PLANNING COMMISSION REPORT

Meeting Date: June 22, 2016
General Plan Element: *Land Use*
General Plan Goal: *Create a sense of community through land uses*

ACTION

Christian Bros Automotive-Scottsdale
21-ZN-2015 and 14-UP-2015

Request to consider the following:

1. A recommendation to City Council regarding a request by owner for a Zoning District Map Amendment to amend the Development Plan by eliminating all zoning stipulations from zoning case 44-Z-88 (Ordinance No. 2377) on 1.33 +/- acre site, located at 11416 E. Desert Cove Avenue, with Highway Commercial, Planned Community District (C-3 PCD) zoning.

2. A recommendation to City Council regarding a request by owner for a Conditional Use Permit for Vehicle Repair on a 1.33 +/- acre site, located at 11416 E. Desert Cove Avenue, with Highway Commercial, Planned Community District (C-3 PCD) zoning.

Key Items for Consideration

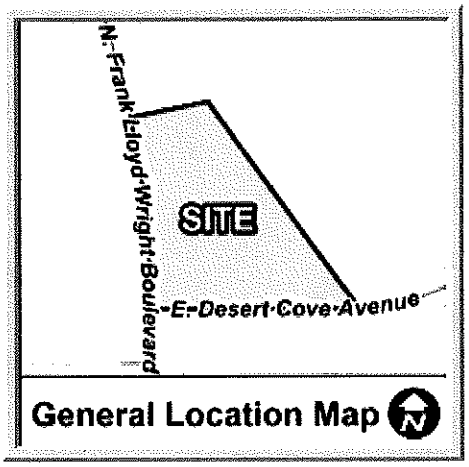
- Request eliminates previous zoning stipulations that limit land uses on the site to parking and open space uses (44-Z-88).
- The zoning district will remain Highway Commercial, Planned Community District (C-3 PCD).
- Conditional Use Permit Criteria for Vehicle Repair.

OWNER

Christian Brothers Automotive
Curtis Cain
281-675-6105

APPLICANT CONTACT

Sake Reindersma
Stewart Reindersma Architecture, Pllc
480-515-5123



Action Taken _____

LOCATION

11416 E. Desert Cove Avenue

BACKGROUND

General Plan

The General Plan Land Use Element designates the property as Commercial. This category includes areas designated for commercial centers providing services, retail businesses, major single uses, and shopping centers to the surrounding residential population.

Zoning

In 1988, the City Council approved the request to rezone the site from Multi-family residential, Planned Community District (R-5 PCD) to Highway Commercial, Planned Community District (C-3 PCD) to allow for development on the site with limitations to parking and open space uses only. The site most recently operates as a retail plant nursery. Highway Commercial, Planned Community District (C-3 PCD) allows for a variety of commercial activities along major streets, including shopping and service needs.

Context

The subject property is located at the northeast corner of N. Frank Lloyd Wright and E. Desert Cove Avenue. The site is surrounded by a mix of uses including commercial services to the north, and south; and multi-family residential located northeast and southwest. Please refer to context graphics attached.

Adjacent Uses and Zoning

- North: Parking for the existing Multi-family Residential complex, zoned Multi-family Residential, Planned Community District (R-5, PCD).
- South: E. Desert Cove Avenue right-of-way abuts the property to the south. Beyond E. Desert Cove Avenue is an existing shopping center zoned, Highway Commercial, Planned Community District (C-3 PCD).
- East: Parking for the existing Multi-family Residential complex, zoned Multi-family Residential, Planned Community District (R-5, PCD).
- West: N. Frank Lloyd Wright Boulevard right-of-way abuts the property to the east. Beyond N. Frank Lloyd Wright is an existing shopping center zoned, Highway Commercial, Planned Community District (C-3 PCD).

Other Related Policies, References:

- Scottsdale General Plan 2001
- 2008 Transportation Master Plan
- 2010 Design Standards and Policy Manual
- Zoning Case 44-Z-88: Rezoned the site from R-5 PCD to C-3 PCD.

APPLICANTS PROPOSAL

Purpose of Request

The applicant is requesting a Zoning District Map Amendment to amend the Development Plan by eliminating all the stipulations from case 44-Z-88, Ordinance No. 2377 (Refer to Attachment #4) which limits the site to parking and open space uses; and site design requirements that will be reviewed and approved by the Development Review Board. Additionally, the applicant is requesting a Conditional Use Permit for a Vehicle Repair use on the subject site. The Zoning Ordinance requires a Conditional Use Permit for Vehicle Repair within the Highway Commercial District (C-3) zoning district.

Development Information

- Existing Use: Plant Nursery
- Proposed Use: Vehicle Repair
- Buildings/Description: Two one-story buildings for office and service bays
- Floor Area: 5,269 square feet
- Parcel Size: 1.33 Gross Acres, 1.28 Net Acres
- Building Height Allowed: 36 feet
- Building Height Proposed: 18'-11" feet
- Parking Required: 19 parking stalls
- Parking Provided: 28 parking stalls
- Open Space Required: 7,442 square feet
- Open Space Provided: 15,357 square feet

ZONING DISTRCT MAP AMENDMENT IMPACT ANALYSIS

General Plan

Staff has analyzed the request to eliminate the zoning case stipulations from 44-Z-88 to allow for vehicle repair and determined that the general land uses within the Highway Commercial (C-3) District are consistent with the Commercial land use designation. In result, the request for a Zoning District Map Amendment does not trigger an amendment to the General Plan. The Commercial land use category is designated for commercial centers providing goods and services frequently needed by the surrounding residential population, and retail businesses which service the community and regional needs.

Planned Community District (PCD) Findings

Pursuant to Section 5.2104 of the Zoning Ordinance, approval of a Planned Community District, or an amendment to an existing Planned Community District, must include satisfaction of specific findings in an effort to ascertain if the proposed Development Plan is consistent with the general Plan and contextually compatible with the surrounding neighborhood. Findings are as follows.

A. **The development proposed is in substantial harmony with the General Plan, and can be coordinated with existing and planned development of surrounding areas.**

- The 2001 General Plan designates this site as Commercial, which supports a variety of commercial services to the surrounding residential population. The request for a Zoning District Map Amendment is consistent with the General Plan.

B. **The streets and thoroughfares proposed are suitable and adequate to serve the proposed uses and the anticipated traffic which will be generated thereby.**

- Transportation staff has reviewed the site layout and has determined the design complies with the 2008 Transportation Plan and the 2010 Design Standards and Policy Manual.
- The existing streets and thoroughfares around the site are sufficient to accommodate the anticipated traffic generated by the proposed use and no new streets are required as part of this request.

C. **The Planning Commission and City Council shall further find that the facts submitted with the application and presented at the hearing establish beyond a reasonable doubt that:**

1. **In the case of proposed residential development, that such development will constitute a residential environment of sustained desirability and stability; that it will be in harmony with the character of the surrounding area; and that the sites proposed for public facilities, such as schools, playgrounds and parks, are adequate to serve the anticipated population.**
   - No residential is proposed as part of this request.
2. **In the case of proposed industrial or research uses, that such development will be appropriate in area, location and overall planning to the purpose intended; and that the design and development standards are such as to create an industrial environment of sustained desirability and stability.**
   - No industrial or research uses are proposed as part of this request.
3. **In the case of proposed commercial, institutional, recreational and other non-residential uses, that such development will be appropriate in area, location and overall planning to the purpose intended; and that such development will be in harmony with the character of the surrounding area.**
   - The applicant proposes to confine all operations to the interior of the site. No outdoor display or storage of vehicles is proposed; as such, from the street the site will result in a development that is in harmony with the character of the surrounding area.

Conditional Use Permit Criteria

Conditional Use Permits, which may be revocable, conditional, or valid for a specified time period, may be granted only when expressly permitted after the Planning Commission has made a

recommendation and City Council has found as follows:

A. **That the granting of such Conditional Use Permit will not be materially detrimental to the public health, safety or welfare. In reaching this conclusion, the Planning Commission and the City Council's consideration shall include, but not be limited to, the following factors:**

1. **Damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination.**
   - All services will be performed within the building.
   - Damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination is not anticipated.
2. **Impact on surrounding areas resulting from an unusual volume or character of traffic.**
   - Access to the site is provided from the existing E. Desert Cove Avenue driveway which is located along southern portion of the site.
   - The addition of Vehicle Repair is not anticipated to alter existing traffic patterns for the area.

B. **The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.**

- All operations will be internal to the building and the proposed building lighting will not compromise the existing character of the surrounding area. As proposed, the vehicle repair use is anticipated to be reasonably compatible with the surrounding area.

C. **The additional conditions specified in Section 1.403, as applicable, have been satisfied. The proposal meets the provisions for Vehicle Repair as identified in Zoning Ordinance Section 1.403.U., including:**

1. **All repairs shall be performed within an enclosed building.**
   - All operations will be internal to the site and within enclosed buildings.
2. **Vehicles may only enter the rear of the building, except vehicles may enter the side of the building if the lot is:**
   a. **A corner lot,**
   b. **A lot abutting a residential district shown on Table 4.100.A.,**
   c. **A lot abutting the residential portion of a Planned Community P-C or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A., or**
   d. **Separated by an alley from one (1) of the districts set forth in subsection 2.b. or 2.c. above.**
      - Vehicular access into the service bay building is located on the east side of the building, facing in toward the site and away from both streets.
3. **If the lot meets any requirement of subsection 2. above, and side entry bays are**

proposed, the side entry repair bays shall be screened from street views by solid masonry walls, and the landscape plan shall demonstrate to the Development Review Board's satisfaction, that the proposed screening does not impact the streetscape by exposing repair bays, unassembled vehicles, vehicle repair activities, or vehicle parts.

- No side bay doors are proposed and all repair bay doors are oriented toward the interior of the site, screened from street views.

4. **All vehicles awaiting repair shall be screened from view by a masonry wall or landscape screen.**
   - New site landscaping and 3-foot tall walls will screen vehicles from street view.
5. **Required parking shall not be used for vehicle storage.**
   - The project requires 19 parking spaces and 28 are provided. Vehicles will not be stored in the required parking spaces.

