours when traffic is typically at its heaviest, which can increase the likelihood of accidents occurring.



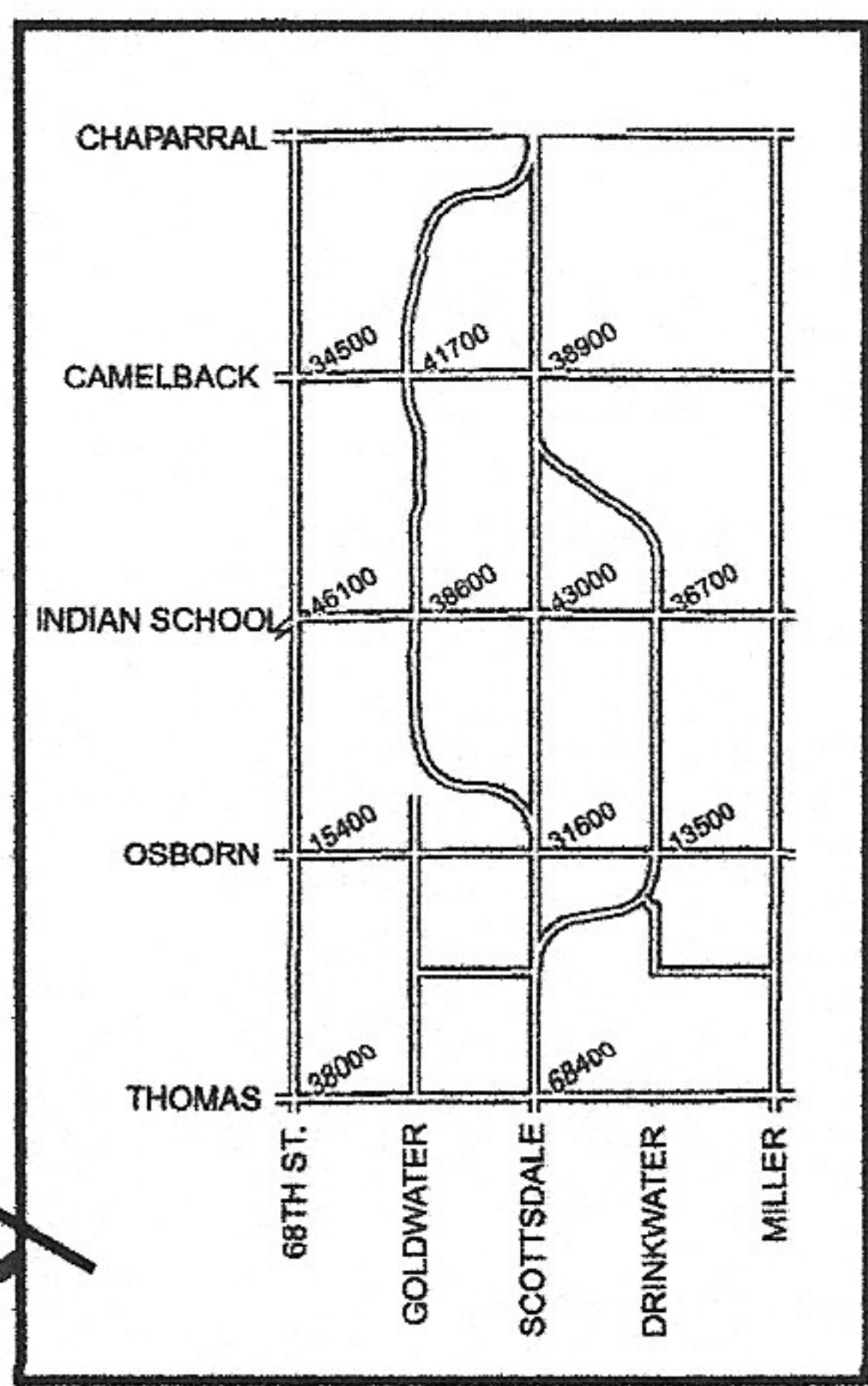
