

**Marked Agendas  
Approved Minutes  
Approved Reports**

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approved Minutes can be found at:

<https://eservices.scottsdaleaz.gov/cityclerk/DocumentSearch>

Resolution No. 10544

Planning Commission Hearing 07/27/2016

City Council Hearing 08/31/2016

### **Case History**

367-PA-2015

**38-UP-1991#2**

**Enterprise Rent-A-Car**

# 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





## 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 policies.

## 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



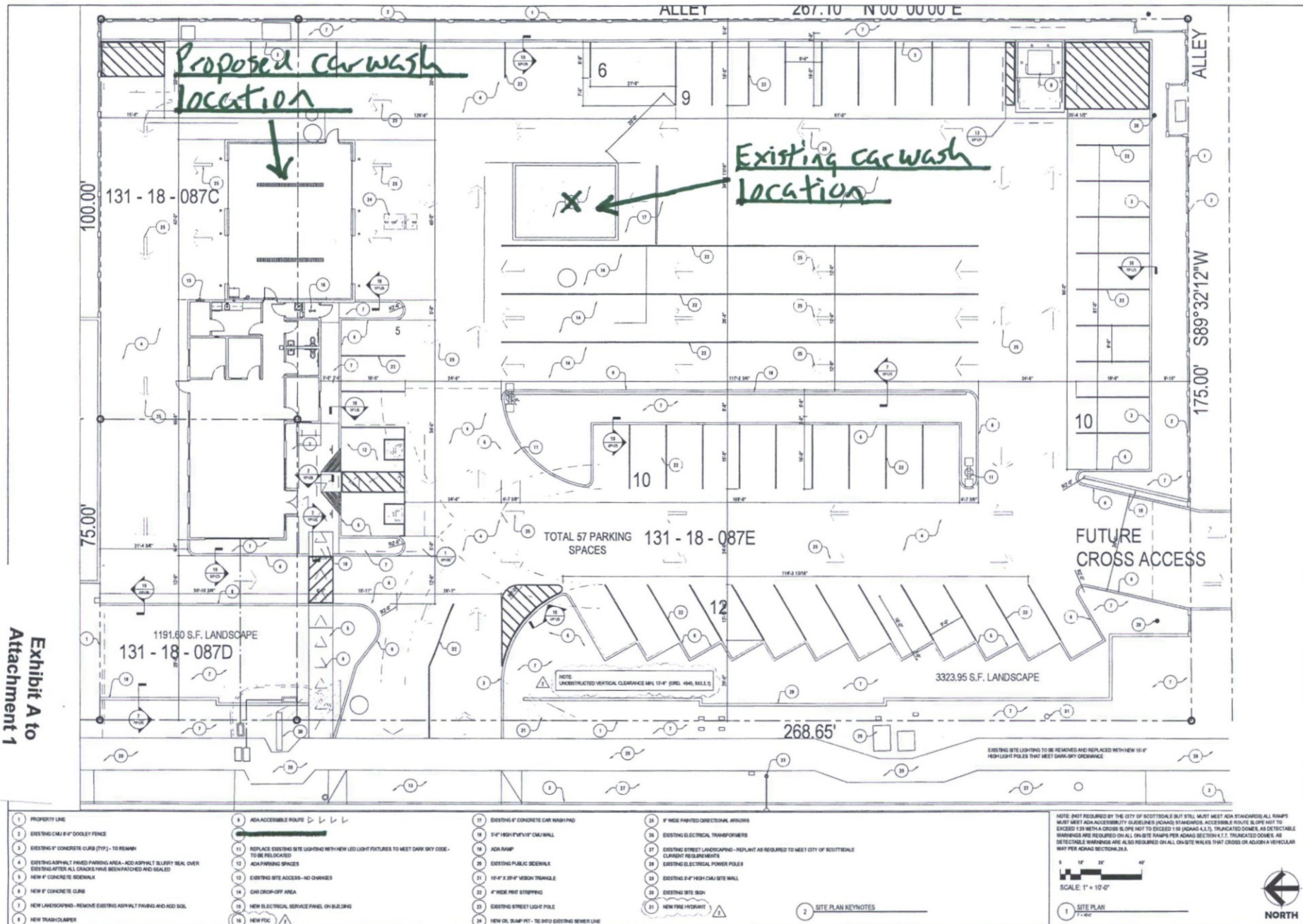
Conditions for case ~~38-UP-1991~~ **38-UP-1991#2**

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.