Community Involvement

The applicant notified all property owners within 750 feet of the site and held an open house on December 8, 2015. One neighbor attended the open house meeting and expressed support of the land use. A copy of the applicant's Citizen Involvement Report is attached to this report. The city also notified all property owners within 750 feet of the site. Correspondence received by neighbors conveys opposition to the applicants request for various reasons. Specifically, the proposed land use, screening, power company guidelines, and customer parking. Since the open house meeting, the applicant has revised the site plan by: eliminating a future driveway and deceleration lane along N. Frank Lloyd Wright, relocated the buildings to the northern portion of the site, and rotated the vehicular repair building so the repair bay doors are oriented toward the interior of the site, screened from street view. The applicant has an encroachment agreement with both APS and Salt River Project (SRP) for their proposal as the site is encumbered with multiple utility easements.

Community Impact

This use will not likely create any significant adverse effects upon the neighborhood or the community at large.

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Planning Commission find that the Planned Community District (P-C) criteria have been met, determine that the proposed zoning map amendment is consistent to and conforms with the adopted General Plan, and make a recommendation to City Council for approval a Zoning District Map Amendment to eliminate the Development Plan zoning stipulations located at 11416 E. Desert Cove Avenue, with Highway Commercial, Planned Community District (C-3 PCD) zoning and;

Find that the Conditional Use Permit criteria have been met, and recommend City Council approve a

Conditional Use Permit for Vehicle Repair on a +/- 1.33 acre site, per the attached stipulations.

RESPONSIBLE DEPARTMENTS

Planning and Development Services
Current Planning Services
Traffic Engineering
Fire & Life Safety Services

STAFF CONTACT

Meredith Tessier
Planner
480-312-4211
E-mail: mtessier@ScottsdaleAZ.gov

APPROVED BY

Meredith Tessier, Report Author — Date 06/13/2016

Tim Curtis, AICP, Current Planning Director — Date 6/13/2016
480-312-4210, tcurtis@scottsdaleaz.gov

FOR

Randy Grant, Director — Date 6/16/2016
Planning and Development Services
480-312-2664, rgrant@scottsdaleaz.gov

ATTACHMENTS

1. Stipulations (Zoning)
2. Stipulations (Conditional Use Permit)
   Exhibit A, Attachment 2: Site Plan
3. Additional Information
4. Applicant's Narrative
5. Zoning Case 44-Z-88 (Ordinance No. 2377)
6. Context Aerial
7. Aerial Close-Up
8. General Plan Land Use Map
9. Zoning Map
10. Landscape Plan
11. Citizen Involvement
12. Neighborhood Correspondence
13. City Notification Map

Stipulations for the Zoning Application: Christian Bros Automotive-Scottsdale Case Number: 21-ZN-2015

These stipulations are in order to protect the public health, safety, welfare, and the City of Scottsdale.

GOVERNANCE

1. APPLICABILITY. The following stipulations shall apply to the subject site and replace 44-Z-88 stipulations.

INFRASTRUCTURE AND DEDICATIONS

2. CIRCULATION IMPROVEMENTS. Before any building permit issuance for the site, the owner shall make the required dedications and provide the following improvements in conformance with the Design Standards and Policies Manual (DSPM) and all other applicable city codes and policies.

   a. SIGHT DISTANCE EASEMENT. The owner shall dedicate a sight distance easement to the City of Scottsdale, per DSPM Section 5.3-119D, Figures 5.3-26 and 5.3-27.

   b. NON-MOTORIZED PUBLIC ACCESS EASEMENT. The owner shall dedicate to the City of Scottsdale, a non-motorized public access easement over the portions of the sidewalk that extend outside of the right-of-way, subject to the satisfaction of Transportation Staff.

   c. VEHICLE NON-ACCESS EASEMENT. The owner shall dedicate a 1-foot-wide vehicular non-access easement along N. Frank Lloyd Wright Boulevard and E. Desert Cove Avenue except at the site driveway located along E. Desert Cove Avenue.

   d. FRANK LLOYD WRIGHT SIDEWALK. The owner shall widen the existing 6-foot wide sidewalk along the street frontage of N. Frank Lloyd Wright Boulevard to eight (8) feet wide.

   e. FRANK LLOYD WRIGHT PEDESTRIAN CIRCULATION. The owner shall provide truncated domes at the N. Frank Lloyd Wright Boulevard pedestrian access ramp, per DSPM Section 5.3.113.F.1.2.and City of Scottsdale MAG Detail 2231.

   f. DESERT COVE SIDEWALK. The owners shall extend the existing sidewalk return located at the E. Desert Cove driveway further into the site, subject to the satisfaction of Transportation Staff.

Stipulations for the Conditional Use Permit
For a Vehicle Repair
Christian Bros Automotive-Scottsdale
Case Number: 14-UP-2015

These stipulations are in order to protect the public health, safety, welfare, and the City of Scottsdale.

SITE DESIGN

1. CONFORMANCE TO CONCEPTUAL SITE PLAN. Development shall conform with the conceptual site plan submitted by the applicant and with the city staff date of 05/10/2016 attached as Exhibit A to Attachment 2. Any proposed significant change to the conceptual site plan as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council.
2. OUTDOOR LIGHTING. The maximum height of any outdoor lighting source shall be sixteen (16) feet above the adjacent finished grade.

INFRASTRUCTURE AND DEDICATIONS

3. CIRCULATION IMPROVEMENTS. Before any building permit issuance for the site, the owner shall make the required dedications and provide the following improvements in conformance with the Design Standards and Policies Manual and all other applicable city codes and policies.

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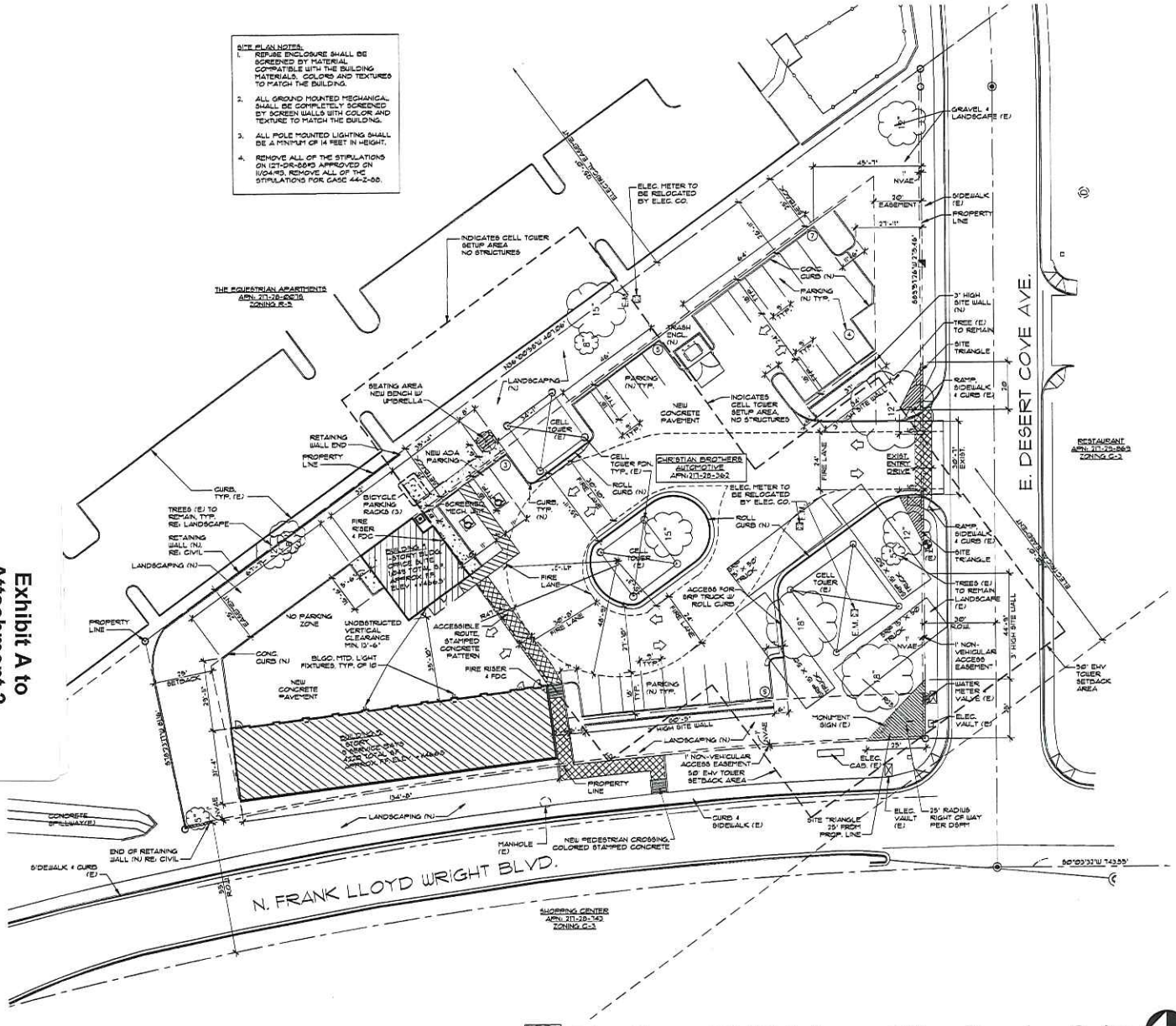
   f. DESERT COVE SIDEWALK. The owners shall extend the existing sidewalk return located at the E. Desert Cove driveway further into the site, subject to the satisfaction of Transportation Staff.

SITE PLAN NOTES:

1. REFUSE ENCLOSURE SHALL BE SCREENED BY MATERIAL COMPATIBLE WITH THE BUILDING MATERIALS, COLORS AND TEXTURES TO MATCH THE BUILDING.
2. ALL GROUND MOUNTED MECHANICAL SHALL BE COMPLETELY SCREENED BY SCREEN WALLS WITH COLOR AND TEXTURE TO MATCH THE BUILDING.
3. ALL POLE MOUNTED LIGHTING SHALL BE A MINIMUM OF 14 FEET IN HEIGHT.
4. REMOVE ALL OF THE STIPULATIONS ON (21-DR-88)(3) APPROVED ON 11/04/90. REMOVE ALL OF THE STIPULATIONS FOR CASE 44-Z-88.



