



STAFF APPROVAL LETTER

386-SA-2014

Mercedes Benz of Scottsdale

STEP 1

STAFF APPROVAL NOTIFICATION

This letter is notification that your request has been conceptually approved by Current Planning Services staff.

Additional review and permits may be required. Refer to Final Plan Review Submittal Requirements below.

This approval expires two (2) years from date of approval if a permit has not been issued, or if no permit is required, work for which approval has been granted has not been completed.

PROJECT INFORMATION

LOCATION: 4725 N Scottsdale Rd
PARCEL: 173-38-072B
Q.S.: 18-45
CODE VIOLATION #: N/A

APPLICANT: Melissa Leedom
COMPANY: Autopilot Development Services
ADDRESS: 7459 E De La O Rd Scottsdale, AZ 85255
PHONE: 480-473-0256

Request: Approval of reconfiguration of entry drive and front visitor parking areas.

STIPULATIONS

1. Design of reconfigured entry drive and parking area shall be in conformance with the circulation graphics provided by EPS Group, with a city staff approval date of 10/1/2014, except as modified by additional stipulations below.
2. With the final plans submittal, the developer shall demonstrate how the proposed reconfigured entry drive lanes will align with existing drive lanes for E. Highland Avenue on the west side of N. Scottsdale Road. Drive lane alignment shall be reviewed and approved by engineering and transportation staff.
3. With the final plans submittal, the developer shall provide an updated site open space worksheet to be reviewed and approved by planning review staff.

Related Cases: 386-SA-2014, 18-UP-2012, 65-DR-2012, 318-SA-2013, 69-SA-2014

SIGNATURE: _____

Brad Carr, AICP

DATE APPROVED: 10/1/2014

STEP 2

FINAL PLAN REVIEW SUBMITTAL REQUIREMENTS

Submit one copy of this approval letter, and a completed Owner/Builder form if applicable, and a permit application along with the following plan set(s) to the One-Stop-Shop for plan review:

CIVIL IMPROVEMENT: ☒ 4 sets of civil improvement plans, including grading & drainage plans and landscape plans

This plan set shall be reviewed by the following departments:

PLANNING:

CIVIL:

FIRE:

STORMWATER:

Staff Reviewer:

Type in Reviewer

Type in Reviewer

Type in Reviewer

Type in Reviewer

790-PA-2014



Pre-Application Request

Purpose:

The purpose of the Pre-Application submittal, and meeting, is for the applicant and City Staff to discuss a proposed Development Application, and the information and process that is necessary for City Staff to process the proposal.

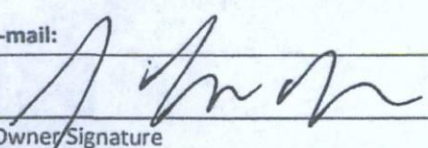
In accordance with the Zoning Ordinance, no development application shall be accepted before a Pre-Application has been submitted, and a Pre-Application meeting has been conducted with City Staff, unless the Pre-Application meeting has been waived by the Zoning Administrator.

Submittal:

The completed Pre-Application request form, all required materials and fees should be submitted in person to the One-Stop-Shop located at 7447 East Indian School Road. All checks shall be payable to "City of Scottsdale."

Scheduling

After the Pre-Application packet has been accepted at the One-Stop-Shop, a staff member will contact the Applicant within five (5) Staff Working Days to schedule a Pre-Application meeting with the assigned staff member(s). Generally, a Pre-Application meeting is scheduled within five (5) to fifteen (15) Staff Working Days from the date of the submittal.

Project Name: Mercedes Benz of Scottsdale	
Property's Address: 4725 N. Scottsdale Rd	APN: 173 38 072B
Property's Zoning District Designation: C-2	
Property Details:	
<input type="checkbox"/> Single-Family Residential <input type="checkbox"/> Multi-Family Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Other	
Has a 'Notice of Compliance' been issued? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, provide a copy with this submittal	
Owner: Habenero Highland	Applicant: Melissa Leedom / Rick Carter
Company: Mercedes Benz of Scottsdale	Company: Autopilot Development Services
Address: 4725 N. Scottsdale Rd	Address: 7459 E. De La B' Rd
Phone: 602 745 5725 Fax: _____	Phone: 480 473 0256 Cell: 602 531-7969 (M) Fax: _____
E-mail: 	E-mail: leedom@autopilotusa.com
Owner Signature	Applicant Signature
Official Use Only	Submittal Date: _____ Application No.: 790-PA-2014
Project Coordinator: BRAD CARL	



Pre-Application Request

Development Application Type:

Please check the appropriate box of the Type(s) of Application(s) you are requesting

Zoning	Development Review	Signs
<input type="checkbox"/> Text Amendment (TA)	<input type="checkbox"/> Development Review (Major) (DR)	<input type="checkbox"/> Master Sign Program (MS)
<input type="checkbox"/> Rezoning (ZN)	<input type="checkbox"/> Development Review (Minor) (SA)	<input type="checkbox"/> Community Sign District (MS)
<input type="checkbox"/> In-fill Incentive (II)	<input type="checkbox"/> Wash Modification (WM)	Other
<input type="checkbox"/> Conditional Use Permit (UP)	<input type="checkbox"/> Historic Property (HP)	<input type="checkbox"/> Annexation/De-annexation (AN)
Exemptions to the Zoning Ordinance	Land Divisions	<input type="checkbox"/> General Plan Amendment (GP)
<input type="checkbox"/> Hardship Exemption (HE)	<input type="checkbox"/> Subdivisions (PP)	<input type="checkbox"/> In-Lieu Parking (IP)
<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Subdivision (minor) (MD)	<input type="checkbox"/> Abandonment (AB)
<input type="checkbox"/> Variance (BA)	<input type="checkbox"/> Perimeter Exceptions (PE)	Other Application Type Not Listed
<input type="checkbox"/> Minor Amendment (MA)	<input type="checkbox"/> Lot Tie or Lot Line Adjustment	<input type="checkbox"/>

Submittal Requirements: (fees subject to change every July)

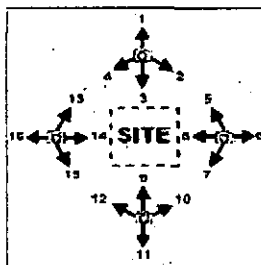
☒ Pre-Application. Fee: \$ _____

☒ Records Packet Fee: \$ _____
Processed by staff. The applicant need not visit the Records desk to obtain the packet.
(Only required for ZN, II, UP, DR, PP, AB applications, or otherwise required by Staff)

☒ Application Narrative:
The narrative shall describe the purpose of the request, and all pertinent information related to the request, such as, but not limited to, site circulation, parking and design, drainage, architecture, proposed land use, and lot design.

☐ Property Owner Authorization Letter
(Required for the SA and MS Pre-Applications)

- ☐ Site / Context Photographs
- Provide color photographs showing the site and the surrounding properties. Use the guidelines below for photos:
 - Photos shall be taken looking in towards the project site and adjacent to the site.
 - Photos should show adjacent improvements and existing on-site conditions.
 - Each photograph shall include a number and direction.
 - Sites greater than 500 ft. in length, also take the photo locations shown in the dashed lines.
 - Photos shall be provided 8 1/2 x 11 paper, max. two per page.



- *The following list of Additional Submittal Information is not required for a Pre-Application meeting, unless indicated below by staff prior to the submittal of this request.*
- *Applicants are advised to provide any additional information listed below. This will assist staff to provide the applicant with direction regarding an application.*

Additional Submittal Information

- ☐ Site Plan (two copies)
- ☐ Subdivision plan (two copies)
- ☐ Floor Plans (two copies)
- ☐ Elevations (two copies)
- ☐ Landscape plans (two copies)
- ☐ H.O.A. Approval letter
- ☐ Sign Criteria Regulations & Language (two copies)
- ☐ Material Samples – color chips, awning fabric, etc.
- ☐ Cross Sections – for all cuts and fills
- ☐ Conceptual Grading & Drainage Plan (three copies)
- ☐ Exterior Lighting – provide cut sheets, details and photometrics for any proposed exterior lighting.
- ☐ Boundary Survey (required for minor land divisions)
- ☐ Aerial of property that includes property lines and highlighted area abandonment request.
- ☐ One copy of the recorded document for the area that is requested to be abandoned. Such as: subdivision plat, map of dedication, GLO (General Land Office) federal patent roadway easement; or separate dedication document. A copy of most recorded documents to be abandoned may be purchased at the City of Scottsdale Records Dept. (480-312-2356), or the Maricopa County Recorder's Office (602-506-3535). A copy of the General Land Office (GLO) federal patent roadway easement may be purchased from the Bureau of Land Management (602-417-9200).

Planning, Neighborhood & Transportation Division

7447 E Indian School Road Ste 105, Scottsdale, AZ 85251 Phone: 480-312-7000 Fax: 480-312-7088



Planning, Neighborhood & Transportation Division
7447 E Indian School Road Ste 105,
Scottsdale, Arizona 85251

August 22, 2014

Re: Pre-Application Request

Project Name:
Mercedes Benz of Scottsdale
4725 N Scottsdale Road
Scottsdale, Arizona

Nature of Request:

The Mercedes Benz of Scottsdale dealership was constructed late 2013. The dealership is located on the southeast corner of Scottsdale Road and Highland Avenue. The dealership includes a customer showroom, vehicle service center, vehicle maintenance area, car wash, corporate offices and a parking garage.

The opening and great success of the dealership has unfortunately resulted in generating a higher level of traffic volume than originally anticipated. We are requesting a reconfiguration of the entrance/parking area to alleviate the current traffic congestion and safety hazard that is occurring.

The plan that will be submitted by Helix Engineering will reflect 2 phases of construction with the first phase being the reconfiguration of the front customer parking area and the second phase being the reconfiguration of the median to allow for a second lane coming into the dealership and a relocation of the parking spots directly across from the Service Drive to create a safer flow of traffic.



**Memo: Scottsdale Mercedes - Benz
Traffic Circulation Analysis – FIRST
REVISION**

Date: 09/16/14
TO: Phil Kercher, City of Scottsdale
FROM: Eric R. Maceyko, P.E., PTOE
 Bryan A. Martin, E.I.T.



Expires: 6/30/2014

INTRODUCTION

A new Mercedes - Benz dealership was constructed in late 2013 on approximately 4.8 acres at the southeast corner of Scottsdale Road / Highland Avenue. The existing building was expanded and renovated to facilitate operation of the dealership. The current site includes a customer showroom, vehicle service center, maintenance garage, car wash, corporate offices, and parking garage.

The opening and ongoing success of the dealership has resulted in the generation of traffic volumes in excess of previous forecasts. The management of the dealership is concerned that the existing geometric layout and operation of the site is inadequate for current and future anticipated traffic volumes. Based on the dealership's forecasted business projections, customer volume is anticipated to increase with a proportional increase in traffic volumes.

EPS Group has been retained to conduct a Traffic Circulation Analysis. There are two (2) primary objectives of this analysis:

- Evaluate current traffic circulation to identify existing deficiencies
- Develop recommendations to mitigate existing traffic deficiencies and accommodate future anticipated traffic.

