



Correspondence Between Staff and Applicant  
Approval Letter

**From:** [Castro, Lorraine](#)  
**To:** [Castro, Lorraine](#)  
**Subject:** 10-UP-2019 petitions (withdrawal Letter)  
**Date:** Monday, March 02, 2020 9:42:08 AM

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Doris,

Our principal has elected to terminate the 116th & Shea project due to high degree of opposition that we feel would not garner enough support of Planning Commission members for approval of our CUP. Thank you for all your help on this with the numerous meetings and calls and I look forward to working with you again on our next Scottsdale project in the near future.

Thanks,

**Peter Krahenbuhl**

Vice President of Development



6900 E. 2nd Street  
Scottsdale, AZ 85251

**D:** [480.887.0644](tel:480.887.0644) | **M:** [602.908.2945](tel:602.908.2945)

**O:** [480.745.1956](tel:480.745.1956) | **F:** [480.588.4150](tel:480.588.4150)

[Website](#) | [Email](#) | [LinkedIn](#)

**[The Latest News & Views from SimonCRE Insights](#)**

On Nov 1, 2019, at 8:37 AM, McClay, Doris <[DMcClay@scottsdaleaz.gov](mailto:DMcClay@scottsdaleaz.gov)> wrote:

Hi Peter

We have received the attached petitions.

Doris McClay

Senior Planner

Current Planning

7447 E. Indian School Road

Scottsdale, AZ 85251

Tele: 480-312-4214

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<[image001.png](#)>

<[image002.png](#)>

<10-UP-2019\_TalaveraPetition.pdf><10-UP-2019\_AdobeRanchPetition.pdf>



October 31, 2019

Peter Krahenbuhl  
SimonCRE Second III, LLC  
6900 E. 2nd St.  
Scottsdale, AZ 85251

RE: 10-UP-2019  
Auto Repair Service  
15V08 (Key Code)

Dear Mr. Krahenbuhl:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 9/26/19. The following **1<sup>st</sup> Review Comments** represent the review performed by our team, and is intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application.

**Zoning Ordinance and Scottsdale Revise Code Significant Issues**

The following code and ordinance related issues have been identified in the first review of this application, and shall be addressed in the resubmittal of the revised application material. Addressing these items is critical to scheduling the application for public hearing, and may affect the City Staff's recommendation. Please address the following:

**Zoning:**

1. Case 19-ZN-1987#3 stipulated that the S-R zoning required a fifty (50) minimum building setback between any building and the eastern property line. The site plan shows indicates 25 feet building setback in the S-R portion. Please revise the site plan to indicate the required setback.
2. Case 19-Z-87 stipulated the maximum building height shall be 24 feet, but the Development Review Board may approve minor parapet and architectural feature areas up to a maximum height of 30 feet where such features are integral to the detailing and character of the building. The building elevation indicates the building height at 32 feet. Please revise the building elevations and site plan information to comply with this stipulation.
3. The Open Space calculation has the parcel area at 41,178 square feet. The total square footage of the whole property is approximately 109,637 square feet. Please indicate the boundaries of the proposed property for vehicle repair and indicate the open space and frontage open space within that boundary (Zoning Ordinance Section 5.1504.C).

**Fire:**

4. Access roads shall extend to within 300 feet of all portions of the building (Fire Ord 4283 503.1.1). Please demonstrate compliance on the site plan.

5. Demonstrate minimum drive width of 24' (Fire Ord 4283 503.2.1). Please dimension on the site plan.
6. Demonstrate unobstructed vertical clearance minimum of 13'6" (Fire Ord. 4283, 503.2.1). Please note on the site plan.
7. Please designate Fire Lanes for all Commercial / Multi-Family (24' min.) (Fire Ord. 4283, 503.3) on the site plan.
8. "Key switch/pre-emption sensor" required for commercial/Multi-family/Gated communities (Fire Ord. 4283, 503.6.1). Please note on the site plan.