1 Site Plan - CBAC 9 Bay + Office/Service Suite

1" = 20'-0"

0' 20' 40' 80' 160'

NORTH

PROJECT INFORMATION:

TENANT: COMMERCIAL TENANT
CHRISTIAN BROTHERS AUTOMOTIVE

ADDRESS: 11416 E. DESERT COVE AVE.
SCOTTSDALE, AZ 85259

OWNER: CHRISTIAN BROTHERS AUTOMOTIVE
15995 N. BARKERS LANDING RD, SUITE 145
HOUSTON, TX 77079

SCOPE: AUTO REPAIR FACILITY

PROJECT DESCRIPTION: 2 NEW BUILDINGS TOTALLY 5,185 SQ. FT.

SITE AREA: (GROSS) = 57,990 SQ. FT. (1.33 ACRES)
(NET-MINUS CELL TOWERS = 55,811 SQ. FT. (1.28 ACRES)

PROPOSED USE: COMMERCIAL

ZONING: C-3

ALLOWABLE BUILDING AREA:
CONSTRUCTION TYPE VB - FULLY SPRINKLERED
OCCUPANCY GROUP: S-1, AUTOMOTIVE REPAIR
B, OFFICE SPACE
BASIC ALLOWABLE AREA: 4000 SQ. FT.
IBC 2012, SECTION 507

BUILDING AREA:

BUILDING #1 (OFFICE) AREA	1,049 S.F.
BUILDING #2 (TECH) AREA	4,136 S.F.
TOTAL BUILDING AREA	5,185 S.F.
DUMPSTER AREA:	192 S.F.
SITE AREA:	57,990 S.F.
LOT COVERAGE:	9.2%

LANDSCAPED AREA: NOT LESS THAN 25% OF DEVELOPMENT PARCEL FRONTAGE (DESERT COVE AVE.) NOT LESS THAN 50% OF TOTAL LANDSCAPE AREA

LEGAL DESCRIPTION:
BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 3 NORTH, RANGE 5 EAST, OF THE GILA & SALT RIVER BASE & MERIDIAN, RECORDS OF MARICOPA COUNTY, ARIZONA.
APN: 217-28-862.

SETBACKS:

FRANK LLOYD WRIGHT BLVD. FRONTAGE	20'-0"
DESERT COVE AVE. FRONTAGE	0'-0"
REAR YARD	25'-0"
SIDE YARD - ADJACENT TO RESIDENCE	25'-0"

PARKING REQUIRED: CITY OF SCOTTSDALE
3 PARKING SPACES PER SERVICE BAY AND ONE SPACE PER 250 SQUARE FEET OF ACCESSORY RETAIL SALES GROSS FLOOR AREA AND 300 SQUARE FEET OF ACCESSORY OFFICE GROSS FLOOR AREA. EACH SERVICE BAY COUNTS FOR ONE OF THE REQUIRED PARKING SPACES.

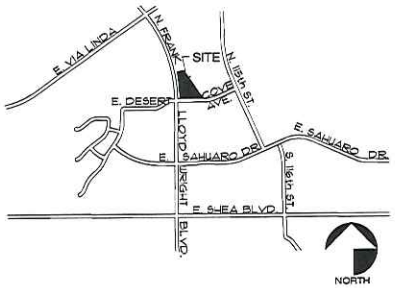
PARKING CALCULATIONS:

9 BAYS X 3 SPACES = 27 SPACES - 9 BAYS	=	18 SPACES
82 S.F. OF GROSS RETAIL SPACE	=	1 SPACE
TOTAL PARKING SPACES REQUIRED	=	19 SPACES
TOTAL PARKING SPACES PROVIDED	=	28 SPACES W/ 2 ADA

BICYCLE PARKING, PER SECTION 9.103
REQUIRED: 1 BIKE SPACE/10 VEHICULAR SPACES
MIN. OF 2, NO MORE THAN 100 BICYCLE PARKING SPACES
30 SPACES/10: 3 BIKE SPACES
PROVIDED: 6 BIKE SPACES (3 RACKS)

FIRE NOTES:
UNOBSTRUCTED VERTICAL CLEARANCE MINIMUM = 13'-6"
FIRE LANE SURFACE WILL SUPPORT 83,000 LBS.
MINIMUM DRIVE WIDTH = 24'-0"

CODE SUMMARY & ADOPTING ORDINANCES:
ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF SCOTTSDALE LOCAL ORDINANCES AND CODES.



SRA 360
STEWART + REINDERSMA ARCHITECTURE, PLLC
5450 e high street, suite 200
phoenix, arizona 85054
p 480.515.5123 f 602.513.7192
www.sra360.com

architect:

contact:
Christian Brothers Automotive
17725 Katy Freeway suite 200
Houston, TX 77074
contact: Dan Scan
t (832) 490-1145
c (832) 971-1123
email: coal@bbcc.com

project:

Christian Brothers Automotive
11416 E. Desert Cove Ave.
Scottsdale, Arizona 85259

This drawing is an instrument of service and the property of Stewart + Reindersma Architecture, PLLC and shall remain their property. The use of this drawing shall be restricted to the original site for which it was prepared and publication hereof for any purpose limited to such use.

date: 5/12/2016
issued for: SITE PLAN SUBMITTAL
job no.: 15-064
sheet title: SITE PLAN
sheet no.: as.1

Exhibit A to Attachment 2

14-UP-2015
5/10/16

Additional Information for:

Christian Bros Automotive-Scottsdale

Case: 21-ZN-2015 & 14-UP-2015

PLANNING/DEVELOPMENT

1. DEVELOPMENT CONTINGENCIES Each element of this zoning case—including density/intensity, lot/unit placement, access and other development contingencies—may be changed as more information becomes available to address public health, safety and welfare issues related to drainage, open space, infrastructure and other requirements.
2. DEVELOPMENT REVIEW BOARD. The City Council directs the Development Review Board's attention to:
    a. wall design,
    b. the type, height, design, and intensity of proposed lighting on the site, to ensure that it is compatible with the adjacent use,
3. RESPONSIBILITY FOR CONSTRUCTION OF INFRASTRUCTURE. The developer shall be responsible for all improvements associated with the development or phase of the development and/or required for access or service to the development or phase of the development. Improvements shall include, but not be limited to washes, storm drains, drainage structures, water systems, sanitary sewer systems, curbs and gutters, paving, sidewalks, streetlights, street signs, and landscaping. The granting of zoning/use permit does not and shall not commit the city to provide any of these improvements.
4. FEES. The construction of water and sewer facilities necessary to serve the site shall not be in-lieu of those fees that are applicable at the time building permits are granted. Fees shall include, but not be limited to the water development fee, water resources development fee, water recharge fee, sewer development fee or development tax, water replenishment district charge, pump tax, or any other water, sewer, or effluent fee.
3. EASEMENTS.
    a. EASEMENTS CONVEYED BY SEPARATE INSTRUMENT. Before any building permit is issued for the site, each easement conveyed to the city separate from a final plat shall be conveyed by an instrument or map of dedication subject to city staff approval, and accompanied by a title policy in favor of the city, in conformance with the Design Standards and Policies Manual.

Christian Brothers
AUTOMOTIVE

Project Narrative to accompany Conditional Use Permit #14-UP-2015

Prepared for: **City of Scottsdale Planning and Development Services**
7447 E Indian School Road
Scottsdale, Arizona 85251

Location: 11416 E. Desert Cove Ave.

Proposed Use: Christian Brothers Automotive

APN: 217-28-362

Date: May 11, 2015

Project Description/Scope of Work:

This Christian Brothers Automotive project includes one small office suite building with public service and waiting area and one tech building for minor automotive repair service with 9 bays located at the intersection of N. Frank Lloyd Wright Blvd. and E. Desert Cove Ave.

1. **Design and Theme:** It is our belief that this structure and the proposed surrounding improvements meets the design and character components as set forth in the Scottsdale Sensitive Design Principles, Open Space Requirements and Scottsdale Design Standard and Policy Manual.

2. **Architectural Character & Sensitive Design Principles:** Architectural elements for the two buildings were based on the Christian Brothers Automotive prototype along with building components and finishes from the surrounding structures as well as Frank Lloyd Wright design elements being added. The primary exterior finish is tan stucco with a wainscot tan stone veneer running along the perimeter of both buildings. The Christian Brothers Automotive public accessible office building is utilizing a wood frame aluminum clad canopy with concrete roof tiles to match Monterey color adjacent roof tiles. Shade will be provided to the building through a combination of interior roller shades, recessed windows, and canopy over the building entrance. Visually attractive stepped cornices have been added to all four sides of the tech building as well as the office building. The buildings height of 18' and orientation have been designed with the existing property's topography and existing cell and high power transmission towers in mind. Access to each high power transmission tower has been enhanced by the buildings' locations to the northwest and removal of some of the existing trees, fences, and structures. In no way will any of the buildings obstruct or interfere with the existing electrical wires. The 18' height of the new building also will not block or compete with the residential 2-story apartments behind the property. Landscape plants are being chosen from the palette of the existing area, the city of Scottsdale design standards, and Sensitive Design Principles. New Landscaping plants indigenous to the area and trees have been added between the apartments and our

site. Additional landscape has also been added around all three high power transmission towers. Decorative stamped concrete has been added at drive aisles and pedestrian pathways. Shaded outdoor seating area with benches and umbrella is added near the office. Compressor and fire riser room have been lowered to respect the hierarchy of masses. The entry canopy has also been lowered for an entry feature to highlight important building features. The bay doors have been screened completely and turned 180 degrees, recessed, and completely away from the view of the street to the internal site. Frank Lloyd Wright elements have been added to the column pilasters on the street side and adjacent side of the building to address the FLW design guidelines at the pedestrian level. Screen walls are incorporated at FLW Blvd. and E. Desert Cove to enhance the pedestrian scale and screen parking areas and create hierarchy and visual interest. Landscaping is added in front of the screen walls creating another layer and hierarchy to enhance the FLW corridor. Desert landscaping is used to incorporate the efficient use of water. LED lights are typical Christian Bros. standard lighting which creates ambient light levels, conserves energy and enhances the human experience. The exterior signage will be LED and backlit on the street side for yet another level of visual interest.

