



Q.S.
15-48

Google Earth Pro Imagery

Context Aerial

1-UP-2021



Q.S.
15-48

Google Earth Pro Imagery

Close-up Aerial

1-UP-2021

ATTACHMENT #2

SITE DATA TABLE

PROJECT: CHRISTIAN BROTHERS AUTOMOTIVE
 ADDRESS: 8700 EAST THOMAS ROAD
 DEVELOPER: CHRISTIAN BROTHERS AUTOMOTIVE CORPORATION
 17725 KATY FREEWAY, SUITE 200
 HOUSTON, TX 77094
 CONTACT - JONATHAN WAKEFIELD
 PHONE 281-675-6120

SCOPE: CONSTRUCTION OF A NEW 4915 SF LIGHT AUTOMOTIVE REPAIR FACILITY

LEGAL DESCRIPTION: LOT 10 OF MINOR LAND DIVISION PLAT 8700 EAST THOMAS ROAD AS RECORDED IN BOOK 1442 PAGE 24 MCR

ASSESSOR PARCEL NO. 130-39-100B

MAXIMUM BUILDING HEIGHT: 24'-10"
 OCCUPANCY: 23
 TYPE V-B
 CONSTRUCTION: MAX ALLOWED 0.8x45,928 SF = 36,742 SF
 REQUIRED F.A.R. 4915 SF / 45,928 SF = 0.11
 PROVIDED F.A.R.

