

**Marked Agendas  
Approved Minutes  
Approved Reports**

**The December 20, 2018  
Development Review Board  
Meeting Agenda and  
Minutes can be found at**

<http://www.scottsdaleaz.gov/boards/development-review-board>

# DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: December 20, 2018 Item No. 7  
General Plan Element: *Character and Design*  
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

## ACTION

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### Christian Brothers Automotive 26-DR-2018

**Location:** 7225 East Williams Drive

**Request:** Request approval for the site plan, landscape plan, and building elevations for a new auto repair facility, with approximately 9,750 square feet of building area, on a 1.2-acre site.

## OWNER

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Spensa Arizona XIV, LLC  
952-449-5755

## ARCHITECT/DESIGNER

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Monique Reindersma  
Stewart + Reindersma Architecture, PLLC  
480-515-5123

## ENGINEER

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Michael Hreha  
Larson Engineering, Inc.  
480-212-4200

## APPLICANT CONTACT

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Monique Reindersma  
Stewart + Reindersma Architecture, PLLC  
480-515-5123

## BACKGROUND

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### Zoning

This site is zoned within the Highway Commercial zoning designation (C-3). Highway Commercial zoning designation is intended to permit most types of commercial activities located along major streets, including shopping, and service needs. This district promotes high quality development, including on-site and street landscape areas, and standards for an attractive setting for commercial activities and adjacent uses. The C-3 districts allows uses such as: day car centers, educational



services, office uses, retail, vehicle leasing and sales, vehicle repair, and veterinarian and pet care services.

### **Context**

Located near the southeast corner of East Williams Drive and North Scottsdale Road, approximately 400 feet east of North Scottsdale Road, on East Williams Drive. The surrounding developments consist of a veterinary clinic, outdoor retail, internalized storage facility, office/retail building, and a post office.

### **Adjacent Uses and Zoning**

- North Commercial Office District, Environmentally Sensitive Lands (C-O/P-C); Silverstone Development.
- South Highway Commercial District (C-3); Internalized Storage Facility
- East Highway Commercial District (C-3); Cox Communication
- West Highway Commercial District (C-3); Veterinary Clinic

### **Key Items for Consideration**

- The site is currently vacant, and much of the site is unimproved.
- The site currently contains ingress/egress easements, sharing access with adjacent properties.
- All maintenance activities and storage will be maintained and enclosed within the proposed building and site.

## **DEVELOPMENT PROPOSAL**

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### **Goal/Purpose of Request**

The purpose of the request to develop a vacant lot with a vehicle repair facility. The request includes a site plan, landscape plans, and building elevations for the Christian Brothers Automotive company. The applicant would like to develop the site located along East Williams Drive, south of the Silverstone Development.

### **Neighborhood Communication**

Staff and the applicant sent out notification of this application to property owners within 750 feet of this site. No comments have been received as of the writing of this report.

## **DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS**

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The first major zoning map amendment case on this site, after annexation in January of 1982, was Case 114-ZN-1986. This zoning case changed the site zoning district designations from the Single-family Residential District (R1-43) to several commercial office, commercial, and industrial zoning districts. Zoning categories for the area were amended in 1987. In 1988, some of the industrial zoning district was rezoned from the Industrial Park (I-1) zoning district, to the Commercial Highway (C-3), General Commercial (C-4), and Industrial Park (I-1) zoning district, with timing stipulations. Later, in March 1995, the site was rezoned to remove the timing stipulation from the Highway Commercial (C-3). The current zoning designation is consistent with the 2001 General Plan.

The proposed site plan identifies the front portion of the building extending to the front property line; flanked to the east and west with frontage open space. Screened parking is then depicted behind those frontage open space areas. Approximately 60% percent of the building's street



frontage elevation is located on the property line. This design provides a step-back for the taller portion of the building and allows for the frontage elevation to step-back for 30% percent of the frontage building façade. The remainder of the parking is located along the southern (back) and eastern (side) boundary of the site.

The front, or street, elevation provides materials in a manner which promotes a balance for the façade that is located directly on the property line. The height of the frontmost façade is lower than the remainder of the structure (the portion that houses the repair bays). Two tower elements bookend the maintenance area of the building. The east and west elevations (the longer-sided elevations) provide windows, columns, shallow archways, and vegetation that provide rhythm for the longer side of the proposed elevations. The tile pitched-roof located on the east and west elevations are modified by the introduction of a parapet-style roof for approximately 75% percent of the roof run.

The overall design of the building is very similar to the corporate architecture used for the Christian Brothers brand. Some changes have been made to the typical elevations for this Scottsdale location. The structures provide a more of a "southwest" feel than the traditional Christian Brothers buildings found in the valley. The elevations provide windows that help thin out the thick feel of the elevations, but not to the point that the energy efficiency of the building is compromised. The south side of the building does not provide windows but is the location of the large bay door. The bay door must be located the south end (rear) of the site due to ordinance requirements. The northern and western areas of the site provide most of the landscaping areas. This will help buffer the site from traffic on East Williams Road, traveling from North Scottsdale Road.

The site will be accessed off East Williams Drive, from two separate driveways, both located within existing share ingress/egress access easements. The flow of vehicular circulation will continue through the site, south along the rear of the building, and then north, back out to East Williams Drive. There is a pedestrian connection from the main office area, located on the north side of the site, to the existing sidewalk, along North Williams Road. This sidewalk then connects to regional paths along North Scottsdale Road, to the west, and existing pedestrian connections to the east. This same sidewalk that is parallel to East Williams Road, also connects to a side walk located approximately 100 feet to the west of the proposed office location, which heads south along the western boundary of the site. This sidewalk provides a pedestrian connection to the storage facility property located to the south of this site.

#### **Development Information**

- |                              |                                                  |
|------------------------------|--------------------------------------------------|
| • Existing Use:              | Vacant Land                                      |
| • Proposed Use:              | Vehicular Repair (Christian Brothers Automotive) |
| • Parcel Size:               | 1.65 gross acres (1.25 net acres)                |
| • Floor Area Ratio Allowed:  | 0.80 (43,560 square-feet)                        |
| • Floor Area Ratio Proposed: | 0.106 (9,746 square-feet)                        |
| • Building Height Allowed:   | 36 feet                                          |
| • Building Height Proposed:  | 26 feet 6 inches                                 |
| • Parking Required:          | 47 spaces                                        |

- Parking Provided: 52 spaces
- Open Space Required: 7,674 square feet
- Open Space Provided: 7,674 square feet
- Frontage Open Space Required: 3,837 square feet
- Frontage Open Space Provided: 3,837 square feet

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## **OTHER BOARDS AND COMMISSIONS**

### **Development Review Board:**

The Development Review Board heard this case at the December 6, 2018 hearing, and recommended to “Continue” the case, to a date to be determined, by a vote of 5-1. The Development Review Board, as a majority, preferred to have the “steep-angled” roof feature, of the entrance portion of the building, redesigned to not be so dramatic. The applicant has resubmitted the elevations to include a parapet roof for a majority of the entrance area. The applicant has also provided a smaller, covered, gable roof above the proposed entrance, which reduced the dramatic angle of the previous roof (Reference Attachment #10A).

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## **STAFF RECOMMENDATION**

### **Recommended Approach:**

Staff recommends that the Development Review Board approve Christian Brothers Automotive per the attached stipulations, finding that the provisions of the General Plan policies and goals and the Development Review Criteria have been met.

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## **RESPONSIBLE DEPARTMENT**

### **Planning and Development Services**

Current Planning Services

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## **STAFF CONTACT**

Jesus Murillo

Senior Planner

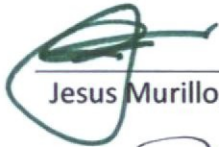
480-312-7849

E-mail: [jmurillo@scottsdaleAZ.gov](mailto:jmurillo@scottsdaleAZ.gov)



APPROVED BY

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Jesus Murillo, Report Author

12-13-2018

Date

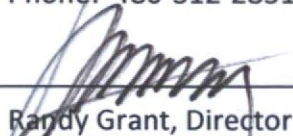


Steve Venker, Development Review Board Coordinator

Phone: 480-312-2831 E-mail: svenker@scottsdaleaz.gov

12/13/18

Date



Randy Grant, Director

Planning and Development Services

Phone: 480-312-2664 E-mail: rgrant@scottsdaleaz.gov

12/13/18

Date



## ATTACHMENTS

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- A. Stipulations
  - 1. Context Aerial
    - 1A. Close-Up Aerial
  - 2. Zoning Map
  - 3. Applicant's Narrative
  - 4. Combined Context Aerial and Site Plan
  - 5. Site Plan
  - 6. Open Space Plan
  - 7. Hardscape Plan
  - 8. Landscape Plans
  - 9. Building Elevations (Black and White)
  - 10. Building Elevations (Color)
    - 10A. Updated Building Elevations (Color – After December 6, 2018 DRB hearing)
  - 11. Perspective
  - 12. Streetscape Elevations
  - 13. Site Walls Elevations (Black and White)
  - 14. Material and Color Board

**Stipulations for the  
Development Review Board Application:  
Christian Brothers Automotive  
Case Number: 26-DR-2018**

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

**APPLICABLE DOCUMENTS AND PLANS:**

Except as required by the Scottsdale Revised Code (SRC), the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:

1. Architectural elements, including dimensions, materials, form, color, and texture shall be constructed to be consistent with the building elevations submitted by Stewart + Reindersma Architecture, PLLC, with a city staff date of 10-15-2018.
  - a. The location and configuration of all site improvements shall be consistent with the site plan submitted by Stewart + Reindersma Architecture, PLLC., with a city staff date of 10-15-2018.
  - b. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by Stewart + Reindersma Architecture, PLLC and Evergreen Design Group, with a city staff date of 10-15-2018.
  - c. The case drainage report submitted by Larson Engineering Inc. and accepted in concept by the Stormwater Management Department of the Planning and Development Services.
  - d. The water and sewer basis of design report submitted by Larson Engineering, Inc. and accepted in concept by the Water Resources Department.