Water and Wastewater:

9. Please submit the revised Water & Sewer Basis of Design Report addressing the comments with the rest of the resubmittal material identified in Attachment A

Drainage:

10. Please submit the revised Drainage Report and Grading and Drainage plan with the rest of the resubmittal material identified in Attachment A.

**Significant Policy Related Issues**

The following policy related issues have been identified in the first review of this application. Even though some of these issues may not be critical to scheduling the application for public hearing, they may affect the City Staff's recommendation pertaining to the application and should be addressed with the resubmittal of the revised application material. Please address the following:

Fire:

11. Divided entrances and drive thru by-pass lanes shall be 20' wide min. (DS&PM 2-1.303(2)). Please note on site plan.
12. Please demonstrate the COMMERCIAL turning radii (25' inner/49' Outside /55' Bucket Swing) on the site plan (DS&PM 2-1.303(5)).
13. Provide turn-around for emergency vehicles at end of dead-end over 300' (DS&PM 2-1.303(8)). Please dimension on the site plan.

Circulation:

14. Provide a six-foot sidewalk connection to the adjacent buildings to the west (DSPM 2-1.808 and DSPM 2-1.310). Please dimension and show on the site plan.

Site:

15. Staff has received comments from neighbors that the use is not compatible with the adjacent properties and impacts of this use are noise and odor. Please revise the narrative and/or site plan to address these comments based on the Conditional Use Permit criteria under Section 1.401.A and 1.401.B.
16. The subject property is in the Suburban Ambient lighting zone based on the City's Lighting Design Guidelines. The maximum footcandles in Suburban areas is 8. The photometric indicates 9 footcandles and higher on the site. Please revise the lighting fixtures to comply and revised lighting plans.

### Technical Corrections

The following technical ordinance or policy related corrections have been identified in the first review of the project. While these items are not as critical to scheduling the case for public hearing, they will likely affect a decision on the final plans submittal (construction and improvement documents) and should be addressed as soon as possible. Correcting these items before the hearing may also help clarify questions regarding these plans. Please address the following:

#### Site:

17. Please indicate Include sand, grease and oil interceptor on the site plan.

#### Fire:

18. Please be advised NFPA 13 compliant Fire sprinkler system will be required.

19. Please be advised Hazardous Materials Management Plan (HMMP) will be required.

#### Circulation:

20. Please Identify the existing cross access easements on the site plan.

21. Alta plan indicates a 24-foot public access easement along the western and southern property lines and the dimension site plan indicates this easement as 20 feet wide. Please revise the site plan.

22. Please be advised a vehicle access easement thru realigned drive aisle across project parcel will be required to be dedicated.

Please resubmit the revised application requirements and additional information identified in Attachment A, Resubmittal Checklist, and a written summary response addressing the comments/corrections identified above as soon as possible for further review. The City will then review the revisions to determine if the application is to be scheduled for a hearing date, or if additional modifications, corrections, or additional information is necessary.

**PLEASE CALL 480-312-7767 TO SCHEDULE A RESUBMITTAL MEETING WITH ME PRIOR TO YOUR PLANNED RESUBMITTAL DATE. DO NOT DROP OFF ANY RESUBMITTAL MATERIAL WITHOUT A SCHEDULED MEETING. THIS WILL HELP MAKE SURE I'M AVAILABLE TO REVIEW YOUR RESUBMITTAL AND PREVENT ANY UNNECESSARY DELAYS. RESUBMITTAL MATERIAL THAT IS DROPPED OFF MAY NOT BE ACCEPTED AND RETURNED TO THE APPLICANT.**

The Planning & Development Services Division has had this application in review for 17 Staff Review Days since the application was determined to be administratively complete.

These **1<sup>st</sup> Review Comments** are valid for a period of 180 days from the date on this letter. The Zoning Administrator may consider an application withdrawn if a revised submittal has not been received within 180 days of the date of this letter (Section 1.305. of the Zoning Ordinance).

If you have any questions, or need further assistance please contact me at 480-312-4214 or at [dmccclay@ScottsdaleAZ.gov](mailto:dmccclay@ScottsdaleAZ.gov).