**arc one**  
associates LLC  
1427 N. 3rd Street  
Phoenix, Arizona 85004  
Phone: 602 241 7871  
Fax: 602 241 7874  
info@arcassociates.com

**enterprise**

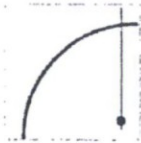
**ENTERPRISE RENT-A-CAR**  
BUILDING REPLACEMENT  
1815 N. SCOTTSDALE ROAD  
SCOTTSDALE, ARIZONA  
Project Number A0150315

design: RDO  
drawn: JO  
check: JDO

revisions:  
1. 11/11/15  
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**arccone associates**

**arccone 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,



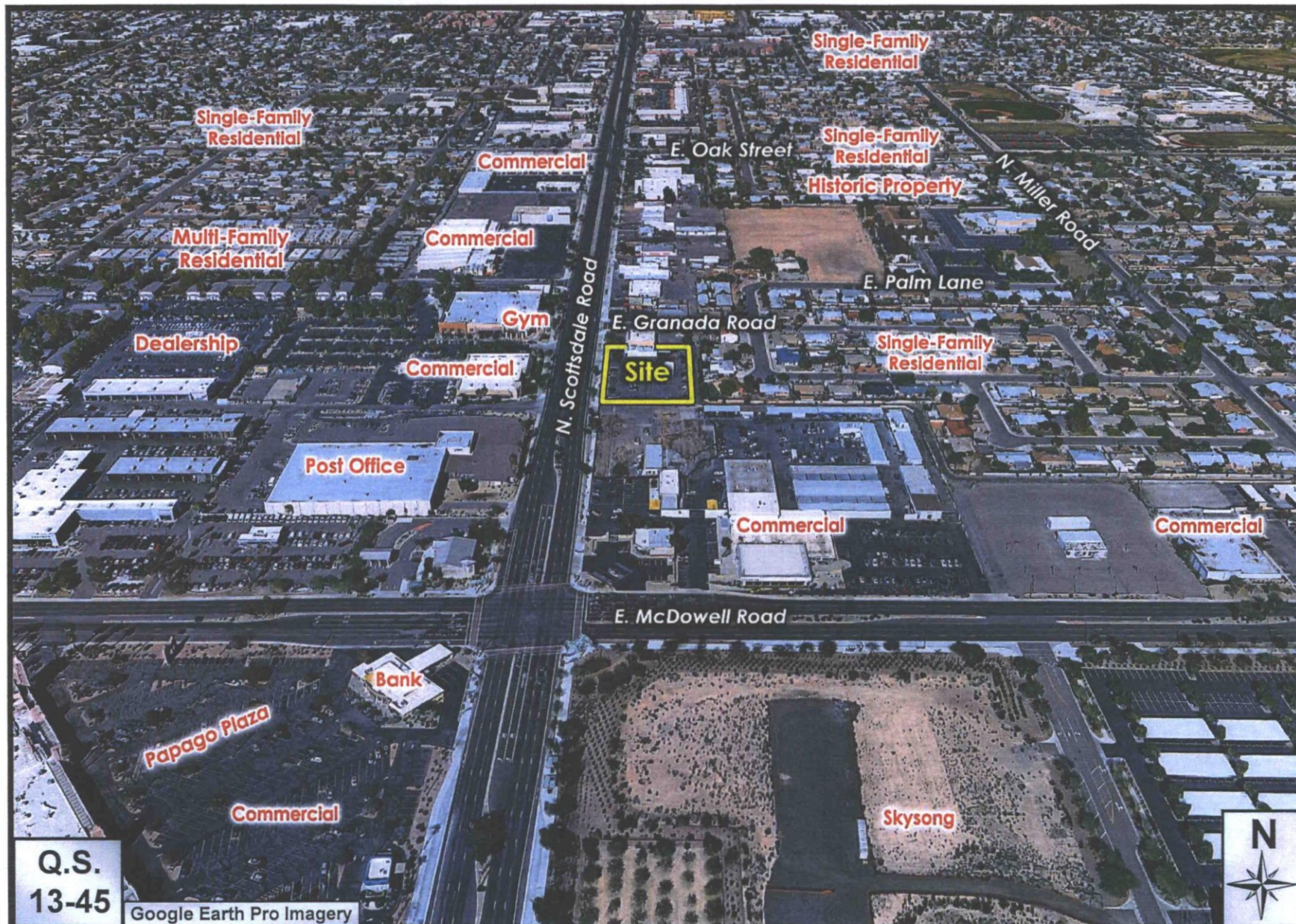
Joshua Oehler  
Vice President

**ATTACHMENT #2**

*Your partners in  
Design*

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





Enterprise Rent-A-Car

38-UP-1991#2





Q.S.  
13-45

Google Earth Pro Imagery

Enterprise Rent-A-Car

38-UP-1991#2





Enterprise Rent-A-Car

38-UP-1991#2



CONDITIONS FOR CASE 38-UP-91

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

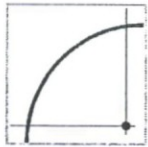
1. Development shall be in substantial conformance with the site and landscape plans submitted with this application except where modified by the following stipulations.
2. No exterior public address system shall be allowed.
3. A. Vehicle parking and storage shall occur only in their respective designated 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**