**ARCHAEOLOGICAL RESOURCES:**

**Ordinance**

- A. Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Section 46-134 - Discoveries of archaeological resources during construction.

**ARCHITECTURAL DESIGN:**

**DRB Stipulations**

2. With the final plans submittal, the "eastern" building elevations shall include the addition of the parapet roof detail as provided on the "western" building elevation (same as proposed signage area).
3. All exterior window glazing shall be recessed a minimum of fifty (50) percent of the wall depth, including glass windows within any tower/clerestory elements. The amount or recess shall be



measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal, the developer shall provide head, jamb and sill details clearly showing the amount of recess for all window types.

4. All exterior doors shall be recessed a minimum of thirty (30) percent of the wall depth, the amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal, the developer shall provide head, jamb and sill details clearly showing the amount of recess for all door types.
5. The stone wainscot shall be extended to completely wrap all columns and building corners.

**SITE DESIGN:**

**Ordinance**

- B. FIRE DESIGN. With final plans submittal, update the site plan, and all associated final plans, to address the following:
  - i. Visible location of FDC shall comply with the 2015 IFC Section 912.2.1;
  - ii. Access of FDC shall comply with Sections 912.4 and 912.4.2 of the 2015 IFC;
  - iii. Fire Riser clearance shall comply with COS I's & A's Section 8.16.1.1.7.1; and
  - iv. Fire Riser location shall comply with COS I's & A's Section 8.16.1.1.7.2(3).

**DRB Stipulations**

6. Provide a minimum 6-foot-wide sidewalk, adjacent to the parking lot screen wall located along the street frontage open space (on the west side of the building), to connect to the existing sidewalk running north/south along the site's western boundary.
7. All drive aisles that are fire lanes shall have a width of twenty-four (24) feet.
8. Before any building permit is issued for the site, the owner shall submit plans and receive approval to construct all refuse enclosures in conformance with the City of Scottsdale Supplement to MAG Standard Details, detail 2146-1.
9. All "service/repair" parking spaces shall be located along the southern portion of the property.

**OPEN SPACE:**

**Ordinance**

- C. Final plan shall provide and identify a minimum of fifty percent (50%) of the required open space as frontage open space.

**DRB Stipulations**

10. Landscaping located at the base of the building shall be replaced with plants of the same size, type, and maturity, within thirty (30) days of the plan dying.

**LANDSCAPE DESIGN:**

**Ordinance**

- D. The property owner shall obtain approval of a Salvage/Native Plant Plan Application and obtain a permit to remove any tree.



**DRB Stipulations**

11. Prior to the issuance of a building permit, the owner shall submit landscape improvement plans that demonstrate how the salvaged vegetation from the site will be incorporated into the design of the landscape improvements.
12. Landscape pots and/or raised landscape planters, with a minimum of 36 inches in diameter, enough depth to support the root system of the plants located in the pots/planters, and an automatic irrigation system, shall be provided in the building base planting and frontage areas that are shown on the landscape and open space plans.

**EXTRIOR LIGHTING:**

**Ordinance**

- E. Any exterior luminaire with a total initial lumen output of greater than 1600 lumens shall have an integral lighting shield.
- F. Any exterior luminaire with a total initial lumen output of greater than 3050 lumens shall be directed downward and comply with the Illuminating Engineering Society of North America (IES) requirements for full cutoff.

**DRB Stipulations**

13. All exterior luminaires shall meet all IES requirements for full cutoff and shall be aimed downward and away from property line except for sign and landscape lighting.
14. Incorporate the following parking lot and site lighting into the project's design:
  - a. The maintained average horizontal luminance level, at grade on the site, shall not exceed 2.0 foot-candles. All exterior luminaires shall be included in this calculation.
  - b. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 8.0 foot-candles. All exterior luminaires shall be included in this calculation.
  - c. The initial vertical luminance at 6-foot above grade, along the entire property line shall not exceed 0.8 foot-candles. All exterior luminaires shall be included in this calculation.
15. The total lumen per luminaire shall not exceed 24,000 lumens.

**STREET INFRASTRUCTURE:**

**Ordinance**

- G. All street infrastructure improvements shall be constructed in accordance with this City of Scottsdale (COS) Supplement to MAG Specifications and Details, and the Design Standards and Policies Manual.

**DRB Stipulations**

16. Prior to the issuance of a building permit for the development project, the owner shall submit and obtain approval of civil construction documents to construct the following improvements:

**INTERNAL DRIVEWAY DESIGN.**

- a. The eastern driveway entrance into the site shall be reduced to a maximum of twenty-five (25) feet in width, or applicable fire truck requirements. Extend the proposed curb median, located

along the eastern boundary of the site, north, to be at the same location of the driveway entering the neighboring property to the east.

17. All public sidewalks shall be integral colored concrete to match Davis, San Diego Buff.
18. All curb ramps for public and pedestrian sidewalks that intersect public and private streets, or driveways that intersect public and private streets, shall have truncated domes that are colored to match Frazee Western Reserve (8617N) color, or Sherman Williams (SW7055) Enduring Bronze (246-C7).

**WATER AND WASTEWATER:**

**Ordinance**

- H. The water and sewer development fees shall be the responsibility of the owner as per Scottsdale Revised Code Section 49-124.

**DRB Stipulations**

19. WATER AND WASTEWATER. With The construction document submittal, the owner shall submit plans to be consistent with the approved water and wastewater basis of design reports. Any design that modifies the approved report requires from the owner a site-specific addendum to the report, subject to review and approval by City staff. With the final plan submittal, the construction drawings shall address the following:
  - a. Fittings installed into asbestos cement pipe (ACP) or PVC pipe within 6-feet of another fitting or joint will require that section of pipe to be removed and replaced with DIP. This requirement shall be confirmed during the design phase.

**DRAINAGE AND FLOOD CONTROL:**

**DRB Stipulations**

20. With the civil construction document submittal, the owner shall submit a final drainage report that demonstrates consistency with the DSPM and the case drainage report accepted in concept by the Stormwater Manager or designee. With the final drainage report submittal, update the report to address or confirm the following:
  - a. All proposed structures shall remain outside of the FEMA AO flood zone;
  - b. Full stormwater storage will be provided on this site;
  - c. Retention basin draining shall be performed by gravity;
  - d. Dry-well, if proposed, shall be permitted through ADEQ;
  - e. Dry-well, if proposed, shall be governed by the COS Design Standard and Policies Manual and the FCD Maricopa County Hydraulic Manual; and
  - f. Dry-well, if proposed, shall be clearly identified on the final plans and construction plans as the owner's responsibility for all construction and maintenance.
21. All headwalls and drainage structures shall be integrally colored concrete to blend with the color of the surrounding natural desert.





Christian Brothers Automotive

ATTACHMENT #1

26-DR-2018





Christian Brothers Automotive

ATTACHMENT #1A

26-DR-2018





Christian Brothers Automotive

ATTACHMENT #2

26-DR-2018





STEWART + REINDERSMA ARCHITECTURE, PLLC.

## Christian Brothers Automotive

### Project Narrative to accompany our Pre-Application Submittal

Prepared for: **City of Scottsdale, Development Services Department**  
3939 N. Drinkwater Blvd.  
Scottsdale, AZ 85251  
Location: 7300 East Williams Drive  
Scottsdale, Arizona 85255  
Propose Use: Christian Brothers Automotive  
APN: Parcel 2 of 212-02-019C  
Date: October 15, 2018

#### Project Description/Scope of Work:

Christian Brothers Automotive is under contract for the above mentioned proposed lot in an existing site. It is our intention to obtain Design Review approval to construct a new building as per city ordinance §1.904 with the following items:

1. **Ordinance, Master Plans, General Plan, and Standards:** The proposed building is a single story wood frame construction for minor auto repair use and is considered light automotive repair facility, with an occupied building area of 4,896 sq. ft. The new development is being located on a vacant property adjacent to Blue Pearl Veterinary Partners; Life Storage; and Desert Wine Cellars. There will be 11 service bays with an office and waiting area for clients, either for consultation or getting their cars repaired. The exterior architecture of the building shall complement the existing character and vocabulary of the surrounding neighborhood. The building shall provide adequate parking and circulation for customers and emergency vehicles. We shall provide the appropriate building services; including: electricity, water, sewer, telephone, gas, internet connectivity, and trash.
2. **Architectural Character, Landscaping, and Site Design:** The proposed facility will yield ±28' of open space from E Williams Dr to the front of the building. The building's highest point of 26'-5" will promote a subtle intervention within the streetscape thereby not competing with or screening adjacent structures or facilities for recognition. Architecturally, the character of the proposed facility will be desert-southwest in executed. The proposed material palette will consist of stucco, limestone, and roof tiles to agree with the surrounding building vernacular. Glazing and fenestration will be kept to a minimum in the interest of cost and more importantly energy conservation. The building will have a modest variety of surface articulation to give depth and shadow to the façade while not being overbearing or excessive in nature. To further soften the view from the street, landscape metal green screens will be provided on the façade to allow plantings to grow on the building and let the facility blend more with the surrounding streetscape. The proposed facility will have a 2.5% lot coverage and in terms of landscaping and site design, the site will be relatively flat with a stormwater retention collection point located at the southwest corner of the property that will tie into the existing site drainage. Grade-dependent screen walls ranging between 36 and 42 inches in height will be provided in the vicinity of the repaired vehicle



parking areas. More than 11,600 SF of open space landscaping will be provided and more than 7,600 SF will be provided for parking lot landscaping - of which less than 10% of the landscape acreage will be of the water intensive variety. No turf will be provided within the landscape of the project site. Mature trees will account for 50% of all on-site trees.