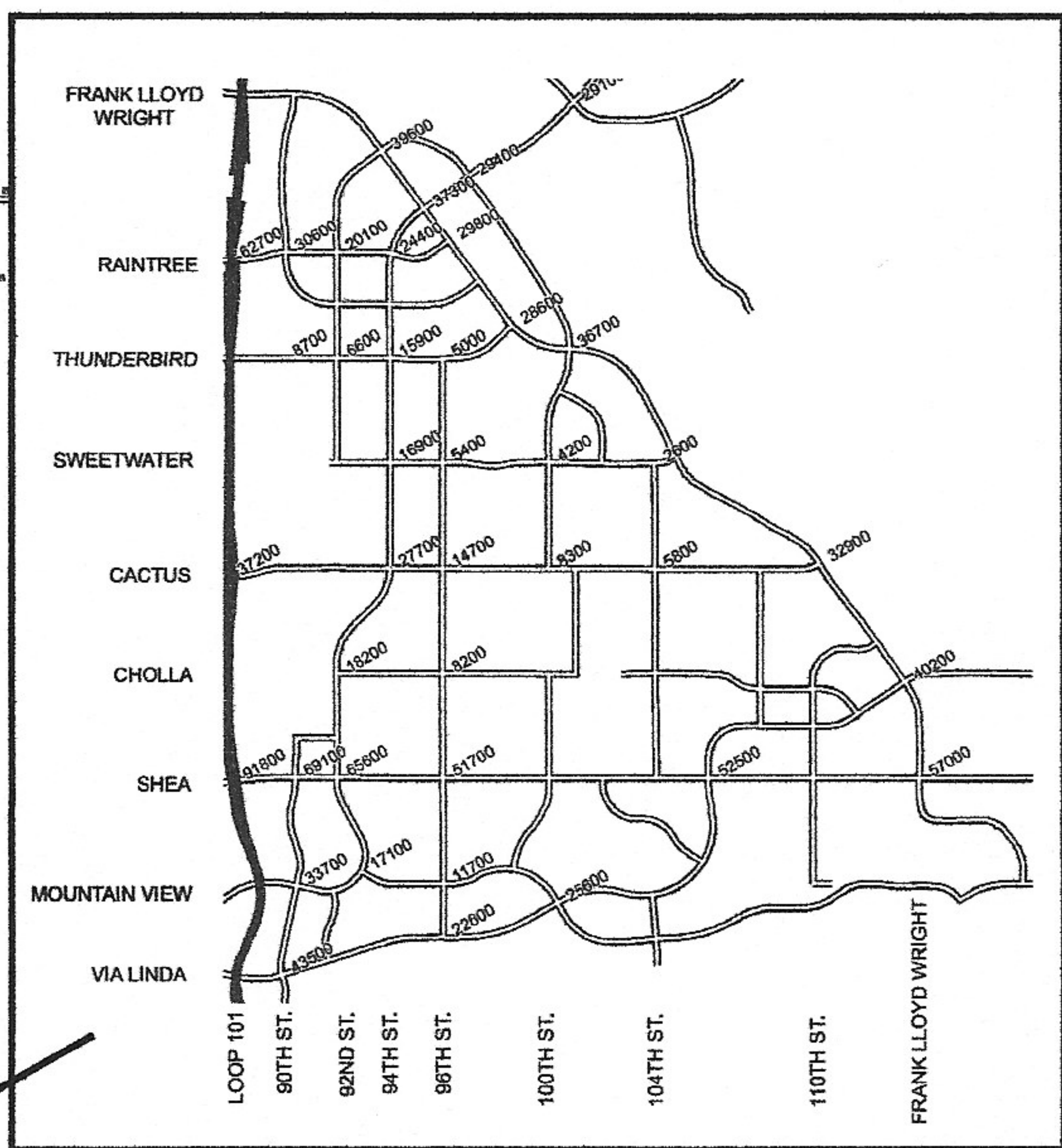
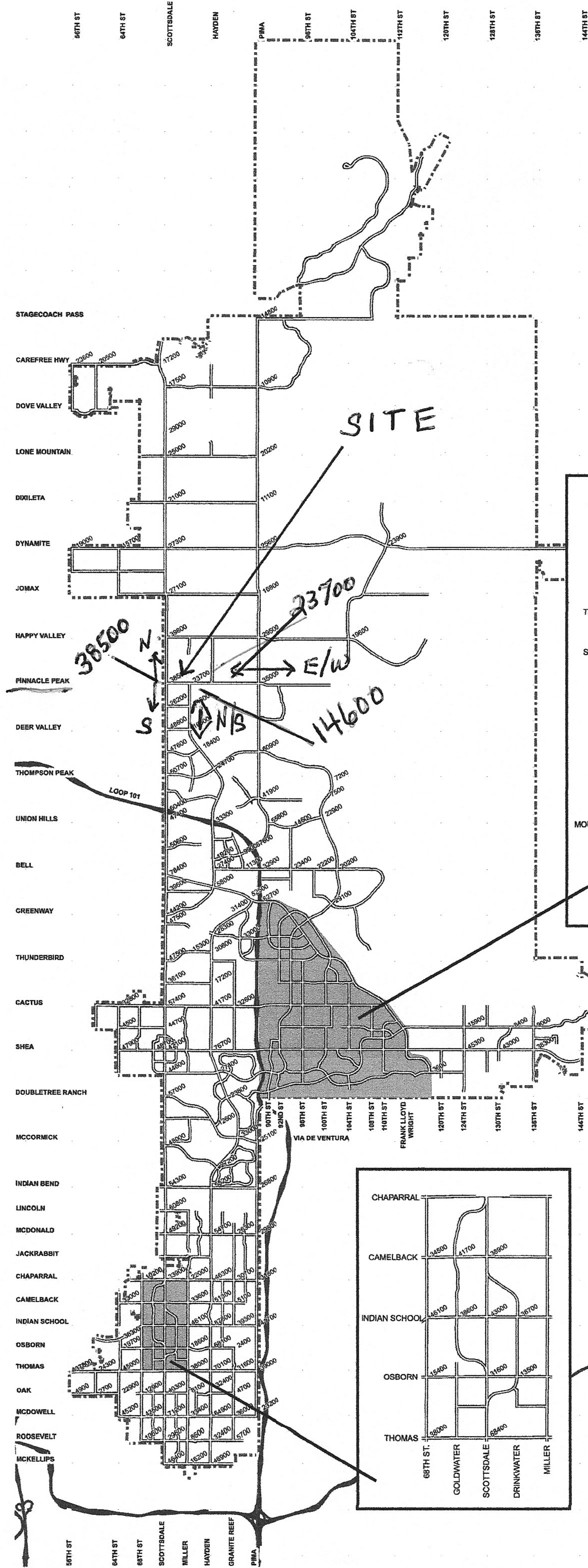
Age of Drivers

★ Clients picking up dogs in this period of time.