3. **Ingress, Egress, Internal Traffic Circulation, Loading and Service Areas:** An existing ingress & egress drive to the south of the site, along E. Desert Cove Ave. will allow for two way circulation. The existing drive will allow for service of the dumpster area by refuse vehicles and deliveries of parts and materials. We are utilizing a "loop" internal circulation design around the central electrical tower. This will maintain vehicular access to the internal parking spaces and the building repair bays. Pedestrian walkways are being constructed to interconnect the Christian Brothers Automotive buildings to the existing pedestrian pathways around the development. Decorative stamped concrete will be added across the drive aisle as well as the pedestrian walkway from the sidewalk to the tech building and continuing on to the office public accessible building. Employee and public parking are separated to promote safe and convenient access to the two buildings from the respective parking areas. Once on site the circulation is easy to visualize and maneuver for service vehicles as well as the public customers.

4. **Mechanical Equipment Screening:** One ground mounted AC unit at the office building will be fully screened by a four feet wall. The electrical utility meter and electrical boards are located inside of an enclosed electrical room in each building. The roof access ladder is being mounted on the inside of the building so it will not be visible as well.

5. **Downtown Area/ESL/HP:** Not Applicable

6. **Location of Artwork:** Not Applicable.

7. **Gas Station & Convenience Store Types Design:** Christian Brothers Automotive is a gas station and convenience store type of building and therefore incorporates the City's design guidelines to meet the intentions of protecting and enhancing the district and adjacent neighborhoods we are located in. Christian Brothers is currently located in 64 locations inside residential neighborhoods. They are a respectful and desired neighbor within their communities. Pedestrian access is attractive and functional for the local public. On-site activities are conducted in a professional, clean and quiet environment to contribute to the desired balance between the community concerns and business requirements of the facility. By employing new employees and bringing economic vitality to the area, Christian Bros. seeks to provide a service that is currently lacking for the residents of the immediate area. The service bays are oriented on the site as to be oriented away from public view and away from residential areas. Curb cuts are minimized as we have added no new curb cuts and are using the existing drive entrance. Having the one and only main entrance off E. Desert Cove, we have minimized the cross traffic conflicts that could have been an issue off the main FLW Blvd. We have added visually attractive stepped cornices on all four sides of the tech building and office. Wainscot and landscape screening are being added to the site and are on both street frontages. Bay doors have been recessed and windows are deeply set. Raised FLW design elements are added to each column pilasters as well as mid-points on the sides of the building. LED is standard for Christian Brothers and maintains a pleasant visual experience for the public, full cut-off, aimed downward, and is in keeping with

sustainable practices. Building signage is located on the street side of the back of the building, over the entry at the office and reflects the balance of allowing adequate signage and protecting the visual aesthetics of Scottsdale's streetscapes.

Noise & Chemical concerns: The positioning and location of the main tech building restricts the opportunity for there to be any noise or odor concerns from the neighboring residences as we are approx. 250 feet away from them and are located next to the main FLW Blvd. which is a heavily traveled street. The operating hours are Monday through Friday from 7 am to 6 pm and would cause no undue concerns for the neighboring residences as well. Christian Brothers has conducted environmental acoustical studies and the findings have enabled them to continue to be developed in residential areas with no negative impact on adjacent property owners. The study found the observed levels to be ranged from only 51 to 54 dB(A) at a location of 54 feet from the open bay door. Air powered tools were the loudest tools used in the course of their typical work. This is not a continuous source; it is only used for a few seconds at a time, primarily for replacing lug nuts. A Ingersoll Rand 2100G air impact wrench was tested to emulate the worst-case scenario and the short term level at 24 feet from the bay door was 72 dB(A). The conclusion from the report was that in terms of typical operation, the observed car repair activities were relatively quiet. Christian Bros. does not do tire work or body repair. These two activities are major noise and storage generators and are not a component of our scope of work. Christian Bros. operate their stores to the highest possible standards. Their shop floors are cleaned with a Zamboni style machine and no pollutants are ever released into the environment. All automotive fluids are contained in federal and state compliant EPA containment vessels.

Should you have any questions regarding this project please feel free to contact me.

Sincerely,
Sake Reindersma, AIA

Stewart + Reindersma Architecture
Sr. Partner
480-515-5123
sake@sra360.com

STEWART + REINDERSMA ARCHITECTURE, PLLC.

May 11 2016

City of Scottsdale, AZ
Planning and Development Services Division
7447 East Indian School Road, Suite 105
Scottsdale, AZ 85251

Attn: Meredith Tessier, Planner

Re: Request to amend stipulations 1-11 Case: 44-Z-88
Case No.: 21-ZN-2015

We are electing to remove all 11 stipulations from the previous 1-11 Case: 44-Z-88, dated Oct. 4, 1988, because all of the previous stipulations have been met, and/or are being satisfied and/or are no longer valid per our proposed site development of removing the landscape nursery and providing two auto repair buildings.

We have listed all 11 stipulations and provided reasons for our request to remove all of the stipulations set forth in Zoning Case 4-Z-88.

1. *Prior to the issuance of permits for any construction on the site, the applicant shall provide written approval of the proposed construction from the Bureau of Reclamation Power Division, Arizona Public Service or Salt River Project, whichever is applicable.*
   a. **Written approval by the power companies has been granted for construction of the two auto repair buildings.**

2. *Sight triangles as specified by Project Review shall be provided at all driveway entrances.*
   a. **Sight triangles have been shown on the driveway entrance on our proposed site plan.**

3. *The screen between the site and the adjacent multi-family parking shall be a dense screen of trees and shrubs in lieu of wall.*
   a. **The power companies easements that encompass the entire property, and they have requested no dense trees or site walls within the electrical easement, though we have added landscaping that would be appropriate for the site, and site walls outside of the 50' tower buffers to screen parking.**

4. *Wall designs shall be compatible with the "Santa Fe" Pueblo style provided on nearby sites.*
   a. **We have added the site walls, and are compatibale with the building architecture and the "Santa Fe" Pueblo style, utilizing "smooth" stucco as the wall material and finish.**

21-ZN-2015
5/10/16

5. *The site shall be limited to parking and open space use.*
   a. **The landscape nursery is being removed, and the site is being developed per the City of Scottsdale standards and guidelines, and is being utilized for an auto repair facility. The development is consistent with the commercial property zone and retail development along Frank Lloyd Wright, across the street and adjacent properties.**

6. *Neighboring property owners shall be notified by the developer upon application to Development Review Board, to allow for appropriate input.*
   a. **We have notified the neighboring properties per the City of Scottsdale standards and guidelines, and proper notification through mail, meetings, and on site posting.**

7. *Development Review Board shall give careful consideration to the adequacy of screen walls that are decorative in nature, as well as perimeter landscaping along Frank Lloyd Wright Boulevard, Desert Cove and adjacent to the apartments to the east.*
   a. **The architecture of the buildings has been reviewed by DRB, and they have provided comments per the DRB case 59-DRB-2015. We have added perimeter landscaping that would be appropriate for the site and under the power lines, and site walls outside of the 50' tower buffers to screen parking.**

8. *In the event that any retail use shall be intended for the site which would involve display, The Development Review Board shall be particularly sensitive to adequate screening, including decorative screen walls and landscaping that is in addition to zoning requirements to buffer adjacent residential areas.*
   a. **The architecture of the buildings has been reviewed by DRB, and they have provided comments per the DRB case 59-DRB-2015. We have added perimeter landscaping that would be appropriate for the site and under the power lines, and site walls outside of the 50' tower buffers to screen parking. We have turned the service bays inward, so no service doors will be seen from Frank Lloyd Wright.**

9. *Signage shall be limited to identifying any uses that occur within the site, and exclude uses on the site to the south.*
   a. **The signage is being developed per the City of Scottsdale standards and guidelines, and shall meet the City of Scottsdale Sign ordinance. The buildings face Frank Lloyd Wright and will have signage facing the street.**

10. *Temporary storage of vehicles or materials prior to, during, or following the construction of the buildings to the south shall not be allowed.*
    a. **No temporary storage of automobiles will be needed on site, for this use.**

11. *No permanent outdoor storage shall be permitted.*
    a. **No permanent outdoor storage will be needed on site, for this use.**

If you have any questions, please do not hesitate to call.

Sincerely,
Stewart + Reindersma Architecture, pllc

Sake Reindersma, AIA,
President & CEO, AZ Lic. #: 42451

STIPULATIONS FOR CASE 44-Z-88

NOTE: CHANGES RECOMMENDED BY THE PLANNING COMMISSION ARE SHOWN IN CAPS

1. Prior to the issuance of permits for any construction on the site, the applicant shall provide written approval of the proposed construction from the Bureau of Reclamation Power Division, Arizona Public Service or Salt River Project, whichever is applicable.

2. Sight triangles as specified by Project Review shall be provided at all driveway entrances.

3. The screen between the site and the adjacent multi-family parking shall be a dense screen of trees and shrubs in lieu of a wall.

4. Wall designs shall be compatible with the "Santa Fe", Pueblo style provided on nearby sites.

5. The site shall be limited to parking and open space uses.

6. NEIGHBORING PROPERTY OWNERS SHALL BE NOTIFIED BY THE DEVELOPER UPON APPLICATION TO DEVELOPMENT REVIEW BOARD, TO ALLOW FOR APPROPRIATE INPUT.

7. DEVELOPMENT REVIEW BOARD SHALL GIVE CAREFUL CONSIDERATION TO THE ADEQUACY OF SCREEN WALLS THAT ARE DECORATIVE IN NATURE, AS WELL AS PERIMETER LANDSCAPING ALONG FRANK LLOYD WRIGHT BOULEVARD, DESERT COVE AND ADJACENT TO THE APARTMENTS TO THE EAST.

8. IN THE EVENT THAT ANY RETAIL USE SHALL BE INTENDED FOR THE SITE WHICH WOULD INVOLVE DISPLAY, THE DEVELOPMENT REVIEW BOARD SHALL BE PARTICULARLY SENSITIVE TO ADEQUATE SCREENING, INCLUDING DECORATIVE SCREEN WALLS AND LANDSCAPING, THAT IS IN ADDITION TO ZONING REQUIREMENTS TO BUFFER ADJACENT RESIDENTIAL AREAS.

9. SIGNAGE SHALL BE LIMITED TO IDENTIFYING ANY USES THAT OCCUR WITHIN THE SITE, AND EXCLUDE USES ON THE SITE TO THE SOUTH.