3. **Ingress, Egress, On-Site Circulation, Parking, and Pedestrians:** The proposed project is centrally positioned within the site almost equidistant from the adjacent service drives that tie in to E Williams Dr. The building's north façade is placed along the northern property line to minimize pedestrian travel distance between the existing R.O.W. sidewalk and the automotive repair facility customer entrance. Internal vehicular traffic circulation will be generous with a minimum 30' wide drive aisle that will link to both service drives at the east and west side of the property that tie-in to E Williams Dr. Loading and service areas will be provided at the south end of the site along with trash collection. Trash collection will be screened and gated accordingly and will match the proposed building color and materials. The automotive repair servicing will happen through a single entry/exit point at the south end of the building. The proposed facility will yield at total of (52) required parking spaces along with (5) dedicated repaired vehicle parking spaces and (2) ADA accessible parking spaces. The (52) required parking spaces are as follows: (41) surface parking spaces and (11) service bay parking spaces.
4. **Mechanical and Utility Equipment:** The proposed project will have a pad mounted heat pump at grade that will be concealed by a 4' tall screen wall (see the AS-1 Site Plan exhibit for clarity). The finish material and color of the screen wall will be identical to the adjacent building color and materials. The heat pump and screen wall will be set back far enough from E Williams Dr. to provide approximately 33' of open space landscaping frontage for further concealment and to not conflict with pedestrian amenities or any on-site circulation. All remaining mechanical equipment will be located on the roof and concealed inside an approximately 8'tall mechanical roof well.
5. **Downtown Area:** The proposed project is not sited in the Downtown Area.
6. **Location of Artwork:** The proposed project will have no cultural improvements or public artwork for display.

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

Sincerely,  
Sake Reindersma Architecture, pllc.



Sake Reindersma, AIA  
President & CEO



# ATTACHMENT 4



EXISTING BIKE LANES

1 BIKEWAYS AND TRAILS

SCALE: NTS



NORTH

26-DR-2018  
10/15/2018



STEWART + REPODRTMAN  
ARCHITECTURE, PLLC  
5400 N. High Street, Suite 200  
Phoenix, Arizona 85018  
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www.sra360.com



CONTACT  
Christian Brothers  
Automotive  
37725 Katy Freeway Suite 200  
Houston, TX 77074  
p: 281.875.6135  
c: 281.875.6135  
email: cba@cbacorp.com

**Christian Brothers  
Automotive**  
7225 East Williams Drive  
Scottsdale, Arizona, 85255

PROJECT

The accuracy of the information on this sheet is the responsibility of the user. Christian Brothers Automotive, LLC and its affiliates are not responsible for any errors or omissions on this sheet. The user is advised to consult with a professional engineer or architect before using this sheet.

DATE: 10/15/2018

ISSUED FOR: DRB

JOB NO.: 26-026

SHEET TITLE:  
BIKEWAYS  
AND TRAILS

SHEET NO.:





WILLIAMS DRIVE

## Vicinity Map



## Project Data

**TENANT:** COMMERCIAL TENANT CHRISTIAN BROTHERS AUTOMOTIVE  
**ADDRESS:** 7225 E. WILLIAMS DR.  
 SCOTTSDALE, AZ 85255  
**OWNER:** CHRISTIAN BROTHERS AUTOMOTIVE  
 1725 KATY FREEWAY SUITE 200  
 HOUSTON, TX 77074  
**SCOPE:** AUTOMOTIVE SERVICING FACILITY NEW 9,746 SQ. FT.

**AUTOMOTIVE SERVICING PROJECT DESCRIPTION:**  
 SITE AREA - LOT 2 GROSS (TO L OF STREETS) 71,737 SQ. FT. (1.649 ACRES)  
 SITE AREA - LOT 2 NET 1) 54,817 SQ. FT. (1.254 ACRES) PROPOSED USE  
 COMMERCIAL ZONING C-3 ALLOWABLE BUILDING AREA  
 CONSTRUCTION TYPE VB OCCUPANCY GROUP  
 S-1 AUTOMOTIVE SERVICING AND R. OFFICE SPACE  
 BASIC ALLOWABLE AREA 9680 SQ. FT. BIC 2012, TABLE 503 BUILDING AREA  
 TOTAL BUILDING AREA 9,746 S.F.  
 PROPOSED SITE AREA NET 54,817 S.F.  
 LOT COVERAGE 10.60%  
 LANDSCAPE AREA 25'-0"  
 SIDE YARD (NOR. RESIDENTIAL) SHARED 20'-0"  
 REAR YARD (NOR. RESIDENTIAL) SHARED 10'-0"  
 PARKING REQUIREMENTS PER 4,204 VEHICLE SERVICES  
 (LIGHT) AUTOMOTIVE SERVICING 3 PARKING SPACES PER SERVICE DAY  
 PLUS 1 SPACE PER 100 SQ. FT. OF OFFICE AND SALES AREA  
 11 BAYS X 3 = 33 SPACES  
 1384 S.F. OF OFFICE AND SERVICE = 14 SPACES  
 TOTAL PARKING SPACES REQUIRED = 47 SPACES  
 TOTAL PARKING SPACES PROVIDED = 52 SPACES W/ 2 ADA PARKING SPACES  
 PARKING SPACES INSIDE BUILDING = 11 SPACES  
 SPACES ALLOCATED FOR REPAIRED VEHICLES = 5  
 BIKELANE (1) BIKE FOR EVERY 10 REQUIRED VEHICULAR SPACES = 5

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

**OPEN SPACE CALCULATIONS:**  
 PROPOSED BUILDING HEIGHT - 20'-6 1/2"  
 FIRST 12' OF HEIGHT = 10% X NET LOT AREA = 1 X 54,817 = 5,481.7  
 NEXT 10' OF HEIGHT = 10 X 1004 X NET LOT AREA = 10 X 1004 X 54,817 = 21,927.7  
 OPEN SPACE REQUIRED: 1074.4 S.F.  
 OPEN SPACE PROVIDED: 5,416 + 6,272 = 11,688 S.F.  
 PARKING LOT LANDSCAPING REQUIRED: PARKING LOT AREA X 15%  
 PARKING LOT AREA 24,465 X 15 = 3,669.75 S.F.  
 PARKING LOT LANDSCAPING PROVIDED: 7,745 S.F.



360 a high custom, custom 200  
 photos, archive, 8004  
 ym@steward.com  
 www.steward.com



contact:  
 Christian Brothers  
 1725 Katy Freeway, Suite 200  
 Houston, TX 77074  
 contact name: cba  
 cba@cbauto.com  
 cba@cbauto.com  
 email: cba@cbauto.com

**Christian Brothers Automotive**  
 7225 East Williams Drive  
 Scottsdale, Arizona, 85255

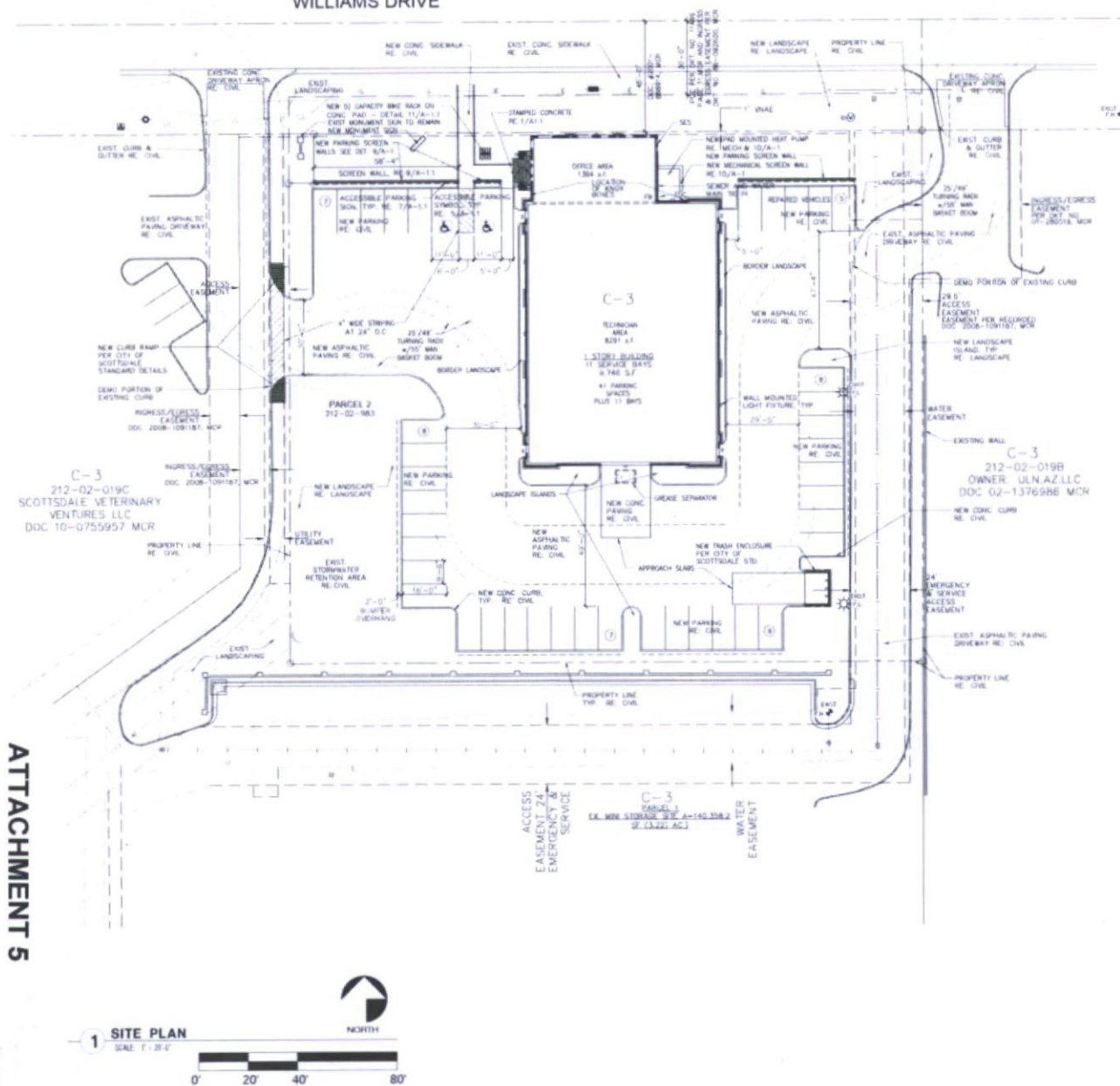
project:  
 10/15/2018  
 issued for: CRB  
 job no.: 18-026