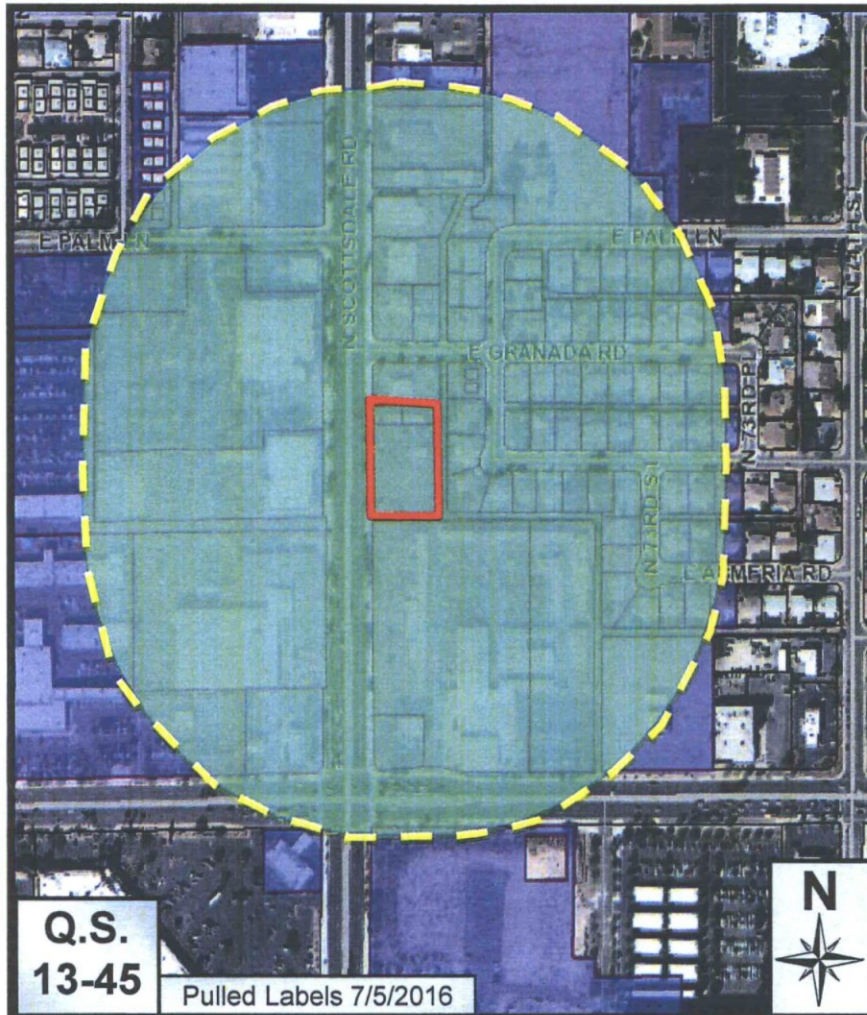
**38-UP-1991#2  
05/20/16**



Revision to CUP - Attendance Sheet - Neighborhood Meeting - May5, 2016

[illegible]

## City Notifications – Mailing List Selection Map



### Map Legend:



Site Boundary



Properties within 750-feet  
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



# CITY COUNCIL REPORT



Meeting Date: August 31, 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. Find that the Conditional Use Permit criteria have been met and adopt Resolution No. 10544 amending and eliminating 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

