

From: [George Burton](#)
To: 
Subject: RE: Public Hearing 6p- Tues, Dec 18 - Special Use Permit Paradise Valley Medical Plaza - resident comment
Date: Thursday, November 29, 2018 3:02:00 PM
Attachments: [R0932A.pdf](#)

Dear Ms. Clifford,

Thank you for interest regarding this case.

A copy of your email was forwarded to the Planning Commission.

Also, please reference the responses below regarding your questions and concerns.

A copy of your email was forwarded to the Town Engineer and he will contact you shortly regarding storm water retention and sidewalk improvements for the area.

If you have any questions, please contact me at 480-348-3525.

Best Regards,
George Burton
Town of Paradise Valley
Planner
480-348-3525
480-951-3715 Fax
gburton@paradisevalleyaz.gov

From:
Sent: Wednesday, November 28, 2018 11:25 AM
To: George Burton <gburton@paradisevalleyaz.gov>

Subject: Public Hearing 6p- Tues, Dec 18 - Special Use Permit Paradise Valley Medical Plaza - resident comment

Dear Mr Burton:

As nearby residents, my husband and I received the packet of information for the Special Use Permit for additional improvements at Paradise Valley Medical Plaza. We are unable to attend the neighbor's information meeting but Bill Cook was good enough to send me the materials on the project. Refining the site plan is a nice way to put it. The project densifies the property without any improvements to the neighborhood infrastructure. There are four concerns which we feel should be addressed before the request can be approved.

- 1) Storm water retention
- 2) Sidewalk on Jackrabbit Rd
- 3) Cell tower/communication easement on the property
- 4) Noise

Drainage issues on current and proposed improvements to property are a big concern. The

property was developed in 1979. I do not know how many square feet were in the original development. In 2003 the square footage was increased to 50,000 square feet in 2003. The developer wants an additional 10,000 square foot building and additional paved and covered parking. New building and parking takes out a large piece of greenspace and natural drainage area. I read that the developer proposes underground retention piping which conforms to current guidelines. However, the current development appears to have inadequate drainage. Sidewalks are undercut with erosion. There is no water retention area on the property such as retention area at adjacent 1st Southern Baptist Church property. If there is a major upgrade to the subject property, shouldn't the entire property have adequate drainage? We live in the neighborhood and whenever there is a heavy rain, there is water flooding Scottsdale Rd and Jackrabbit Rd by the site. In our adjacent residential neighborhoods, any major upgrade or development to properties requires a water retention area. Shouldn't a commercial project have the same hurdle for approval? The applicant included a conceptual grading and drainage plan to address on-site retention associated with the proposed improvements. Also, during the building permit process, the applicant will provide a detailed grading plan for Town Engineering Department review and approval. A copy of your email was forwarded to the Town Engineering, Paul Mood, and Paul will contact you shortly regarding storm water retention requirements.

Second issue is pedestrian safety in the area. Town of Paradise Valley has proposals to install sidewalks on Jackrabbit Rd. The north end of the property currently has none. Paradise Valley Medical Plaza developer should be required to install sidewalks on the north end of the property as appears to be typical with other commercial projects in the Town. Sidewalk improvements are typically done in accordance with Capital Improvement Projects. A copy of your email was forwarded to the Town Engineer and he will contact regarding any future sidewalk projects in this area.

Third issue is longstanding cell phone reception in the area. As long as the developer is asking for a major change to the site, shouldn't Town of Paradise Valley secure an easement for future communication tower needs? Communication or wireless improvements are processed as a Conditional Use Permit. In 2001, the Town Council issued a resolution (Resolution 932A) which identified the Special Use Permit properties (including the medical plaza – listed as PV Surgical Center in the attachment) as acceptable locations to accommodate wireless facilities. If the Medical Plaza chooses to install wireless facilities on the property, they must obtain a Conditional Use Permit (which includes neighborhood notification of the public hearing).

Fourth issue is noise which is addressed by Cawley Architects. What is totally missing from the analysis is the additional traffic and drop off noise generated by the business conducted at a new 10,000 square foot building. Also, the developer can't even state what the tenant will do with the new building. My question is what hours are drop off and pickup at the maybe surgery center? If it is anything like other surgery centers, neighbors adjacent to the property could have drop offs at dawn late into the night or possibly round the clock. Why is the drop off located on the west side of the new building which is as close as possible to the residences along N Quail Run PI? Given the extensive changes proposed, it would be more neighbor friendly to locate drop off to other sides of the building. Related to noise issue is construction time and when can contractors work on the project. Recently I learned that in Scottsdale, commercial projects are not constrained by the same rules as residential projects for when contractors can be on site. I think it is different in Paradise Valley, but hope that the closest neighbors don't have too much construction noise, dust, etc.

The existing hours of operation will be used for this building. The Special Use Permit limits the hour of operation to:

Hours of operation for the Medical Offices shall be Monday through Friday from 8:00 a.m. to

6:00 p.m. and Saturday from 8:00 a.m. to 1:00 p.m., with occasional use outside these hours

limited to exigent patient treatment and as necessary by physicians and staff for work activities

other than patient treatment; the surgical center shall be Monday through Friday 6:30 a.m. to

5:00 p.m., and, the recovery center shall be Monday through Friday 24 hours, with no

overnight stays on Saturday or Sunday. Emergency, 24-hour care shall not be a permitted use.

The current patient drop off area is located in the west parking lot, next to the current surgery building. The current drop-off area will be replaced with the new drop-off (which is located in a similar area and has a setback of 69' away from the west property line). With this improvement, the applicant is adding a roof over the drop-off area and is adding an 8' tall wall to help mitigate any noise associated with the patient drop-off. Regarding construction hours, Section 8-10-2.D of the Town Code limits construction to the following:

Except for those properties where a special use permit provides for a more specific set of noise restrictions it shall be unlawful for any person to operate or permit to be operated any Heavy Equipment in any construction, demolition, land clearing, excavation or similar outside construction activity, except between 7 AM and 5 PM on Monday through Friday. Operation of Heavy Equipment is unlawful at all times on Saturdays, Sundays and legal holidays (as defined in Section 10-7-2(10) of this Code). Summer hours of operation may start one (1) hour earlier. The Town Manager, or his designee, may grant exceptions upon written request.

It shall be unlawful for any person to deliver or cause to be delivered construction equipment or materials to a construction site except between 7 AM and 5 PM Monday through Saturday. Delivery of construction equipment or materials to a construction site is unlawful on Sundays and legal holidays (as defined in Section 10-7-2 (10) of this Code), except that sprayed termite prevention material may be applied at any time. Summer delivery hours may start one (1) hour earlier. The Town Manager, or his designee, may grant exceptions upon written request.

It shall be unlawful for any person to operate or permit to be operated any other device or equipment (that is, equipment that is not already subject to the Heavy Equipment restriction in Section D.1 above) in any building, construction, demolition, land clearing, excavation or similar outside construction activity, alteration, or repair work on any buildings, structures or projects, except between 7 AM and 5 PM Monday through Friday, and between 9 AM and 5 PM on Saturdays, Sundays and legal holidays, (as

defined in Section 10-7-2 (10) of this Code). The noise level created on Sundays shall not exceed 75 Decibels measured at the nearest property line. Summer hours may start one (1) hour earlier. The Town Manager, or his designee, may grant exceptions upon written request.

As a Town of Paradise Valley resident, I hope the town planners consider our concerns. Please attach a copy of comment to the agenda file. Thank you.

Sincerely,

Kathleen Clifford