Sincerely,



Doris McClay  
Senior Planner

**ATTACHMENT A**  
**Resubmittal Checklist**

Case Number: **10-UP-2019**

Please provide the following documents, in the quantities indicated, with the resubmittal (all plans larger than 8 ½ x11 shall be folded):

Digital submittals shall include one copy of each identified below.

- ☒ One copy: COVER LETTER – Respond to all the issues identified in this 1st Review Comment Letter
- ☒ One copy: Revised CD of submittal (CD/DVD, PDF format)
- ☒ One copy: Revised narrative

☒ Site Plan:

1

<u>2</u>	24" x 36"	<u>1</u>	11" x 17"	<u>1</u>	8 ½" x 11"
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☒ Open Space Plan:

<u>1</u>	24" x 36"	<u>1</u>	11" x 17"	<u>1</u>	8 ½" x 11"
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☒ Elevations:

Color	<u>          </u>	24" x 36"	<u>          </u>	11" x 17"	<u>          </u>	8 ½" x 11"
B/W	<u>1</u>	24" x 36"	<u>1</u>	11" x 17"	<u>1</u>	8 ½" x 11"

☒ Lighting Site Plan(s):

<u>1</u>	24" x 36"	<u>1</u>	11" x 17"	<u>1</u>	8 ½" x 11"
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☒ Photometric Analysis Plan(s):

1 24" x 36"      1 11" x 17"      1 8 ½" x 11"

☒ Manufacturer Cut Sheets of All Proposed Lighting:

1 24" x 36"      1 11" x 17"      1 8 ½" x 11"

☒ Other Supplemental Materials:

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Technical Reports: Please submit one (1) digital copy of each report requested

- ☒ 1 copies of Revised Drainage Report:
- ☐      copies of Revised Storm Water Waiver:
- ☒ 1 copies of Revised Water Design Report:
- ☒ 1 copies of Revised Waste Water Design Report:

Resubmit the revised Drainage Reports, Water and Waste Water Report and/or Storm Water Waiver application to your Project Coordinator with any prior City mark-up documents.

**From:** [Gallagher Jack](#)  
**To:** [Projectinput](#)  
**Subject:** Case Number: 10-UP-2019  
**Date:** Friday, October 11, 2019 11:29:51 AM

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**External Email: Please use caution if opening links or attachments!**

To whom it may concern:

The following is an email dated 9/17/19 that I sent to the architectural firm associated with the proposed project. Please consider these comments when evaluating their request for a conditional use permit.

Thank you,  
John B. Gallagher

Dear Mr. Meinhold:

Thank you for your letter dated September 9, 2019 detailing your firms' application for a Conditional Use Permit at 11653 E. Saguaro Drive, Scottsdale, AZ 85259. As a resident of Scottsdale Adobe Ranch, the residential development directly to the east of your proposed construction site for Kerry's Car Care, I wish to register my opposition to said project.

My objection is based primarily upon the unspecified use of areas 22 as detailed on your enclosed site plan with keynotes. Your keynotes indicate these "open space areas are to be prepared for future building pad and future parking lot areas." As the eastern most boundary of these areas butts up against the western most boundary of Scottsdale Adobe Ranch, my concern is that with no detailed indication as to what type and/or number of structures may be constructed on these "future building pad and parking lot areas", there is no assurance that future proposed construction would not adversely effect the aforementioned residences and their existing sight lines.

Until more precise indications as to what type, size, and number of structures may be constructed on these areas I must withhold my support of your proposed plan. I have copied Scottsdale Adobe Ranch's HOA representative, Michael Farnsworth, on this email in the hopes that my concerns will be addressed at the upcoming neighborhood meeting on September 23, 2019. Again, I thank you for your letter and for your solicitation of comments from local residents. I shall await any future correspondence related to your proposal.

Sincerely,  
John B. Gallagher  
11776 E. Clinton Street  
Scottsdale, AZ 85259