LOCATION

Figure 1 provides a map of the site location and local vicinity. There is vacant land directly south of the site adjacent to Scottsdale Road. Multi-family and commercial developments of variable densities are present to the north and south. The site is bordered by Fashion Square Mall on the west and the Arizona Canal on the east.

The dealership shares access on Highland Avenue with the adjacent northern office / retail property. There is an existing traffic signal at the Scottsdale Road / Highland Avenue intersection that provides full access to the site and the northern adjacent property. There is also an emergency gate-controlled access provided to Coolidge Street. Regular access is not permitted on Coolidge Street.

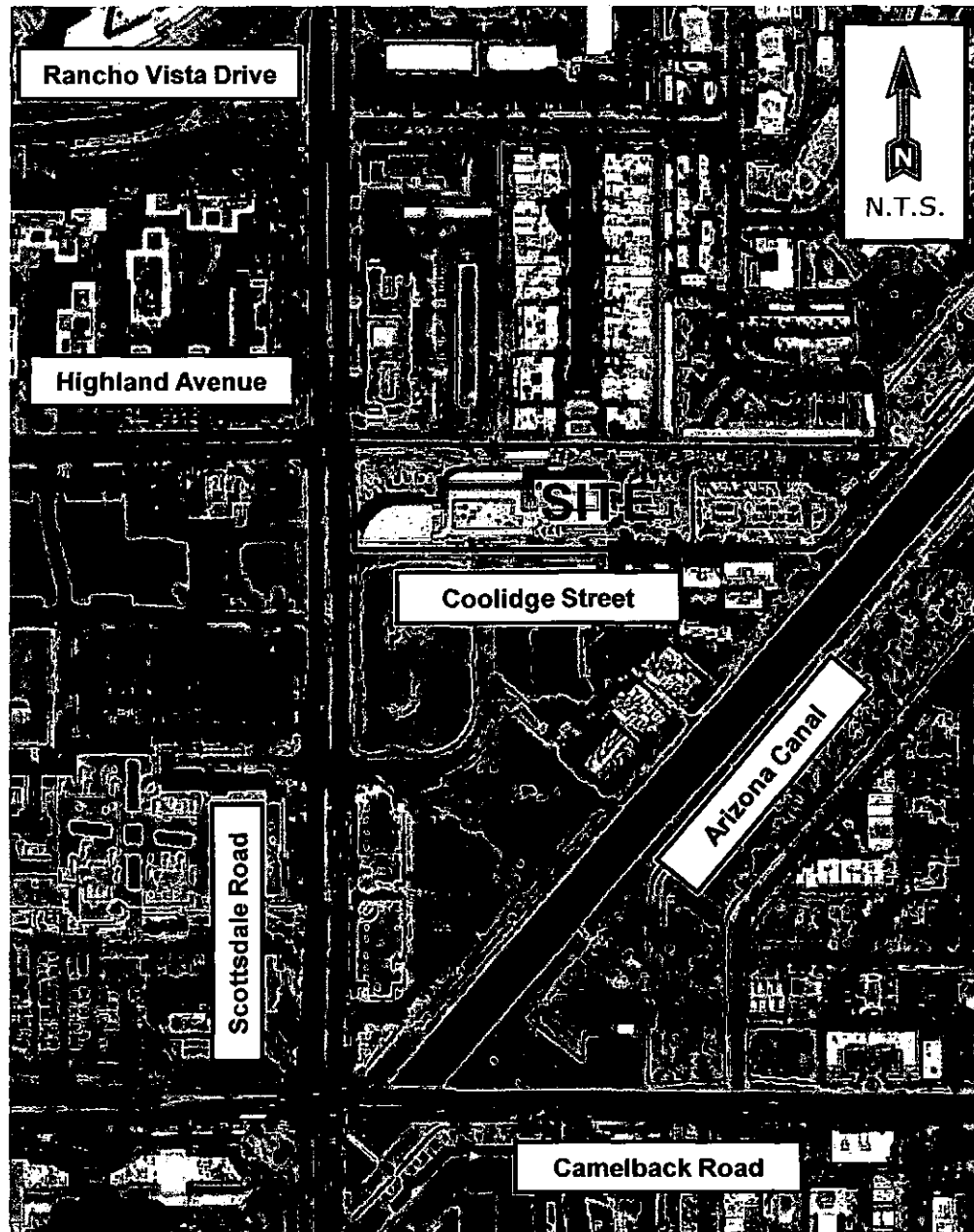


Figure 1: Site Location

POOR QUALITY ORIGINAL

Figure 2 provides a detailed "close-up" aerial view of the existing site access on Highland Avenue.



Figure 2: Existing Site Access

EXISTING TRAFFIC CIRCULATION

The current traffic circulation was evaluated to identify existing deficiencies. A field review was conducted during mid-morning on Monday, 12 May 2014. Additionally, the client provided an existing site plan and dealership operation data for evaluation.

The dealership operation consists of three (3) interrelated but separate traffic components, including:

- Showroom Customer Traffic
- Vehicle Service Customer Traffic
- Inventory and Business Related Delivery Traffic

The impacts of employee related traffic was omitted since this type of user does not typically coincide with the peak customer and delivery traffic. **Figure 3** through **Figure 5** provide schematic diagrams of the existing circulation routes for each traffic component, respectively. **Figure 7** provides a schematic diagram of the circulation routes for all three (3) traffic components combined.

Three (3) significant existing traffic circulation deficiencies were identified including:

- Delivery traffic does not recognize expected circulation promptly, if at all
- There is inadequate available showroom customer parking
- Traffic circulation of different types of users share the same driveways and drive aisles

The presence of these deficiencies results in congestion and confusion on Highland Avenue approximately 200 feet east of Scottsdale Road where several roadway approaches intersect. This congestion can negatively impact all three (3) dealership traffic components simultaneously, in addition to the traffic accessing the adjacent northern property.