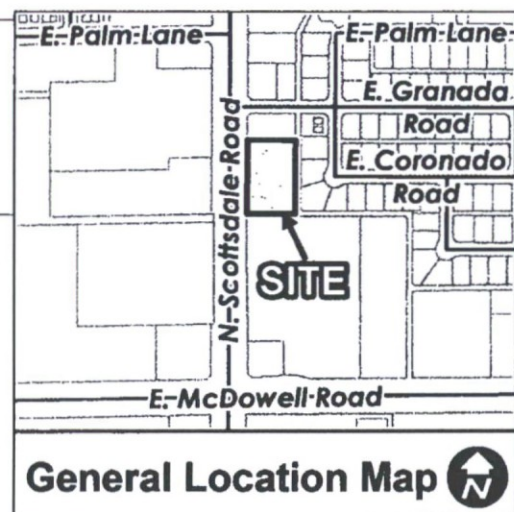
- Property is within the McDowell Road Corridor boundary
- Conditional Use Permit Criteria
- Previous approval (38-UP-1991) included stipulations that are either obsolete or in need of updating
- Redevelopment of site recently approved under case 52-DR-2015
- No public comment received by staff
- Planning Commission heard this case on July 27, 2016 and recommended approval with a 5-0 vote

## OWNER

Enterprise Rent-A-Car

## APPLICANT CONTACT

Josh Oehler  
 Arc One Associates  
 602-696-6500





## LOCATION

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1815 N Scottsdale Rd

## 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
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## 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.

## **OTHER BOARDS & COMMISSIONS**

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### **Planning Commission**

Planning Commission heard this case on July 27, 2016 and recommended approval with a 5-0 vote.

### **Staff Recommendation to Planning Commission**

Staff recommended 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.

## **RECOMMENDATION**

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### **Recommended Approach:**

Find that the Conditional Use Permit criteria have been met and adopt Resolution No. 10544 amending and eliminating 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.

## **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](mailto:gbloemberg@ScottsdaleAZ.gov)



**APPROVED BY**

---

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

8-8-16  
\_\_\_\_\_  
Date

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

8/10/2016  
\_\_\_\_\_  
Date

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

8/12/16  
\_\_\_\_\_  
Date

**ATTACHMENTS**

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1. Resolution No. 10544  
Exhibit 1. Context Aerial  
Exhibit 2. Stipulations  
Exhibit A to Exhibit 2: Site Plan  
Exhibit B to Exhibit 2: Floor Plan  
Exhibit 3: Additional conditions
2. Applicant's Narrative
3. Aerial Close-Up
4. Zoning Map
5. Original CUP Stipulations (38-UP-1991)
6. Citizen Involvement
7. City Notification Map
8. July 27, 2016 Planning Commission minutes

RESOLUTION NO. 10544

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, AMENDING AND ELIMINATING OBSOLETE STIPULATIONS OF AN EXISTING CONDITIONAL USE PERMIT (38-UP-1991) FOR VEHICLE LEASING, RENTAL OR SALES ON A 1.07+/- ACRE SITE ZONED HIGHWAY COMMERCIAL DISTRICT (C-3), LOCATED AT 1815 N. SCOTTSDALE ROAD.

WHEREAS, the Planning Commission held a public hearing on July 27<sup>th</sup>, 2016; and

WHEREAS, the City Council, held a public hearing on August 31<sup>st</sup>, 2016.

NOW, THEREFORE, LET IT BE RESOLVED, by the City Council of the City of Scottsdale, Maricopa County, Arizona, as follows:

Section 1. That the City Council finds:

- a) that the granting of this conditional use permit per stipulations set forth on Exhibit 2 will not be materially detrimental to the public health, safety or welfare based on, but not limited to, the following factors: damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination and impact on surrounding areas resulting from an unusual volume or character of traffic;
- b) that the characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas;
- c) that compliance with the additional conditions for vehicle leasing, rental or sales set forth on Exhibit 3, is required.

Section 2. That a description of the conditional use permit is set forth in Case No. 38-UP-1991#2. The property that is subject to the conditional use permit is shown on Exhibit 1 and the conditional use permit approval is conditioned upon compliance with all of the stipulations that are set forth in Exhibits 2 and 3. All exhibits are incorporated herein by reference.

PASSED AND ADOPTED by the Council of the City of Scottsdale, Maricopa County, Arizona this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

ATTEST:

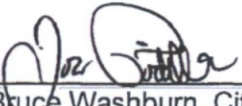
CITY OF SCOTTSDALE, an Arizona  
municipal corporation