sheet title:  
 SITE PLAN

sheet no.:  
 AS-1



ATTACHMENT 5

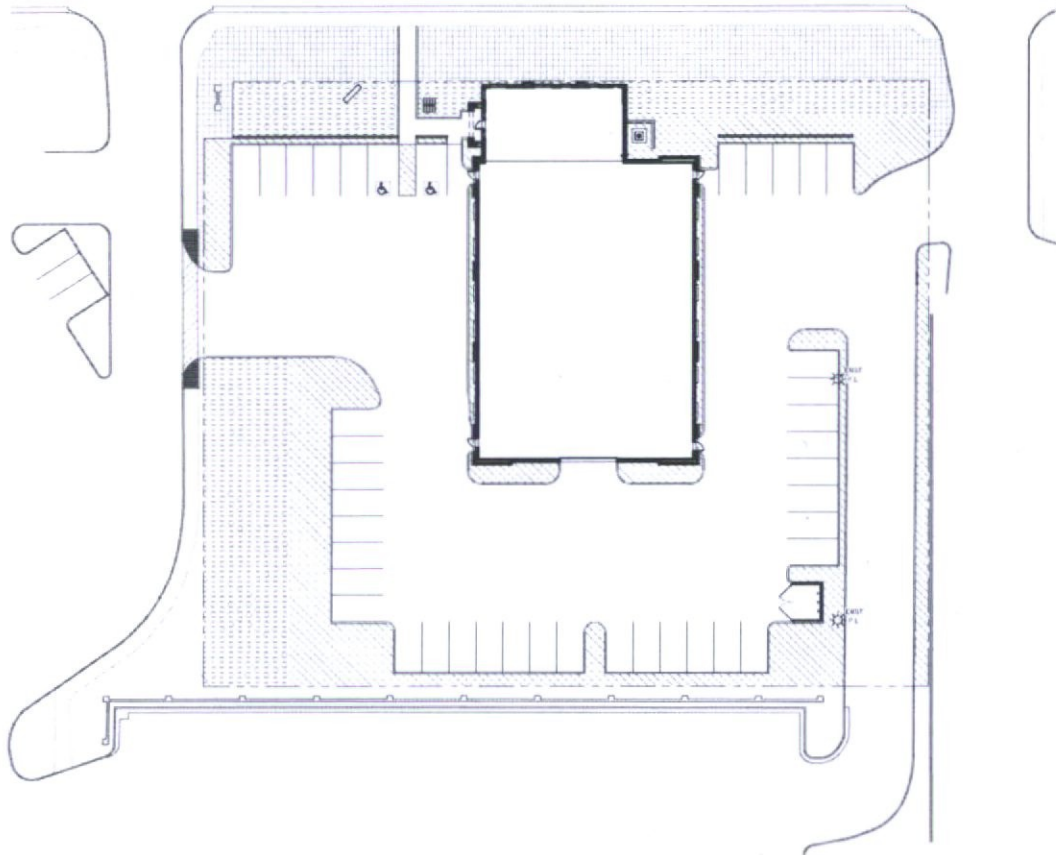


1 SITE PLAN

SCALE: 1" = 20'-0"

26-DR-2018  
 10/15/2018

WILLIAMS DRIVE



## Project Data

OPEN SPACE CALCULATIONS  
 PROPOSED BUILDING HEIGHT = 20'-6 1/2"  
 FIRST 12' OF HEIGHT = 10% X NET LOT AREA = 1 X 54,817 = 54,817  
 NEXT 12' OF HEIGHT = 10 X 104 X NET LOT AREA = 10 X 104 X 54,817 = 2192.7  
 OPEN SPACE REQUIRED = 54,817 + 2192.7 = 56,989.7  
 OPEN SPACE PROVIDED = 5,416 + 6,272 = 11,688 S.F.  
 PARKING LOT LANDSCAPING REQUIRED  
 PARKING LOT AREA X 15% PARKING LOT AREA 24,465 X .15 = 3,669.75 S.F.  
 PARKING LOT LANDSCAPING PROVIDED = 7,748 S.F.

## Legend

- Parking Lot Landscaping (7748 S.F.)
- Front Open Space Landscaping (5416 S.F.)
- Open Space Landscaping (6272 S.F.)

1 OPEN SPACE PLAN  
 SCALE: 1" = 20'-0"



contact:  
 Christian Brothers  
 17725 Katy Freeway, Suite 200  
 Houston, TX 77074  
 contact: cbr@cb.com  
 c: (281) 979-1125  
 email: cbr@cb.com

**Christian Brothers Automotive**  
 7225 East Williams Drive  
 Scottsdale, Arizona, 85255

project:

date: 12/5/2018

issued for: DRS

job no.: 18-028

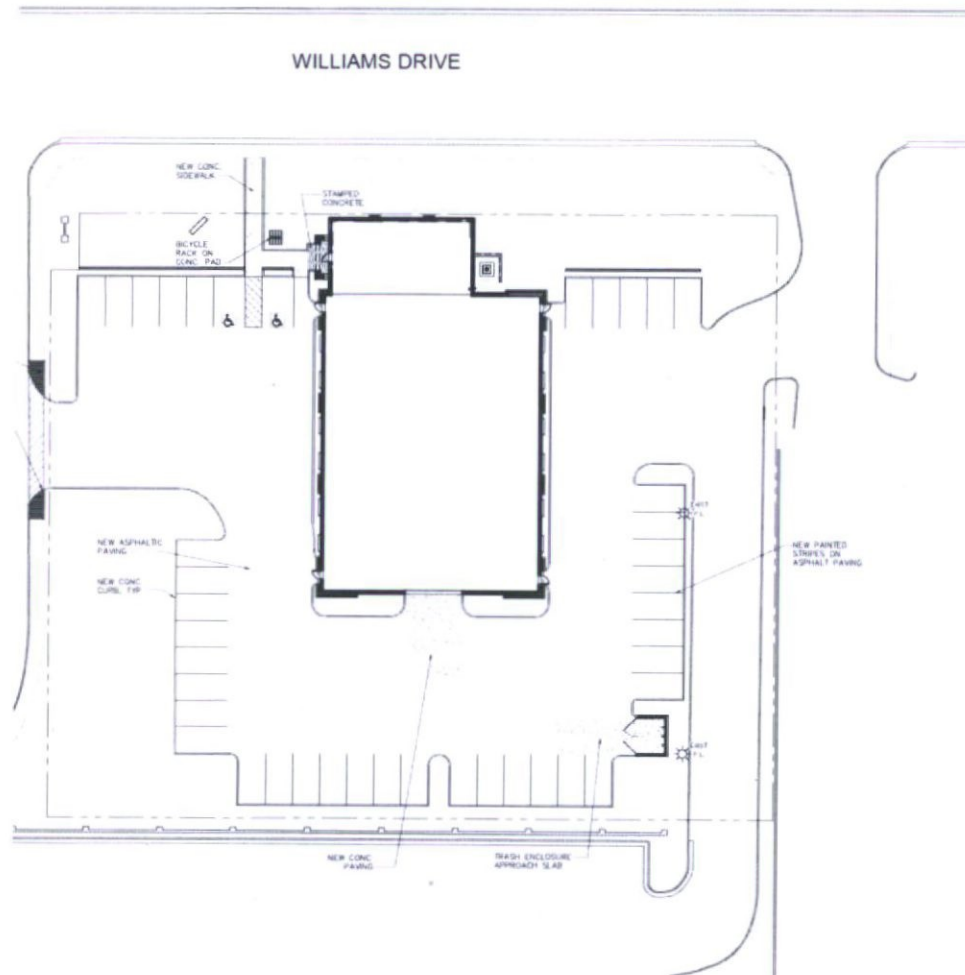
sheet title:  
 OPEN SPACE  
 PLAN

sheet no.:



26-DR-2018  
 10/15/2018



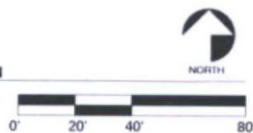


## Project Data

AREA OF CONCRETE WALKS, RAMPS & PADS	= 305 S.F.
AREA OF ASPHALT	= 24,405 S.F.
AREA OF CONCRETE APPROACH SLABS	= 1,078 S.F.
AREA OF STAMPED CONCRETE	= 73 S.F.
BUILDING FOOTPRINT (SLAB)	= 9,956 S.F.
TOTAL HARDSCAPE AREA	= 11,492 S.F.