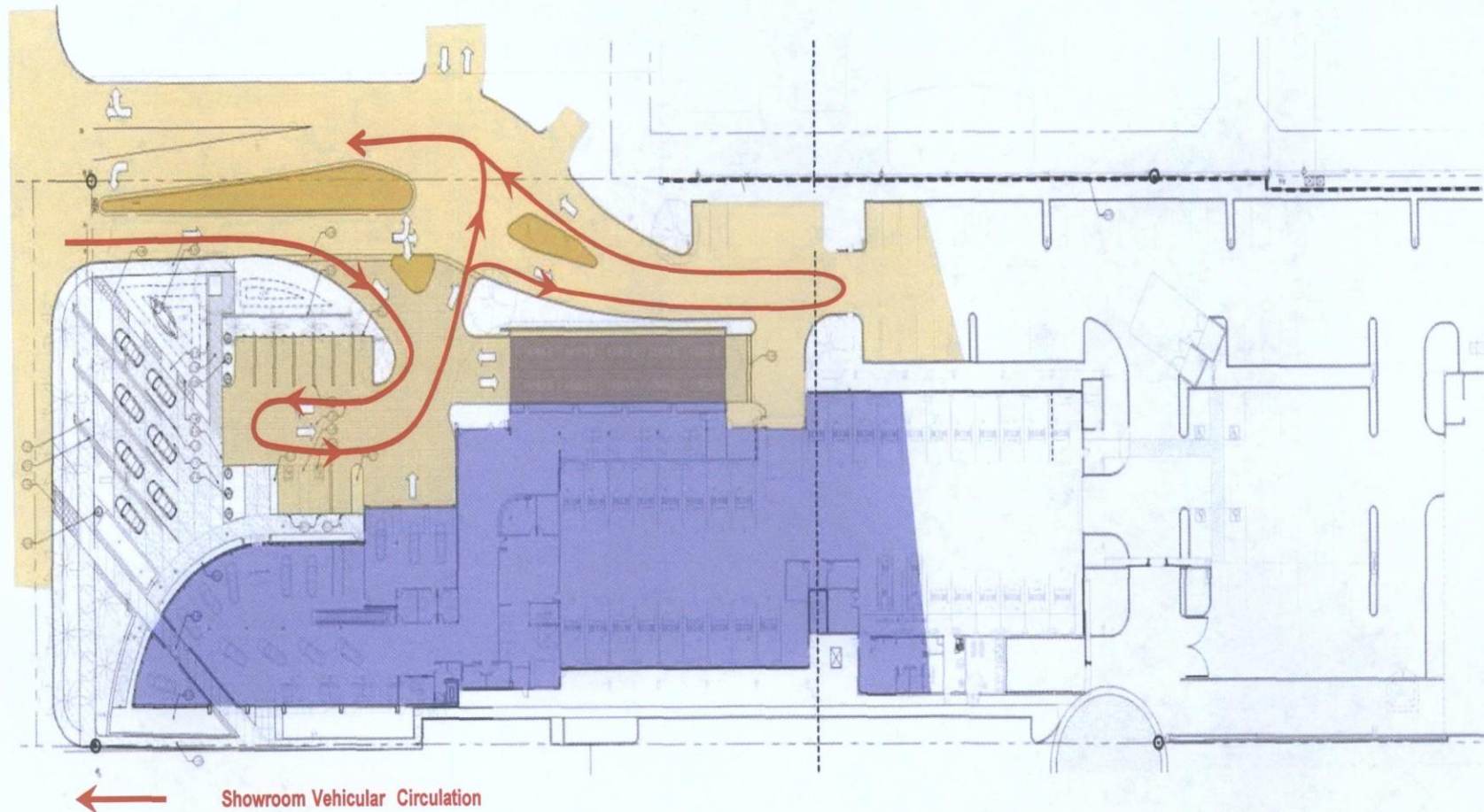


Figure 3: Existing Showroom Customer Traffic Circulation

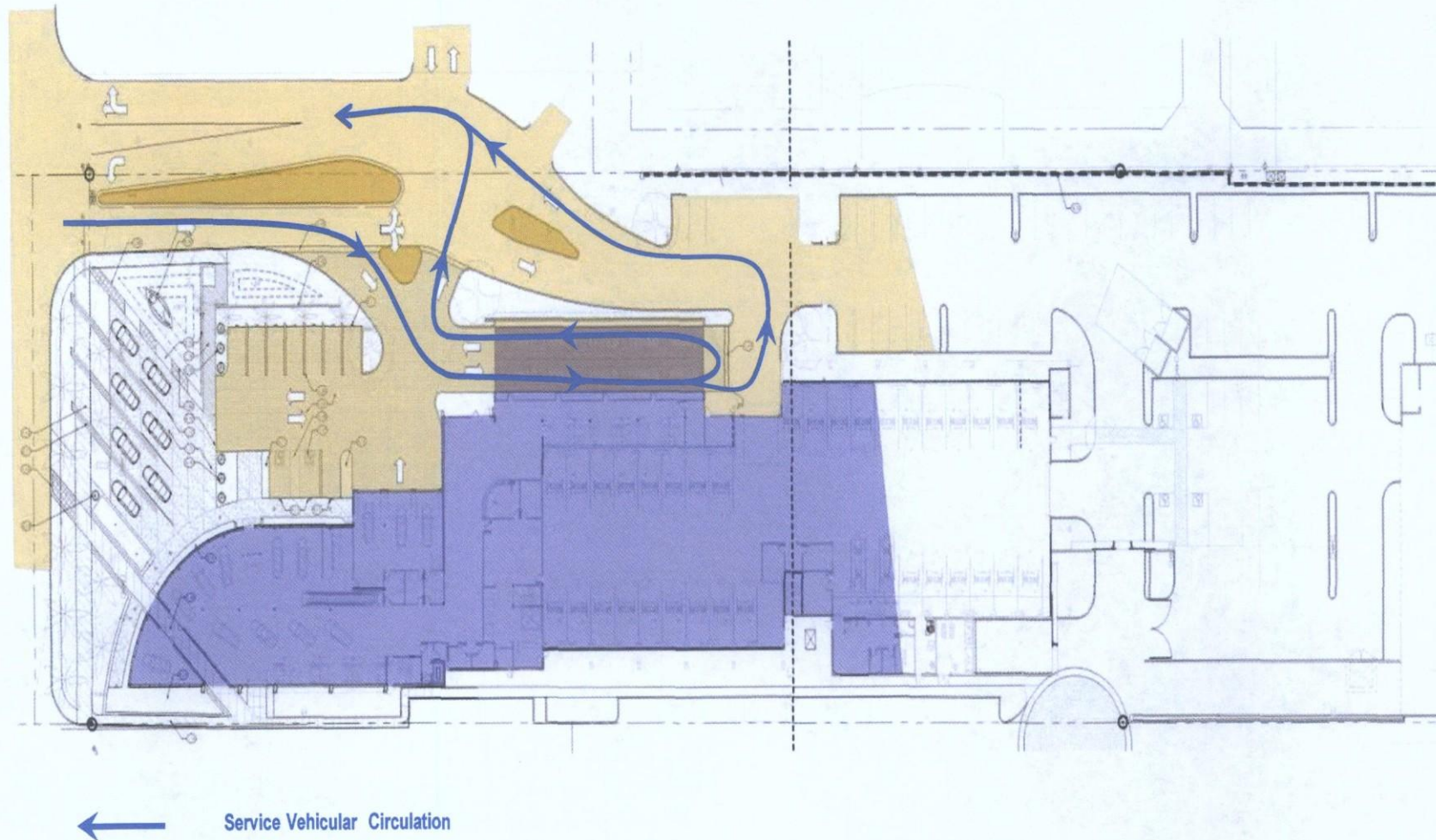


Figure 4: Existing Vehicle Service Customer Traffic Circulation

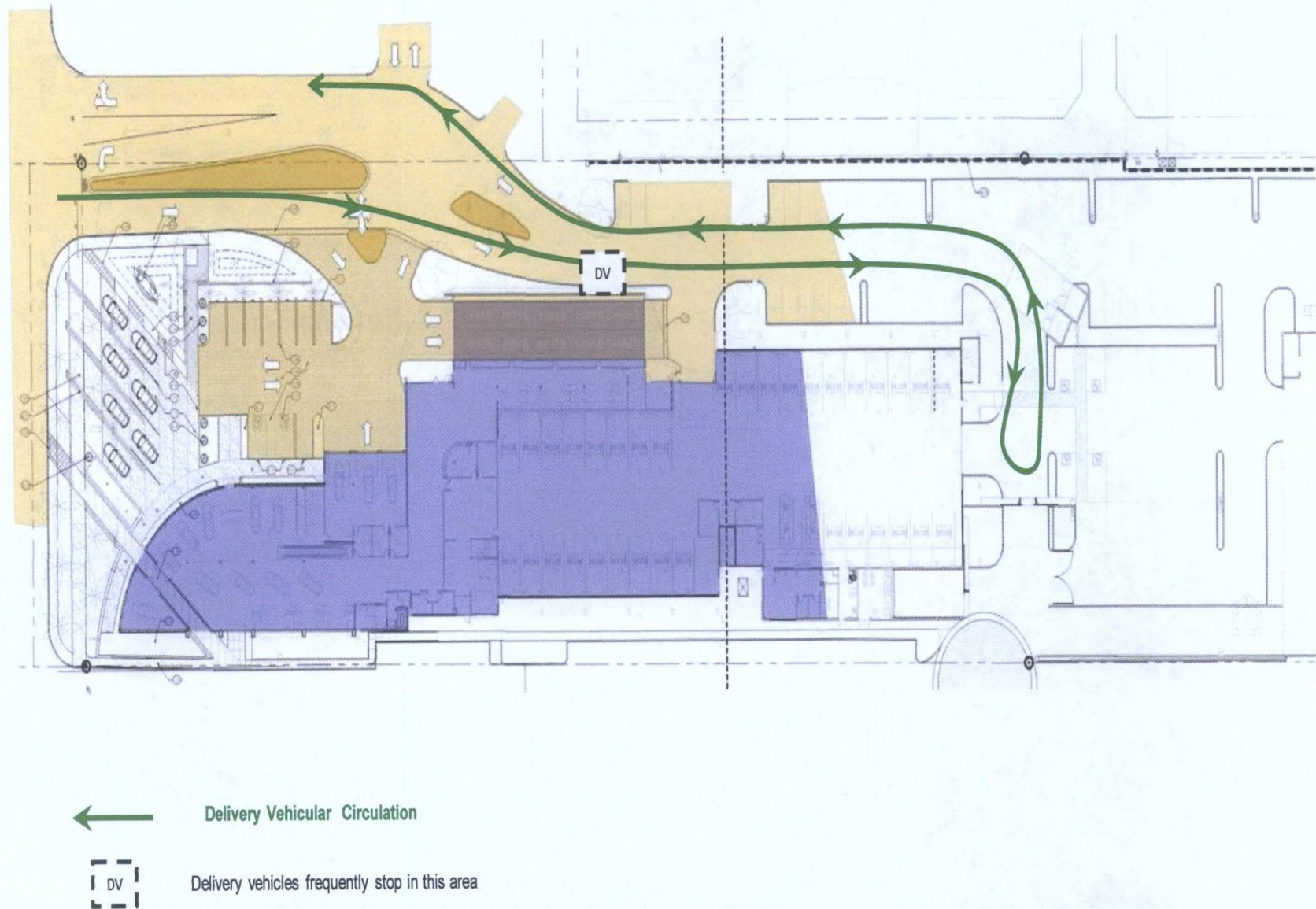


Figure 5: Existing Inventory and Business Related Delivery Traffic Circulation

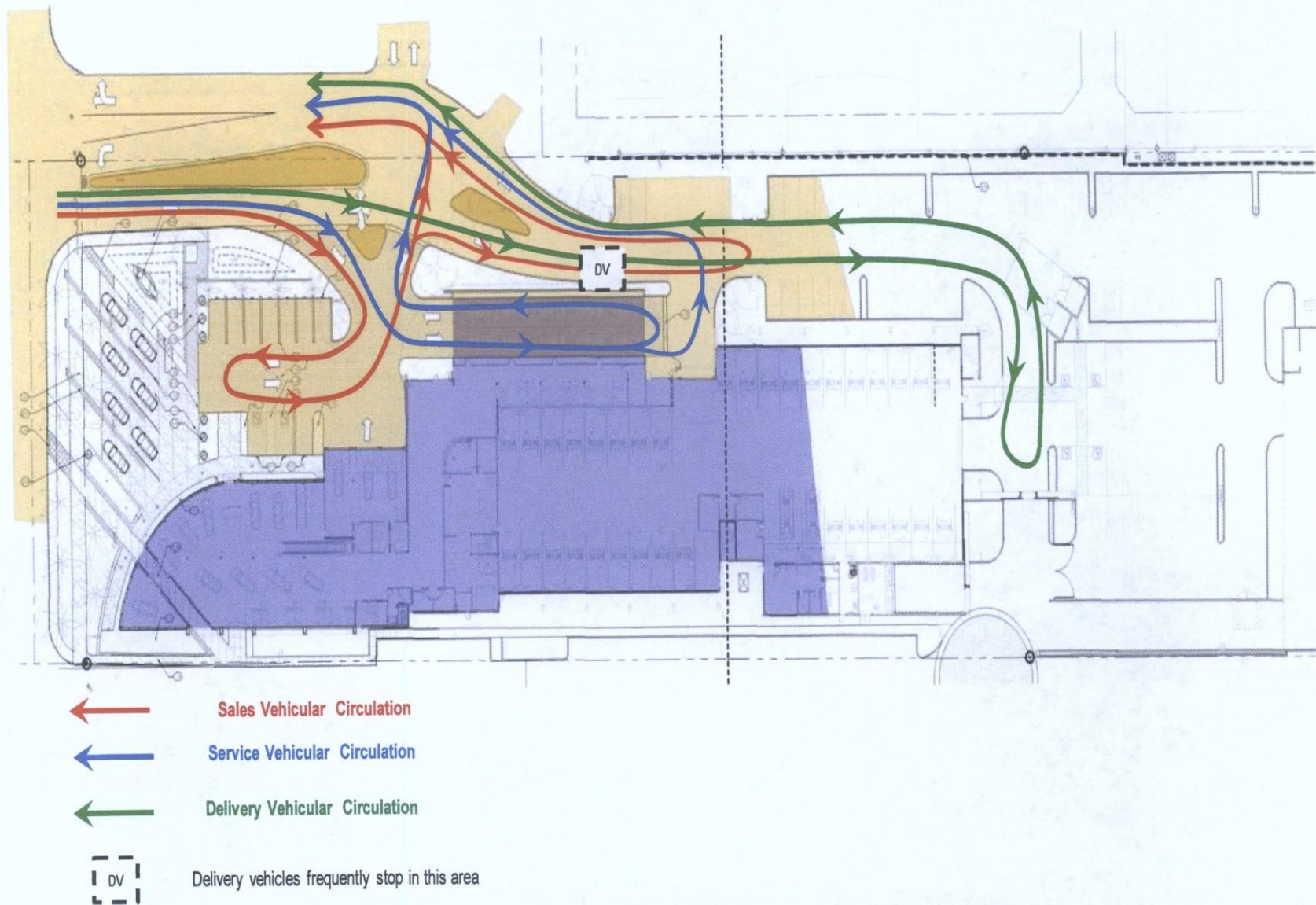


Figure 6: Existing Traffic Circulation (Combined)

RECCOMENDED TRAFFIC CIRCULATION ENHANCEMENTS

Analysis of numerous alternatives, based on the constraints of the site plan and dealership operations, resulted in the development of recommended traffic circulation enhancements to mitigate existing and future traffic volumes. All recommended improvements were developed to minimize impacts to the adjacent northern property. **Figure 7** provides a schematic diagram of the recommended traffic circulation enhancements. The general location of each recommended enhancement is denoted by its corresponding number. **Figure 8** through **Figure 10** provide schematic diagrams of the proposed circulation routes for each traffic component, respectively. **Figure 11** provides a schematic diagram of the proposed circulation routes for all three (3) traffic components combined. The following sections summarize each recommendation.

ENHANCEMENT #1:

Widen Highland Avenue east of Scottsdale Road to accommodate two (2) eastbound ingress lanes. This can be achieved by reducing the existing Highland Avenue median width south of the Mercedes - Benz property line. The width of the existing westbound left-turn lane "carrot" striping would also need to be slightly reduced. The current split-phase signal timing plan will need to remain in operation and the existing westbound left-turn lane loop detector may need to be relocated.

