

Berchtold, Karen

From: Mel Holsinger [mel@proselfstorage.com]
Sent: Wednesday, May 25, 2011 12:33 PM
To: jcalderon@rkaa.com
Cc: Berchtold, Karen
Subject: LA Fitness Public Meeting

added to email

Mr. Calderon & Ms. Berchtold,

My wife and I are home owners residing at 8720 N. Newport Pl, 85704 and will be unable to attend the public meeting. However, I would like to be on record in support of the proposed development for the LA Fitness Center.

We believe that this will not adversely impact our neighborhood and that it is a well run and operated business that should be welcomed into our community with open arms

We support this development.

Thank you

Mel and Tracy Holsinger

Mel Holsinger, President
Professional Self Storage Management, LLC
Direct Line (520) 319-2164

From: azpaco57@comcast.net
Sent: Wednesday, June 15, 2011 11:46 AM
To: Berchtold, Karen
Subject: Proposed LA Fitness at Oracle/Hardy
Wednesday, June 15, 2011

Karen Berchtold and members of the Development Planning Review Committee

My name is Matthew Frantz. I am an Oro Valley resident living at 645 E. Rimrock Place in the Rancho Catalina neighborhood. We are the neighborhood with the boundaries of east Magee along Oracle and Hardy. When we were annexed several years ago, our concern was that our neighborhood does not have an access street to Magee and we were told that trying to make a left hand turn from our neighborhood onto south bound Oracle was illegal if we had to stop in the median area. Therefore our only lighted intersection access to southbound Oracle is at the light at Hardy. Our neighbor is a very quiet community however on any given school day and business day, the intersection at Oracle and Hardy is extremely busy. The Circle K is a popular place for business vehicles and many consumers who are not familiar with our neighborhood. Often they will pull out without seeing us coming westbound on Hardy even though they have an obligation to stop. Trying to make a left-hand turn from Hardy onto Oracle can be a challenge with traffic coming northbound on Hardy and the short time the light remains green. Having an LA Fitness on the corner will only compound the traffic congestion in the morning and will increase the traffic flow at all times during the day. Is there or will there be a limit to the number of parking spots that will be approved? I am sure that the proposal to allow LA Fitness has already been approved and is moving forward. As a resident of Oro Valley since 1996, I have seen the growth along North Oracle and would be thrilled to have the property remain desert and undeveloped. Being realistic, I would hope the committee has and will continue to look at the increased traffic this will cause in our neighborhood. Will the committee consider a left-hand turn arrow be added to the light at Oracle and Hardy to help ease traffic flow? I appreciate you listening and reading my concerns with this development proposal.

Sincerely

Matthew Frantz

*subject to
answer*

Berchtold, Karen

From: Elliott, Dave [dave.elliott@honeywell.com]
Sent: Wednesday, June 22, 2011 8:57 AM
To: Berchtold, Karen
Subject: LA Fitness

Hi Karen,

I just came across the article in the Explorer about the proposed LA Fitness for Oro Valley. I have been hoping for one of these to come to Oro Valley for years. I am a little surprised that they did not propose a site in the Oro Valley Marketplace. In the article it states that there was a meeting scheduled for last night. How did it go and does it look like the project has the green light?

Best Regards,
David Elliott

Berchtold, Karen

From: Williams, David
Sent: Wednesday, June 22, 2011 10:18 AM
To: Berchtold, Karen
Cc: Daines, Chad
Subject: FW: Neighborhood Meeting

See Bill's comments below regarding LA Fitness.
I agree with his points. Let's discuss soon.

David A. Williams, AICP
520.229.4807 360.5790 (cell)

From: StFatha@aol.com [mailto:StFatha@aol.com]
Sent: Wednesday, June 22, 2011 9:59 AM
To: Williams, David
Subject: Re: Neighborhood Meeting

My use of the word, "pad" is not Planned Area Development, but as the code uses it reference the place where building construction is intended. My interpretation of this provision is that the principal building must be 50,000 square feet. I don't believe additional buildings are planned for the property, and so LA Fitness is the only, and principle, building, but is smaller than required. However, as I said during my interview, my main concern is with the grading exception, and to achieve a lower profile from both the west and the east. Very similar to the approach I recommended for St Mark's church. The additional value for LA Fitness and the neighbors is the shielding of headlights from the recessing of the building and rear parking.