1 HARDSCAPE PLAN

SCALE: 1" = 20'



26-DR-2018  
10/15/2018



STEWART + WEINDERMAN  
ARCHITECTURE, PLLC

360  
360 x high street, suite 200  
phoenix, arizona 85054  
www.swa360.com



CONTACT  
Christopher Brothers  
Automotive  
17725 Katy Freeway, Suite 200  
Houston, TX 77054  
Phone: 281-455-4000  
Cell: 281-973-1125  
email: cba@cbacorp.com

**Christopher Brothers  
Automotive**

7225 East Williams Drive  
Scottsdale, Arizona, 85255

PROJECT

This drawing is the sole property of the owner and the project is the property of the owner. No part of this drawing may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage or retrieval system, without the written permission of the owner.

DATE: 10/15/2018

ISSUED BY: DBS

JOB NO.: 16-026

SHEET TITLE:  
HARDSCAPE  
PLAN

SHEET NO.

AS-1.1





THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN) BEFORE STARTING WORK. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE GRADE OF ALL LANDSCAPE AREAS AND WITHIN 5-FT OF PERIMETER OF ALL LANDSCAPE AREAS. CORRECTIONS SHALL BE NOTED ON THE LANDSCAPE PLANS IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.

1. ENSURE THAT THE GRADE IN DRIVE AREA SHALL BE 2" BELOW FINISH GRADE. AFTER INSTALLING SLOPE GRADIENTS, MULCH COVER WITHIN 2' OF CONCRETE, ASPHALT AND CEMENT SHALL BE PROTECTED BY 2" OF FRESH SURFACE OF 2" WELLS AND CURBS. MULCH COVER WITHIN 2' OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
2. INSTALL MULCH TOPRESSURING, TIE, AND DEPTH PER MULCH RATIO. IN ALL PLANT BEDS, MULCH SHALL BE 2" THICK. DO NOT MIX MULCH WITHIN 2' OF TRAIL OR FLOOR.
3. ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF SEATTLE'S PERMITTING AUTHORITY ARE SET BY E. MINIMUM PLANT QUANTITIES. PLANTING METHODS, TREE PROTECTION METHOD, ETC.)
4. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES. PLANT QUANTITIES SHALL BE BASED ON THE CITY OF SEATTLE'S PLANTING INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LOG, THE PLANT QUANTITY AS SHOWN ON THE PLAN SHALL INDIVIDUAL. PLANTING SHALL BE SUFFICIENT FOR LANDSCAPE PATTERNING SHALL TAKE PRECEDENCE.
5. NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT AND THE CITY OF SEATTLE. IN THE EVENT OF A CHANGE OF PLANT, THE CITY OF SEATTLE'S LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
6. PLANTS MAY BE IMPROVED AND APPROVED OR REJECTED ON THE JOBSITE. THE CITY OF SEATTLE CONSIDERS REPRESENTATIVE. ON THE CITY OF SEATTLE.
7. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORKS SHOWN ON THE BLUE PLANS OR (DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPES, WORK BY THE OWNER, LANDSCAPE CONTRACTOR SHALL INCLUDE PERMIT TO USE RIGHTS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAING OF TREES, WEEDING, AND REPLACEMENT. THE CITY OF SEATTLE SHALL BE RESPONSIBLE TO THE IRIGATION SYSTEM. DUE TO ALL PLANTS AND/OR WORKSHOPS AND WEEDING, WATERING, AND WEEDING. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS OF SEASON TO MAXIMIZE WATER CONSERVATION.
8. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
  - a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DOMINANCE). ALL PLANTS NOT MEETING THE CONDITION SHALL BE REPLACED OR ACCEPTED BY THE HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
  - b. ALL HARDSCAPES SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.

A. THE PROPERTY OWNER SHALL MAINTAIN ON-SITE LANDSCAPE AREAS, AND LANDSCAPE AREAS IN THE ADJACENT RIGHT-OF-WAY.

- [illegible]

## GENERAL

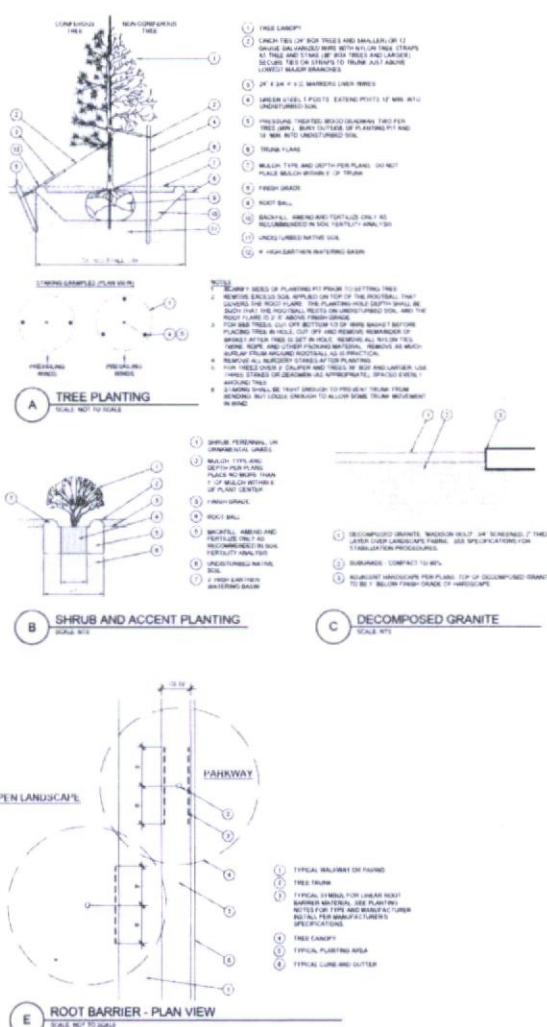
1. **QUALIFICATION OF LANDSCAPE CONTRACTOR**  
 ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM QUALIFIED IN LANDSCAPE PLANTING.  
 2. **PLANTING**  
 ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS OF THIS TYPE, SIZE AND NATURE MAY BE REQUIRED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.  
 3. **LANDSCAPE CONTRACTOR'S LICENSE**  
 THE LANDSCAPE CONTRACTOR SHALL BE LICENSED BY THE TEXAS DEPARTMENT OF AGRICULTURE, AS WELL AS BE A MEMBER IN GOOD STANDING WITH THE TEXAS SOCIETY OF LANDSCAPE ARCHITECTS. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID CONTRACTOR'S LICENSE ISSUED BY THE TEXAS DEPARTMENT OF AGRICULTURE ON THE TEXAS STRUCTURAL PLANT CONTROL BOARD.  
 4. **LANDSCAPE CONTRACTOR SHALL HOLD A VALID CONTRACTOR'S LICENSE** ISSUED BY THE APPROPRIATE LOCAL JURISDICTION.  
 5. **WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER FEES AND NECESSITIES REQUIRED BY THE CITY OF DALLAS FOR THE COMPLETION OF ALL WORK, INCLUDING HEREIN AND FOR SHOWN ON THE LANDSCAPE PLANS, NOTES AND DETAILS.**  
 6. **ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY ANY AGENCIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING BUT NOT LIMITED TO, THE CITY OF DALLAS, THE STATE OF TEXAS, AND ALL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.**  
 7. **THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) TO THE SITE.**

[illegible]

- [illegible]

3. **SOIL PREPARATION**
  - a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS IS AUTHENTICALLY ACCURATE.
  - b. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
  - c. **SOIL TESTING**
    1. AFTER FINISH GRADINGS HAVE BEEN ESTABLISHED, THE CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: SOIL TEXTURAL CLASSES, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALTS, ECEC, LIME, SODIUM ADSORPTION RATIO, CATION AND ANION CONTENT, AND AVAILABLE NUTRIENT. SUBMITTED SAMPLES SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL.
    2. CONTRACTOR SHALL SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
    3. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE SOILS AS APPROPRIATELY GENERAL, SOIL PREPARATION AND BACKFILL, BLENDED, PRE-PLANT FERTILIZER APPLICATIONS, AND BY OTHER SOILS. THE REPORT SHALL ALSO INCLUDE RECOMMENDATIONS FOR A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
  - d. THE CONTRACTOR SHALL INITIAL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOILS REPORT RECOMMENDATIONS EXCEEDING 10% OF THE ORIGINAL SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
4. **FOR BECOMING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:**
  - a. TREES, SHRUBS, AND PERENNIALS - INCORPORATE THE FOLLOWING AMENDMENTS INTO A TOP 12" OF SOIL BY MEANS OF REESTABLISHING OR COMPOST-BRANNING:
    1. 10 TO 12 FERTILIZER: SOILS PER GRASS
    2. 10 TO 12 FERTILIZER: SOILS PER PERENNIAL
    3. AGRICULTURAL GYPSEUM: 250 LBS PER 1,000 SQ. YD.
    4. GYPSEALITE: 2 LBS PER 1,000 SQ. YD.