The new inside Highland Avenue eastbound ingress lane should be striped as a "trap" left-turn only lane. The new outside Highland Avenue eastbound ingress lane should be striped as a shared through / right-turn lane. This enhancement effectively separates the northern adjacent property and dealership ingress traffic, provides a wider turning area for large delivery trucks from Scottsdale Road, and increases ingress traffic capacity on Highland Avenue.

The existing small median island north of the vehicle service area should be redesigned to geometrically facilitate the new lane configurations. This includes providing a single one-way eastbound and westbound lane adjacent to the island. Supplemental signing and marking is also recommended.

ENHANCEMENT #2:

Expand existing showroom customer parking area to increase number of parking stalls and create two (2) new access intersections and drive aisles. There are eleven (11) existing dedicated showroom customer parking stalls. The expansion will provide an additional seven (7) stalls in the existing parking area.

The area just north of the vehicle service center will also be modified to relocate the existing eight (8) vehicle staging parking stalls and provide another six (6) "flex" parking stalls. The "flex" parking stalls can be utilized for either additional showroom customer parking or vehicle staging parking.

Therefore, a total of fourteen (14) additional parking stalls will be provided. A minimum of 24 feet width should be provided in the parking aisles.

ENHANCEMENT #3:

Redirect all vehicle service center traffic to a counter-clockwise circulation. This one-way circulation reduces the points of conflict. Supplemental signing and marking is also recommended. A small striped median should be provided just west of the service center entrance to facilitate conflicting traffic movements.

ENHANCEMENT #4:

Provide a dedicated area for all delivery traffic near the easternmost maintenance garage access with enhanced signing and marking. Advance signing should also be provided on Highland Avenue near Scottsdale Road to direct traffic. Additional subsequent signing for eastbound Highland Avenue traffic will reinforce designation of this route. Trucks will be required to make a "3-Point" U-turn to exit the delivery area. Education of drivers, regular monitoring of traffic circulation and enforcement of expected circulation routes are critical measures in promoting and maintaining the efficient on-site circulation of the dealership.

It should be noted that the recommended improvements will likely be constructed in phases due to ongoing negotiations with adjacent tenants.