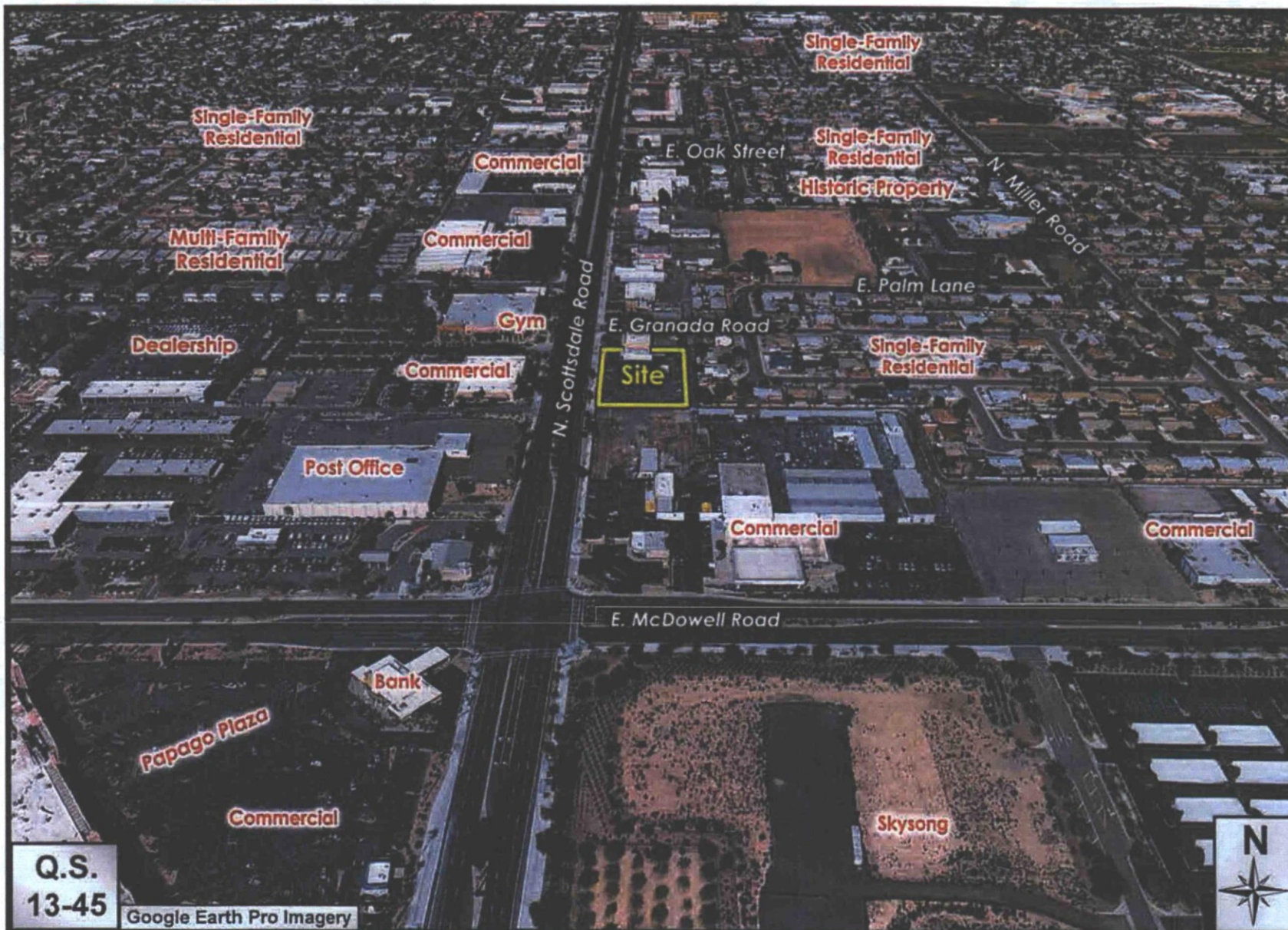
By: \_\_\_\_\_  
Carolyn Jagger  
City Clerk

By: \_\_\_\_\_  
W.J. "Jim" Lane  
Mayor



APPROVED AS TO FORM:  
OFFICE OF THE CITY ATTORNEY

By:   
Bruce Washburn, City Attorney  
By: Joe Padilla, Deputy City Attorney



Q.S.  
13-45

Google Earth Pro Imagery

Enterprise Rent-A-Car

38-UP-1991#2



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 Exhibit 2.~~
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.





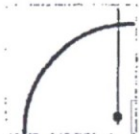


38-UP-1991#2

Additional Conditions specified in Section 1.403.T for "*Vehicle leasing, rental or sales*"