- [illegible]



STEWART & WEENDERMA  
ARCHITECTURE, PLLC

5450 e high street, suite 200  
phoenix, arizona 85054  
p. 480.375.5123  
www.saw360.com

**EVERGREEN**  
DESIGN GROUP

(800) 556-9000  
1400 18th St., Ste 400  
Denver, CO 80202  
[www.evergreen-design.com](http://www.evergreen-design.com)

**Christian Brothers Automotive**  
17725 Katy Freeway  
200  
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contact: curtis car.  
t: (281) 675-6105  
c: (832) 971-1123  
email: cba@cbac.com

**Christian Brothers Automotive**  
7225 East Williams Drive  
Scottsdale, Arizona, 85255

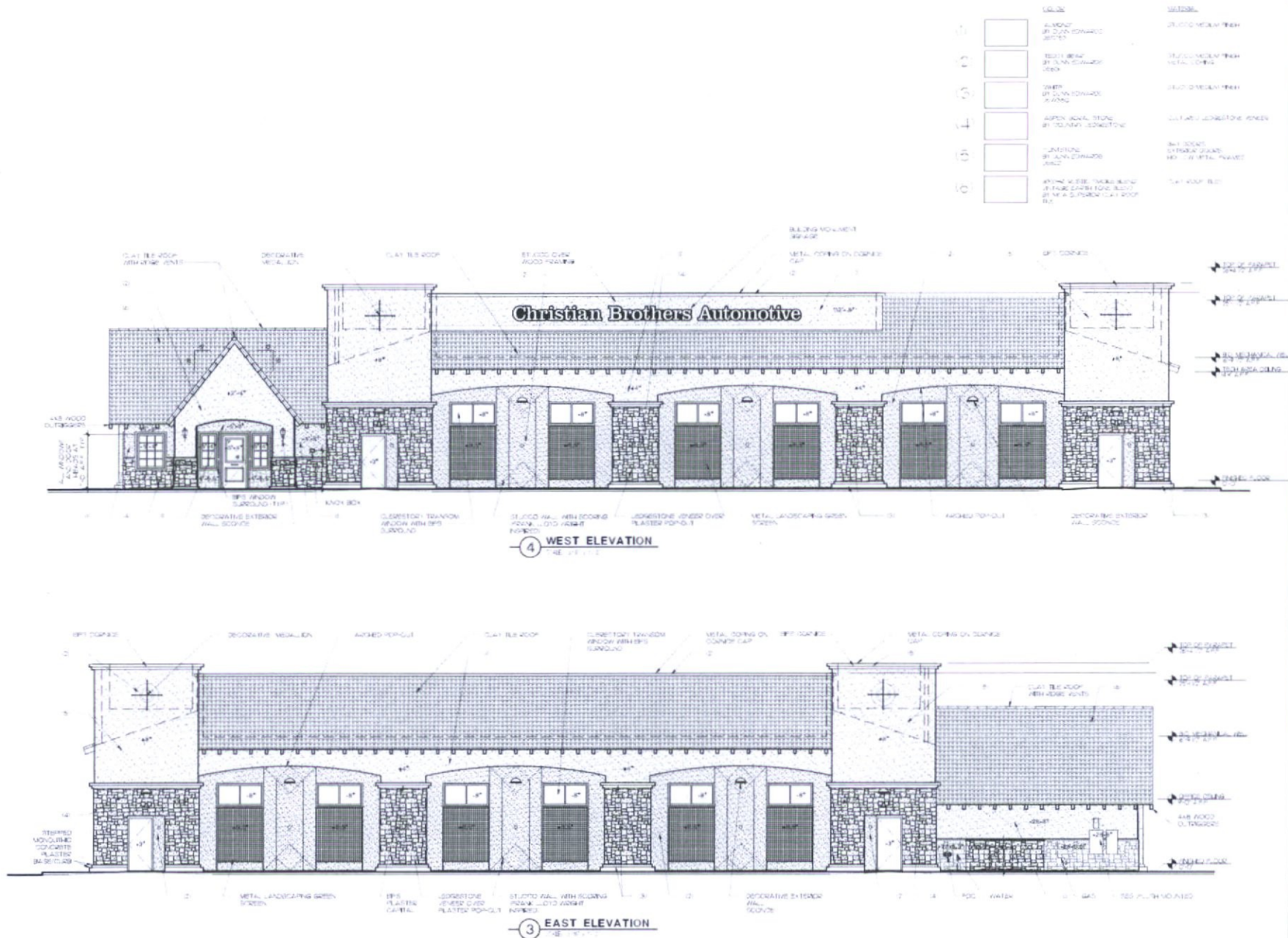
Date: 10/15/2018  
 Released To: DRB

## PLANTING DETAILS & SPECS

**LP-2**

26-DR-2018  
10/15/2018





contact:  
Christian Brothers  
Automotive  
17725 Katy Freeway suite 200  
Houston, TX 77074  
t: (281) 675-6105  
c: (832) 971-1123  
email: cbsa@cbsa.com



**Christian Brothers  
Automotive**

7225 East Williams Drive  
Scottsdale, Arizona, 85255

title: *History of the University of Toronto and the University of the West Indies*  
 author: *John H. Coatsworth*  
 date: 10-15-2018  
 issued for: DKB  
 job no.: 16-026  
 sheet title:

sheet no. \_\_\_\_\_

EXTERIOR  
ELEVATIONS

**A-4EW**

**26-DR-2018**  
**10/15/2018**







4 WEST ELEVATION  
SCALE 3/8" = 1'-0"



3 EAST ELEVATION  
SCALE 3/8" = 1'-0"



contact  
Christian Brothers  
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Houston, TX 77074  
christianbros.com  
P: 832.973.1225  
email: cbsa@cbac.com

**Christian Brothers Automotive**  
7225 East Williams Drive  
Scottsdale, Arizona, 85255

date: 0-5-2018  
issued for: DRS  
job no.: 0-028  
sheet title:  
**EXTERIOR ELEVATIONS**  
sheet no.:



26-DR-2018  
10/15/2018



	CLAY	CLAY
1	 "MURRAY" BY CLAY-BROWNS DECOR FIRECLAY	"CLAY-BROWNS" FIRECLAY
2	 "TERRY HUNT" BY CLAY-BROWNS DECOR FIRECLAY	"CLAY-BROWNS" FIRECLAY
3	 "PIT" BY CLAY-BROWNS DECOR FIRECLAY	"CLAY-BROWNS" FIRECLAY
4	 "KIMBERLY" BY CLAY-BROWNS DECOR FIRECLAY	"CLAY-BROWNS" FIRECLAY
5	 "PIT" BY CLAY-BROWNS DECOR FIRECLAY	"CLAY-BROWNS" FIRECLAY
6	 "KIMBERLY" BY CLAY-BROWNS DECOR FIRECLAY	"CLAY-BROWNS" FIRECLAY



9452 e (high street, suite 200)  
ploveria, alabama 36524  
p: 480.515.5123  
www.480515.com



**Christian Brothers Automotive**  
7772 Katy Freeway suite 200  
Houston, TX 77074  
contact: cba@cbac.com  
(281) 675-6326  
c: (800) 917-1123  
email: cba@cbac.com



Gas steering is an improvement of steering with the concept of *gas* = *hydrocarbon-carbon dioxide gas* and *gas steering* = *steering*. The use of this steering fluid is restricted to the gas lift area because it is produced and utilization must be directly related to gas lift.

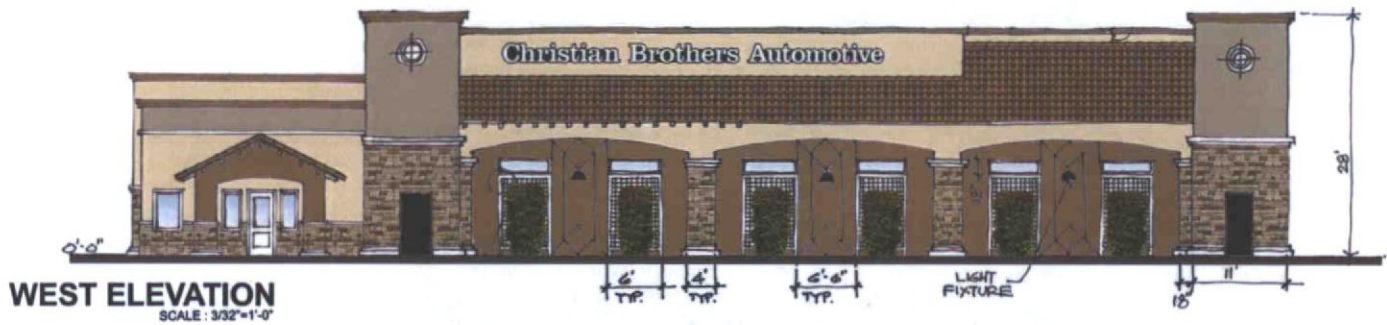
date: 01/05/2018  
issued for: PHS  
job no.: 8-028

sheet title:  
**EXTERIOR  
ELEVATIONS**

Sheet no. \_\_\_\_\_

A-4B

**26-DR-2018**  
**10/15/2018**

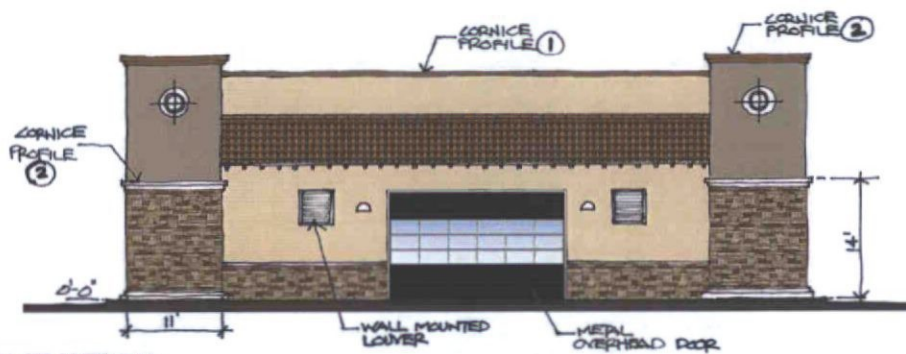


  
**Christian Brothers Automotive**  
 7225 E. Williams Drive  
 Scottsdale, AZ 85255

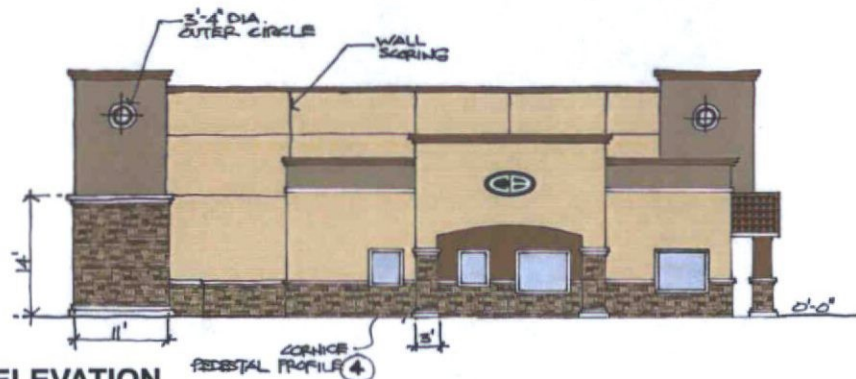
**SOUTHWEST DESIGN  
 OPTION 1**

  
**STEWART + REINDERSMA**  
 ARCHITECTURE  
 5400 E. HIGH STREET, SUITE 200  
 PHOENIX, AZ 85004  
 P. (480) 816-8123  
 12-11-2018