386-SA-2014

APPROVED

10.1.2014 *BLC*
DATE INITIALS

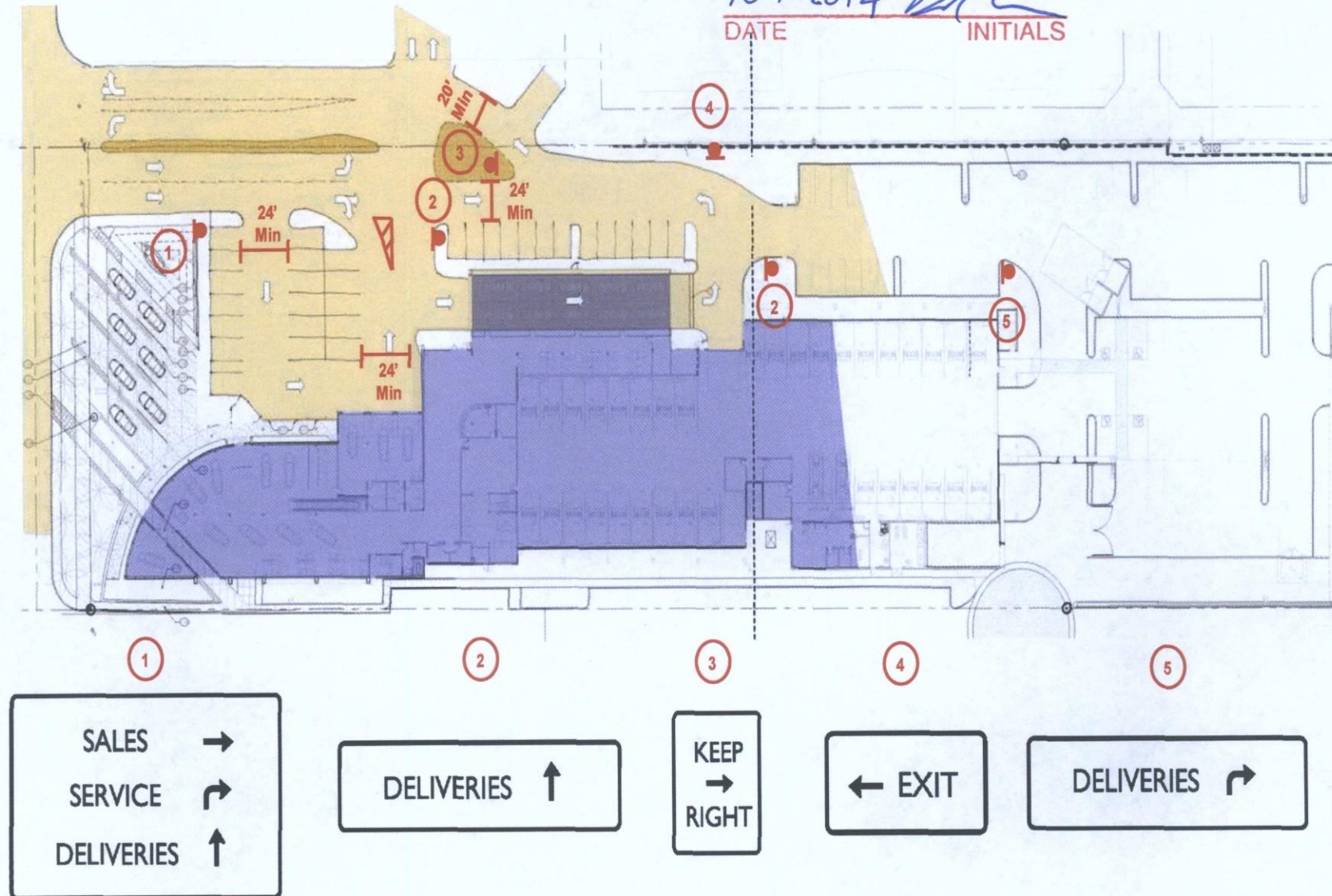


Figure 7: Recommended Traffic Circulation Enhancements

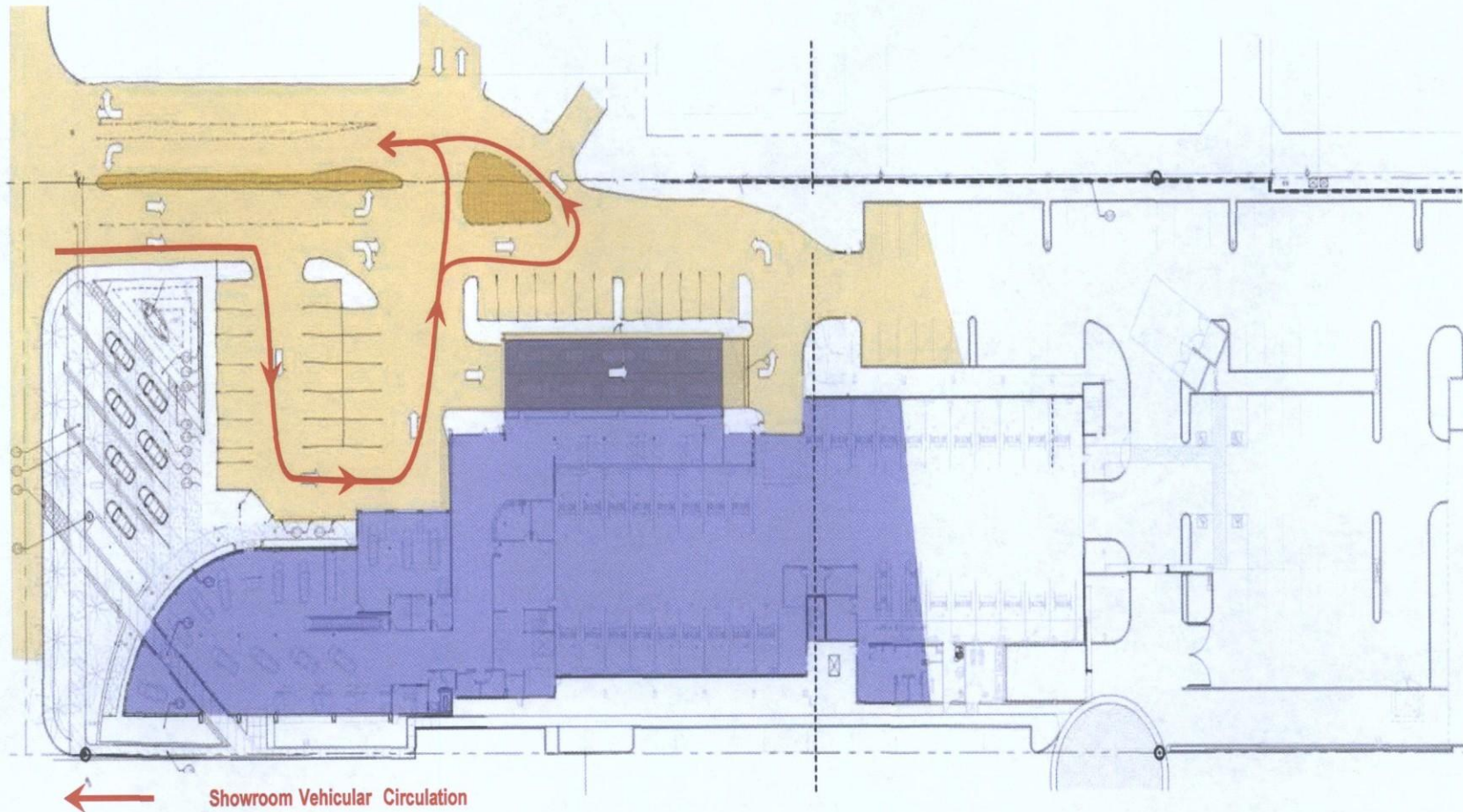


Figure 8: Recommended Showroom Customer Traffic Circulation

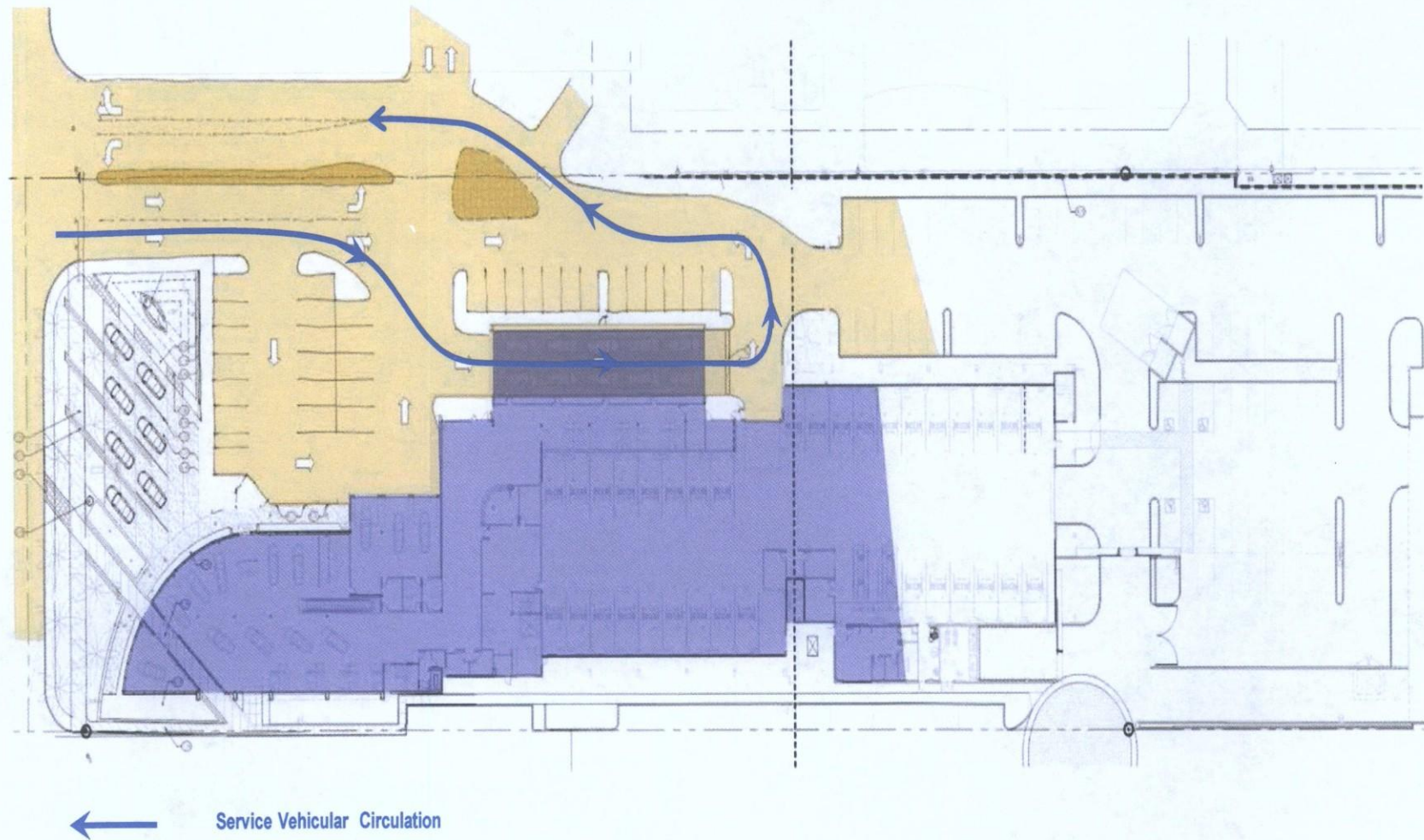


Figure 9: Recommended Vehicle Service Customer Traffic Circulation

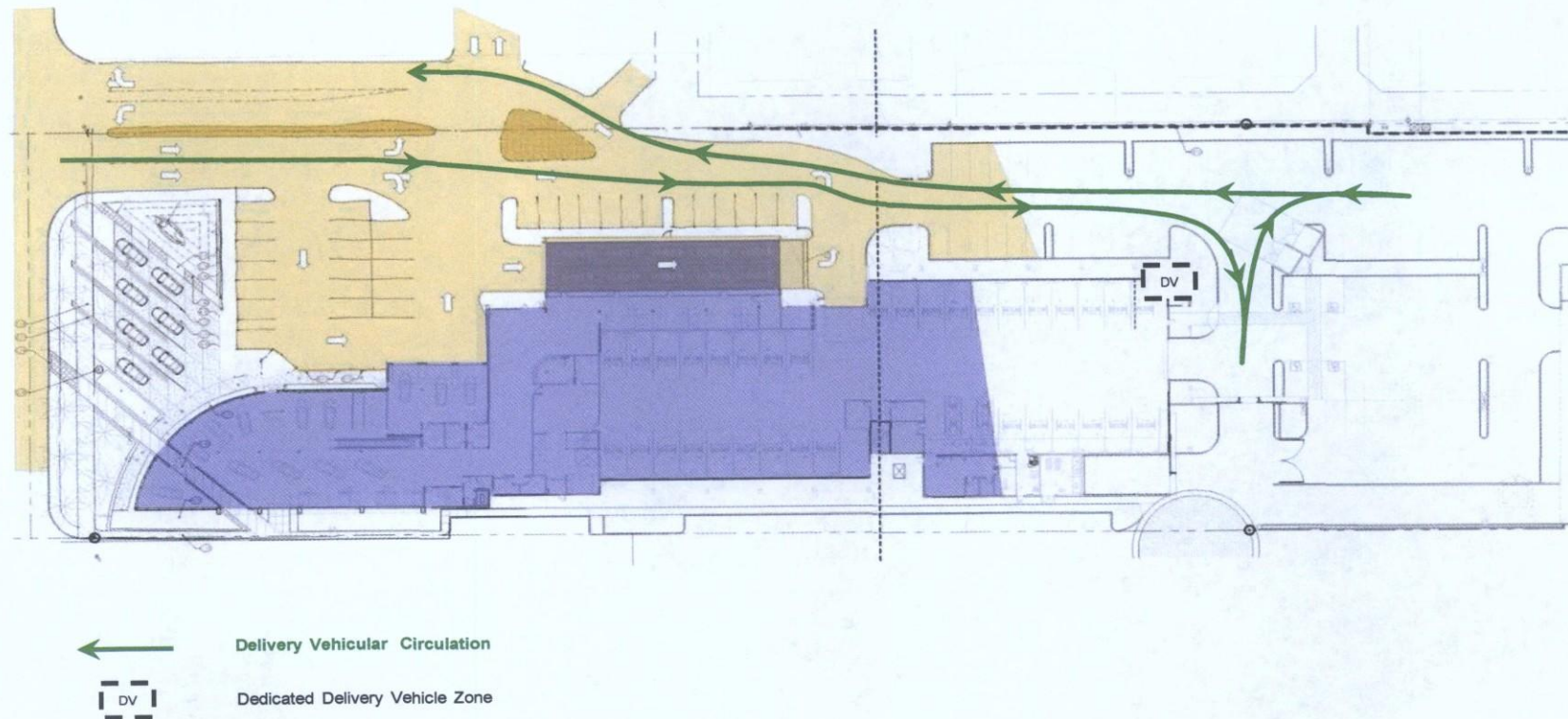


Figure 10: Recommended Inventory and Business Related Delivery Traffic Circulation

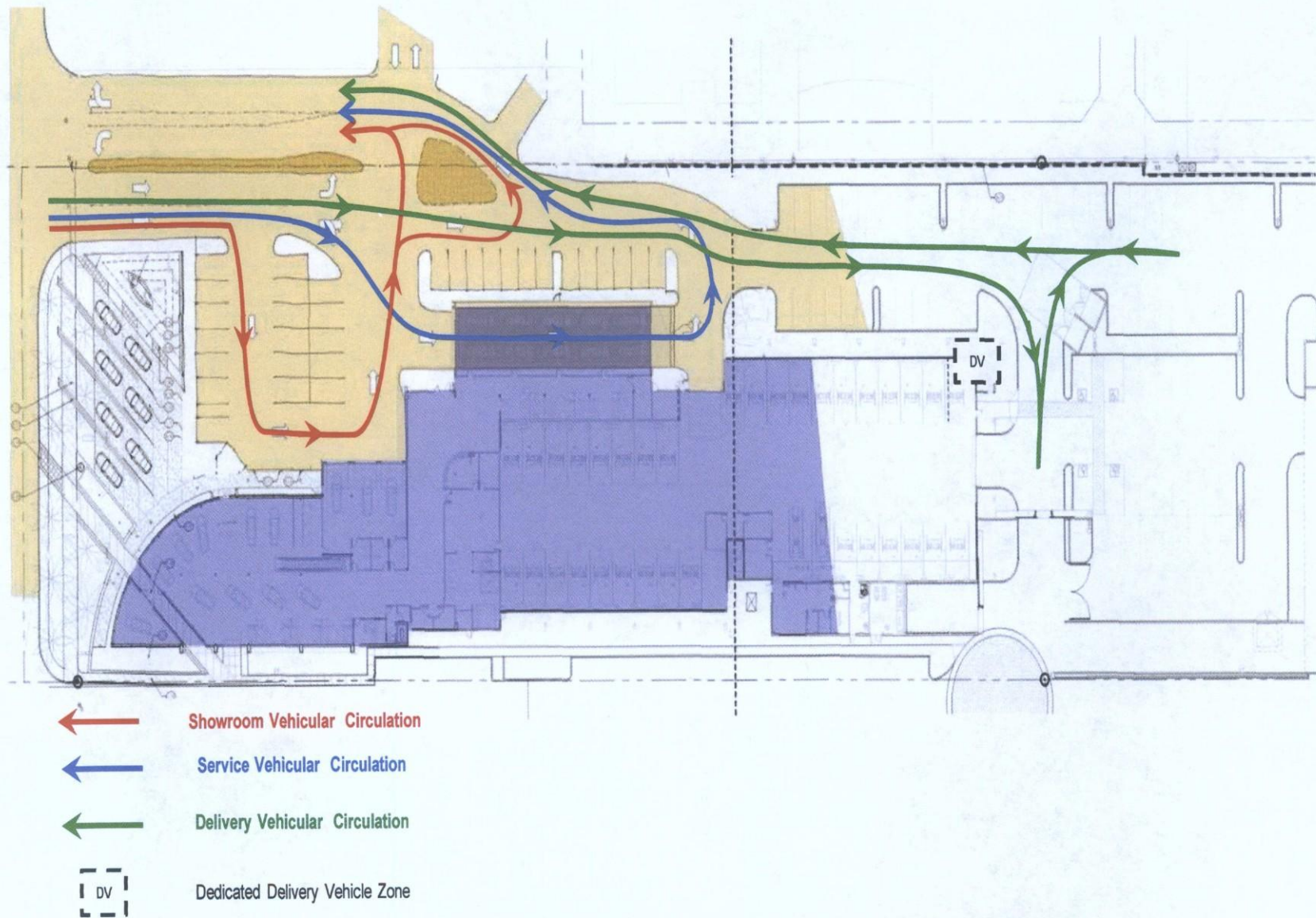


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Memo: Scottsdale Mercedes - Benz Traffic Circulation Analysis