BUILDING AREA: 4915 SF

EXISTING ZONING: C-2

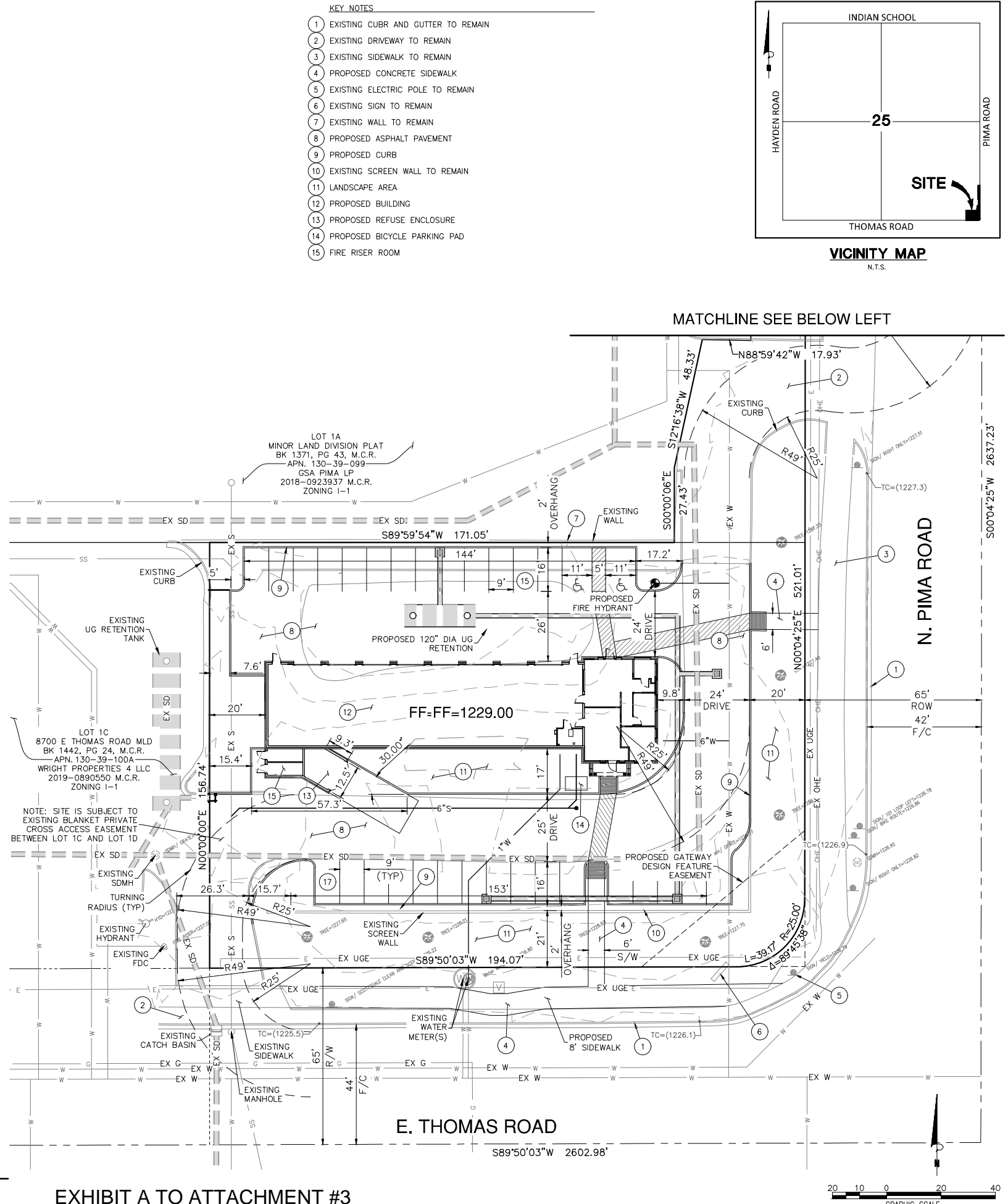
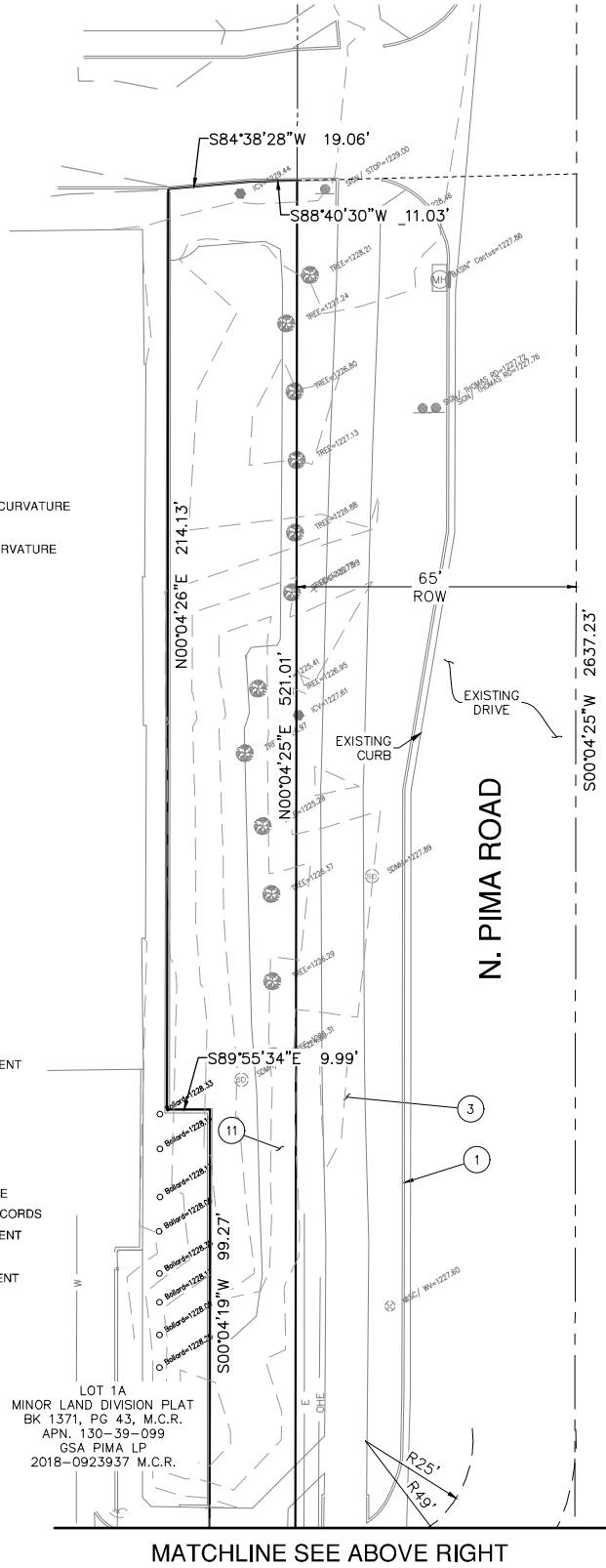
SITE AREA: 1.05 ACRES (45,928 SF)

LANDSCAPE AREA: 14,385 SF
 LANDSCAPE COVERAGE: 31.3%

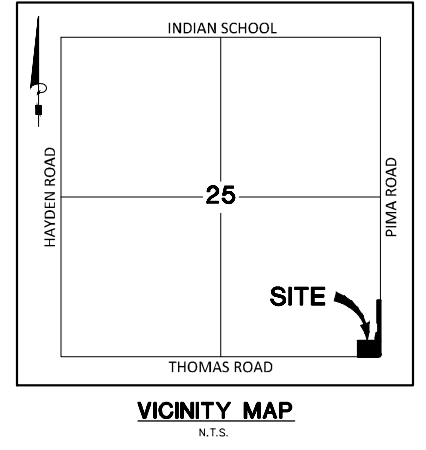
PARKING REQUIRED: 1/250 SF = 19.7
 PARKING PROVIDED: 33