**SOUTH ELEVATION**  
SCALE : 3/32"=1'-0"



**NORTH ELEVATION**  
SCALE : 3/32"=1'-0"

  
**Christian Brothers Automotive**  
7225 E. Williams Drive  
Scottsdale, AZ 85255

**SOUTHWEST DESIGN  
OPTION 1**

  
**STEWART + SEIDERBMA  
ARCHITECTURE**  
5400 E. HIGH STREET, SUITE 200  
PHOENIX, AZ 85004  
P: (480) 515-5123

12-11-2018



PERSPECTIVE ALONG WILLIAMS DRIVE LOOKING SOUTHEAST

26-DR-2018  
10/15/2018



STEWART - HENDERSON  
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c: 281.456.1122  
email: cba@cbacorp.com

**Christian Brothers  
Automotive**

7225 East Williams Drive  
Scottsdale, Arizona, 85255

project

the following is a rendering of what the project will look like when completed. It is not a guarantee of the final result. The client is responsible for the final result.

date: 10/15/2018

issued for: DRB

job no. 26-DR-2018

sheet title:

PERSPECTIVE

sheet no.







STREETSCAPE ELEVATION ALONG WILLIAMS DRIVE

ATTACHMENT 12

26-DR-2018  
10/15/2018

**SR360**  
STEWART • REYNOLDS  
ARCHITECTURE, PLLC  
5450 E. High Street, Suite 200  
Phoenix, Arizona 85034  
P: 602.998.1125  
www.sr360.com

ARCHITECT  
STAMP  
6/15/18  
6/15/18

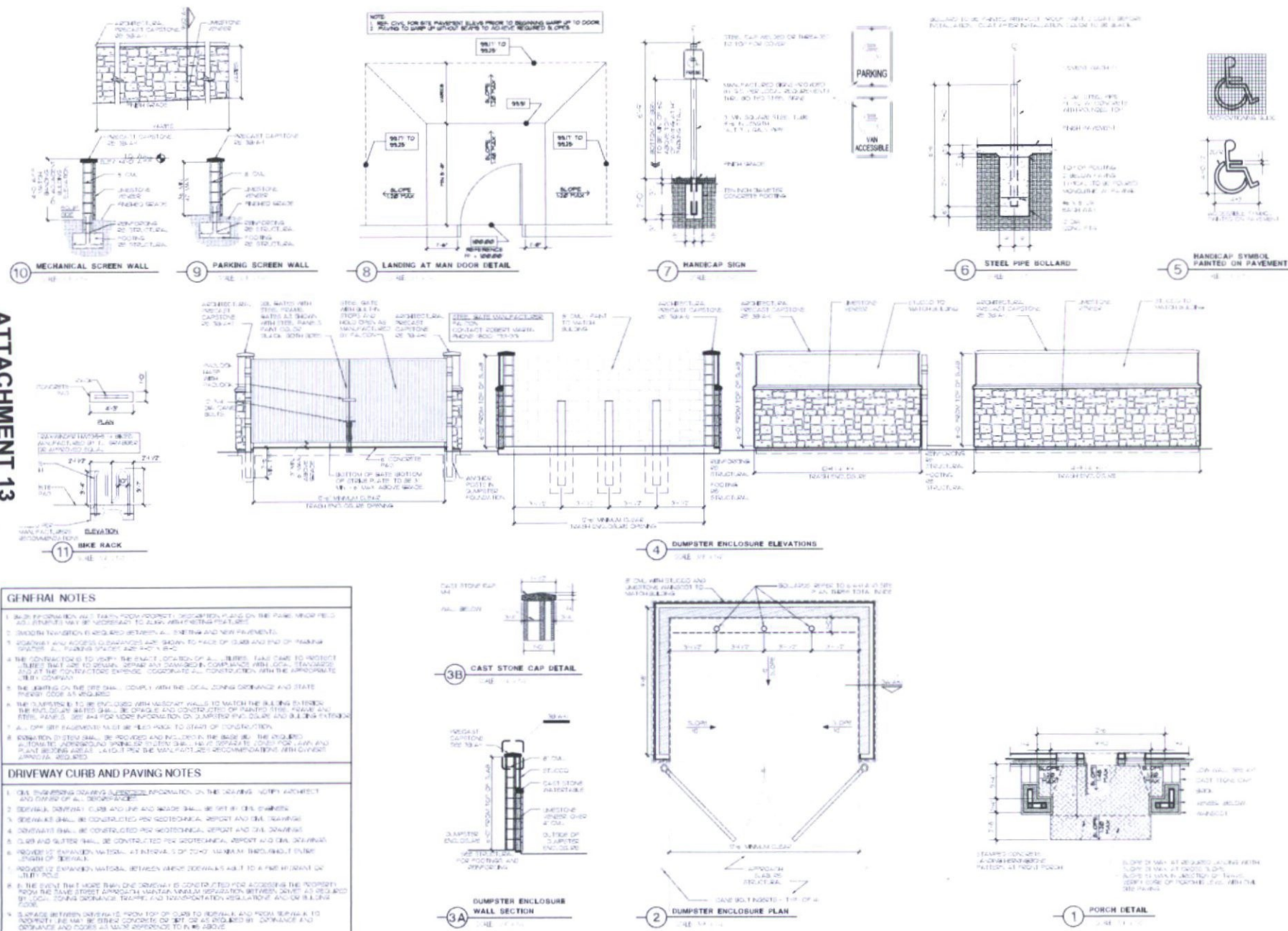
CONTACT  
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Automotive  
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Scottsdale, AZ 85255  
P: 480.577.4005  
F: 480.577.4006  
email: cba@cbac.com

**Christian Brothers Automotive**  
7225 East Williams Drive  
Scottsdale, Arizona, 85255

PROJECT  
This drawing is to illustrate or record work for the project of  
Christian Brothers Automotive, 7225 East Williams Drive, Scottsdale, Arizona.  
The use of this drawing shall be limited to the project and shall not be used for any other purpose.  
The use of this drawing shall be limited to the project and shall not be used for any other purpose.  
The use of this drawing shall be limited to the project and shall not be used for any other purpose.

DATE: 06/15/2018  
ISSUED FOR: DRB  
JOB NO.: 26-DR-2018  
SHEET TITLE: STREETSCAPE ELEVATION  
SHEET NO.: 1

A-4.2







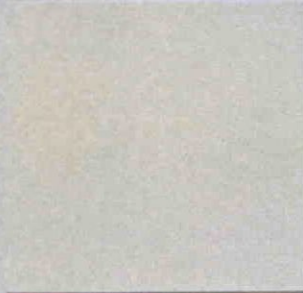
WEST ELEVATION

PAINT COLOR 1  
DEC753 "ALMOND"  
BY DUNN EDWARDS

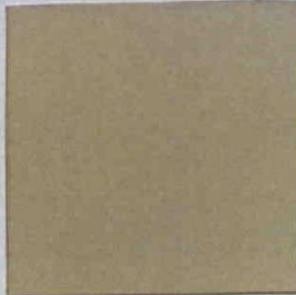


PAINT COLOR 2  
DE6131 "TEDDY BEAR"  
BY DUNN EDWARDS

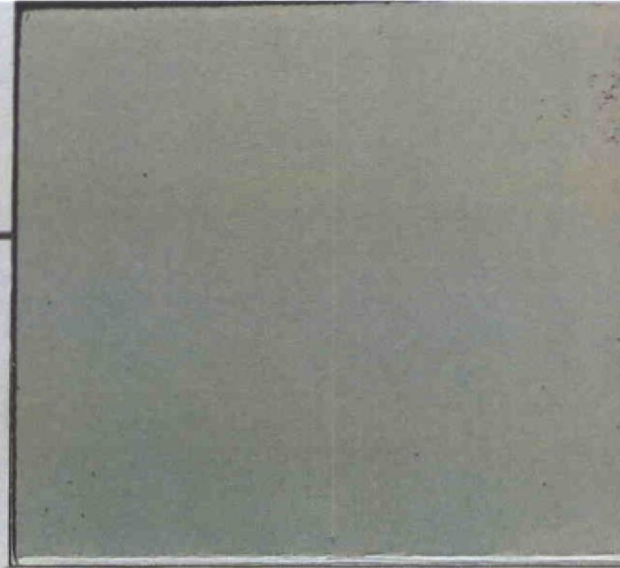
PAINT COLOR 3  
DEW380 "WHITE"  
BY DUNN EDWARDS



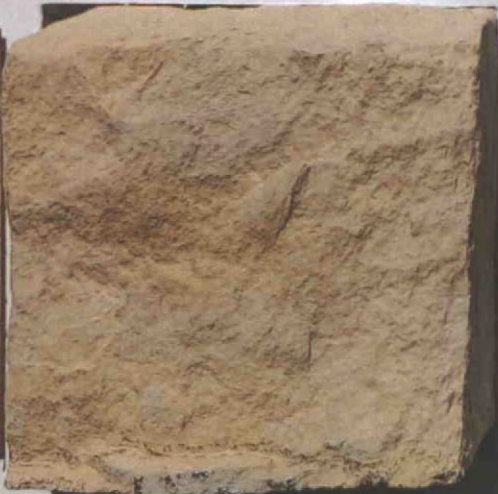
PAINT COLOR 4  
DE6221 "FLINTSTONE"  
BY DUNN EDWARDS



SOLARBAN CLEAR INSULATED GLASS  
EXTERIOR REFLECTANCE = 11%  
INTERIOR REFLECTANCE = 12%  
BY PPG



EIFS TEXTURE : SANDBLAST  
BY DRYVIT SYSTEMS, INC.