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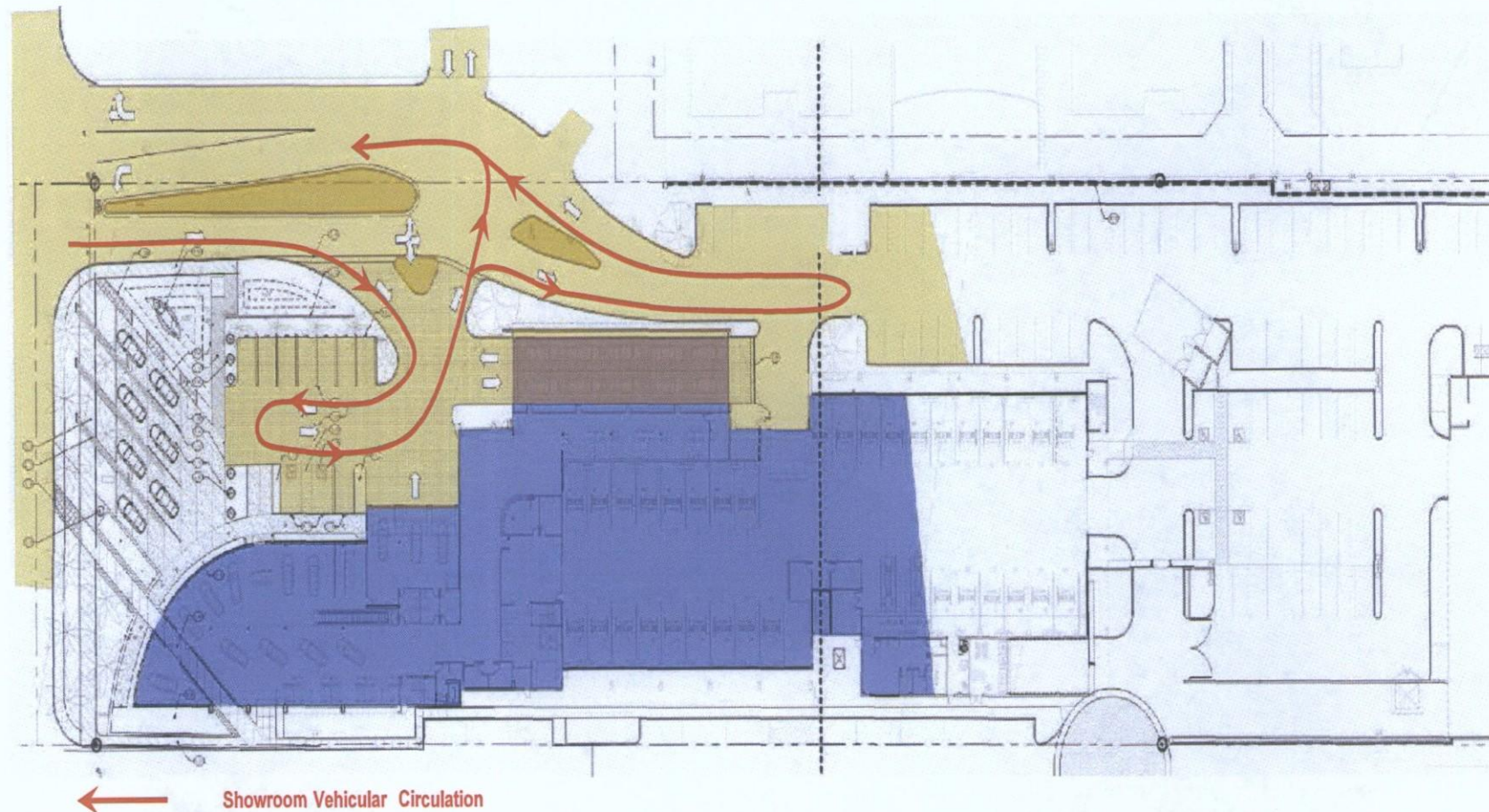


Figure 3: Existing Showroom Customer Traffic Circulation

EPS Group, Inc. • 2045 S. Vineyard Avenue, Suite 101 • Mesa, AZ 85210
Tel (480) 503-2250 • Fax (480) 503-2258

