

From: [McWilliams, Jason](#)
To: [Bloemberg, Greg](#)
Subject: FW: Planning Commission Public Comment
Date: Wednesday, October 11, 2023 2:26:57 PM
Importance: High

From: WebServices <WebServices@scottsdaleaz.gov>
Sent: Wednesday, October 11, 2023 2:16 PM
To: Planning Commission <Planningcommission@scottsdaleaz.gov>
Subject: Planning Commission Public Comment
Importance: High

Name: Nicolas Ruiz
Address: 10010 E CELTIC DR
Email: nicolas_ruiz@hotmail.com
Phone: (602) 810-0168

Comment:

Questions to be answer during the public hearing for Case 16-ZN-2022: - What measures will be taken to ensure the privacy and security of the neighboring residents during and after the construction process? - How will the traffic and parking situation be addressed to minimize any potential disruptions caused by the healthcare facility? - What measures will be taken to mitigate noise pollution that will arise from the operation of the healthcare facility? Police, ambulance, fire trucks sirens. - How will the aesthetics of the healthcare facility be designed to blend in with the surrounding residential architecture? 3 story building is excessive for the area - What provisions will be made to address the increase in demand for public services, such as utilities, due to the presence of the healthcare facility? - Can you provide information on the types of healthcare services that will be offered in the facility and how they will benefit the local community? - How will the project developer ensure that the residential healthcare facility adheres to all relevant zoning and building regulations? - Are there any plans for community engagement and involvement in the development and ongoing operation of the healthcare facility? - How will the project developer address any concerns or grievances raised by the neighboring residents throughout the construction and operation of the healthcare facility? - Do you have a census of the fauna and flora of the area and what is the plan to re-locate in case the project is approved? - What is dust mitigation plan for the whole duration of the construction of the project? - Given the enormous amount of earth and material movement during construction, and the impact the pollution and dust the construction will create; what is the economic support you will provide to the households of the area to help on the additional pool cleaning services, landscaping, and pest control expenses they will

incur? - How is the community going to be affected by your new development? - How the existing residents will be impacted on the property value for your construction? - What are your contribution to the community by building the new 3 story residential healthcare facility?