The St Marks recommendation never received consideration largely because nobody knew where the recommendation originated...it wasn't signed and there was no indication that staff had feelings with regard to it. Too bad.

I hope the sight poles can be put up soon; notification of the neighbors and another meeting to get the reaction. I think a second sketch of the development plan with the additional grading showing the recession of the rear parking would also be a good presentation for the 2nd meeting. I also think the Water Utility needs to weigh in on deeper grading of their booster station for sound and sight buffering. Bill

In a message dated 6/22/2011 9:03:10 A.M. US Mountain Standard Time, dwilliams@orovalleyaz.gov writes:

I checked last night- Grading waivers will be recommended by staff and acted on by Council under the new process.

I'm not sure I get your question on the pad provision. Are you asserting that the main building is a pad? Maybe I need to check but I thought the code reads one pad per 50,000 sq. ft. of main building.

The old development plan seemed to misinterpret ORSCOD in at least two ways I believe- one regarding frontage and the other regarding the setback for conv. uses to residential areas.

David A. Williams, AICP
520.229.4807 360.5790 (cell)

From: StFatha@aol.com [mailto:StFatha@aol.com]
Sent: Wednesday, June 22, 2011 6:15 AM
To: Williams, David
Cc: Berchtold, Karen
Subject: Neighborhood Meeting

David

08/05/2011

I continue to be interested in compliance with the free standing "pad" provision of the Oracle Scenic Corridor code. At some point, a detailed explanation - not for my benefit - should be provided. This was contentious with the earliest development plan, as I acknowledged in my interview, and was wrongly decided in my opinion. It still applies to the current development plan, and still lacks compliance.

Bill

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From: Williams, David
Sent: Friday, June 24, 2011 10:27 AM
To: Berchtold, Karen
Subject: FW: L A Fitness Meeting

Please add to your notes and suggestions. I think these are pretty good comments.

David A. Williams, AICP
520.229.4807 360.5790 (cell)

From: DOROTHY MONTGOMERY [mailto:mont113@mindspring.com]
Sent: Friday, June 24, 2011 9:41 AM
To: Williams, David
Subject: L A Fitness Meeting

First, you did a good job facilitating a meeting at which the majority could not have what they wanted – LA Fitness to go away.

I probably should not have brought up the proposed ownership of the booster station. I know why Oro Valley wants and should reserve that area. While this part of Oro Valley is within Tucson Water Utility service area, from time to time there has been talk of it being transferred to Oro Valley. If that happens, the booster station will be needed. Before the area was integrated into the main Tucson system, there were outages even with the storage tank at the end of Hardy (which cannot be replaced since there is a house there now). Until Oro Valley needs to construct the booster, whoever develops the property should be required protect the vegetation in that area.

As to loading zones, the applicant is correct that they may not need any for semis, but I see a need for one for smaller delivery trucks. Some examples are pool chemicals, repaired or replacement exercise machines, cleaning supplies, and lindens (assuming they are not washed onsite).

If any additional meetings public meetings were decided on after I left, please advise me.

DOROTHY MONTGOMERY
mont113@mindspring.com

JUL 22 2011

LA FITNESS DEVELOPMENT PLAN

Neighbor Considerations

July 9, 2011

Submitted to David Williams, Town of Oro Valley Planning Director

**Mr. David Williams
Planning Director**

**Town of Oro Valley
11000 N La Canada Drive
Oro Valley, AZ 85737**

Dear Mr. Williams:

We are writing you summarize our concerns and considerations that we would like the Town of Oro Valley to consider and implement in its regulation of the proposed LA Fitness for the corner of Hardy and Oracle roads. We are the citizens most directly affected by the proposed development, living immediately adjacent to the east of the site. All of our homes will directly view the development and be impacted by its activities. We write these concerns to the Town in hopes that the staff, review board and the Town Council will be responsive and give us fair consideration. As a founding neighborhood of Oro Valley we seek reasonable actions for the protection of our property rights that we hope will be acceptable to the developers and LA Fitness.

We do not oppose the LA Fitness and believe it will be reasonable use for the site. Below we delineate design concerns and issues that we would hope to have incorporated in the design.