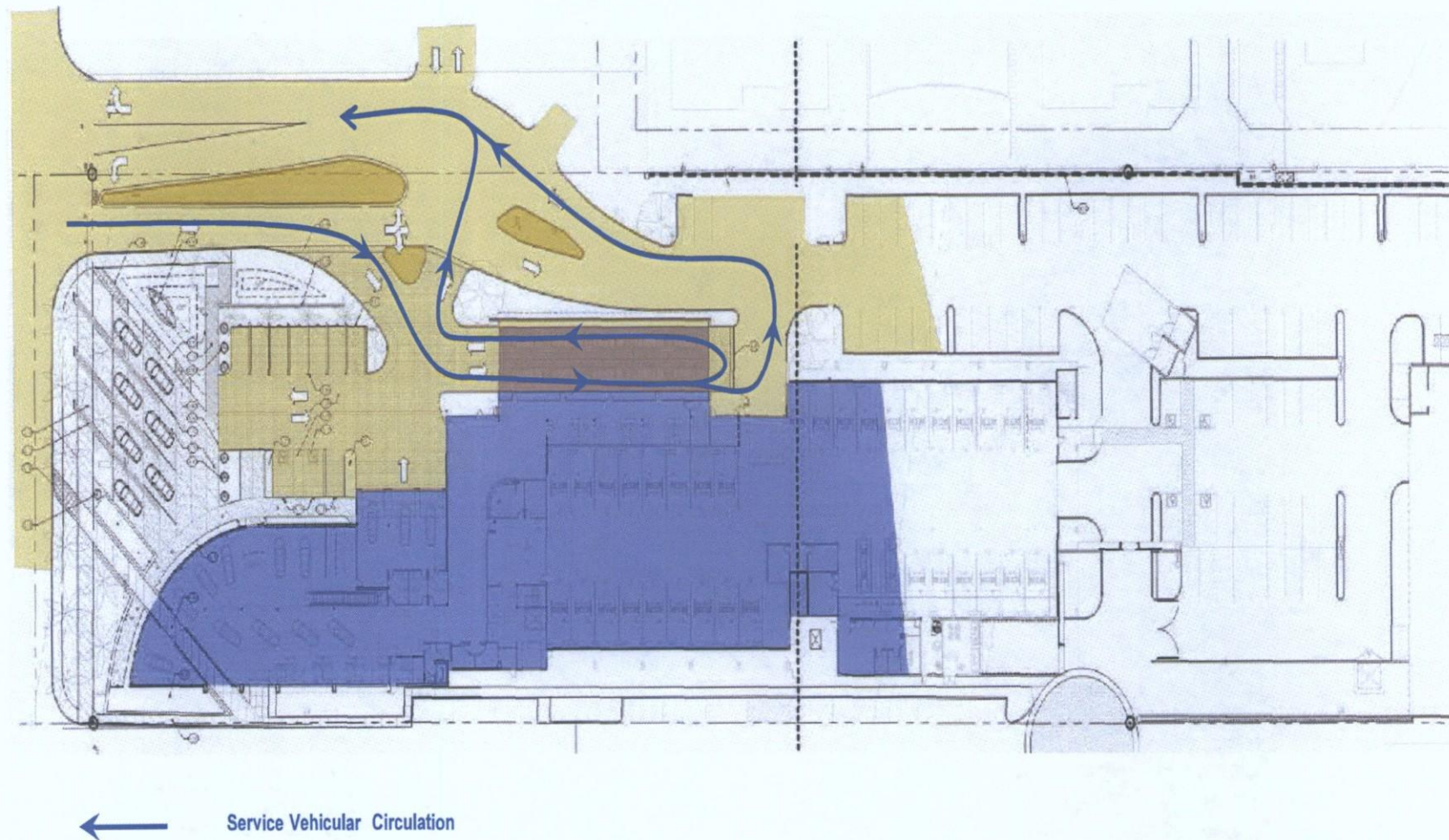


Figure 4: Existing Vehicle Service Customer Traffic Circulation

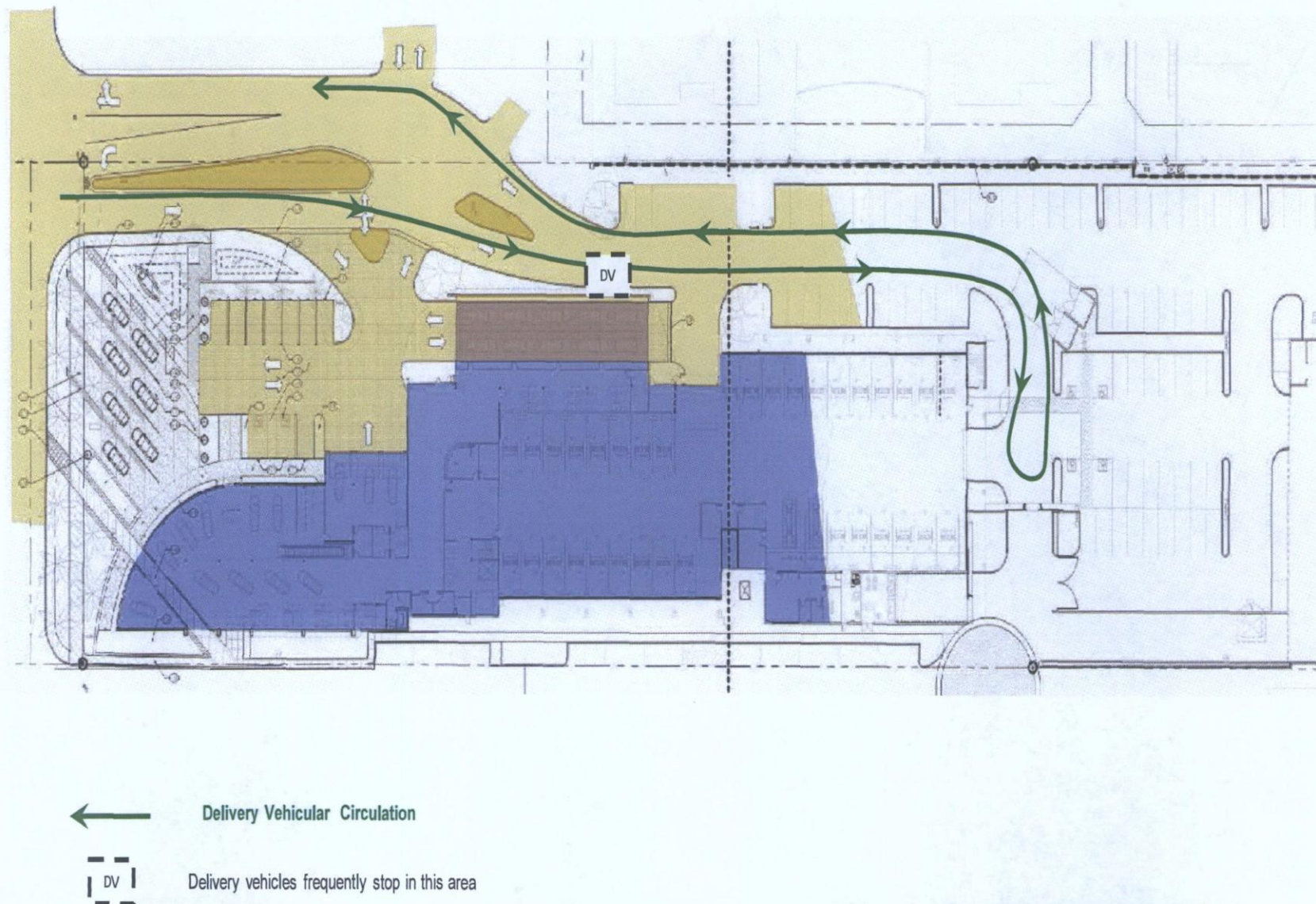


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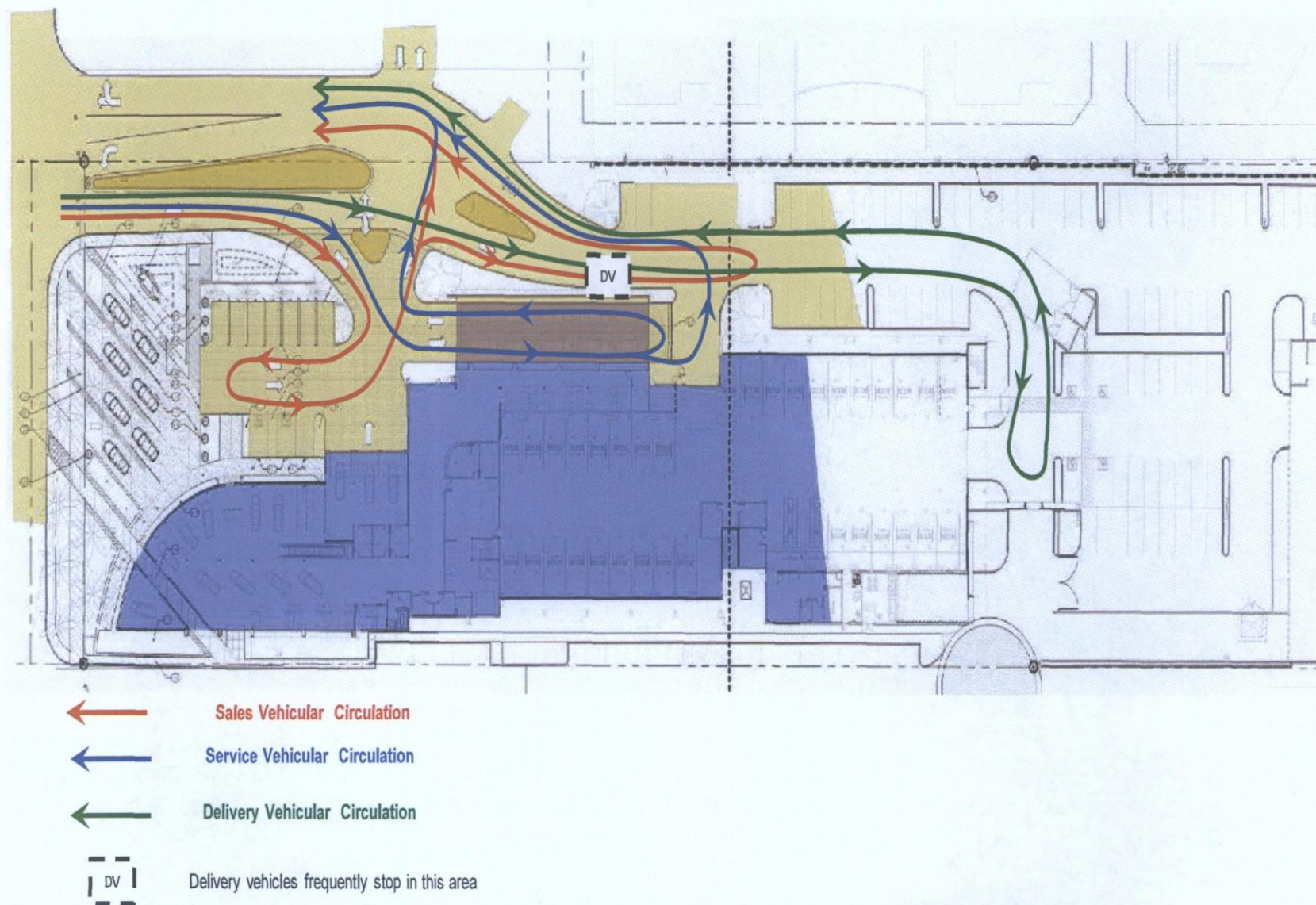


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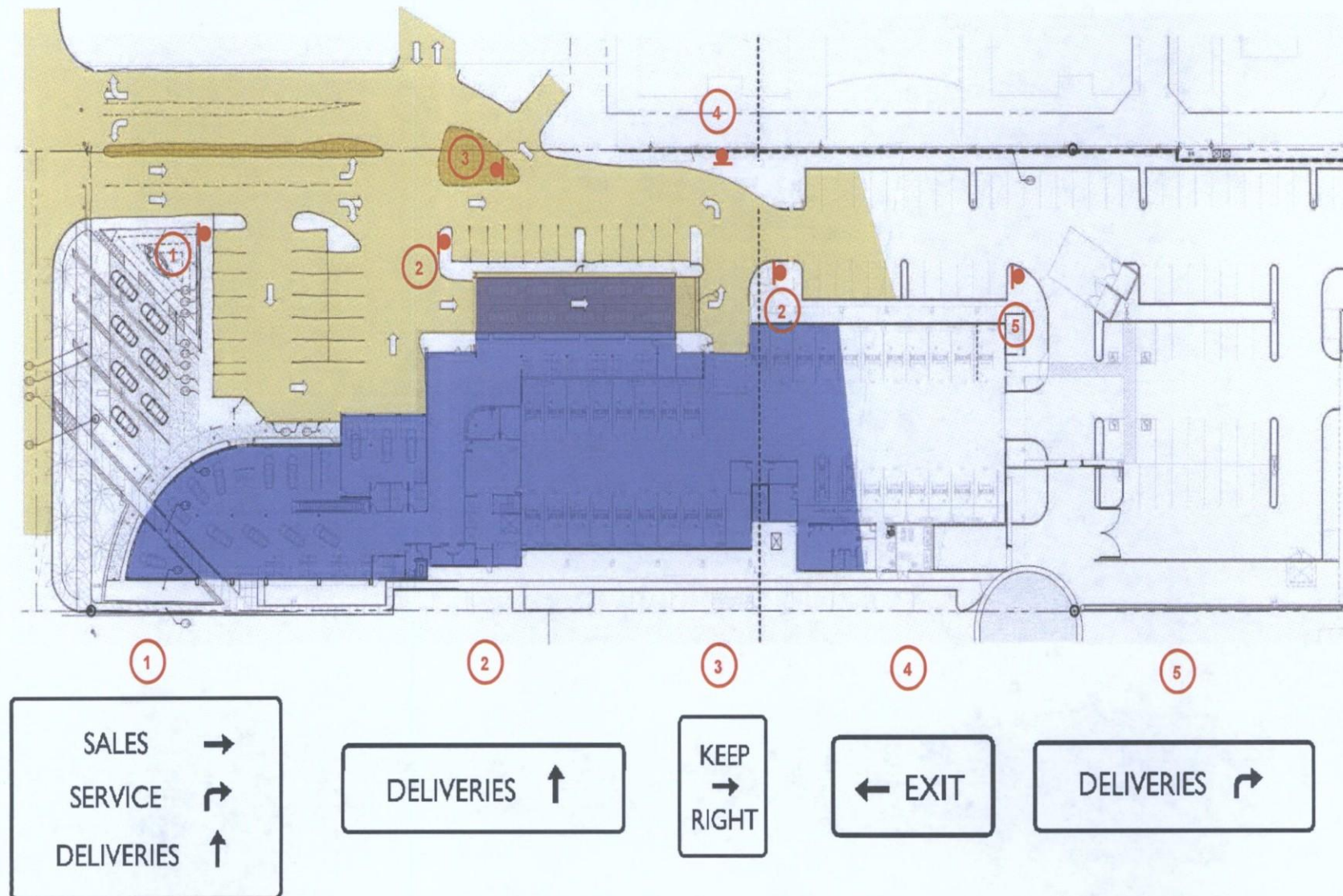


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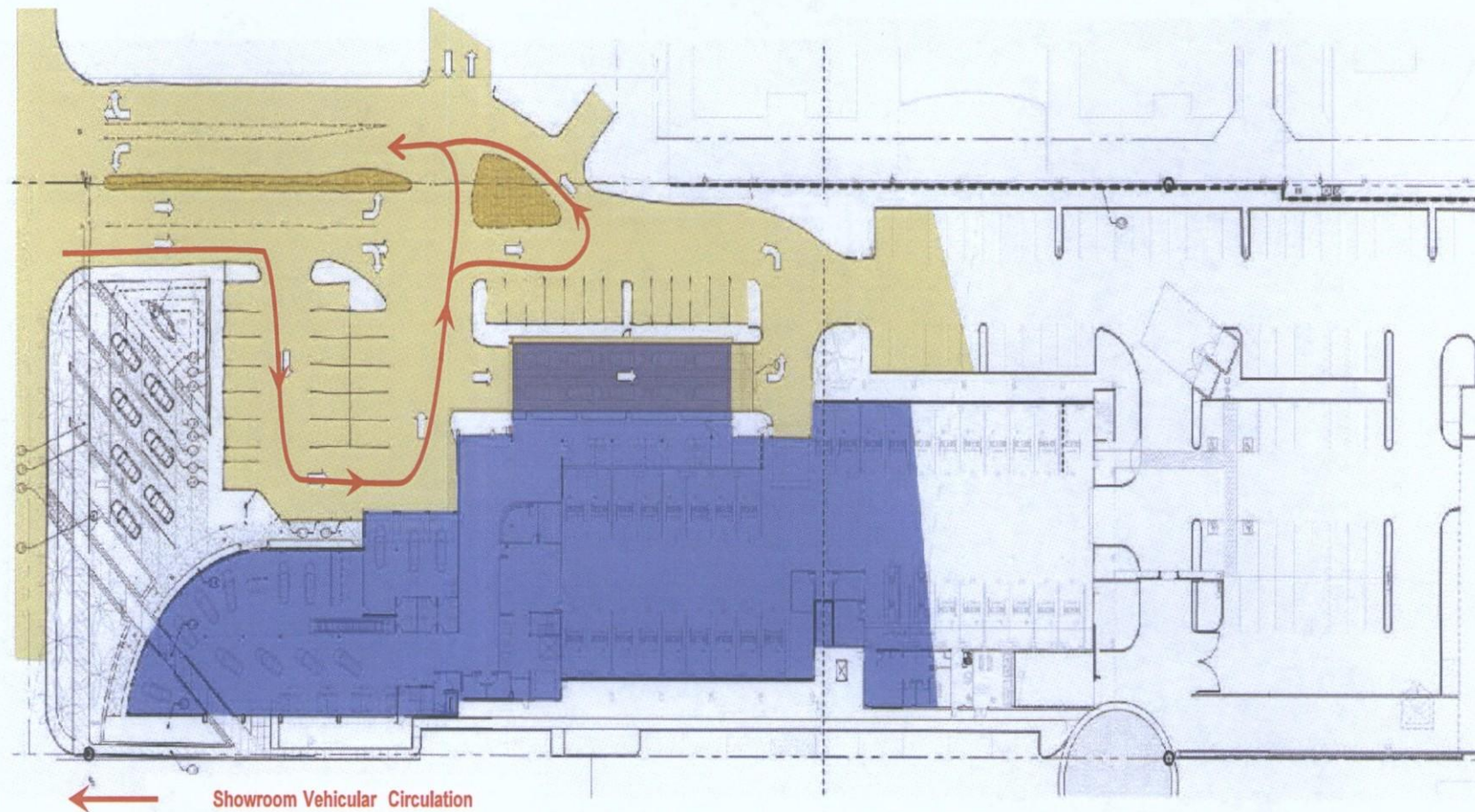