1. Required parking shall not be used for vehicle display or storage.





**arccone associates**

**arccone 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*

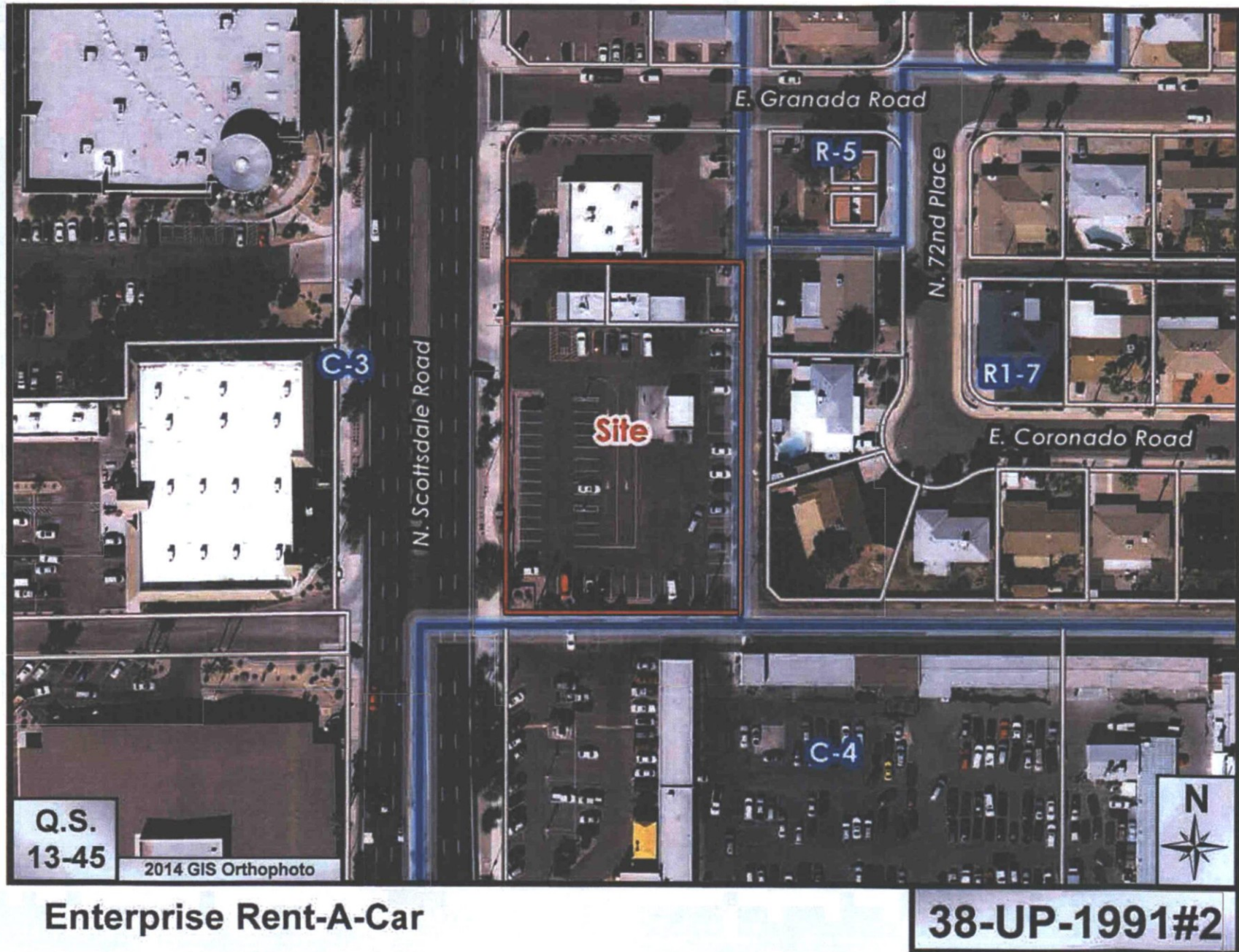
**38-UP-1991#2  
05/20/16**



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**

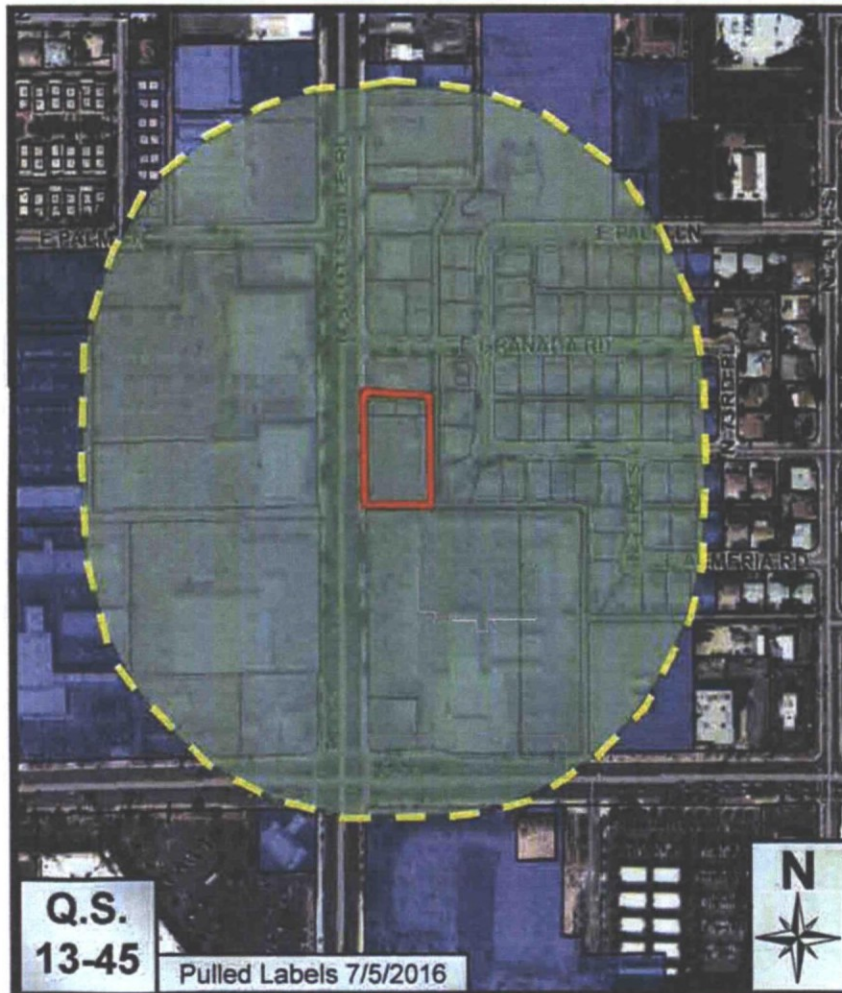


## Revision to CUP - Attendance Sheet - Neighborhood Meeting - May5, 2016

[illegible]

## City Notifications – Mailing List Selection Map

ATTACHMENT #7



### Map Legend:



Site Boundary



Properties within 750-feet  
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**





**SCOTTSDALE PLANNING COMMISSION  
KIVA-CITY HALL  
3939 DRINKWATER BOULEVARD  
SCOTTSDALE, ARIZONA**

**WEDNESDAY, JULY 27, 2016**

**\*DRAFT SUMMARIZED MEETING MINUTES\***

**PRESENT:** Michael Edwards, Chair  
Matthew Cody, Vice Chair  
Larry S. Kush, Commissioner  
Michael J. Minnaugh, Commissioner  
Paul Alessio, Commissioner

**ABSENT:** David Brantner, Commissioner  
Ali Fakih, Commissioner

**STAFF:** Tim Curtis  
Joe Padilla  
Greg Bloemberg  
Keith Niederer  
Meredith Tessier  
Bryan Cluff  
Taylor Reynolds  
Gary Meyer

**CALL TO ORDER**

Vice Chair Cody called the regular session of the Scottsdale Planning Commission to order at 5:00 p.m.

**ROLL CALL**

A formal roll call was conducted confirming members present as stated above.

\* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission page on [ScottsdaleAZ.gov](http://ScottsdaleAZ.gov), search "Planning Commission"

**ATTACHMENT #8**

### **MINUTES REVIEW AND APPROVAL**

1. Approval of June 22, 2016 Regular Meeting Minutes including the Study Session.