LEGEND

	BUILDING LINE	R	RIGHT
	BOUNDARY LINE	L	LEFT
	LOT LINE	PC	POINT OF CURVATURE
	SURVEY MARKER	PCC	POINT OF COMPOUND CURVATURE
	CENTER LINE	PL	PROPERTY LINE
	EASEMENT	PRC	POINT OF REVERSE CURVATURE
	RIGHT-OF-WAY	PT	POINT OF TANGENCY
	EXISTING CONTOUR	GB	GRADE BREAK
	SECTION LINE	STA=	STATION
	PROPOSED CONTOUR	INV	INVERT ELEVATION
	FOUND MONUMENT AS NOTED	VG	VALLEY GUTTER
	FOUND BRASS CAP IN HANDHOLE	FL	FLOW LINE
	ELECTRIC CABINET	TC	TOP OF CURB
	ELECTRIC VAULT	TL	TRUE LENGTH
	EXISTING LIGHT POLE	P	PAVEMENT
	EXISTING TELCO RISER	C1	CURVE TABLE NUMBER
	EXISTING WATER VALVE	L1	LINE TABLE NUMBER
	EXISTING BACKFLOW PREVENTER	LF	LINEAR FEET
	EXISTING WATER METER	SF	SQUARE FEET
	EXISTING FIRE HYDRANT	SY	SQUARE YARDS
	EXISTING SANITARY SEWER MANHOLE	CY	CUBIC YARDS
	EXISTING CATCH BASIN	EA	EACH
	EXISTING DRYWELL/INTERCEPTOR	EX	EXISTING
	EXISTING SIGN	R/W	RIGHT-OF-WAY
	EXISTING BOLLARD	CL	CENTER LINE
	RETAINING WALL	B/C	BACK OF CURB
	WATER LINE	S/W	SIDEWALK
	FIRE HYDRANT	C&G	CURB & GUTTER
	WATER VALVE	EOP	EDGE OF PAVEMENT
	AIR RELEASE VALVE	PUE	PUBLIC UTILITY EASEMENT
	WATER METER BOX	SC	SCUPPER
	REDUCER	CB	CATCH BASIN
	SEWER LINE	W=	WIDTH
	SEWER MANHOLE	MH#	SEWER MANHOLE
	FLOW DIRECTION	SD	STORM DRAIN
	GRADE BREAK	SD MH	STORM DRAIN MANHOLE
	STREET SIGN POST	M.C.R.	MARICOPA COUNTY RECORDS
	DRYWELL	PUE	PUBLIC UTILITY EASEMENT
	STORM DRAIN	R/W	RIGHT-OF-WAY
	EXISTING GAS MANHOLE	WME	WATER METER EASEMENT
	EXISTING SANITARY SEWER MANHOLE		
	EXISTING ELECTRICAL PULL BOX		
	EXISTING TELEPHONE PEDestal		
	EXISTING GUY WIRE		
	EXISTING POWER POLE		
	EXISTING WATER		
	EXISTING SEWER		
	EXISTING GAS		
	EXISTING OVERHEAD UTILITY LINES		



- KEY NOTES**
- EXISTING CURB AND GUTTER TO REMAIN
 - EXISTING DRIVEWAY TO REMAIN
 - EXISTING SIDEWALK TO REMAIN
 - PROPOSED CONCRETE SIDEWALK
 - EXISTING ELECTRIC POLE TO REMAIN
 - EXISTING SIGN TO REMAIN
 - EXISTING WALL TO REMAIN
 - PROPOSED ASPHALT PAVEMENT
 - PROPOSED CURB
 - EXISTING SCREEN WALL TO REMAIN
 - LANDSCAPE AREA
 - PROPOSED BUILDING
 - PROPOSED REFUSE ENCLOSURE
 - PROPOSED BICYCLE PARKING PAD
 - FIRE RISER ROOM



Bowman
 CONSULTING

Bowman Consulting Group, Ltd.
 1285 West Washington, Ste 108
 Tempe, Arizona 85281
 Phone: (480) 629-8830
 www.bowmanconsulting.com
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SITE PLAN
CHRISTIAN BROTHERS AUTOMOTIVE
 SCOTTSDALE
 MARICOPA COUNTY
 SCOTTSDALE, AZ