10. TEMPORARY STORAGE OF VEHICLES OR MATERIALS PRIOR TO, DURING, OR FOLLOWING THE CONSTRUCTION OF THE BUILDINGS TO THE SOUTH SHALL NOT BE ALLOWED.

11. NO PERMANENT OUTDOOR STORAGE SHALL BE PERMITTED.

ATTACHMENT #5

Christian Bros. Automotive - Scottsdale

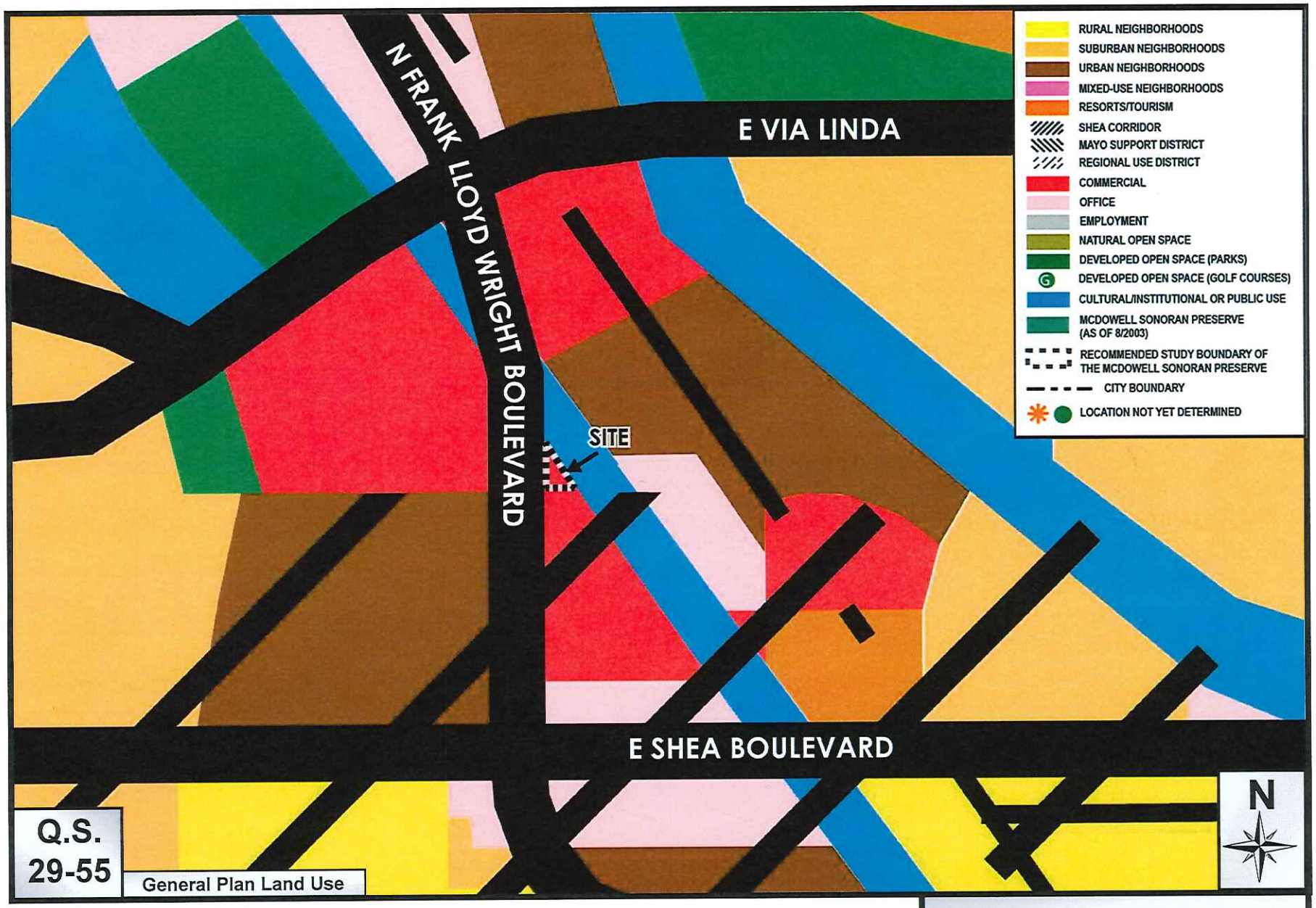
21-ZN-2015 & 14-UP-2015

ATTACHMENT #6

Christian Bros. Automotive - Scottsdale

21-ZN-2015 & 14-UP-2015

ATTACHMENT #7



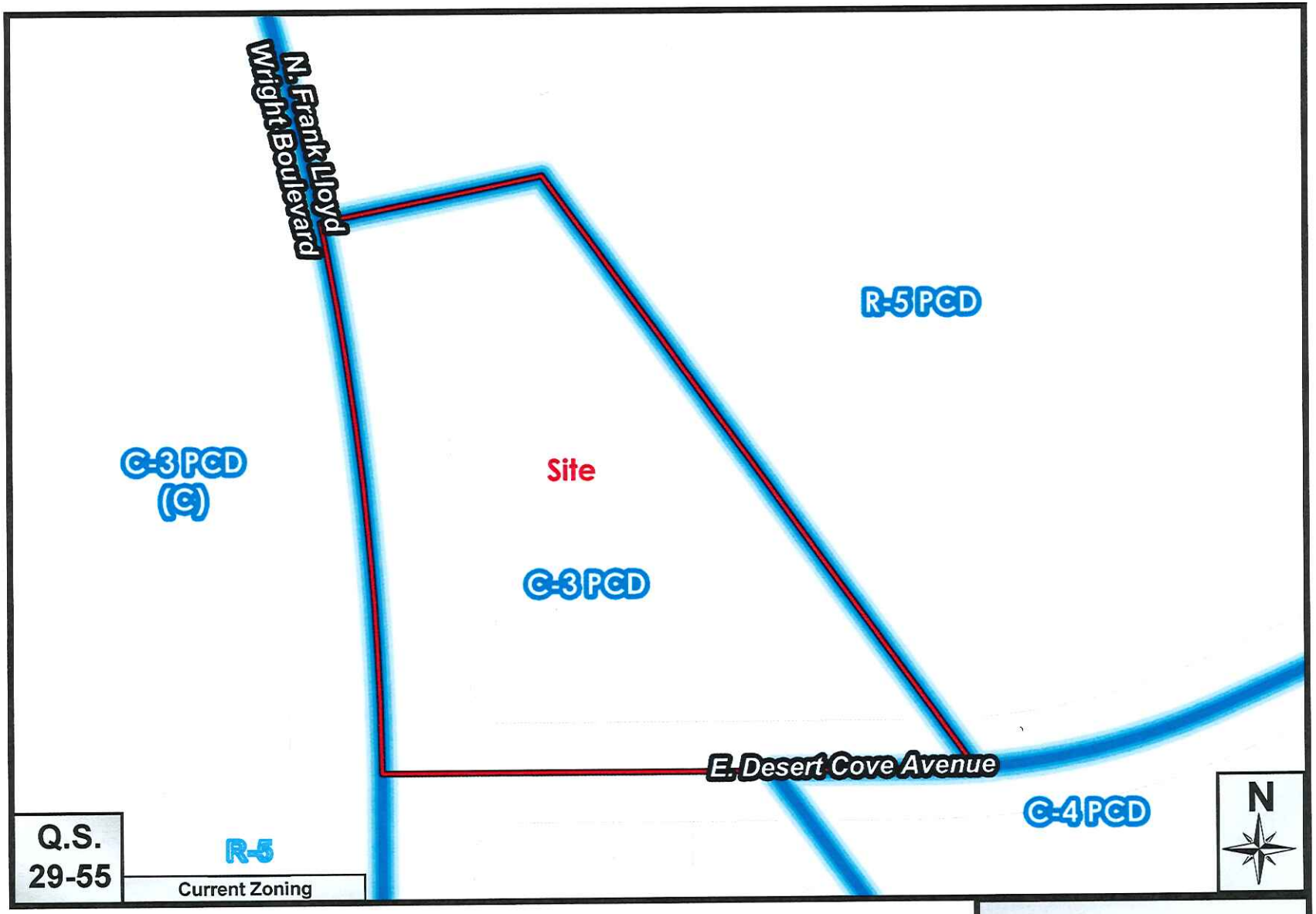
Q.S. 29-55

General Plan Land Use

Christian Bros. Automotive - Scottsdale

21-ZN-2015 & 14-UP-2015

ATTACHMENT #8



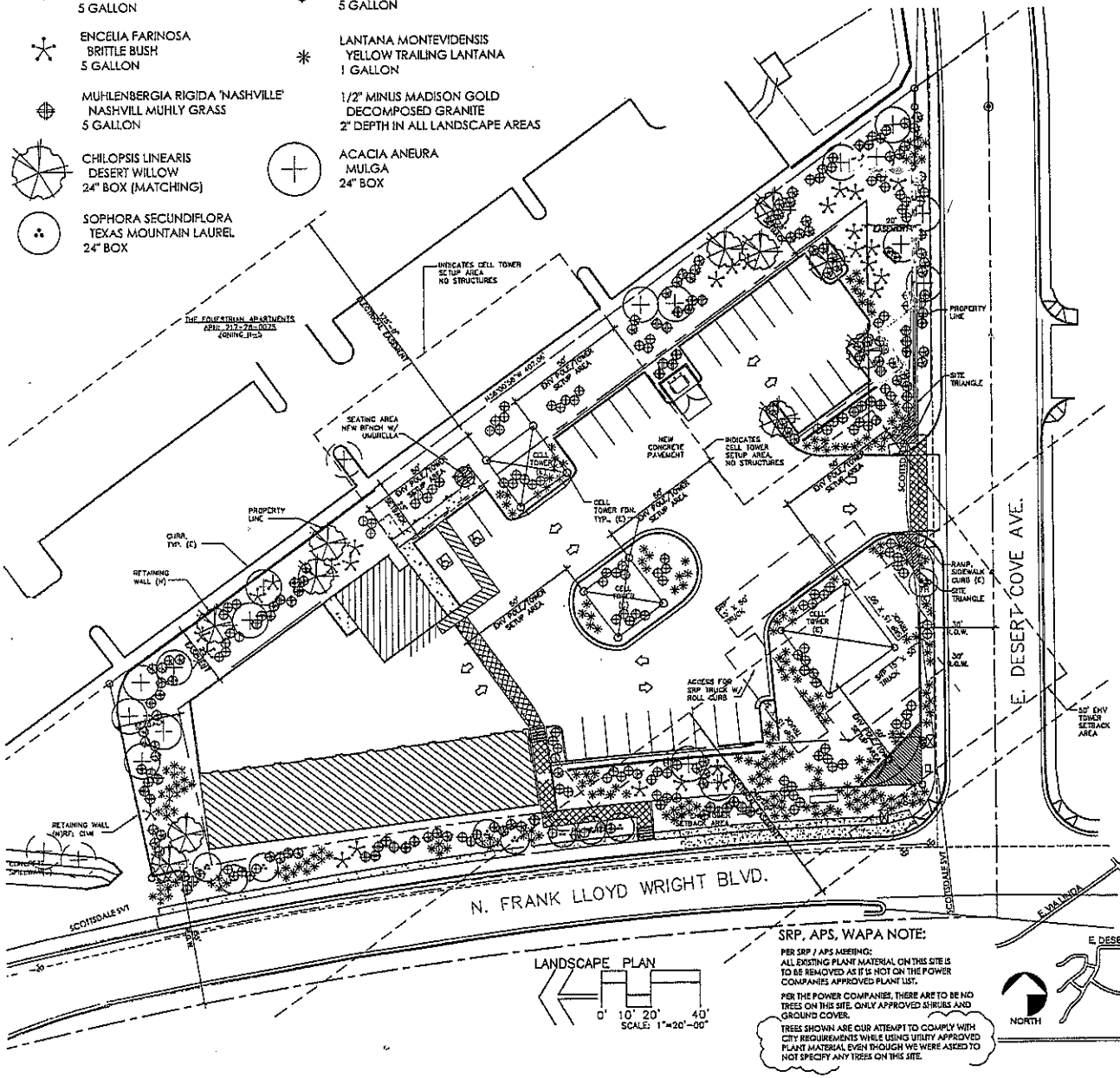
Christian Bros. Automotive - Scottsdale

21-ZN-2015 & 14-UP-2015

ATTACHMENT #9

LANDSCAPE LEGEND ALL PLANTS ARE SRP / APS / WAPA APPROVED

- AMBROSIA DELTOIDEA BUR SAGE 5 GALLON
- ENCELIA FARINOSA BRITTLE BUSH 5 GALLON
- MUHLENBERGIA RIGIDA 'NASHVILLE' NASHVILL MUHLY GRASS 5 GALLON
- CHILOPSIS LINEARIS DESERT WILLOW 24" BOX (MATCHING)
- SOPHORA SECUNDIFLORA TEXAS MOUNTAIN LAUREL 24" BOX
- EUPHORBIA RIGIDA GOPHER PLANT 5 GALLON
- LANTANA MONTEVIDENSIS YELLOW TRAILING LANTANA 1 GALLON
- 1/2" MINUS MADISON GOLD DECOMPOSED GRANITE 2" DEPTH IN ALL LANDSCAPE AREAS
- ACACIA ANEURA MULGA 24" BOX



SRP, APS, WAPA NOTE:

PER SRP / APS MEETING:
ALL EXISTING PLANT MATERIAL ON THIS SITE IS TO BE REMOVED AS IT IS NOT ON THE POWER COMPANIES APPROVED PLANT LIST.

PER THE POWER COMPANIES, THERE ARE TO BE NO TREES ON THIS SITE. ONLY APPROVED SHRUBS AND GROUND COVER.

TREES SHOWN ARE OUR ATTEMPT TO COMPLY WITH CITY REQUIREMENTS WHILE USING UTILITY APPROVED PLANT MATERIAL EVEN THOUGH WE WERE ASKED TO NOT SPECIFY ANY TREES ON THIS SITE.

CITY OF SCOTTSDALE LANDSCAPE NOTES:

AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED GUARANTEEING 100% COVERAGE TO ALL LANDSCAPE AREAS.

ALL LANDSCAPE AREAS WILL BE TOP-DRESSED WITH A 2" DEPTH OF DECOMPOSED GRANITE.

PROVIDE 6% SLOPE AWAY FROM WALK OR CURB FOR 5' ALONG ALL STREETS.

ALL RIGHT OF WAYS ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER

ANY EXISTING LANDSCAPE MATERIALS INCLUDING TREES DAMAGED OR DESTROYED AS A RESULT OF THIS CONSTRUCTION SHALL BE REPLACED TO THE SATISFACTION OF CITY STAFF, WITH LIKE KIND AND SIZE PRIOR TO BEGINNING A CERTIFICATE OF OCCUPANCY.

AREAS WITHIN THE SIGHT DISTANCE TRIANGLES IS TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 1'-6". TREES WITHIN THE SAFETY TRIANGLE SHALL HAVE A CANOPY THAT BEGINS AT 7 FEET IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM NEAREST STREET LINE ELEVATION.

ALL RIGHT-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.

ALL SLOPES ON SITE ARE 4:1 MAX

NO TURF AREAS ARE TO BE PROVIDED.

SEE ARCHITECTURAL SITE PLAN FOR SETBACK DIMENSIONS.

SEE ARCHITECTURAL FOR SITE LIGHTING LOCATIONS. SEE ELECT. DRAWINGS FOR ALL LIGHTING SPECIFICATIONS.

SEE ARCHITECTURAL FOR SITE WALL ELEVATIONS, COLORS

SEE CIVIL DRAWINGS FOR ALL RETENTION AREAS, SECTIONS, AND SLOPE RATIOS.

SEE ARCHITECTURAL FOR RAKE BACK DETAILS.

ALL SIGNS REQUIRE SEPARATE APPROVALS & PERMITS.

"SETBACK ALL SPRAY & STREAM TYPE IRRIGATION HEADS 1'-0" FROM BACK OF CURB OR SIDEWALK TO REDUCE OVER SPRAY".

A MINIMUM 50 PERCENTAGE (UNLESS OTHERWISE STIPULATED BY THE DEVELOPMENT REVIEW BOARD, under THE ZONING ORDINANCE REQUIREMENTS) OF THE PROVIDED TREES SHALL BE NATURE TREES, PURSUANT TO THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE X, SECTION 10.301, AS DEFINED IN THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE II, SECTION 2.100.