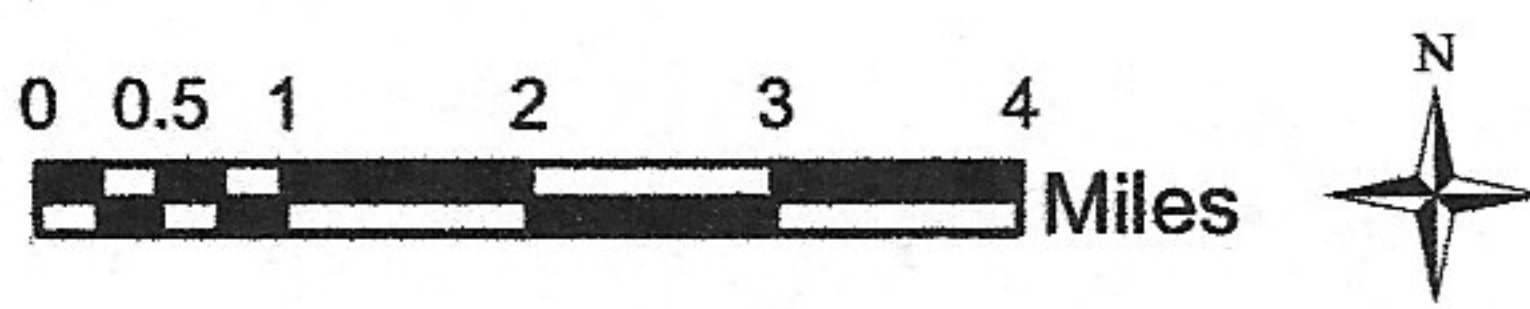
Attachment #6



**CITY OF
SCOTTSDALE**
2020
Average Daily Traffic Volumes
INTERSECTION



CITYWIDE MONTHLY ADJUSTMENT FACTORS		NORTH SCOTTSDALE MONTHLY ADJUSTMENT FACTORS	
MONTH	FACTOR	MONTH	FACTOR
JANUARY	1.003	JANUARY	0.953
FEBRUARY	1.045	FEBRUARY	0.921
MARCH	1.040	MARCH	0.901
APRIL	1.044	APRIL	0.884
MAY	1.022	MAY	0.950
JUNE	0.972	JUNE	1.152
JULY	0.930	JULY	1.174
AUGUST	0.975	AUGUST	1.216
SEPTEMBER	0.995	SEPTEMBER	1.049
OCTOBER	0.994	OCTOBER	0.923
NOVEMBER	1.008	NOVEMBER	0.967
DECEMBER	0.974	DECEMBER	0.862



Attachment #7

ADOT

ARIZONA

MOTOR VEHICLE CRASH FACTS

2021



Attachment #8
p. 1 of 2

Section 3: – Crash Descriptions

Table 3 – 1
Manner of Collision in Multi-Vehicle Crashes

Manner of Collision Type	Number of Crashes							
	Total	Percent of Total Crashes	Fatal	Percent of Fatal Crashes	Injury	Percent of Injury Crashes	PDO	Percent of PDO Crashes
Angle	15,621	15.54%	101	13.43%	5,365	18.29%	10,155	14.42%
Left Turn	17,690	17.60%	90	11.97%	6,484	22.11%	11,116	15.78%
Rear End	39,437	39.23%	70	9.31%	11,403	38.88%	27,964	39.70%
Head-On	2,193	2.18%	88	11.70%	986	3.36%	1,119	1.59%
Sideswipe (same)	17,269	17.18%	21	2.79%	2,207	7.73%	14,361	21.27%
Sideswipe (opposite)	1,660	1.65%	25	3.32%	408	1.39%	1,227	1.74%
U-Turn	504	0.50%	8	1.06%	157	0.54%	339	0.48%
Other*	5,460	5.43%	336	44.68%	2,126	7.25%	2,998	4.20%
Unknown	684	0.68%	13	1.73%	131	0.45%	540	0.77%
TOTAL	100,518	100.00%	752	100.00%	29,327	100.00%	70,439	100.00%

*Other includes pedestrian and pedalcyclist crashes

Table 3 – 2
Lighting Conditions

Type of Lighting Conditions	Number of Crashes				Number of Persons	
	Total	Fatal	Injury	PDO	Killed	Injured
Daylight	83,021	411	24,035	58,575	456	35,330
Dawn	2,000	23	569	1,408	26	806
Dusk	3,235	25	1,006	2,204	27	1,428
Dark - Lighted	24,894	327	7,360	17,207	356	10,796
Dark - Not Lighted	7,012	189	2,065	4,758	219	3,029
Dark - Unknown Lighting	423	10	69	344	13	90
Unknown	760	78	99	583	83	154
TOTAL	121,345	1,063	35,203	85,079	1,180	51,633