Grading Waiver

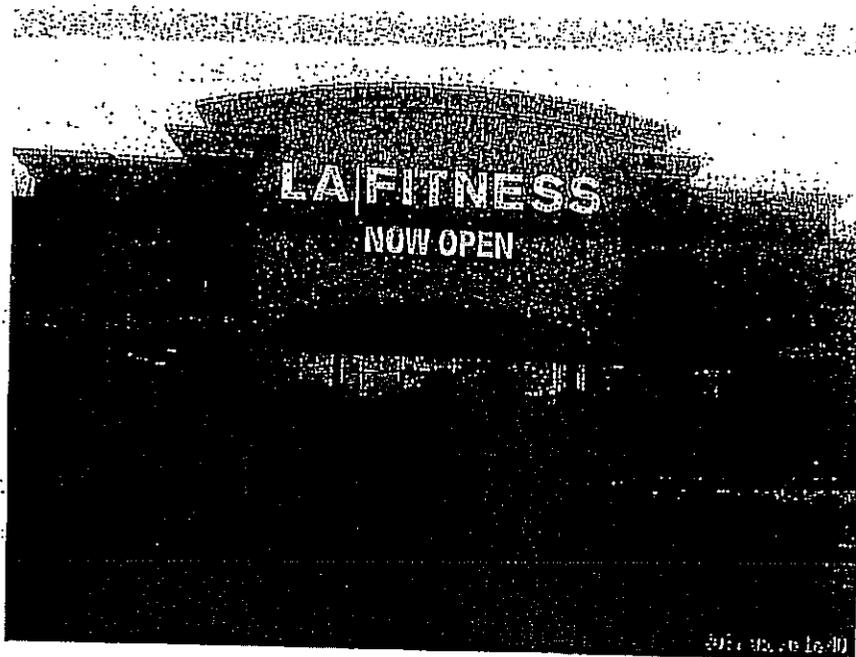
It is our understanding that the developer intends to seek a grading waiver and that the maximum cut allowed by the grading waiver is approximately six to eight feet. We oppose the allowance of parking in the rear of the building and we will support additional cutting.

In order to protect views, we will support much deeper cuts; perhaps, 12 to 15 feet for example. We realize that deeper cuts may create other complications for the developer but such cuts would substantially assist in preserving views and property values. We ask that the Town's staff pursue maximizing the cuts with the developers.

Building Height

We recognize the building will be restricted to 25 feet in height but that an additional 10 feet is allowed for architectural features.

We oppose the proposed rotunda feature that adds approximately 10 additional feet to the building and will certainly block views of the Tortolitas and Picacho Peak. The picture taken below is of one of La Fitnesses' newest buildings in southern Tucson. Please note that it lacks the rotunda feature.



Buffers

Buffering our residences from the proposed development is crucial for our support and in an effort to be a good neighbor. Promises made relative to the Pulte building for buffering the east never materialized and we are very concerned that the development provide a robust buffer and vegetative screen on the east side of the property.

At the neighborhood meeting the developer stated that they were providing a 30 foot natural buffer in or to the west of the eastern most property line. We appreciate this consideration and would like it made a condition of the development.

We also request that the developer provide a solid wall, 6 feet in height, 5 to 10 feet inside of the property line on the east. This placement of the wall will allow for external canopy trees and shrubs to screen the wall and the development. A wall will also provide a security feature for children and others that could accidentally walk or ride over the cliff that will be created.

We request that the vegetation in the entire buffer area be as dense as possible and that new canopy trees be planted with transplanted trees to assure a successful buffer. We also request that plants in the buffer area be placed on irrigation for 3 to 5 years to assure that they will survive.

If drainage is to be constructed to meet engineering requirements, we request that a naturalistic rock riprap be used in place of a concrete-lined structure.

Our biggest fear is that the developer starts construction and then stops before it is completed and we are left with a big pile of dirt or an empty building. There are similar situations in at least two nearby parcels on Oracle. In order to ensure that the neighborhood is not left with an eyesore or other environmental consequences all landscaping, screening and drainage in the buffer area should be installed at the time the grading is performed.

Lighting

We recognize that lighting will need to conform to Oro Valley standards that include dark sky considerations. We also realize that past Council decisions do not necessarily apply to this property, but given the nature of the proposed development we believe that previous restrictions should be acceptable and that they will work with this development. Specifically, we request that:

" lighting within 130 feet of the east property line shall not exceed the lesser of 10 feet in height or maximum allowed by code"

We believe this request to be reasonable and consistent with past conditions, especially if the rear of the building is not used for parking.