A SINGLE TRUNK TREE'S CALIPER SIZE, THAT IS TO BE EQUAL TO OR LESS THAN 4-INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 6-INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK.

A TREE CALIPER SIZE, FOR SINGLE TRUNK TREES WHICH HAVE A DIAMETER GREATER THAN 4-INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST SMALLEST DIAMETER OF THE TRUNK 12-INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK.

A MULTI TRUNK TREE'S CALIPER SIZE IS MEASURED AT 6-INCHES ABOVE THE LOCATION THAT THE TRUNK SPLITS ORIGINATES, OR 6-INCHES ABOVE FINISHED GRADE OF ALL TRUNKS ORIGINATE FROM THE SOIL.

RETENTION/DETENSION BASINS SHALL BE CONSTRUCTED SOLELY FROM THE APPROVED CIVIL PLANS. ANY ALTERATION OF THE APPROVED DESIGN (ADDITIONAL FILL, BOULDERS, ECT.) SHALL REQUIRE ADDITIONAL FINAL PLANS STAFF REVIEW AND APPROVAL.

NO LIGHTING IS APPROVED WITH THE SUBMITTAL

THE LANDSCAPE SPECIFICATION SECTIONS OF THESE PLANS HAVE NOT REVIEWED AND SHALL NOT BE A PART OF THE CITY OF SCOTTSDALE'S APPROVAL.

NEW LANDSCAPING, INCLUDING SALVAGED PLANT MATERIAL, AND LANDSCAPING INDICATED TO REMAIN, WHICH IS DESTROYED, DAMAGED, OR EXPIRES DURING CONSTRUCTION SHALL BE REPLACED WITH LIKE SIZE, KIND, AND QUALITY PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY / LETTER OF ACCEPTANCE TO THE SATISFACTION OF THE INSPECTION SERVICES STAFF.

LANDSCAPE PLAN
APPROVED
CITY OF SCOTTSDALE

CASE NUMBER | APPROVED | DATE

CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND ANY AND ALL DEVIATIONS WILL REQUIRE REAPPROVAL. LANDSCAPE INSTALLATION TO BE APPROVED BY CITY OF SCOTTSDALE INSPECTION SERVICES BEFORE CERT. OF OCCUPANCY IS ISSUED.

Case No: 00 - DR - 2015

T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING
8433 East Chaparral Rd, Suite 101
Scottsdale, Arizona 85260
P. (602) 253-0020 F. (602) 266-6619
EMAIL: tmmcqueen@cox.net

SYEWART + REINDERSMA ARCHITECTURE, PLLC

architect:

contact:
Christian Brothers Automotive
15995 N. Bakers Landing
Suite 145
Houston, TX 77079
contact: Cole Cook
t: (832) 358-0045
c: (832) 973-3123
email: cole@cbac.com

ATTACHMENT #10

project:

Christian Bros. Automotive

11416 E. Desert Cove Ave.
Scottsdale, Arizona 85259

date: 05.10.16

issued for: OWNER REVIEW

job no: 15-084

sheet title:

sheet no: La.01

Citizen Review Report for Christian Brothers Automotive, 11416 E. Desert Cove Ave.
Case Number: 59-DR-2015 (14-UP-2015, 21-ZN-2015)

Date: February 10, 2016

Overview: The purpose of this Citizen Review Report is to inform citizens, property owners, neighbor associations, agencies, schools and businesses in the vicinity of the site of an application for the Christian Brothers Automotive. This site is located at 11416 Desert Cove Avenue and is an application for design review, conditional use permit and zoning and for the construction of two new buildings, parking, landscape and new driveway entry with deceleration lane off of N. Frank Lloyd Blvd.

Contact:
Curtis Cain
17725 Katy Freeway, Suite 200
Houston, TX 77074
Phone: (281) 675-6105
E-mail: ccain@cbac.com

Neighborhood Meetings: The following are dates and locations of all meetings where citizens were invited to discuss the applicant's proposal [one citizen attendance or comment was generated].