Table 3 – 3
Weather Conditions

Type of Weather Conditions	Number of Crashes				Number of Persons	
	Total	Fatal	Injury	PDO	Killed	Injured
Clear	104,782	792	30,563	73,427	885	44,806
Cloudy	10,061	87	3,043	6,931	94	4,438
Sleet/Hail	199	1	64	134	1	92
Rain	4,374	20	1,178	3,176	20	1,673
Snow or Blowing Snow	662	3	125	534	3	185
Severe Crosswinds	8	0	2	6	0	2
Blowing Sand, Soil, Dirt	121	0	35	86	0	67
Fog, Smog, Smoke	37	0	12	25	0	17
Other	78	1	22	55	2	40
Unknown	1,023	159	159	705	175	313
TOTAL	121,345	1,063	35,203	85,079	1,180	51,633



DEPARTMENT OF
TRANSPORTATION

Design Standards for Unobstructed Sight Lines at Left-turn Lanes

David A. Noyce, Principal Investigator

Department of Civil & Environmental Engineering
University of Wisconsin-Madison

August 2019

Final Report 2019-32

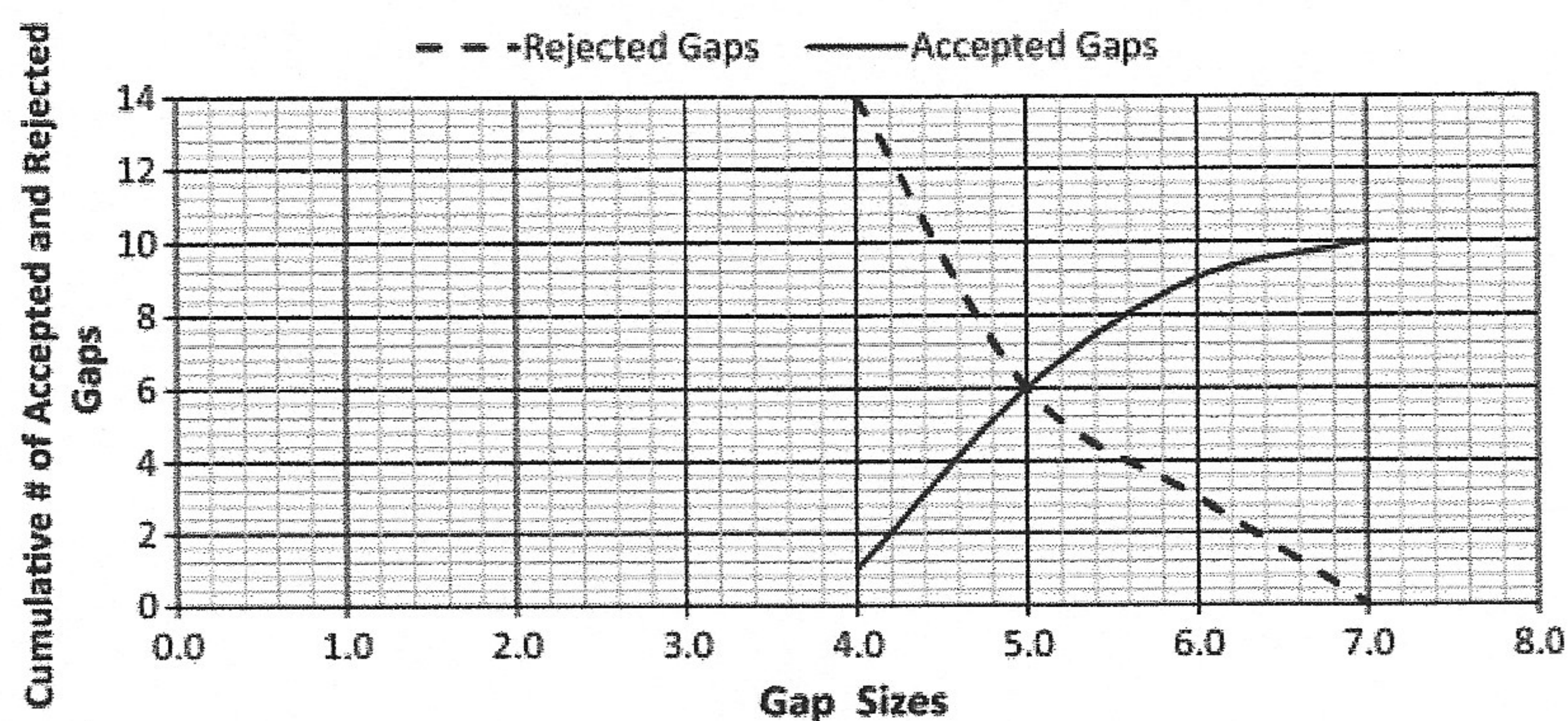


Attachment #9
p. 1 of 3

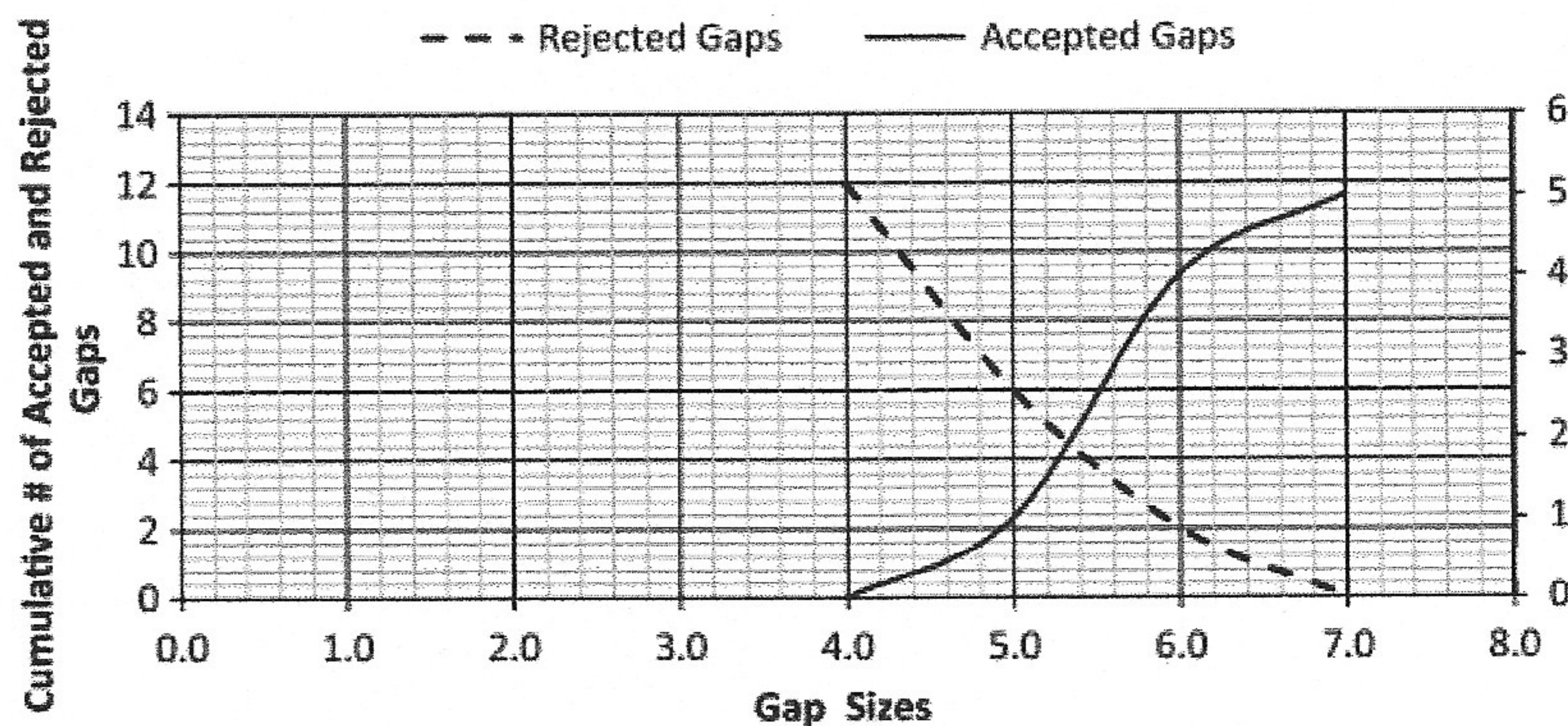
Table 2-3 Left-turn capacity estimations [Yan and Radwan, 2008]

Opposing Through Volume (vehicles/h)	Capacity Estimation				Percent Capacity Reduction Rate (%)
	Without Sight Problem		With Sight Problem		
	(vehicles/h)	(vehicles/cycle)	(vehicles/h) <small>hour</small>	(vehicles/cycle)	
1,800	58	1.5	18	0.4	70
1,600	90	2.2	30	0.8	66
1,400	132	3.3	49	1.2	62
1,200	186	4.7	78	1.9	58
1,000	259	6.5	119	3.0	54
800	354	8.8	181	4.5	49

Ogallo and Jha (2014) proposed a methodology for critical gap analysis at signalized intersections with permissive opposing left-turn movements. Video data of left-turning movements from Baltimore and Annapolis, Maryland were collected. The gap acceptance distribution across gap sizes are shown in Figure 2.4.



(a) Sight line not obstructed



(b) Sight line obstructed

Figure 2.4 Graph of gap sizes versus cumulative rejected and accepted gaps. [Ogallo and Jha, 2014]

increase (more near-misses) -> crash number increases. Tarawneh and McCoy studied left-turn lane offset's effects on motorist performance in 1996. The research evaluated 100 motorists' performance on three test circuits, with critical gap (or critical headway as used in the Highway Capacity Manual, referring to the average size gap in the conflicting traffic stream that a controlled motorist will choose to pass through), clearance time, left-turn conflict, longitudinal and lateral positioning, and percentage positioned left-turns (percentage of left-turning motorists who positioned themselves within the intersection when waiting for a gap in the opposing traffic) as measures of effectiveness (MOEs). The study results showed that motorist performance could be adversely affected by negative left-turn offsets less than -0.9 m. Critical gaps at more negative offset left-turn lanes were longer, and the likelihood of conflicts between left-turning vehicles and opposing through traffic was higher.

