

# PLANNING COMMISSION REPORT



Meeting Date: July 27, 2016  
General Plan Element: *Land Use*  
General Plan Goal: *Create a sense of community through land uses*

## ACTION

### Enterprise Rent-A-Car 38-UP-1991#2

#### Request to consider the following:

1. A recommendation to City Council regarding a request by owner to amend and eliminate obsolete stipulations of an existing Conditional Use Permit (38-UP-1991) for vehicle leasing, rental or sales for a 1.07 +/- acre site zoned Highway Commercial District (C-3), located at 1815 N. Scottsdale Road.

#### Key Items for Consideration

- Conditional Use Permit Criteria
- Previous approval (38-UP-1991) included stipulations that are either obsolete or in need of updating
- Redevelopment of site recently approved under case 52-DR-2015
- No public comment received by staff

## OWNER

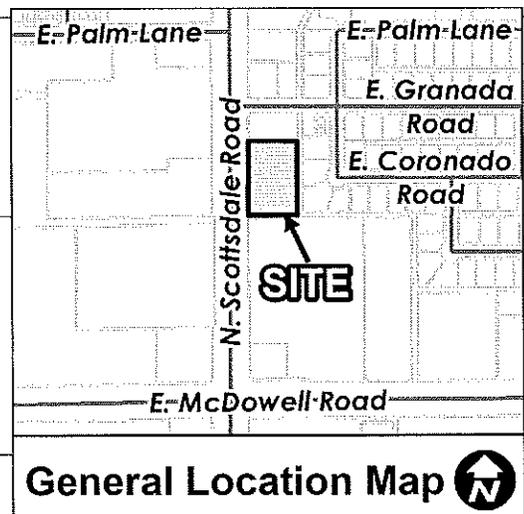
Enterprise Rent-A-Car

## APPLICANT CONTACT

Josh Oehler  
Arc One Associates  
602-696-6500

## LOCATION

1815 N Scottsdale Rd



Action Taken \_\_\_\_\_

## BACKGROUND

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### Zoning

The site is zoned Highway Commercial District (C-3), which allows vehicle sales, leasing and rental subject to a Conditional use Permit (CUP). This establishment is currently operating under an existing CUP (38-UP-1991).

### Context

The subject property is located on the east side of N. Scottsdale Road, approximately 600 feet north of E. McDowell Road and is surrounded on three sides by commercial uses of similar intensity. To the east are an alley and a single-family residential community. Please refer to context graphics attached.

### Adjacent Uses and Zoning

- North: Retail/Personal Service, zoned C-3
- South: Vehicle Sales, Leasing and Rental, zoned C-4
- East: Single-Family Residential, zoned R1-7
- West: Post Office, zoned C-3

### Other Related Policies, References:

- Zoning Ordinance
- 38-UP-1991: Approved a CUP for Vehicle Leasing, Rental or Sales
- 52-DR-2012: Approved exterior remodel and addition to existing commercial building, with associated site improvements

## APPLICANTS PROPOSAL

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### Goal/Purpose of Request

The applicant seeks approval to amend the stipulations for a previously approved CUP (38-UP-1991). The original CUP included a stipulation that required the existing carwash to remain at its current location, as well as other stipulations that are no longer necessary or are obsolete and require amendment. On 1/21/16, a Development Review Board application (52-DR-2015) to remodel and add on to the existing building was approved. The primary purpose of this application is to eliminate the stipulation that requires the carwash to remain at its current location; however, as many of the existing stipulations are either unnecessary, or are obsolete and in need of amendment, the remaining stipulations are also being revisited and amended as needed to reflect current codes and polices.

## IMPACT ANALYSIS

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### Conditional Use Permit

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.
    - **The carwash is currently located in an older structure near the east property line, in close proximity to single-family residential. Relocation of the carwash into the new addition, in similar proximity to the residential neighborhood, should have a negligible impact. The new addition should eliminate or substantially reduce any damage or nuisance related to noise, smoke, odor, dust, vibration or illumination associated with the current carwash location.**
  2. Impact on surrounding areas resulting from an unusual volume or character of traffic.
    - **The site has been operating as a vehicle leasing, rental or sales use since 1981. Relocation of the carwash to the new addition will have no impacts on existing traffic patterns. On-site circulation will improve as a result of this change, freeing up additional drive aisle space for emergency and service vehicle circulation.**
- B. The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.
  - **The site is surrounded on three sides by commercial uses of similar intensity, including another vehicle leasing, rental or sales use to the south. Since 1981, the character of the area has changed substantially. Relocation of the carwash into a building constructed under more stringent building codes will likely increase the compatibility of the existing use to the surrounding area. The stipulations to be amended or deleted are either unnecessary due to current codes and policies, or are obsolete; and are not anticipated to cause a detriment to surrounding properties.**
- C. The additional conditions specified in Section 1.403.T (*vehicle leasing, rental or sales*) as applicable, have been satisfied.
  1. Required parking shall not be used for vehicle display or storage.
    - **Per the site plan approved as part of the DRB case, spaces to be designated for vehicle storage and/or display are clearly identified and separate from the parking required for customers and/or employees.**

### **Community Involvement**

Property owners within 750 feet of the site have been notified by mail of the request and the site is posted with the required signage. Additionally, the applicant held an Open House at the Eldorado Park Community Center, located at 2311 N. Miller Road on May 5, 2016. According to the report provided by the applicant, two citizens attended with general questions about the proposal.

**STAFF RECOMMENDATION**

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**Recommended Approach:**

Staff recommends that the Planning Commission find that the Conditional Use Permit criteria have been met, and make a recommendation to City Council for approval, per the attached stipulations.

**RESPONSIBLE DEPARTMENT**

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Planning and Development Services  
Current Planning Services

**STAFF CONTACT**

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Greg Bloemberg  
Senior Planner  
480-312-4306  
E-mail: gbloemberg@ScottsdaleAZ.gov

**APPROVED BY**

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\_\_\_\_\_  
Greg Bloemberg, Report Author

7-5-16  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Tim Curtis, AICP, Current Planning Director  
480-312-4210, tcurtis@scottsdaleaz.gov

7/11/2016  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Randy Grant, Director  
Planning and Development Services  
480-312-2664, rgrant@scottsdaleaz.gov

7/2/16  
\_\_\_\_\_  
Date

## ATTACHMENTS

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1. Stipulations
  - Exhibit A to Attachment 1: Site Plan
  - Exhibit B to Attachment 1: Floor Plan
2. Applicant's Narrative
3. Context Aerial
- 3A. Aerial Close-Up
4. Zoning Map
5. Original CUP Stipulations (38-UP-1991)
6. Citizen Involvement
7. City Notification Map

Conditions for case ~~38-UP-1991~~ **38-UP-1991#2**

1. Development shall be in substantial conformance with the ~~site and landscape plans submitted with this application except where modified by the following stipulations, and attached as Exhibits A and B to Attachment #1.~~
2. No exterior public address system shall be allowed.
3. A. Vehicle parking and storage shall occur only in their respective designated places and not in driveways, vehicle maneuvering area or landscape areas.  
  