1. 12/08/15 – Palomino Scottsdale Library 12575 E. Via Linda, Suite 102 Scottsdale. - 5 P.M. to 6 P.M. – 1 citizen in attendance

Correspondence:

1. 1st letters mailed to contact list, including homes, apartments, HOAs, schools and Neighborhood Associations on 11/20/15.
2. Meeting notice, narrative and site plan mailed to contact list on November 20, 2015.
3. Open House Neighborhood Meeting held on December 8, 2015 at 5pm at The Palomino Scottsdale Public Library 1.8 miles from the site. (One citizen attended).

Posting of Public Hearing:
The case site was posted on November 28,, 2015 and an affidavit of posting along with letter of notification to the neighbors will be submitted to the City of Scottsdale.

Results:
There are 26 persons on the contact list, for a radius of 750' to the property (including all registered neighborhood associations within 750' and HOAs within 750' of the project), as of the date of this Citizen Participation Report (the contact list was submitted with the application)

1. **Summary of concerns, issues and problems:**
   - No concerns or issues were generated.

2. **How concerns issues and problems were addressed:**
   - No concerns or negative comments were generated.

14-UP-2015
2/17/16

ATTACHMENT #11

City of Scottsdale Planning and Development Services

AFFIDAVIT OF PUBLIC POSTING

Date: December 7, 2015

I, Sake Reindersma, being the owner or authorized applicant for the zoning case below, do hereby affirm that I have posted the property related to Case #21-ZN-2015, on the 28th day of November, 2015. The sign may be removed when the red hearing sign is posted. The applicant is responsible for sign removal.

Applicant's/Representative's signature: _____

SUBSCRIBED AND SWORN before me this 7 day of December, 2015.

_____

Notary Public

ALLISON MCBRIDE
NOTARY PUBLIC - ARIZONA
MARICOPA COUNTY
My Commission Expires
December 8, 2017

Case Number: 21-ZN-2015

Case Name: Christian Brothers Automotive

Site Location: 11416 E. Desert Cove Ave.

STEWART + REINDERSMA ARCHITECTURE, PLLC.

February 10, 2016

City of Scottsdale
Planning, Neighborhood & Transportation Division
7447 E. Indian School Rd., Suite 105
Scottsdale, AZ 85251

RE: Rezoning 2nd Submittal
Christian Brothers Automotive
11416 E. Desert Cove Ave.
Scottsdale, AZ 85259
SRA Project Job No.: 15-064

Dear Rezoning Review Committee:

Applicant:
Christian Brothers Automotive
Curtis Cain-Director of Prop. Dev.
17725 Katy Freeway, Suite 200
Houston, Texas 77094
Contact: Curtis Cain
Phone: (281) 675-6105
Cell: (832) 971-1123

Architect:
Stewart + Reindersma Architecture, pllc
5450 E. High Street, Suite 200
Phoenix, Arizona 85054
Contact: Sake H. Reindersma, AIA
Phone: (480) 515-5123
Cell: (480) 323-0922
Fax: (602) 513-7193

Site Sign Posting Location:
The project site is located at 11416 E. Desert Cove Ave., Scottsdale, Arizona 85259. The Maricopa County Assessor's APN is: 217-28-362. The property is located on the northeast corner of N. Frank Lloyd Wright Blvd. and E. Desert Cove Ave.

ATTACHMENTS

We would like to thank you for giving us the opportunity to be of service to you on this project.

Sincerely,

Stewart + Reindersma Architecture, pllc

Sake Reindersma, AIA
Sr. Partner

-Attachments-

Stewart + Reindersma Architecture, PLLC

Christian Brothers Automotive
11416 E. Desert Cove Ave.
Scottsdale, AZ 85259
Case #: 21-ZN-2015

1st Citizen Participation Meeting Sign-In Sheet
5 PM 12/08/2015

1. KEITH WOODBURO

2.

3.

4.

5.

6.

7.

8.

Stewart + Reindersma Architecture, PLLC

Christian Brothers Automotive
11416 E. Desert Cove Ave.
Scottsdale, AZ 85259
Case #: 21-ZN-2015

1st Citizen Participation Meeting Comments
Palomino Library, Scottsdale
12/08/2015 5-6 pm

I liked the layout of the new proposed business. I think with the addition of the deceleration lane on Frank Lloyd Wright it will make access easier for those that live in the area. I think this business would be an asset to the citizens of Scottsdale.

Keith Woodford

Tessier, Meredith

From: Tessier, Meredith
Sent: Thursday, June 16, 2016 10:37 AM
To: 'Amy Smith'
Cc: Castro, Lorraine
Subject: RE: Christian Bros Automotive (14-UP-2015 and 21-ZN-2015)

Good Morning Amy,

Thank you for the e-mail and the attached letter regarding Christian Brothers application. Please note that since the open house meeting, Since the open house meeting, the applicant has revised the site plan by: eliminating a future driveway and deceleration lane along N. Frank Lloyd Wright, relocated the buildings to the northern portion of the site, and rotated the vehicular repair building so the repair bay doors are oriented toward the interior of the site, screened from street view.

Please click on the following link to view the applicants revised site plan.

https://eservices.scottsdaleaz.gov/bldgresources/Cases/Details/45634

Thank you,
Meredith Tessier, Planner
Planning & Development Services
P: 480/312-4211
CITY OF SCOTTSDALE

From: Amy Smith [mailto:amysmith49615@gmail.com]
Sent: Wednesday, June 15, 2016 3:53 PM
To: Tessier, Meredith
Cc: Amy Smith
Subject: Christian Bros Automotive

Hi Meredith Tessier,

Please see attached letter and circulate for the 6/22/16 hearing.

Thanks,

Amy L. Smith

Sent from my iPad

June 15, 2016

City of Scottsdale
Planning and Development Services Division
7447 E. Indian School Rd., Suite 105
Scottsdale, AZ 85251

Attn: Meredith Tessier, Planner
Re: 21-ZN-2015, 14-UP-2015 – Christian Bros. Automotive

Dear Meredith Tessier,

I was planning to attend the hearing on 6/22/16, but it now looks like I will be out of town. So I decided to write a letter instead. Please forward to the case file and City Council.

I am opposed to this development for a variety of reasons:

1. The site is congested with large towers that service high voltage transmission lines and cellular antennas. It is apparently currently zoned for open space and parking, which is perfect for this location.
2. The applicant is proposing to cram on two automotive buildings, which of course contain large walls etc., and wants to eliminate all the zoning stipulations which require plantings and screening etc. to make this kind of project palatable to the residents and visitors of Scottsdale. Maybe the applicant should eliminate one building so there would be enough room for adequate screening, landscaping and access by the power companies.
3. This is a dangerous precedent to encourage building structures in the high voltage transmission line ROW. It is clear from the power company guidelines – that both APS and SRP discourage building structures in this kind of ROW, for obvious safety and access reasons. The City of Scottsdale should recognize the situation the power companies are in and not encourage building in their ROW.
4. I am sure that the 10 or so employee vehicles will eat up almost one half of the on site parking, leaving just 12 spaces or so for customer vehicles or they will be parking on the streets. The provided spaces appear to be minimum size, so throw in a couple large pick-up trucks and a delivery truck and the problem spills onto our streets. Again, a smaller and less intense use of this property will not require Scottsdale to give up the zoning stipulations and make the area a better place to live.

Thank you for your consideration.
Sincerely,

Amy L. Smith
10700 E. Mescal St.
Scottsdale, AZ 85259

Tessier, Meredith

Subject: FW: Christian Brothers Automotive Project #877-PA-2015

From: Paul Couture [mailto:Paul@advancedauto.com]
Sent: Thursday, January 14, 2016 8:56 PM
To: Tessier, Meredith
Subject: RE: Christian Brothers Automotive Project #877-PA-2015

Meredith,

Sorry I was traveling today and I will be out of town until next week. I will try to call you tomorrow.

Thanks.

Paul E. Couture
ADVANCED AUTO SERVICE & TIRE CENTERS
PO Box 20805
Mesa, AZ 85277
602-799-4983
www.advancedauto.com
www.tirepartners.com

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From: Tessier, Meredith [mailto:MTessier@ScottsdaleAz.Gov]
Sent: Thursday, January 14, 2016 12:54 PM
To: Paul Couture
Subject: RE: Christian Brothers Automotive Project #877-PA-2015

Paul:

Thank you for the e-mail, I just left you a voice message. Please contact me at your convenience.

Thank you,
Meredith Tessier, Planner
Planning & Development Services
P: 480/312-4211

From: Paul Couture [mailto:Paul@advancedauto.com]
Sent: Wednesday, January 13, 2016 9:38 AM
To: Tessier, Meredith
Subject: Christian Brothers Automotive Project #877-PA-2015

Meredith,

ATTACHMENT #12

The purpose of this e-mail is to request your guidance in our desire to file a formal objection to the proposed Christian Brothers Automotive project case # 877-PA-2015. Our company, Advanced Auto Service & Tire Centers currently has a location adjacent to the proposed site and has been operating there since 1996. We are a local Arizona chain with fifteen locations and three locations operating within the City of Scottsdale. As you can imagine we have competitors surrounding us throughout all the markets we operate in Scottsdale, metro Phoenix and northern cities. We had to adhere to strict standards to locate and operate in this area of North Scottsdale. We believe this project and location is not adhering to the same standards. As part of the guidance request could you please answer the following questions;

- Is a petition signed and supported by the neighborhood businesses and homes welcomed or recommended by the City?

- Do you have copies of petitions with the language the City prefers for use in this circumstance?

- Is it possible to meet with the city to present our objections in detail before any formal city hearing?

I left you a voice message on this subject but have not heard back yet. Feel free to call me if you would like to discuss this matter.

Thank you for your consideration,

Paul E. Couture
ADVANCED AUTO SERVICE & TIRE CENTERS
PO Box 20805
Mesa, AZ 85277
602-799-4983
www.advancedauto.com
www.tirepartners.com

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Tessier, Meredith

From: Tessier, Meredith
Sent: Friday, April 22, 2016 2:50 PM
To: 'Will Wottowa'
Subject: RE: Christian Bros Automotive 21-ZN-2015

Will:

Thank you for the e-mail, the owners have encroachment documents with APS.