Yan and Radwan further studied the effects of obstructed sight line on motorist behavior during unprotected left-turn phase at signalized intersections using video data (Yan and Radwan, 2007). Left-turning motorist's gap acceptance behavior was specifically evaluated in the research. The results confirmed once again that blocked sight lines at left-turn lanes affected traffic operations and safety at such intersections negatively. With sight line obstruction, the critical gap and left-turn follow-up time both increased, compared with situations without the obstruction issue. Left-turning and U-turning motorists also tended to accept smaller gaps when their sight was obstructed, leading to an increased possibility of conflicts.

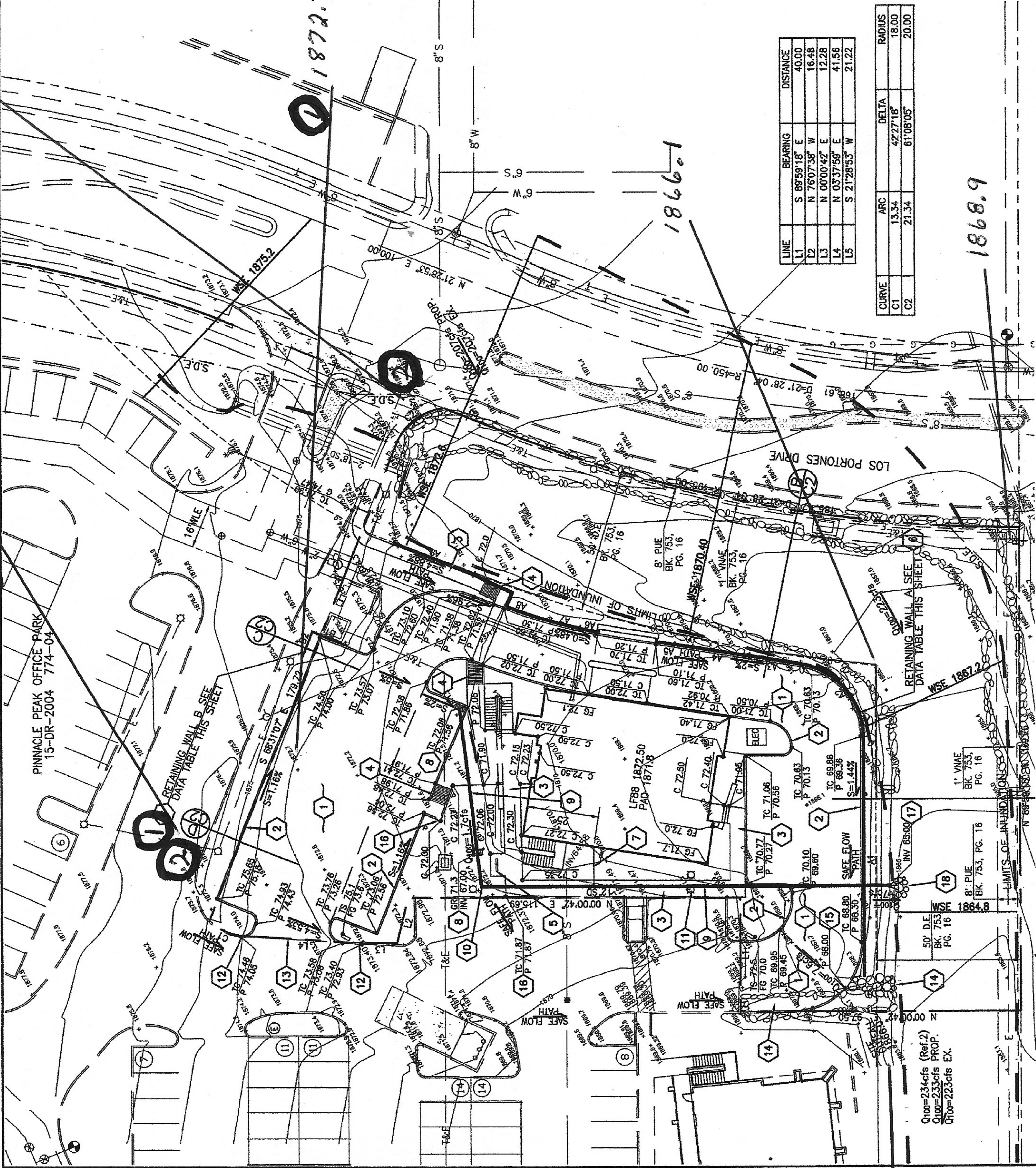
Hutton et al. evaluated the effects of left-turn lane offset on motorist behavior with surrogate safety measures including critical gaps, post-encroachment time, near crashes, and crash avoidance maneuvers (Hutton et al., 2015). The Strategic Highway Research Program 2 (SHRP 2) Naturalistic Driving Study (NDS) data were used in the study, with 3350 gaps at 14 two-way stop-controlled intersections and 44 signalized opposing left-turn pairs evaluated. The duration of each gap and whether the motorist accepted the gap were extracted from the videos. Logistic regression analysis was performed to estimate whether a gap was accepted by the motorists given the gap length and the left-turn lane offset distance. The results indicated that at both two-way stop-controlled and signalized intersections, sight obstruction would lead to motorists accepting longer gaps than they do when there was no sight obstruction. At intersections with negative left-turn lane offsets, there is a higher chance of sight obstruction for left-turning vehicles than at intersections with positive or zero left-turn lane offsets. The critical gaps were longer at left-turn lanes with negative offsets than at left-turn lanes with positive or zero offsets. However, motorists had a higher likelihood of accepting shorter gaps at negative-offset intersections, leaving a very short amount of clearance time between their turn and the arrival of the next opposing through vehicle. The researchers attributed such motorist behavior to difficulties in assessing risk and hesitation when left-turning motorists' sight line was obstructed.