B. ~~Truck parking area for rental moving trucks (not including passenger or cargo vans and/or delivery pickups) shall be moved to the central portion of the site as designated on the circulation plan (Scheme 3). Truck parking spaces shall be limited to eight. Any additional trucks that may occasionally be dropped off at the site as part of the national one-way rental program shall be removed from the site within 24 hours. No more than 12 trucks may be placed upon the site at any time.~~
4. No vehicle service or repair shall be permitted on the site.
5. Pole mounted lighting shall be located no closer than 50 feet from the east property line.
6. Access to the adjacent alley shall be prohibited.
7. ~~Hours of office operation shall be limited to 7 AM to 7 PM weekdays and 8 AM to 5 PM weekends, with no truck backing before 9 AM on Sunday morning. After hours customer vehicle drop-off shall be limited to the northernmost driveway with provisions for parking at the front of the building.~~
8. Wall height shall ~~be a minimum of~~ **not exceed** 3 feet along Scottsdale Road.
9. Vacuuming motor housing shall be ~~moved~~ **located** inside the ~~main~~ building to attenuate noise associated with this activity.

10. A. Car wash system shall be as proposed, ~~without~~ **not include** drying blower features. The location of the wash system shall be as noted on the site plan and the enclosure shall be approved by Project Review staff.  
  
B. All truck washing shall take place on the pad which shall be relocated west of the car wash **inside the building**.
11. All screen walls shall be 8" masonry block and shall match building texture and color, both sides.
12. No chain link fencing shall be allowed.
- ~~13. Submit elevations and details of front perimeter wall for staff review and approval.~~
14. All perimeter walls shall be permanently maintained and repaired, if necessary, by the applicant. Perimeter wall on the east property line shall be ~~raised to an overall~~ **be a minimum** height of 7 feet 4 inches.
15. ~~Trees shall be provided as noted on the landscape plan (15-gallon minimum, 17 trees) except as noted below. 50% of all trees on site shall be mature 24-inch box or larger.~~ Twelve trees shall be planted along the east property line; of these, 24" box trees shall be planted along the south sixty feet of the east property line.
- ~~16. Provide low water consumptive plant material.~~
- ~~17. Landscape design and materials shall be arid to lush desert materials.~~
- ~~18. Areas in decomposed granite without plant materials/groundcovers shall not exceed dimensions of more than 7 feet in any one direction, measured between plant canopies or coverage and/or plant coverage.~~
19. Sight distance triangles shall be shown on final plans for driveways from commercial sites and any intersections. Areas within the safety triangle are to be clear of landscaping, signs or other visibility obstructions with a height greater than 2 feet. Trees within the safety triangle shall have a canopy that begins at 7 feet in height upon installation. All heights are measured from the nearest street line elevation.

~~20. Due to slow growth and surface rooting in the narrow planters the applicant shall replace the Cork Oak with a different variety to be approved by Project Review staff. Suggestions for replacement are Eucalyptus microtheca or Brachychiton populneus (Bottle Tree).~~

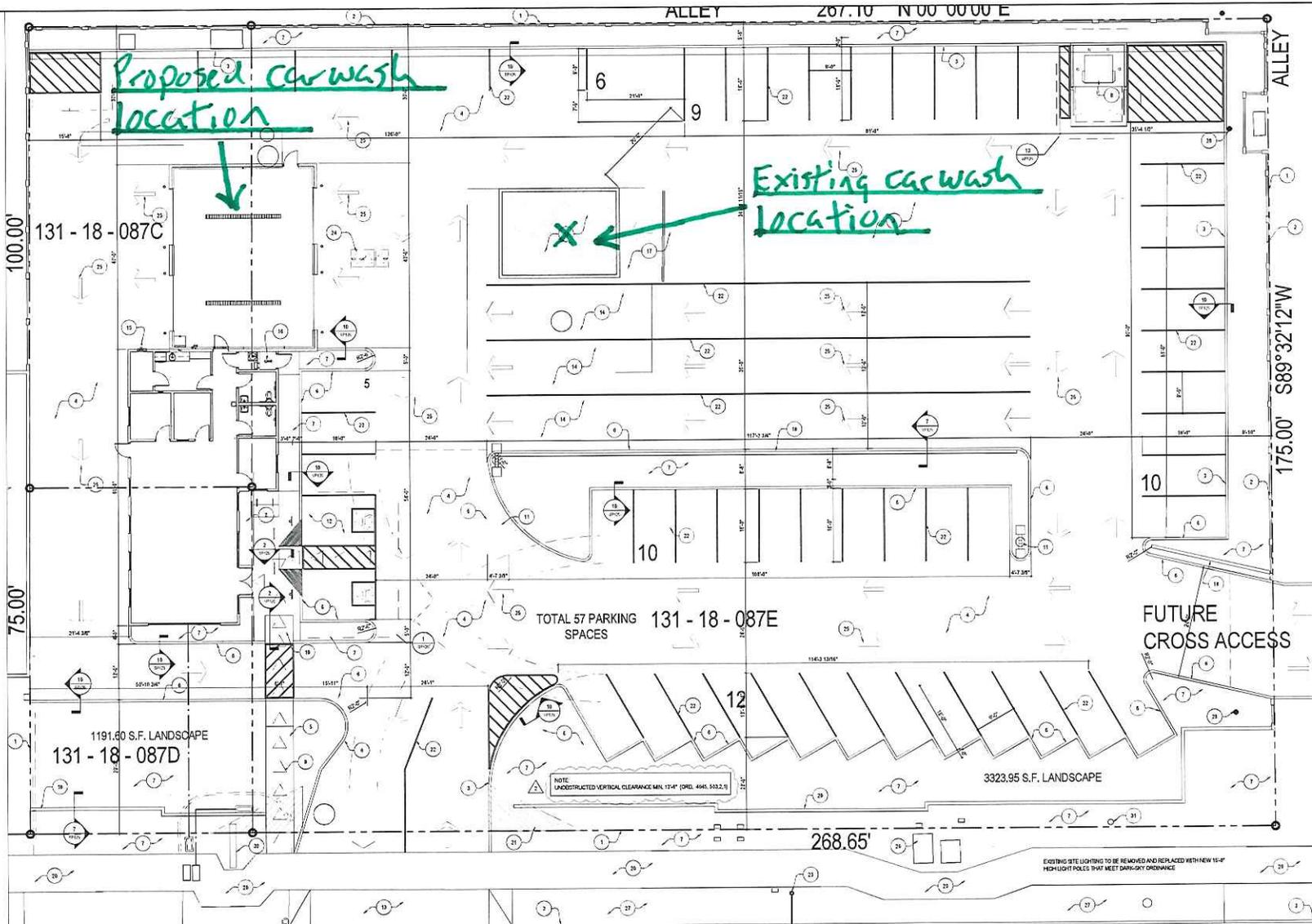
21. No turf areas are to be provided.