Thank you,
Meredith Tessier, Planner
Planning & Development Services
P: 480/312-4211

-----Original Message-----
From: Will Wottowa [mailto:klondike74@gmail.com]
Sent: Thursday, April 21, 2016 11:18 AM
To: Tessier, Meredith; klondike74@gmail.com
Subject: Christian Bros Automotive 21-ZN-2015

Meredith Tessier,

I reviewed the case file last February at Scottsdale Planning and Development and I did not see an approval from APS to build two auto repair buildings in their easement. I did see, in the file, a copy of APS's "General Design Guidelines For Proposed Improvements In APS Transmission ROW", dated 1/15/14. This document clarifies on page 1 that the transmission easement/right of way is referred to collectively as "ROW".

Guideline #7 reads "APS does not allow temporary or permanent structures within our ROW. Structures, by way of example shall include, but are not limited to buildings, mobile homes, recreational vehicle parking or storage.....or similar facilities." It is pretty clear that two auto repair buildings do not meet this guideline.

I see Mr. Sake Reindersma's letter in the file dated 2/17/2016 claims "written approval by the power companies has been granted for the construction of the two auto repair buildings". The letter further states that "the power companies easements that encompass the entire property", and since the entire property is in APS ROW, per APS's published guidelines no buildings are allowed. The construction of two auto repair buildings appear to be in direct conflict with APS guideline
#7 above.

Do you have evidence of APS approving the construction of two auto repair buildings per this case? If so, please email me a copy of this approval at your earliest convenience, or let me know how I can retrieve it.

Thank you very much,

Will Wottowa

Tessier, Meredith

From: Will Wottowa <klondike74@gmail.com>
Sent: Thursday, May 05, 2016 10:10 AM
To: Tessier, Meredith
Cc: klondike74@gmail.com
Subject: Proposed Christian Bros Automotive Project
Attachments: Scottsdale Zoning Case Christian Bros Auto1.pdf

Dear Ms. Tessier,

In regards to 21-ZN-2015, 59-DR-2015, 14-UP-2015 and 44-Z-88, please find the attached letter.

Sincerely,

Will Wottowa

May 2, 2016

City of Scottsdale
Planning and Development Services Division
7447 E. Indian School Rd., Suite 105
Scottsdale, AZ 85251

Attn: Meredith Tessier, Planner
Re: 21-ZN-2015, 59-DR-2015, 14-UP-2015, 44-Z-88

Dear Ms. Tessier,

I am strongly opposed to the proposed Christian Bros Automotive project, at 11416 E. Desert Cove Ave in Scottsdale, for the following reasons:

1. The subject parcel was rezoned from R-5 PCD to C-3 PCD in 1988 with eleven stipulations, for use as parking and open space. Included in this rezoning file is the discussion:

   "However, the subject parcel will be limited, by stipulation and the existing APS/SRP easements, to parking and open space uses in support of the full range of "C-3" uses in the adjacent shopping center to the South."

   It is clear that Mr. Don Hadder, planning staff and City Council never intended for this zoning change to allow a retail automotive facility.

2. Per the Arizona Public Service (APS) "General Design Guidelines For Proposed Improvements In APS Transmission ROW" dated 1/15/14:

   a. Guideline #7 says *"APS does not allow temporary or permanent structures within our ROW."* The proposed retail automotive facility is obviously a permanent structure, and not consistent with APS guidelines.

   b. Guideline #11 says *"Parking lots are an acceptable use of APS ROW."* The existing use is consistent with APS guidelines.

APS clarifies on page one that APS Transmission easement/right of way is referred to collectively as ROW.

3. The applicant, in a letter to the City dated 2/17/2016, has requested that all 11 stipulations in the 1988 rezoning to C-3 PCD be removed.

a. Scottsdale planning staff included the stipulations to maintain development standards that distinguish Scottsdale and make Scottsdale a great place to live and work.

b. Reasons cited by the applicant for removing many stipulations include *"Per the power companies easements that encompass the entire property, no obstructions are permitted on the site, that restrict them from accessing the power lines in their buffer zone, and approach to the power poles, including trees or site walls within the electrical easement."* If an obstruction such as a screen wall is not allowed by the power company, how can two auto repair buildings ever be allowed?

c. The applicant is attempting to subordinate Scottsdale's stipulations to the power companies stipulations, for a project that the power company claims, in its published guidelines, is not allowed in the first place.

d. Stipulation #7 reads *"The Development Review Board shall give careful consideration to the adequacy of screen walls that are decorative in nature, as well as perimeter landscaping along FLW BLVD, Desert Cove and adjacent to the apartments to the East."* It is clear that these stipulations were considered important then and they are still important now. These stipulations should remain intact and not be arbitrarily subordinated to the power companies.

4. In 1990, I worked with the Scottsdale planning department to identify a site in the East Shea corridor to construct an automotive repair facility. Working with Mr. Don Hadder and the City Council was a positive experience for me. Our due diligence included the study of nearby parcels and we relied on stipulations such as the ones mentioned in this letter, to choose the best site. As with most prudent business people, we depend on these stipulations and others to be consistently and uniformly applied and enforced by Scottsdale to keep this great city great! We built the facility in 1991 at 11478 E. Sahuaro Dr. This parcel was also impacted by the same APS ROW. We complied with APS and City of Scottsdale requirements and stipulations and we expect the proposed project at 11416 E. Desert Cove to comply with the requirements and stipulations as well.

Sincerely,

William Wottowa, President
WJW Automotive, Inc. (Building Owner)
11478 E. Sahuaro Dr.
Scottsdale, AZ 85259

May 24, 2016

City of Scottsdale
Planning and Development Services Division
7447 E. Indian School Rd., Suite 105
Scottsdale, AZ 85251

Attn: Meredith Tessier, Planner
Re: 21-ZN-2015, 59-DR-2015, 14-UP-2015, 44-Z-88

Dear Meredith Tessier,

We are not in favor of the proposed Christian Bros Automotive project, at 11416 E. Desert Cove Ave. in Scottsdale. We believe the request by the applicant/owner, to remove all the stipulations that were included with the 44-Z-88 case, in order to build two automotive buildings in a major APS ROW should not be allowed.

City staff and city council worked hard to maintain Scottsdale's design and architecture standards in the rezoning of this parcel from residential to commercial, and the stipulations help insure that these standards are met and maintained. We ask that you not remove these stipulations that protect and beautify Scottsdale.

It is also clear that this proposed project does not conform to APS design guidelines for its transmission ROW, which calls for no structures. These guidelines are in place for the safety and well-being of Scottsdale residents and the general public. The guidelines are in place for a valid reason and they should not be ignored.

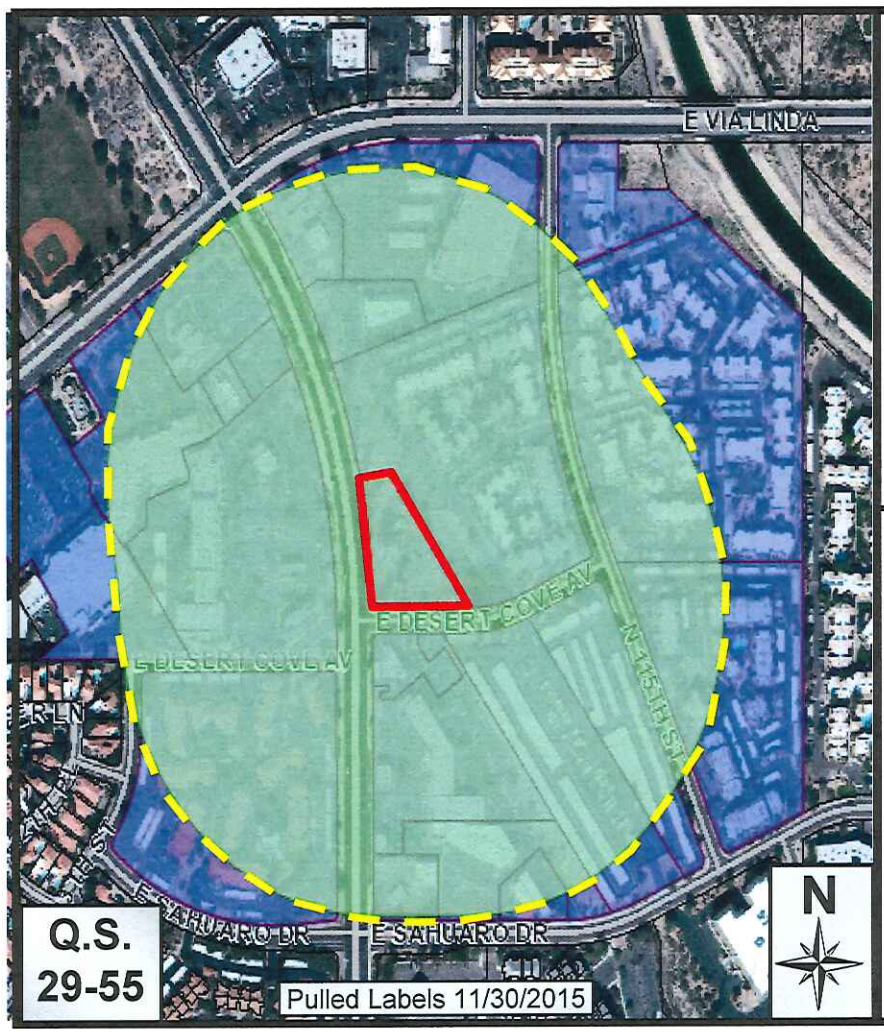
Frankly, we are surprised that Scottsdale is even considering the case and that we have to play watchdog, when it is so apparent by Scottsdale's stipulations and APS guidelines that the project should never even be considered in the first place.

Please record our opposition to the proposed Christian Bros Automotive project.

Sincerely,

Sally Ann Brandtneris
Viktor Brandneris
Scottsdale Residents

City Notifications – Mailing List Selection Map



Map Legend:

Site Boundary

Properties within 750-feet
59 Postcards

Additional Notifications:

- Interested Parties List
- Adjacent HOA's
- P&Z E-Newsletter
- Facebook
- Twitter
- City Website-Projects in the hearing process

21-ZN-2015 & 14-UP-2015

Christian Bros Automotive-Scottsdale

ATTACHMENT #13