BORAL STONE "ASPEN"  
CULTURED STONE VENEER  
BY COUNTRY LEDGESTONE



B333-R "RUSTIC SMOKE BLEND"  
VINTAGE EARTH TONE BLEND  
BY MCA SUPERIOR CLAY ROOF TILES



Christian Brothers Automotive  
7225 East Williams Drive  
Scottsdale, Arizona 85255



STEWART + REINDERSMA  
ARCHITECTURE  
5450 E. HIGH STREET, SUITE 200  
PHOENIX, AZ 85054  
P: (480) 516-5123

# DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: December 6, 2018 Item No. 4  
General Plan Element: *Character and Design*  
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

## ACTION

---

### **Christian Brothers Automotive 26-DR-2018**

**Location:** 7225 East Williams Drive

**Request:** Request approval for the site plan, landscape plan, and building elevations for a new auto repair facility, with approximately 9,750 square feet of building area, on a 1.2-acre site.

## OWNER

---

Spensa Arizona XIV, LLC  
952-449-5755

## ARCHITECT/DESIGNER

---

Monique Reindersma  
Stewart + Reindersma Architecture, PLLC  
480-515-5123

## ENGINEER

---

Michael Hreha  
Larson Engineering, Inc.  
480-212-4200

## APPLICANT CONTACT

---

Monique Reindersma  
Stewart + Reindersma Architecture, PLLC  
480-515-5123

## BACKGROUND

---

### **Zoning**

This site is zoned within the Highway Commercial zoning designation (C-3). Highway Commercial zoning designation is intended to permit most types of commercial activities located along major streets, including shopping, and service needs. This district promotes high quality development, including on-site and street landscape areas, and standards for an attractive setting for commercial activities and adjacent uses. The C-3 districts allows uses such as: day car centers, educational



services, office uses, retail, vehicle leasing and sales, vehicle repair, and veterinarian and pet care services.

**Context**

Located near the southeast corner of East Williams Drive and North Scottsdale Road, approximately 400 feet east of North Scottsdale Road, on East Williams Drive. The surrounding developments consist of a veterinary clinic, outdoor retail, internalized storage facility, office/retail building, and a post office.

**Adjacent Uses and Zoning**

- North Commercial Office District, Environmentally Sensitive Lands (C-O/P-C); Silverstone Development.
- South Highway Commercial District (C-3); Internalized Storage Facility
- East Highway Commercial District (C-3); Cox Communication
- West Highway Commercial District (C-3); Veterinary Clinic

**Key Items for Consideration**

- The site is currently vacant, and much of the site is unimproved.
- The site currently contains ingress/egress easements, sharing access with adjacent properties.
- All maintenance activities and storage will be maintained and enclosed within the proposed building and site.

**DEVELOPMENT PROPOSAL**

---

**Goal/Purpose of Request**

The purpose of the request to develop a vacant lot with a vehicle repair facility. The request includes a site plan, landscape plans, and building elevations for the Christian Brothers Automotive company. The applicant would like to develop the site located along East Williams Drive, south of the Silverstone Development.

**Neighborhood Communication**

Staff and the applicant sent out notification of this application to property owners within 750 feet of this site. No comments have been received as of the writing of this report.

**DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS**

---

The first major zoning map amendment case on this site, after annexation in January of 1982, was Case 114-ZN-1986. This zoning case changed the site zoning district designations from the Single-family Residential District (R1-43) to several commercial office, commercial, and industrial zoning districts. Zoning categories for the area were amended in 1987. In 1988, some of the industrial zoning district was rezoned from the Industrial Park (I-1) zoning district, to the Commercial Highway (C-3), General Commercial (C-4), and Industrial Park (I-1) zoning district, with timing stipulations. Later, in March 1995, the site was rezoned to remove the timing stipulation from the Highway Commercial (C-3). The current zoning designation is consistent with the 2001 General Plan.

The proposed site plan identifies the front portion of the building extending to the front property line; flanked to the east and west with frontage open space. Screened parking is then depicted behind those frontage open space areas. Approximately 60% percent of the building's street



frontage elevation is located on the property line. This design provides a step-back for the taller portion of the building and allows for the frontage elevation to step-back for 30% percent of the frontage building façade. The remainder of the parking is located along the southern (back) and eastern (side) boundary of the site.

The front, or street, elevation provides materials in a manner which promotes a balance for the façade that is located directly on the property line. The height of the frontmost façade is lower than the remainder of the structure (the portion that houses the repair bays). Two tower elements bookend the maintenance area of the building. The east and west elevations (the longer-sided elevations) provide windows, columns, shallow archways, and vegetation that provide rhythm for the longer side of the proposed elevations. The tile pitched-roof located on the east and west elevations are modified by the introduction of a parapet-style roof for approximately 75% percent of the roof run.

The overall design of the building is very similar to the corporate architecture used for the Christian Brothers brand. Some changes have been made to the typical elevations for this Scottsdale location. The structures provide a more of a “southwest” feel than the traditional Christian Brothers buildings found in the valley. The elevations provide windows that help thin out the thick feel of the elevations, but not to the point that the energy efficiency of the building is compromised. The south side of the building does not provide windows but is the location of the large bay door. The bay door must be located the south end (rear) of the site due to ordinance requirements. The northern and western areas of the site provide most of the landscaping areas. This will help buffer the site from traffic on East Williams Road, traveling from North Scottsdale Road.

The site will be accessed off East Williams Drive, from two separate driveways, both located within existing share ingress/egress access easements. The flow of vehicular circulation will continue through the site, south along the rear of the building, and then north, back out to East Williams Drive. There is a pedestrian connection from the main office area, located on the north side of the site, to the existing sidewalk, along North Williams Road. This sidewalk then connects to regional paths along North Scottsdale Road, to the west, and existing pedestrian connections to the east. This same sidewalk that is parallel to East Williams Road, also connects to a side walk located approximately 100 feet to the west of the proposed office location, which heads south along the western boundary of the site. This sidewalk provides a pedestrian connection to the storage facility property located to the south of this site.

### **Development Information**

- |                              |                                                  |
|------------------------------|--------------------------------------------------|
| • Existing Use:              | Vacant Land                                      |
| • Proposed Use:              | Vehicular Repair (Christian Brothers Automotive) |
| • Parcel Size:               | 1.65 gross acres<br>1.25 net acres               |
| • Floor Area Ratio Allowed:  | 0.80 (43,560 square-feet)                        |
| • Floor Area Ratio Proposed: | 0.106 (9,746 square-feet)                        |
| • Building Height Allowed:   | 36 feet                                          |



- Building Height Proposed: 26 feet 6 inches
- Parking Required: 47 spaces
- Parking Provided: 52 spaces
- Open Space Required: 7,674 square feet
- Open Space Provided: 7,674 square feet
- Frontage Open Space Required: 3,837 square feet
- Frontage Open Space Provided: 3,837 square feet

#### **STAFF RECOMMENDATION**

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##### **Recommended Approach:**

Staff recommends that the Development Review Board approve Christian Brothers Automotive per the attached stipulations, finding that the provisions of the General Plan policies and goals and the Development Review Criteria have been met.

#### **RESPONSIBLE DEPARTMENT**

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##### **Planning and Development Services**

Current Planning Services

#### **STAFF CONTACT**

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Jesus Murillo

Senior Planner

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#### **APPROVED BY**

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APPROVED BY

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Jesus Murillo, Report Author

11-13-18  
Date

  
Steve Venker, Development Review Board Coordinator

11/20/18  
Date

Phone: 480-312-2831 E-mail: svenker@scottsdaleaz.gov

  
Randy Grant, Director

11/21/18  
Date

Planning and Development Services

Phone: 480-312-2664 E-mail: rgrant@scottsdaleaz.gov



## ATTACHMENTS

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- A. Stipulations
  - 1. Context Aerial
  - 1A. Close-Up Aerial
  - 2. Zoning Map
  - 3. Applicant's Narrative
  - 4. Combined Context Aerial and Site Plan
  - 5. Site Plan
  - 6. Open Space Plan
  - 7. Hardscape Plan
  - 8. Landscape Plans
  - 9. Building Elevations (Black and White)
  - 10. Building Elevations (Color)
  - 11. Perspective
  - 12. Streetscape Elevations
  - 13. Site Walls Elevations (Black and Whit)
  - 14. Material and Color Board