Map of previous project
detailing elevation
changes

1. 4 foot drop - length of driveway
2. 5 foot drop - length of entryway

1876.6

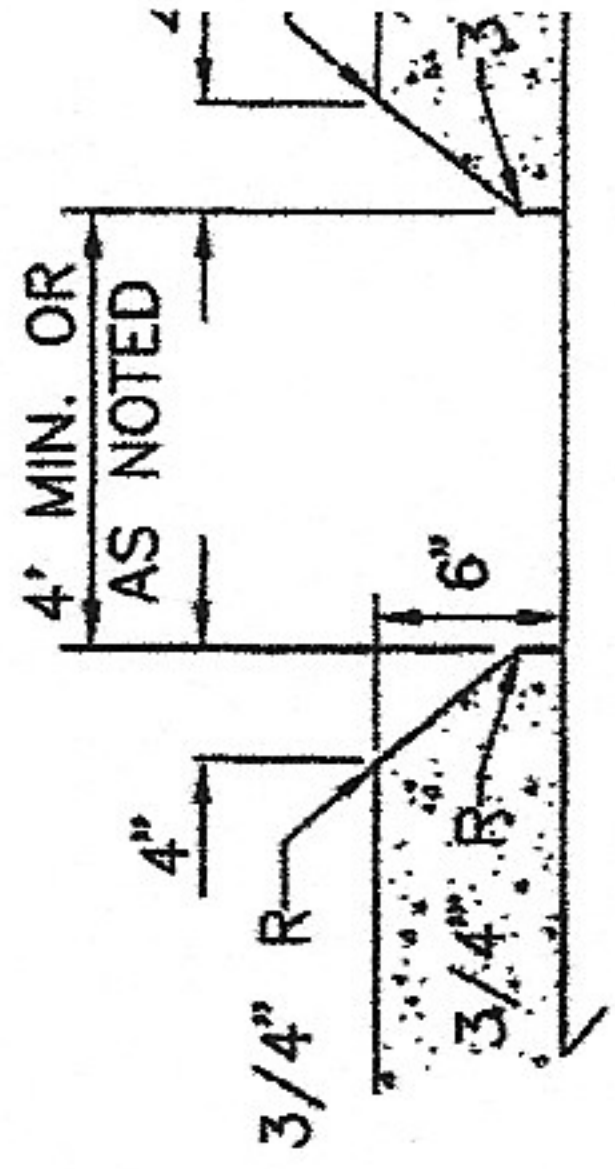
1872.7



WALL DATA TABLE

A#	TF	TRW	TFN	L
A1	65.0	70.0	73.0	85
A2	65.7	70.0	73.0	36.6
A3	66.3	70.7	73.7	18
A4	67.0	71.7	74.7	20
A5	67.0	72.0	75.0	12.3
A6	68.0	72.0	75.0	6.6
A7	69.0	72.0	75.0	10.3
A8	70.0	73.0	76.0	36.2
A9	70.0	74.0	77.0	30

B#	TF	TRW	TFN	L
B1	72.7	75.0		13
B2	73.3	75.0		9



CURB OPENING DETAIL
N.T.S.

