

Posler, Kathryn

From: Laurel Walsh <laurel@ltwalsh.com>
Sent: Tuesday, March 21, 2023 2:48 PM
To: Posler, Kathryn
Cc: Kercher, Phillip
Subject: REQUEST FOR AN IN-DEPTH TRAFFIC STUDY DURING PEAK SEASON

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

Re: Pinnacle Peak Pet Resort
7474 Pinnacle Peak Road
Scottsdale, AZ 85255
Case #'s 1GP-2023 and 1-ZN-2023R

With the support of many Los Portones residents which includes 463 homes within 5 subdivisions (Los Portones Townhomes, Premier, Pinnacle Peak Villas, Talera and Ladera), I am concerned about the increase in traffic the proposed doggy daycare facility referenced above will generate at the intersection of Pinnacle Peak Road and East Los Portones Drive, our ONLY exit south of our community. This project affects even more families than ours within 750 feet, both directly south and east of the intersection.

There are other areas of concern as well; however, this request is for an in-depth traffic study and a review of associated traffic and pedestrian safety issues. Obviously, for it to be accurate the study should be completed during Scottsdale's peak winter visitor season (February through April). The last published traffic study for Scottsdale was completed in 2020. Since that time, there has been significant growth in this area that needs to be included (i.e. El Paseo and Silverstone). Future development on Miller and Scottsdale Roads north of 101 will also impact traffic flow at the intersection.

Code Section 5-1 governing transportation Impact Studies appears to require a transportation study from applicants requesting a zoning change. The applicant appears to be making a case for a minimum Category 1 study. Given the discussion I have detailed in the attached report, the Los Portones residents deserve a maximum study possible to address the issues presented therein.

Thank you in advance for your attention to this matter.

Laurel K. Walsh
Los Portones resident



[Re-Doggy Daycare.pdf](#)