~~22. Provide 8% slope away from walk or curb for 5' along streets.~~

~~23. Setback all spray and stream type irrigation heads 4' from back of curb or sidewalk to reduce overspray, or provide design alternatives to achieve similar results to be approved by Project Review staff.~~

24. All rights-of way adjacent to this property shall be landscaped and maintained by the property owner.

Exhibit A to  
Attachment 1



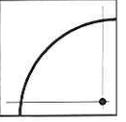
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| <ul style="list-style-type: none"> <li>1 PROPERTY LINE</li> <li>2 EXISTING 4" CONCRETE CURB (TYPE 1) - TO BE MAINTAINED</li> <li>3 EXISTING ASPHALT PAVED PARKING AREA - ADD ASPHALT SLURRY SEAL OVER EXISTING AFTER ALL CRACKS HAVE BEEN PATCHED AND SEALED</li> <li>4 NEW 4" CONCRETE SIDEWALK</li> <li>5 NEW 4" CONCRETE CURB</li> <li>6 NEW LANDSCAPING - REMOVE EXISTING ASPHALT PAVING AND ADD SOIL</li> <li>7 NEW TRASH CHAMBER</li> </ul> | <ul style="list-style-type: none"> <li>8 ADA ACCESSIBLE ROUTE</li> <li>9 REPLACE EXISTING SITE LIGHTING WITH NEW LED LIGHT FIXTURES TO MEET DARK SKY CODE - TO BE RELOCATED</li> <li>10 ADA PARKING SPACES</li> <li>11 EXISTING SITE ACCESS - NO CHANGES</li> <li>12 CAR DROP-OFF AREA</li> <li>13 NEW ELECTRICAL SERVICE PANEL ON BUILDING</li> <li>14 NEW FDC</li> </ul> | <ul style="list-style-type: none"> <li>15 EXISTING 4" CONCRETE CAR WASH PAD</li> <li>16 3/4" HIGH 4" x 14" C&amp;G WALL</li> <li>17 ADA RAMP</li> <li>18 EXISTING PUBLIC SIDEWALK</li> <li>19 12" x 18" SP-150 VISION TRIANGLE</li> <li>20 4" WIDE TRIP STOPPING</li> <li>21 EXISTING STREET LIGHT POLE</li> <li>22 NEW OIL SLUMP PVT - TIE INTO EXISTING SEWER LINE</li> </ul> | <ul style="list-style-type: none"> <li>23 8" WIDE PAINTED DIRECTIONAL ARROWS</li> <li>24 EXISTING ELECTRICAL TRANSFORMERS</li> <li>25 EXISTING STREET LANDSCAPING - REPLANT AS REQUIRED TO MEET CITY OF SCOTTSDALE CANNING REQUIREMENTS</li> <li>26 EXISTING ELECTRICAL POWER POLES</li> <li>27 EXISTING 3'6" HIGH CHAU SITE WALL</li> <li>28 EXISTING SITE SIGN</li> <li>29 NEW FIRE HYDRANT</li> </ul> |
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NOTE: NOT REQUIRED BY THE CITY OF SCOTTSDALE BUT STILL MUST MEET ADA STANDARDS: ALL RAMPS MUST MEET ADA ACCESSIBILITY GUIDELINES (ADAAG) STANDARD ACCESSIBLE ROUTE & OPEN TO EXCEED 20" WITH A CROSS SLOPE NOT TO EXCEED 1:50 (ADAAG 4.7.1). TRUNCATED CONES, AS DETECTABLE WARNINGS ARE REQUIRED ON ALL DRIVE RAMPS PER ADAAG SECTION 4.7.1. TRUNCATED CONES AS DETECTABLE WARNINGS ARE ALSO REQUIRED ON ALL ON-SITE WALKS THAT CROSS OR ADJACENT A VEHICULAR WAY PER ADAAG SECTION 4.8.1.

EXISTING SITE LIGHTING TO BE REMOVED AND REPLACED WITH NEW 18-0" HIGHLIGHT POLES THAT MEET DARK-SKY ORDINANCE

SCALE: 1" = 10'-0"

1 SITE PLAN  
2 SITE PLAN KEYNOTES



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Info@arcassociates.com



**ENTERPRISE RENT-A-CAR  
BUILDING REPLACEMENT**  
1815 N. SCOTTSDALE ROAD  
SCOTTSDALE, ARIZONA  
Project Number A0150315

design: RDO  
drawn: JO  
check: JDO

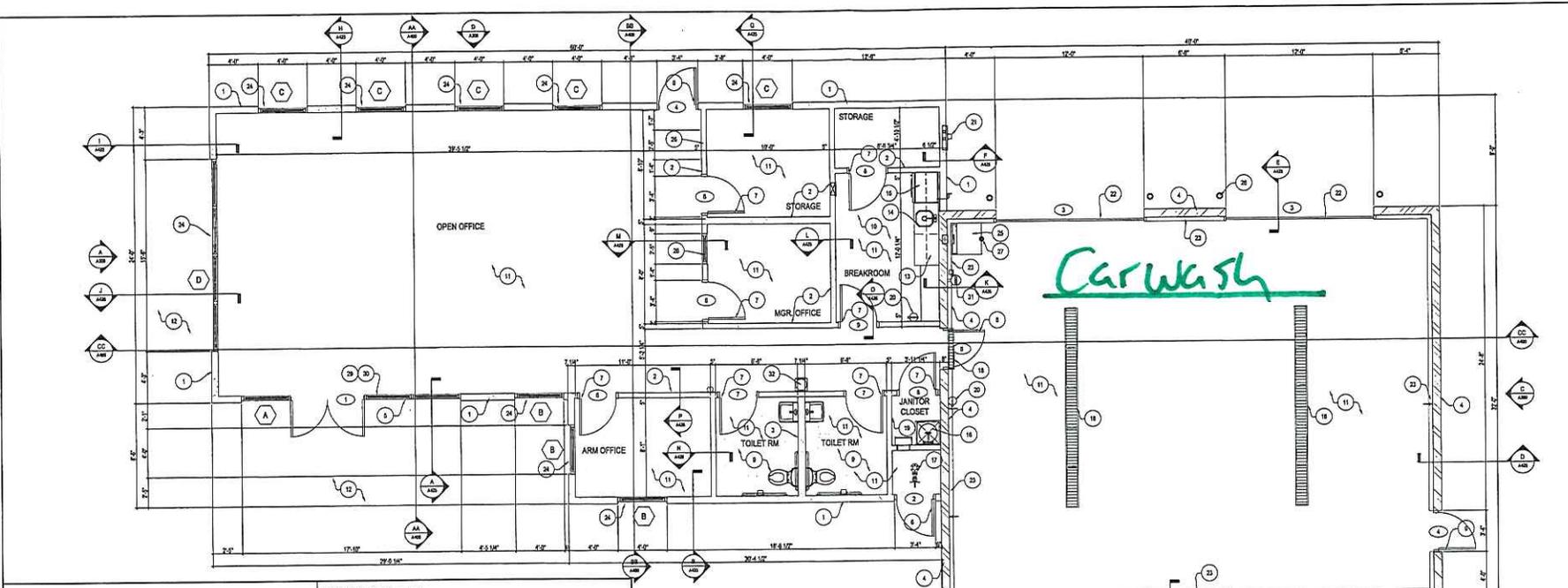
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DATE: 02/01/16