**COMMISSIONER KUSH MOVED TO APPROVE THE JUNE 22, 2016 REGULAR MEETING MINUTES INCLUDING THE STUDY SESSION, SECONDED BY COMMISSIONER ALESSIO, THE MOTION CARRIED UNANIMOUSLY WITH A VOTE OF FIVE (5) TO ZERO (0).**

### **EXPEDITED AGENDA**

2. 38-UP-1991#2 (Enterprise Rent-A-Car)  
Request by owner to amend stipulations and eliminate obsolete stipulations of an existing Conditional Use Permit (38-UP-1991) for vehicle leasing, rental or sales on a 1.07+/- acre site zoned Highway Commercial District (C-3), located at 1815 N. Scottsdale Road. Staff contact person is Greg Bloemberg, 480-312-4306. **Applicant contact person is Josh Oehler, 602-696-6500.**
3. 6-UP-2011#2 (AT&T CMC Golf - Site No. W384-BB)  
Request by owner for a Conditional Use Permit for an existing Type 4 Alternative Concealment Wireless Communication facility (WCF) concealed within a 55-foot tall artificial palm tree, with associated ground mounted equipment, on a 1.24+/- acre located at 15695 N. 83rd Way with Industrial Park District (I-1) zoning. Staff contact person is Keith Niederer, 480-312-2953. **Applicant contact person is Julie Cocca, 602-421-4885.**
4. 1-UP-2016 (City Of Scottsdale Fire Station 613)  
Request by the City of Scottsdale for a Municipal Use Master Site Plan for a new city fire station on a 11.4 +/- acre parcel located at 26380 North Hayden Road with Single-family Residential, Environmentally Sensitive Lands, Foothills Overlay (R1-43 ESL F-O) zoning and to approve site plan, landscape plan, and building elevations for a new city fire station. Staff contact person is Meredith Tessier, 480-312-4211. **Applicant contact person is Matthew A Gorman, 602-279-4373.**

\* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission page on [ScottsdaleAZ.gov](http://ScottsdaleAZ.gov), search "Planning Commission"



5. 2-UP-2016 (Sixt Rent a Car at Scottsdale Seville)

Request by owner for a Conditional Use Permit for vehicle leasing, rental or sales within an existing suite at the Seville retail center with 11.5 +/- acres site located at 7001 N. Scottsdale Road, with Central Business District, Parking P-4 District, (C-2/P-4) zoning. Staff contact person is Meredith Tessier, 480-312-4211. Applicant contact person is Taylor Earl, 602-265-0094.

**Item No's 2, 3, 4 & 5: Recommended City Council approve cases 38-UP-1991#2, 6-UP-2011#2, 1-UP-2016 and 2-UP-2016, by a vote of 5-0; Motion by Commissioner Kush, per the staff recommended stipulations, based upon the finding that the Municipal Use and the Conditional Use Permit criteria have been met, 2<sup>nd</sup> by Commissioner Alessio.**

## **REGULAR AGENDA**

6. 2-GP-2016 (Paseo De Las Flores)

Request by owner for a Non-Major General Plan amendment to the City of Scottsdale General Plan 2001 from the Office land use designation to the Commercial land use designation on a 2.64 +/- acre site located at 7300 N. Via Paseo Del Sur. Staff contact person is Meredith Tessier, 480-312-4211. Applicant contact person is George Pasquel III, 602-230-0600.

**Item No 6: Recommended City Council approve case 2-GP-2016, by a vote of 5-0; Motion by Commissioner Alessio, for a non-major General Plan amendment to the City of Scottsdale General Plan 2001 to change the land use designation from Office to Commercial, 2<sup>nd</sup> by Commissioner Kush.**

7. 4-ZN-2016 (Paseo De Las Flores)

Request by owner for a Zoning District Map Amendment to amend the Planned Community (P-C) zoning district from comparable Single-family Residential, (R1-7) zoning uses and property development standards to comparable Neighborhood Commercial (C-1) zoning uses and property development standards and amend the McCormick Ranch master Development Plan on a 2.64 +/- acre site located at 7300 N. Via Paseo Del Sur. Staff contact person is Meredith Tessier, 480-312-4211. Applicant contact person is George Pasquel III, 602-230-0600.

Request to speak card: Angie Hisler

Written comment card: Angie Hisler

\* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission page on ScottsdaleAZ.gov, search "Planning Commission"

**Item No 7: Recommended City Council approve case 4-ZN-2016, by a vote of 5-0; Motion by Commissioner Alessio, per the staff recommended stipulations, after determining that the proposed Zoning District Map Amendment, development plan and amended development standards are consistent and conform with the adopted General Plan, 2<sup>nd</sup> by Commissioner Kush.**

8. 8-TA-2010#3 (Medical Marijuana Text Amendment)

Request by the City of Scottsdale, as the applicant, for a Text Amendment to the City of Scottsdale Zoning Ordinance (No. 455), amending Sections 1.403.L. and 1.403.M. regarding the Conditional Use Permit criteria for Medical marijuana use and Medical marijuana caregiver cultivation, including possible revisions to separation requirements and addition of protected uses. Applicant/Staff contact person is Bryan Cluff, 480-312-2258.

**Item No 8: Recommended City Council approve case 8-TA-2010#3, by a vote of 5-0; Motion by Vice Chair Cody; after determining that the proposed Text Amendment is consistent and conforms with the adopted General Plan and ask City Council to study placing a cap on the number of Marijuana facilities in the city, 2<sup>nd</sup> by Commission Kush.**

Request to speak card: Jennifer Hall

Written Comment card: Jennifer Hall

**ADJOURNMENT**

With no further business to discuss, the regular session of the Planning Commission adjourned at 5:52 p.m.

\* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission page on ScottsdaleAZ.gov, search "Planning Commission"