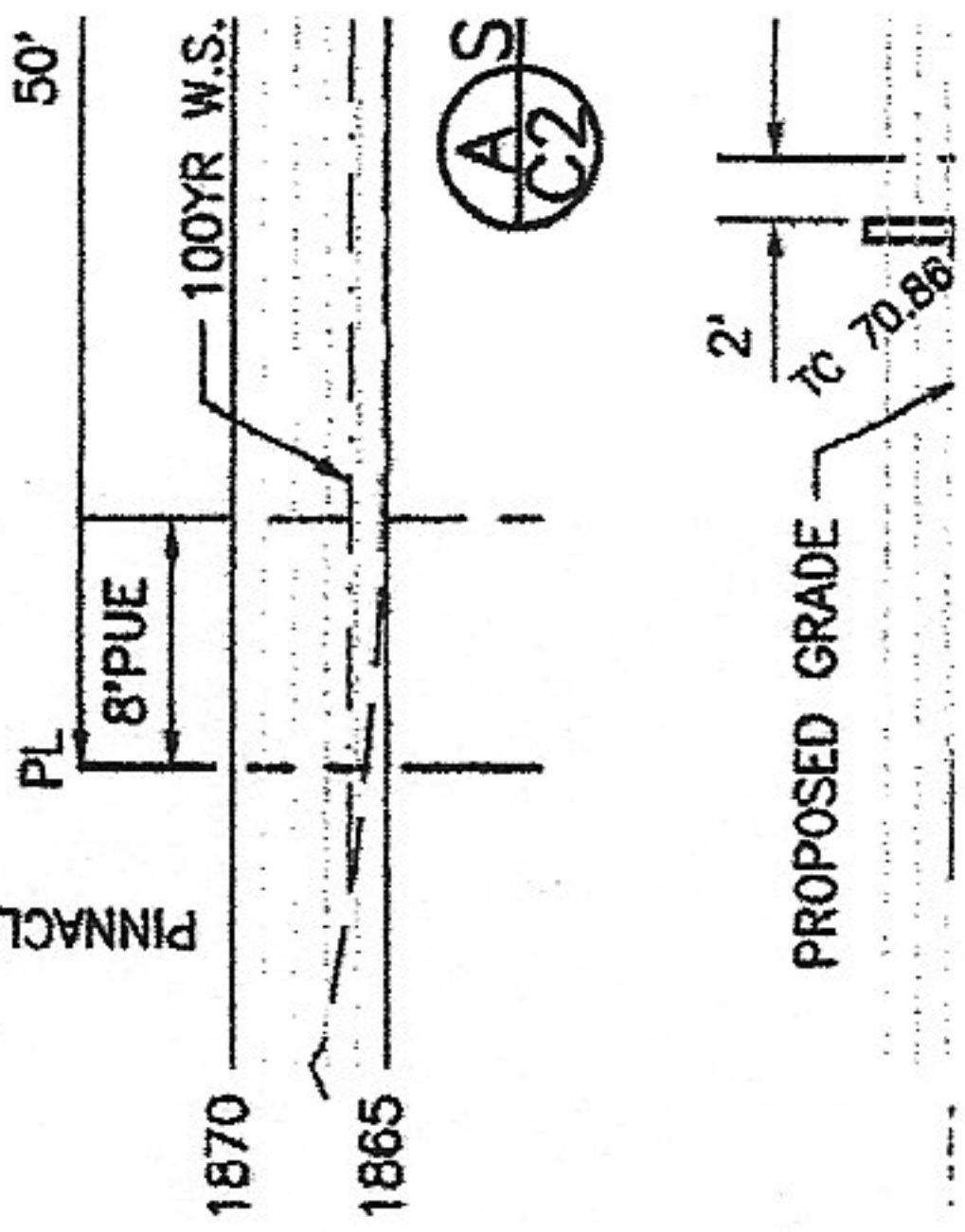
2 1/2" A.C.-12"
M.A.G. SPEC.



TYPICAL PAVEMENT
N.T.S.

LINE	BEARING	DISTANCE
L1	S 89°59'18" E	40.00
L2	N 76°07'38" W	18.48
L3	N 00°00'42" E	12.28
L4	N 03°37'59" E	41.58
L5	S 21°28'53" W	21.22

CURVE	ARC	DELTA	RADIUS
C1	13.34	42°27'18"	18.00
C2	21.34	61°08'05"	20.00



1868.9

Attachment #10

1866.0

- A. A variance from the provisions of this Zoning Ordinance shall not be authorized unless the Board shall find upon sufficient evidence:
1. That because of special circumstances applicable to the property including its size, shape, topography, location, or surroundings, the strict application of the Zoning Ordinance will deprive such property of privileges enjoyed by other property of the same classification in the same zoning district; and
 2. That the authorization of the variance is necessary for the preservation of privileges and rights enjoyed by other property of the same classification in the same zoning district, and does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is located; and
 3. That the special circumstances applicable to the property were not self-imposed or created by the property owner; and
 4. That authorization of the variance will not be materially detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood or to the public welfare in general.
- B. The Board of Adjustment may not make any changes in the uses permitted in any zoning classification.
- C. The Board may prescribe in connection with any variance such conditions as the Board may deem necessary in order to fully carry out the provisions and intent of this Zoning Ordinance. Violation of any such condition shall be a violation of this ordinance and such violation shall render the variance null and void.
- D. The concurring vote of a majority of all the members of the Board shall be necessary to authorize any variance from the terms and conditions of this Zoning Ordinance.
- E. A variance shall be considered void if the use has not commenced or a building permit has not been issued within one (1) year from the date of the Board of Adjustment's decision, or within any other time frame stipulated by the Board of Adjustment. Extensions of approval may be granted by the Board. Such requests for extension shall be processed as a variance request.

(Ord. No. 2830, § 1, 10-17-95; Ord. No 3314, § 1, 4-18-00; Ord. No. 4143, § 1(Res. No. 9678, Exh. A, § 41), 5-6-14)

Per A.(4), approval of the Haggly Daycare facility would be

- a. detrimental to persons residing or working in vicinity
- b. to adjacent property
- c. to the neighborhood
- d. to the public welfare in general.