SHEET  
**SP100**  
of  
PROJECT: A0150315

38-UP-1991#2  
05/20/16



- CONTRACTOR SHALL OBTAIN SAMPLES OF EACH FINISH TO THE ARCHITECT FOR APPROVAL. FINISH SAMPLES WILL BE APPLIED TO THE SAME MATERIAL AS WILL OCCUR IN THE FIELD. ALONG WITH THE FINISH SAMPLES, CONTRACTORS SHALL SUBMIT EVIDENCE OF COMPLIANCE WITH CITY OF SCOTTSDALE FIRE AND BUILDING CODES AND REGULATIONS WITH RESPECT TO FLAME SPREAD, SMOKE, ETC.
- ALL SURFACES SHALL BE PREPARED AND PRIMED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
- CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS FOR MATERIAL AND FINISH RELATIONSHIPS SO THAT THEY ARE CONSISTENT WITH THE PLANS. ARCHITECT SHALL BE CONTACTED FOR CLARIFICATIONS IF CONFLICTS ARISE.
- PROVIDE METAL REDUCER STRIPS AT FLOOR MATERIAL JUNCTIONS.
- APPLY ALL FLOOR COVERINGS AND BASE WITH TIGHTLY BUTTED JOINTS. FINE OF GAPS, BUBBLES, AND TEARS.
- APPLY RUBBER BASE TO WALLS, COLUMNS, CASEWORK, AND OTHER PERMANENT FEATURES IN ROOMS OR AREAS WHERE BASE IS SPECIFIED. INSTALL BASE IN LENGTH AS LONG AS PRACTICABLE. TIGHTLY BOND BASE TO BACKING THROUGHOUT THE LENGTH AND HEIGHT OF EACH PIECE WITH CONTINUOUS CONTACT ALL HORIZONTAL AND VERTICAL SURFACES.
- FILL NICHES, COUSERS, AND OTHER VOID SPACES WITH LATEX-FILLER, SAND SMOOTH AND FLUSH WITH SURFACE.
- ALL WALLS ARE TO BE PRIMED AND SEALED, AND RECEIVE TWO COATS OF FINISH PAINT AS SPECIFIED. ALL SURFACES ARE TO BE SMOOTH AND TIGHTLY PAINT TO BE HOLLOWED FLAT WITH 'ONION SKIN' FINISH. APPLY EACH COAT AT THE PROPER CONSISTENCY. SAND LIGHTLY BETWEEN COATS TO ACHIEVE THE REQUIRED FINISH. ALLOW EACH COAT OF FINISH TO DRY BEFORE FOLLOWING COAT IS APPLIED, UNLESS OTHERWISE SPECIFIED BY MANUFACTURER.
- INTERIOR OPENING WALLBOARD SURFACES SHALL BE WIPED WITH A DAMP CLOTH JUST PRIOR TO APPLICATION OF THE FIRST COAT IN ORDER TO FLATTEN ANY MAP FORMED BY SANDING THE SURFACE.
- ALL EXPOSED SURFACES SHALL BE PAINTED UNLESS OTHERWISE NOTED. PAINTING WILL INCLUDE PARTITIONS, EXPOSED MECHANICAL DEVICES, EXPOSED PIPING, MECHANICAL GRILLS AND REGISTERES, ETC. SURFACES NOT TO BE PAINTED INCLUDE UNLESS OTHERWISE NOTED: MATERIALS WITH COMPLETELY APPLIED FINISH, FINISH WOODWORK, LUMINAIR, ACQUISITION SURFACES INCLUDING TEAK AND PANELED GLASS, TILE, PLASTIC, RUBBER BASE, DOORS, DOOR AND WINDOW FRAMES, CARPET, BASE, VCT, MARBLE, ETC.
- ALL MATERIAL SURFACES SHALL BE PRIMED AND PAINTED UNLESS OTHERWISE NOTED. CONTRACTOR SHALL PROVIDE ARCHITECT WITH MINIMUM OF THREE (3) AND BRUSH-OUTS OF EACH COLOR AND FINISH FOR THE ARCHITECT'S APPROVAL AT LEAST TWO WEEKS PRIOR TO SITE APPLICATION. WALL TIE UP WILL BE REQUIRED ONE WEEK PRIOR TO FINAL APPROVAL. ARCHITECT RESERVES THE RIGHT TO ADJUST ANY COLOR OR/AND THE WALL TIE UP TWO WEEKS PRIOR.
- NO WORK OR INTERIOR FINISHING SHALL BE COMPLETED UNDER CONDITIONS WHICH MIGHT THREATEN THE QUALITY OF THE WORK. ANY WORKMANSHIP JUDGED UNACCEPTABLE BY THE ARCHITECT WILL BE REJECTED.
- ALL FINISH MATERIALS SHALL BE STORED, HANDLED, PREPARED AND APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
- ALL SUB-CONTRACTORS SHALL CLEAN AND REMOVE EXCESS MATERIAL AFTER EACH DAY.

- RESTROOM SIGNAGE - ADA**
- WOMEN'S TOILET ROOM - 12" DIA. DOOR SIGN: STAINLESS STEEL, W/ BLACK RAISED PICTORIAL TEXT & GRADE 2 BRaille. - 3/4" WALL SIGN: STAINLESS STEEL, W/ BLACK RAISED PICTORIAL, (C) HANDICAP SYMBOL, TEXT & GRADE 2 BRaille.
- MEN'S TOILET ROOM - 12" TRIANGULAR DOOR SIGN: STAINLESS STEEL, W/ BLACK RAISED PICTORIAL TEXT & GRADE 2 BRaille. - 3/4" WALL SIGN: STAINLESS STEEL, W/ BLACK RAISED PICTORIAL, (C) HANDICAP SYMBOL, TEXT & GRADE 2 BRaille.
- READILY VISIBLE INFRARED SIGN ADJACENT TO EXGRESS DOOR SIGNING THE DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED WITH 1" TALL CONTRASTING LETTERS PER IBC SEC. 1008.1.2 (3)
- TACTILE SIGN STATING "EXIT" COMPLYING WITH 1011.1 IBC 2012 AND COMPLYING WITH ICC A117.1 SHALL BE PROVIDED ADJACENT TO EACH DOOR TO AN EXGRESS. (1011.10 HEIGHT ABOVE FLOOR: Tactile characters shall be 48 inches (1219 mm) minimum above the floor, measured to the baseline of the lowest tactile character and 60 inches (1524 mm) maximum above the floor, measured to the baseline of the highest tactile character. EXCEPTION: Tactile characters for elevator car controls shall not be required to comply with Section 703.2.10, 703.2.11 Location. Where a tactile sign is provided at a door, the sign shall be adjacent to the door at the reach side. Where a tactile sign is provided at double doors with two active leaves, the sign shall be to the right of the right-hand door. Where there is no wall space on the reach side of a single door, or on the right side of double doors, signs shall be on the nearest adjacent wall. Sign containing tactile characters shall be located at a clear floor area 18 inches (457 mm) minimum by 18 inches (457 mm) minimum, centered on the tactile characters, is provided beyond the arc of any door swing between the closed position and 45 degree open position.)