Figure 8: Recommended Showroom Customer Traffic Circulation

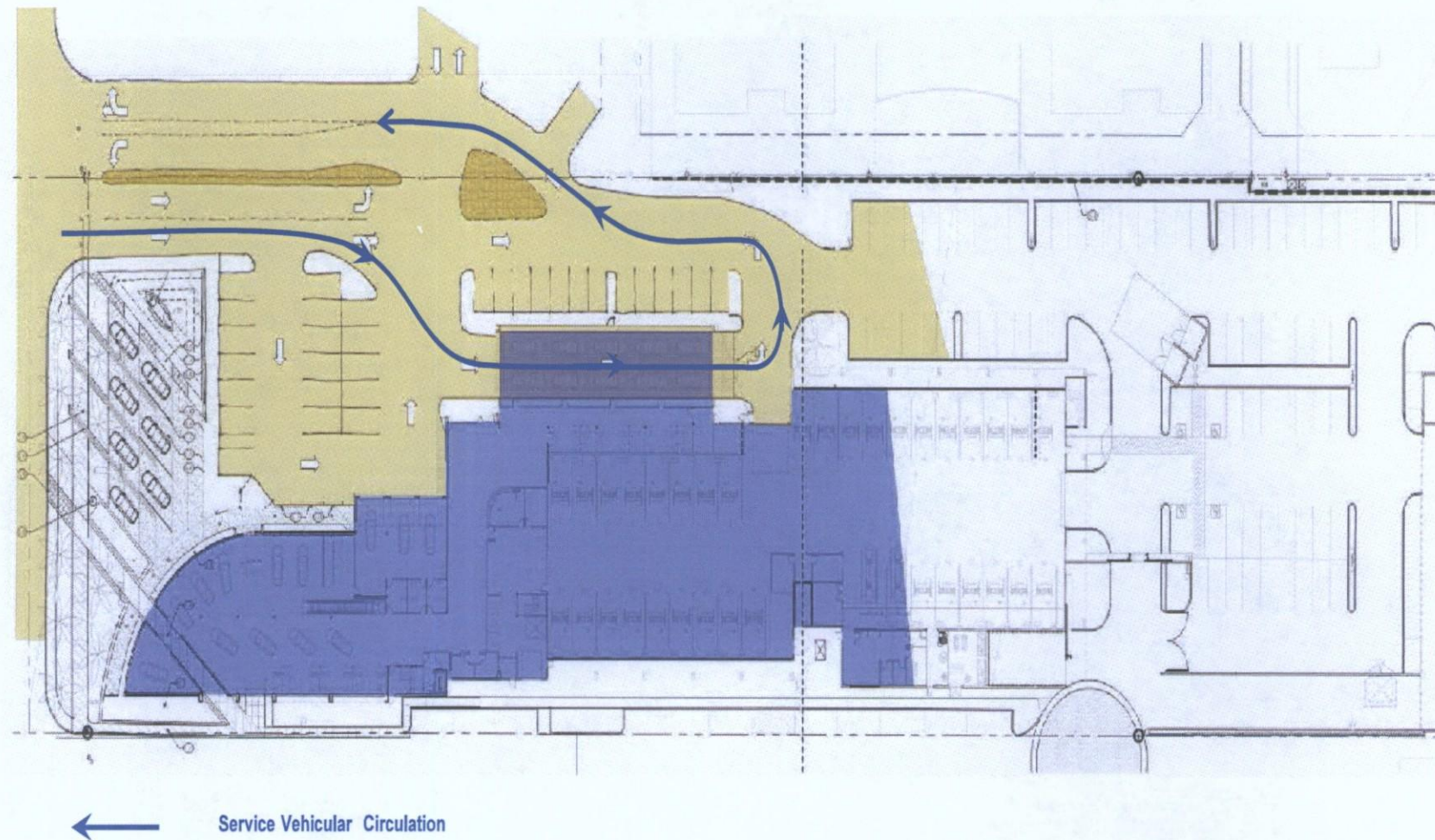


Figure 9: Recommended Vehicle Service Customer Traffic Circulation

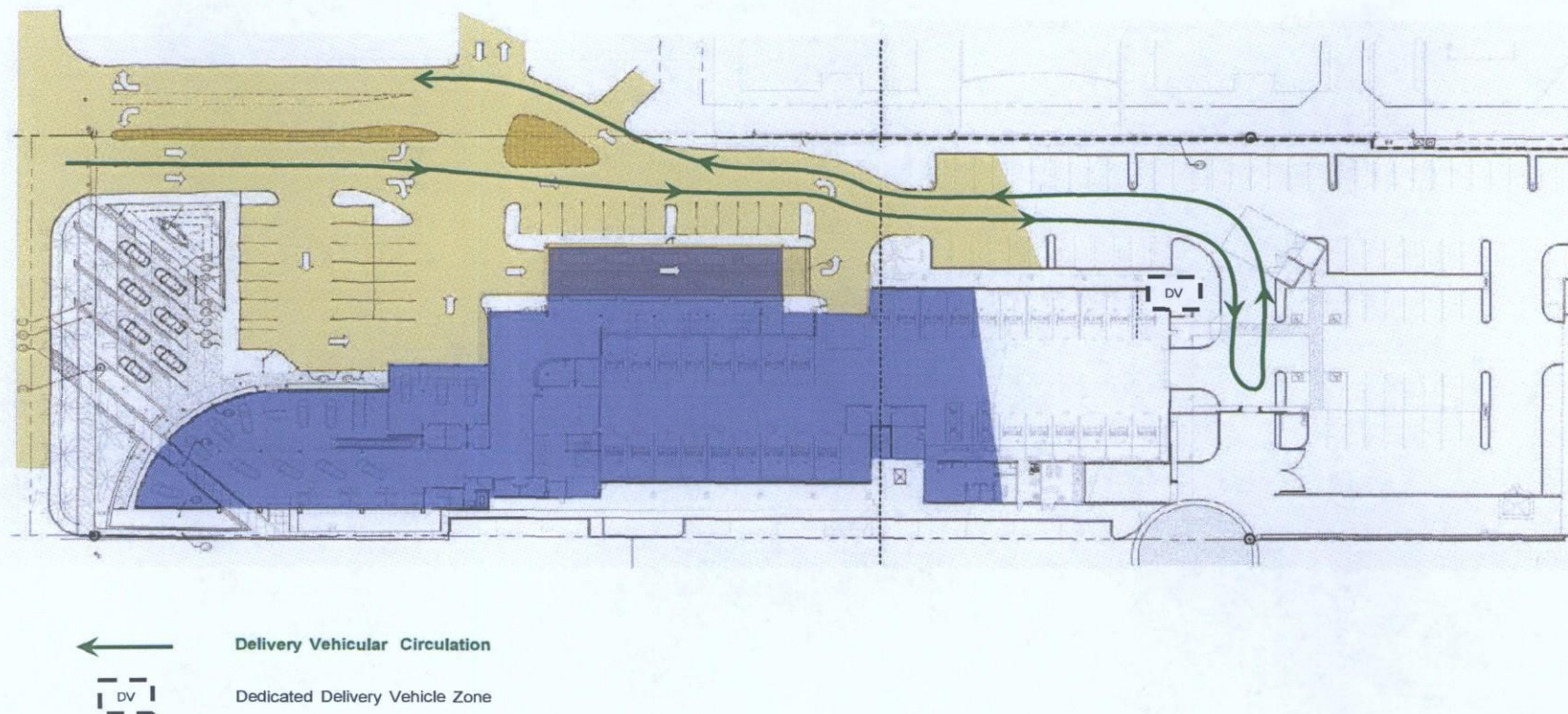


Figure 10: Recommended Inventory and Business Related Delivery Traffic Circulation

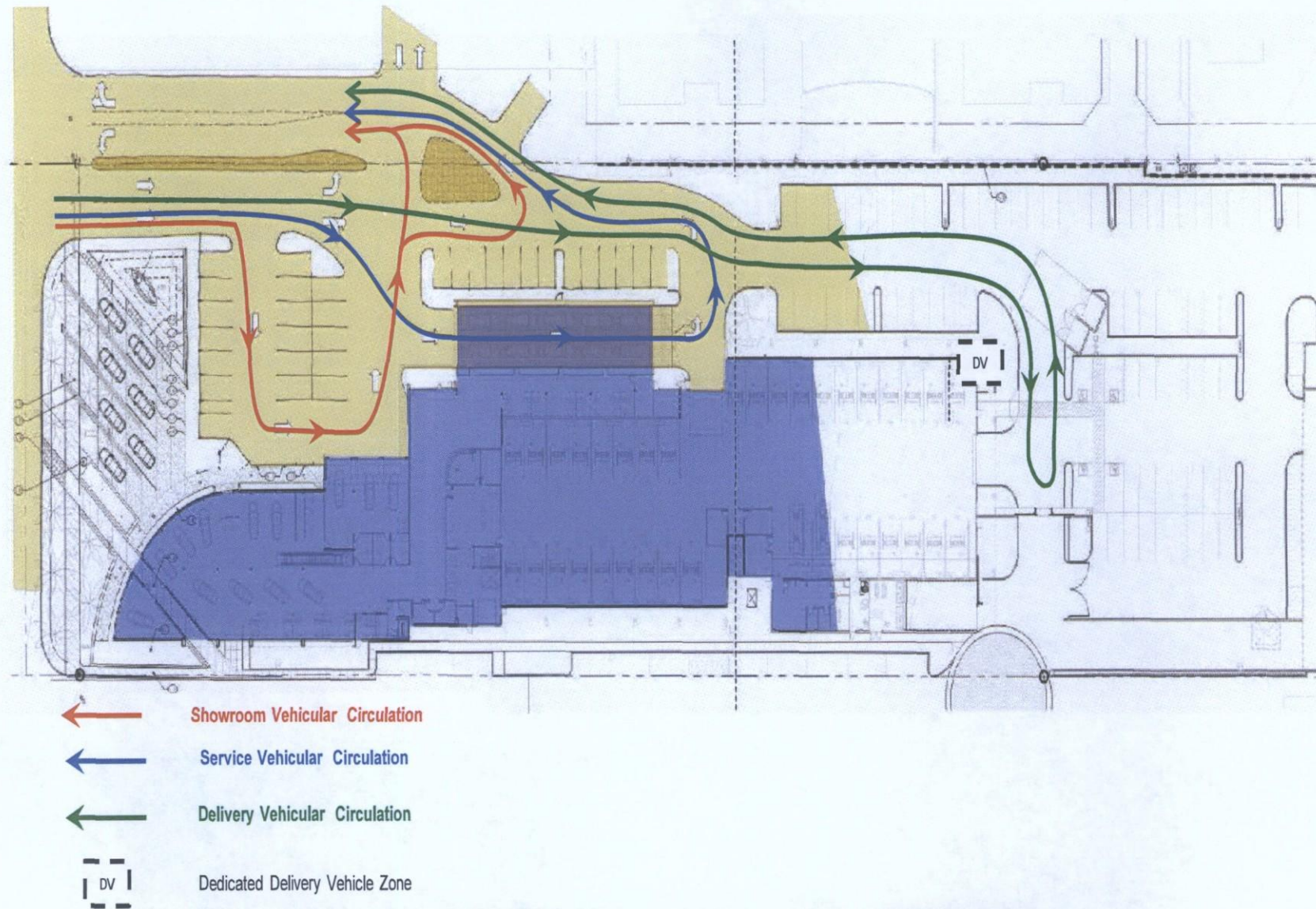


Figure 11: Recommended Traffic Circulation (Combined)