Because of our elevated view of the property from our back yards where we commonly recreate and relax, we ask that the Town consider minimizing the height of the lighting beyond the 130 foot boundary, for example 12 foot poles.

Traffic Concerns

This proposed development will be a stimulus for increased cut through traffic in our neighborhood. It is important to realize that the connection of Riviera Drive to Calle Concordia and Hardy Road to the Sunnyslope subdivision and areas south will be conduits for individuals that want to avoid Oracle traffic to reach LA Fitness. CDO High School is connected to Calle Concordia and it is quite reasonable to expect cut through traffic from the High school to this development. The hill from Riviera Drive to Hardy is substantial and has been the focus of substantial safety issues related to speeding.

We respectfully request that the Town prohibit access from Hardy road and that the Town determine the appropriate traffic calming devices and employ them for Riviera and Hardy roads. Riviera Drive has no sidewalks and pedestrians routinely jog and walk this street and they could be subject to injury from increased cut through traffic.

Hours of Operation

We oppose operation of the facility until midnight. We respectfully request that the development be restricted to 11:00 p.m. as was offered for consideration by the developer.

Water Facilities

The Town of Oro Valley Water Department has requested dedication of property on the southeastern portion of the land for a water facility. We

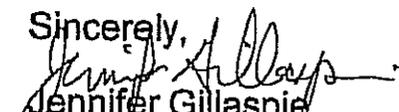
oppose this proposed taking from the property owner and we remind the Town that this neighborhood, exclusive of the proposed LA Fitness, is within the Tucson Water service area. We therefore, believe that there is no need for this requirement. Oro Valley water can accomplish its needs if and when it purchases assets from Tucson water and we are part of the Oro Valley water system. A site adjacent to the storage facility may be more appropriate.

Miscellaneous

The previous development plan required that a sidewalk be constructed along Hardy Road on the south side of the property. We request this be included to assist residents and commuters with access to the property.

Thank you for your attention to these concerns.

Sincerely,


Jennifer Gillaspie


Jill Jones


Elen Zank

- xc. Mayor & Council
Lynda Koepfer, Executive Assistant to the Mayor & Council
Greg Caton, Town Manager
Suzanne Smith, DIS Director

Berchtold, Karen

From: Mel Holsinger [mel@proselfstorage.com]
Sent: Tuesday, October 25, 2011 9:24 AM
To: 'Greg Gill'
Cc: 'Jorge Calderon'; Berchtold, Karen
Subject: LA Fitness

Dear Karen, Greg & Jorge,

I and my wife am a home owner located at 8720 N. Newport Pl, My home is to the northeast of the proposed site. I have observed the poles installed, I have walked the property to get a feel for the layout, I have viewed it from my front porch which is my primary view overlooking Oracle Road and Hardy Road and the remainder of Oro Valley & Tucson and I have observed it from the road and alley behind the proposed site.

My intention was to attend tonight's meeting however I have to be out of town at that time.

However, I would like to go on record that we believe that LA Fitness has done a very professional layout; I believe that their proposed business will benefit our community and I do not find any height or setback issues objectionable. The building to the west of their proposed building appears to be higher and it has been around for a while.

My wife Tracy and I would like to be on record as "in support of this project"

Thank you

Mel Holsinger, President
Professional Self Storage Management, LLC
Direct Line (520) 319-2164

10/28/2011

Berchtold, Karen

From: Peggy Greene [peggygreene34@msn.com]

Sent: Saturday, January 21, 2012 11:17 AM

To: Berchtold, Karen

Subject: RE: Link to January 24, 2012 CDRB meeting: Conceptual Design Review of Proposed LA Fitness

Thank you, Karen. I was hoping La Fitness' building could be lowered so that it did not impede the view of the houses behind it. Phillip and I cannot attend the meeting on the 24th because we are leaving town on the 22nd and will not return until the 30th. We are still very much interested since this is so close to our home, and we are still concerned about the traffic impact on to Hardy Road since this is our only direct access to any point South of our house in Sunnyslope.

Sincerely,

Margaret L. Greene

Peggy Greene, Scribbles and Clicks.com
Tucson, AZ
520-548-5987