- 14 SIGNAGE NOTES**
- ALL DIMENSIONS ARE FROM FACE OF STRUCTURE TO FACE OF STRUCTURE.
  - FOR ALL MATERIALS AND EQUIPMENT SPECIFIED OR INDICATED BY THE DRAWINGS THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, AND SERVICES NECESSARY TO COMPLETE THE ASSEMBLIES AND WORKING SYSTEMS. INCIDENTAL ITEMS NOT INDICATED BY THE DRAWINGS, HAS MENTIONED IN THE SPECIFICATIONS, THAT ARE NECESSARY OR REASONABLY INFERRING TO BELOING TO THE WORK OCGRAPHY, OR IS NECESSARY IN GOOD PRACTICE TO PROVIDE A COMPLETE ASSEMBLY OR SYSTEM, SHALL BE FURNISHED AS MUCH AS POSSIBLE IN EVERY DETAIL. IN ALL INSTANCES, MATERIALS AND EQUIPMENT SHALL BE RETAILOED IN STRICT ACCORDANCE WITH EACH MANUFACTURER'S MOST RECENT PUBLISHED RECOMMENDATIONS AND SPECIFICATIONS.
  - THE FIRE ALARM SYSTEM, OCCUPANCY NOTIFICATION SYSTEM, ALARM AND FIRE DETECTION SYSTEM PLANS SHALL BE SUBMITTED TO THE ARCHITECT WITH SPECIFICATIONS AND TEST SHEETS, FOR REVIEW PRIOR TO ISSUANCE OF BIDDING DRAWINGS.
  - REFER TO CIVIL DRAWINGS FOR ALL INFORMATION REGARDING SITE GRADING AND DRAINAGE. ALL TO BE PROVIDED BY THE CONTRACTOR.
  - WHEN WORK NOT SPECIFICALLY CALLED OUT IS REQUIRED TO COMPLETE THE PROJECT, IT SHALL BE PROVIDED BY THE CONTRACTOR.
  - BEFORE PERFORMANCE OF ANY WORK, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SHALL BE RESPONSIBLE FOR THEIR ACCURACY. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCY PRIOR TO ANY WORK.
  - SHOULD THE CONTRACTOR OR ANY SUBCONTRACTOR FIND ANY AMBIGUITY, INCONSISTENCY OR ERROR IN THE DRAWINGS AND SPECIFICATIONS, OR SHOULD THAT THE CONTRACTOR BE IN DOUBT AS TO THEIR MEANING, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY. WHENEVER AMBIGUOUS OR CONFLICTING INSTRUCTIONS ARE GIVEN, THE ARCHITECT'S INTENT THAT THE MOST DEMANDING REQUIREMENTS BE FOLLOWED.
  - REFER TO LIGHTING DRAWINGS FOR ALL PLUMBING SYSTEM REQUIREMENTS AND EQUIPMENT. ALL EQUIPMENT SHOWN ON ARCHITECTURAL DRAWINGS IS FOR REFERENCE ONLY.
  - REFER TO ELECTRICAL DRAWINGS FOR ALL ELECTRICAL SYSTEM REQUIREMENTS AND EQUIPMENT. ALL EQUIPMENT SHOWN ON ARCHITECTURAL DRAWINGS IS FOR REFERENCE ONLY.
  - REFER TO MECHANICAL DRAWINGS FOR ALL HVAC SYSTEM REQUIREMENTS AND EQUIPMENT. ALL EQUIPMENT SHOWN ON ARCHITECTURAL DRAWINGS IS FOR REFERENCE ONLY.

- NOTES:**  
 FOR TOILET ROOM PLANS & ELEVATIONS SEE A15  
 FOR INTERIOR FINISHES SEE A10
- WALLS:**  
 EXTERIOR - 7 1/2" WALL - 2" WOOD STUD W/ 1 LAYER 5/8" OYSPHM BD. INT. & STUCCO ON 5/8" OYSPHM BOARD  
 INTERIOR - 5 1/2" WALL - 2" WOOD STUD W/ 1 LAYER 5/8" OYSPHM BD. ON EACH SIDE  
 4 1/2" WALL - 3/4" WOOD STUD W/ 1 LAYER 5/8" OYSPHM BD. EACH SIDE  
 ALL TOILET ROOMS AND WET AREA OYSPHM BD. SHALL BE USED FIBERGLASS/ASA TROUGH

- 2 FLOOR PLAN**  
 1/4" = 1'-0"
- 29** READILY VISIBLE INFRARED SIGN ADJACENT TO EXGRESS DOOR STATING "THE DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED WITH 1" TALL CONTRASTING LETTERS PER IBC SEC. 1008.1.2 (3)
- 30** TACTILE SIGN STATING "EXIT" COMPLYING WITH 1011.1 IBC 2012 AND COMPLYING WITH ICC A117.1 SHALL BE PROVIDED ADJACENT TO EACH DOOR TO AN EXGRESS. (1011.10 HEIGHT ABOVE FLOOR: Tactile characters shall be 48 inches (1219 mm) minimum above the floor, measured to the baseline of the lowest tactile character and 60 inches (1524 mm) maximum above the floor, measured to the baseline of the highest tactile character. EXCEPTION: Tactile characters for elevator car controls shall not be required to comply with Section 703.2.10, 703.2.11 Location. Where a tactile sign is provided at a door, the sign shall be adjacent to the door at the reach side. Where a tactile sign is provided at double doors with two active leaves, the sign shall be to the right of the right-hand door. Where there is no wall space on the reach side of a single door, or to the right side of double doors, signs shall be on the nearest adjacent wall. Sign containing tactile characters shall be located at a clear floor area 18 inches (457 mm) minimum by 18 inches (457 mm) minimum, centered on the tactile characters, is provided beyond the arc of any door swing between the closed position and 45 degree open position.)
- 31** EYE WASH BINK
- 32** ADA POINT OF USE WATER COOLER - PROVIDE CUP DISPENSER ON ADJACENT WALL BOTTOM AT 34" A.F.F. - PROVIDE 1/4" WATER LINE TO COOLER

- 17 WALL NOTES**

- 13 GENERAL CONSTRUCTION NOTES**

- 1** 2" WOOD STUD @ 24" O.C. W/ STUCCO ON METAL LATH OVER BUILDING PAPER ON 5/8" OYSPHM BOARD  
**2** 2" WOOD STUD @ 24" O.C. WITH 5/8" OYSPHM BD. ON EXTERIOR ELEVATION - SEE A30  
**3** 2" WOOD STUD @ 24" O.C. WITH 5/8" OYSPHM BD. ON EXTERIOR ELEVATION - SEE A30  
**4** INTERIOR PLUMBING HALL - 2" WOOD STUD @ 24" O.C. WITH 5/8" OYSPHM BOARD ON EACH SIDE  
**5** 4" WOOD STUD @ 24" O.C. WITH 5/8" OYSPHM BOARD ON EACH SIDE  
**6** ALL TOILET ROOMS AND WET AREA OYSPHM BD. SHALL BE USED FIBERGLASS/ASA TROUGH

- 16** REFRIGERATOR - INC
- 19** 1/2" GAL. WATER HEATER ON DRIP PAN DRIP AWAY MOV BASK
- 17** FIRE RISER - PLUMB INTO NEW BUILDING
- 18** TRENCH DRAIN
- 19** ELECTRIC PANEL
- 20** NEW AISC FIRE EXTINGUISHER
- 21** ELECTRIC SERVICE - NEW UNDERGROUND SERVICE FROM EXISTING POLE - SEE SITE PLAN
- 22** 12" W/ CEILING STEEL DOOR
- 23** 8" CONCRETE CURB AT BASE OF WALL
- 24** 4" X 12" ALUMINUM STONEFRONT WINDOWS WITH 1" INSULATED LOW-E GLASS - SEE A40
- 25** CLOTHES WASHER - INC
- 26** HOLLOW METAL INTERIOR WINDOWS (TWO 1/2" X 6" FRAME)
- 27** FLOOR DRAIN
- 28** 4" STEEL PIPE BOLLARD FILLED WITH CONCRETE

- 1 FLOOR PLAN KEYNOTES**



**arcone associates, LLC**  
705 N. 1<sup>st</sup> Street  
Phoenix, AZ 85004  
Office: (602) 241 7871  
Fax: (602) 241 7874

City of Scottsdale  
Planning Department  
Scottsdale, AZ

RE: Conditional Use Permit Narrative for Enterprise Rent a Car

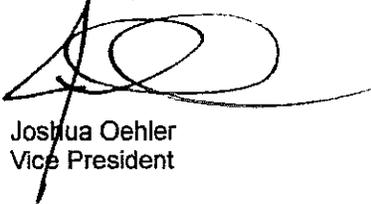
The existing Enterprise Rent a Car is proposing to relocate the location of the car wash use from the existing carwash building to the newly built building with a garage space. Once the use of washing cars is relocated to the new building, the old car wash building will be demolished. In the place of the old car wash building will be another queuing lane for returned cars. The use of the washing cars will remain the same distance away from the residential area to the east.

There will be no increase in sound, smoke, odor, dust, vibration, or illumination from the relocation of the use. Since the use will be fully enclosed within the space it will only lower the impact on the surrounding neighborhood.

The use is compatible with the C-3 zoning and is not increasing in volume of use and impact to the traffic or other surrounding uses.

The location meets all other additional conditions. The site is zoned C-3 and complies with all city of Scottsdale zoning requirements. The use is more than 50'-0" away from a residential zoning.

Thank You,

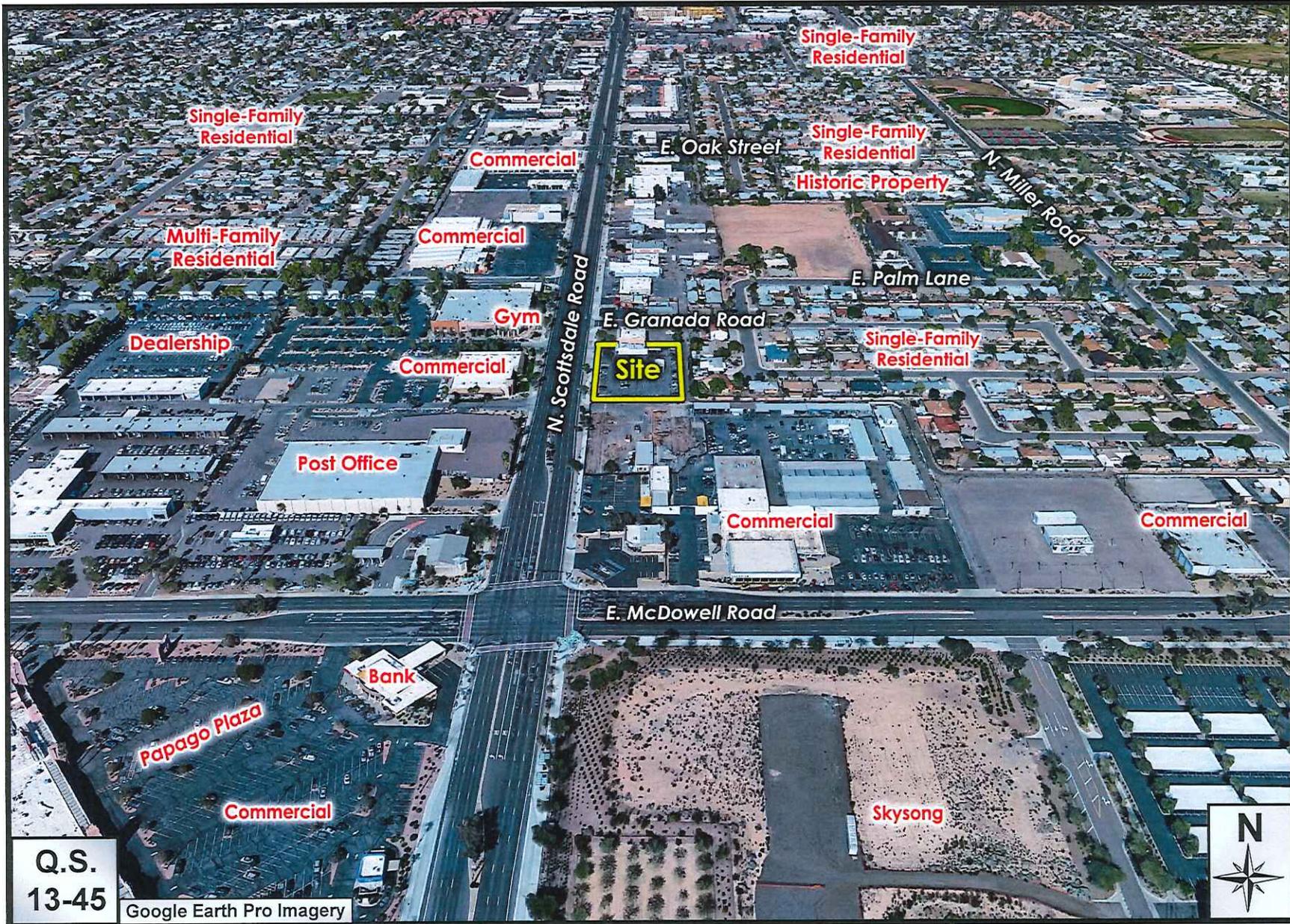


Joshua Oehler  
Vice President

**ATTACHMENT #2**

*Your partners in  
Design*

**38-UP-1991#2  
05/20/16**



Q.S.  
13-45

Google Earth Pro Imagery

ATTACHMENT #3

Enterprise Rent-A-Car

38-UP-1991#2



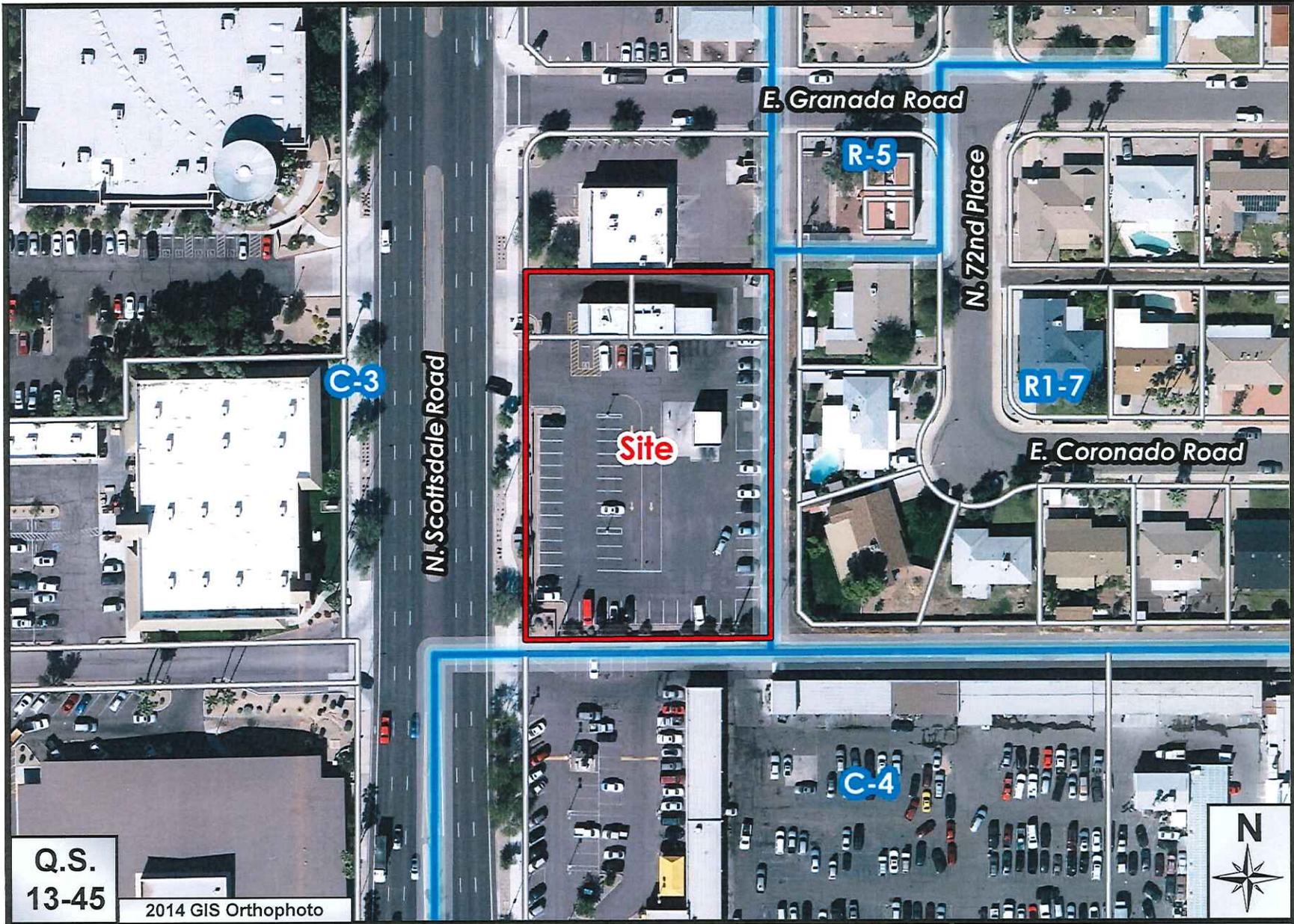
ATTACHMENT #3A

Q.S.  
13-45

Google Earth Pro Imagery

Enterprise Rent-A-Car

38-UP-1991#2



Q.S.  
13-45

2014 GIS Orthophoto

Enterprise Rent-A-Car

38-UP-1991#2

CONDITIONS FOR CASE 38-UP-91

**NOTE: CHANGES APPROVED BY CITY COUNCIL ARE NOTED IN BOLD**

1. Development shall be in substantial conformance with the site and landscape plans submitted with this application except where modified by the following stipulations.
2. No exterior public address system shall be allowed.
3. A. Vehicle parking and storage shall occur only in their respective designated places and not in driveways, vehicle maneuvering areas, or landscape areas.  
B. Truck parking area for rental moving trucks (not including passenger or cargo vans and/or delivery pickups) shall be moved to the central portion of the site **AS** designated on the **CIRCULATION** plan (**SCHEME 3**). Truck parking spaces shall be limited to **EIGHT**. Any additional trucks that may occasionally be dropped off at the site as part of the national one-way rental program shall be removed from the site within 24 hours. **NO MORE THAN TWELVE TRUCKS MAY BE PLACED UPON THE SITE AT ANY TIME.**
4. No vehicle service or repair shall be permitted on the site.
5. Pole mounted lighting shall be located no closer than 50' from the east property line.
6. Access to the adjacent alley shall be prohibited.
7. Hours of office operation shall be limited to 7 AM to 7 PM weekdays and 8 am to 5 pm weekends with no truck backing before 9 AM on Sunday morning. After hours customer vehicle drop-off shall be limited to the northernmost driveway with provisions for parking at the front of the building.
8. Wall height shall be a minimum of 3 feet along Scottsdale Road.
9. Vacuuming **MOTOR HOUSING** shall be **MOVED INSIDE THE MAIN BUILDING** to attenuate noise **ASSOCIATED WITH THIS ACTIVITY.**
10. A. Car wash system shall be as proposed, without drying blower features. The location of the wash system shall be as noted on the site plan and the enclosure shall be approved by Project Review staff.  
B. All truck washing shall take place on the pad which shall be relocated west of the car wash.
11. All screen walls shall be 8" masonry block and shall match building texture and color, both sides.
12. No chain link fencing shall be allowed.

**APPROVED**

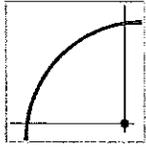
2-27-92

DATE

INITIALS

ATTACHMENT #5

13. Submit elevations and details of front perimeter wall for staff review and approval.
14. All perimeter walls shall be permanently maintained and repaired, if necessary, by the applicant. **PERIMETER WALL ON THE EAST PROPERTY LINE SHALL BE RAISED TO AN OVERALL HEIGHT OF 7'4".**
15. Trees shall be provided as noted on the landscape plan (15 gallon minimum, 17 trees minimum) **EXCEPT AS NOTED BELOW. 50% OF ALL TREES ON SITE shall be mature 24 inch box or larger. TWELVE TREES SHALL BE PLANTED ALONG THE EAST PROPERTY LINE; OF THESE, 24" BOX TREES SHALL BE PLANTED ALONG THE SOUTH SIXTY FEET OF THE EAST PROPERTY LINE.**
16. Provide low water consumptive plant material.
17. Landscape design and materials shall be arid to lush desert materials.
18. Areas in decomposed granite without plant materials/groundcovers shall not exceed dimensions of more than 7 feet in any one direction, measured between plant canopies or coverage and/or plant coverage.
19. Sight distance triangles shall be shown on final plans for driveways from commercial sites and any intersections. Area within the safety triangle is to be clear of landscaping, signs, or other visibility obstructions with a height greater than 2 feet. 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.
20. Due to slow growth and surface rooting in the narrow planters the applicant shall replace the Cork Oak with a different variety to be approved by Project Review staff. Suggestions for replacement are Eucalyptus microtheca, or Brachychiton populneus (Bottle Tree).
21. No turf areas are to be provided.
22. Provide 8% slope away from walk or curb for 5'0" along all streets.
23. Setback all spray and stream type irrigation heads 4'0" from back of curb or sidewalk to reduce overspray, or provide design alternatives to achieve similar results to be approved by Project Review staff.
24. All right-of-ways adjacent to this property shall be landscaped and maintained by the property owner.



**arc one associates**

**arc one associates, LLC**

1427 N. 3rd Street, Suite 110  
Phoenix, AZ 85004  
Office: (602) 241 7871  
Fax: (602) 241 7874

April 20, 2016

Dear Property Owner:

The purpose of this letter is to inform you that a Neighborhood Meeting is scheduled to review and solicit public input of the request for a Revision to an Existing Conditional Use Permit (CUP) by Enterprise Rent-A-Car. Our business has evolved since the original CUP was issued in 1992 and we are therefore seeking to update many of the stipulations of the CUP based on our current business model. As an affected property owner within 750 feet, you are invited to attend this meeting to learn more about the request.

**Neighborhood Meeting:**

Date: May 5, 2016  
Time: 6:00 PM  
Place: Eldorado Park Community Center  
2311 North Miller Road, Room 5  
Scottsdale, AZ 85257

**Site Information:**

Address: 1815 N. Scottsdale Road, Scottsdale  
Case #: 38-UP-91 #2  
Project: Revision to an Existing Conditional Use Permit  
Property Size: 49,166  
Zoning: C-3 Zone with an existing CUP for Vehicle Rental

- Applicant Contact: Joshua Oehler 602-696-6500 [josh@arconeassociates.com](mailto:josh@arconeassociates.com)
- City Contact: Greg Bloemberg, 480-312-4306 [gbloemberg@scottsdaleaz.gov](mailto:gbloemberg@scottsdaleaz.gov)

If you have any questions, need additional information, or would like to discuss this project prior to the Neighborhood Meeting, please feel free to contact me directly at 602-696-6500.

Sincerely,

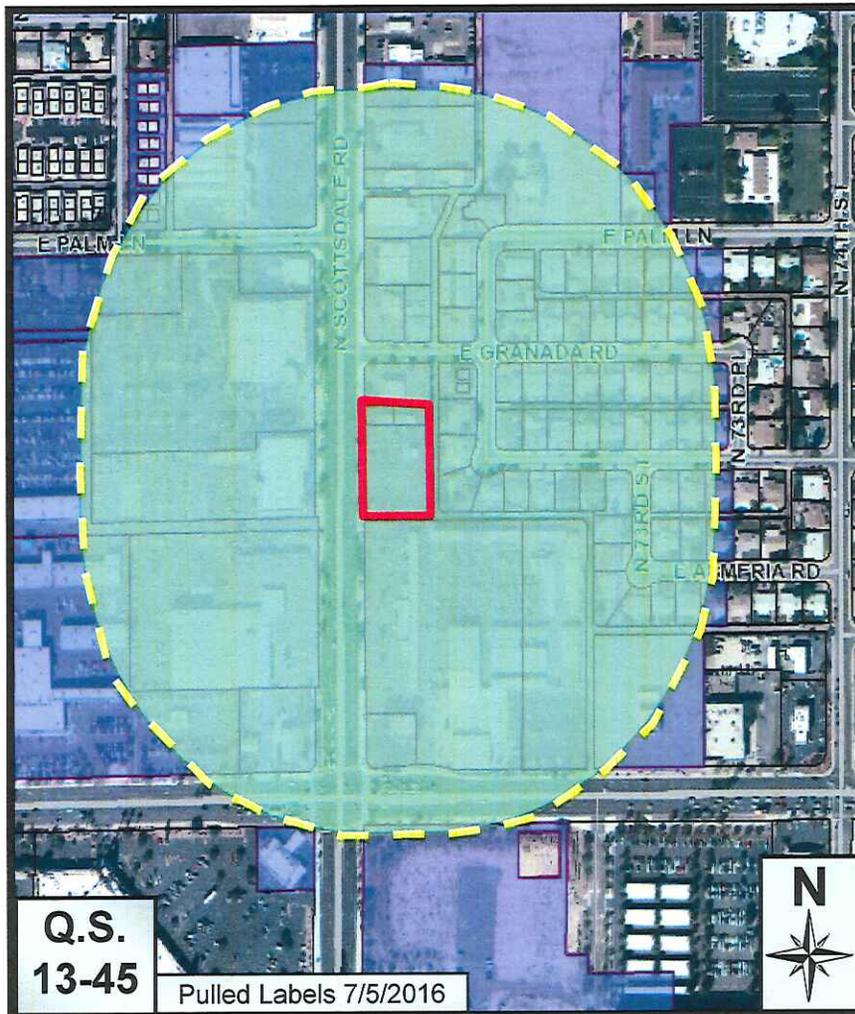
Joshua Oehler  
President

**ATTACHMENT #6**

**38-UP-1991#2  
05/20/16**



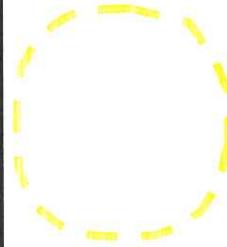
# City Notifications – Mailing List Selection Map



## Map Legend:



Site Boundary



Properties within 750-foot  
120 Postcards

## Additional Notifications:

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

**Enterprise Rent-A-Car**

**38-UP-1991#2**

ATTACHMENT #7