PROJECT NUMBER

28117
 JEFFREY SCOTT
 RYBARCZYK
 PROFESSIONAL ENGINEER (S.E.)
 LICENSE NO. 12312
 PLAN STATUS

DATE	DESCRIPTION
JMB	JMB JSR
DESIGN	DRAWN CHKD
SCALE	H: 1"=20' V: NONE
JOB No.	050840-01-001
DATE	3/31/2021
SP01	
SHEET	1 OF 1

January 22, 2021

City of Scottsdale
Planning and Development Services
7447 East Indian School Road
Suite 105
Scottsdale, AZ 85251

RE: Conditional Use Permit Narrative for Project 534 – PA - 2020

Dear Madam or Sir:

We are requesting a Conditional Use Permit for the above referenced parcel. The proposed use is an eight bay Christian Brothers light automotive repair facility. The property is zoned C-2 and vehicle repair is a conditional use. The site is located at the northwest corner of Thomas Road and Pima Road. There is an existing shared access on Thomas Road and an existing shared access on Pima Road which will provide the circulation for this site. We offer the following response to section 1.401 of the zoning ordinance:

- A. The granting on the use will not be detrimental to the public health, safety or welfare because the proposed use is light automotive repair and does not include tire recapping or body repair. All repairs are performed indoors and typical large noise generation from tire recapping services and body repair are not present at this site. There is not an usual volume of traffic generated from this use. For a 4800 square foot facility, the typical daily trips generated are 30 inbound and 30 outbound trips. The peak hour trips are 7 inbound and 7 outbound for the a.m. and 8 inbound and 9 outbound for the p.m.
- B. The characteristics of the proposed conditional use are reasonably compatible with the surrounding area. The adjacent uses include a self-storage facility (north), a coffee shop with drive thru (west) and dental office (south, opposite side of Thomas Road).
- C. The additional conditions of section 1.403 of the zoning ordinance are addressed below.

We offer the following response to section 1.403 of the zoning ordinance for specific conditional uses, paragraph U, vehicle repair:

- 1) All repairs will be performed within an enclosed building
- 2) Vehicles will only enter the rear of the building. The building has been oriented with all service bays to the north, facing the self-storage facility. No garage bays will face Thomas Road or Pima Road.
- 3) No side entry doors are proposed for this facility.
- 4) Vehicles awaiting repair will be screened from public view by use of the existing parking screen wall and proposed landscaping along Thomas Road, the existing masonry wall along the north property line and existing and proposed landscaping along Pima Road.
- 5) Required parking will not be used for vehicle storage. If vehicles are left overnight, they are typically stored indoors within the secure service bays for customer peace of mind and insurance parameters.

Thank you for your consideration of this request and please contact me at 480-559-8368 if you have any questions.

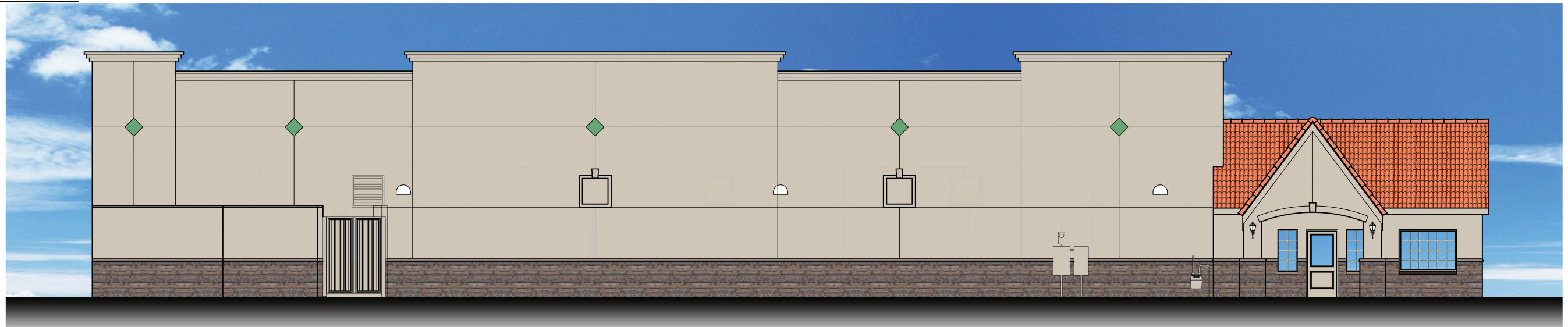
Respectfully submitted,
Bowman Consulting Group

A handwritten signature in black ink, appearing to read "Jeff Rybarczyk". The signature is fluid and cursive, with the first name "Jeff" and last name "Rybarczyk" clearly legible.

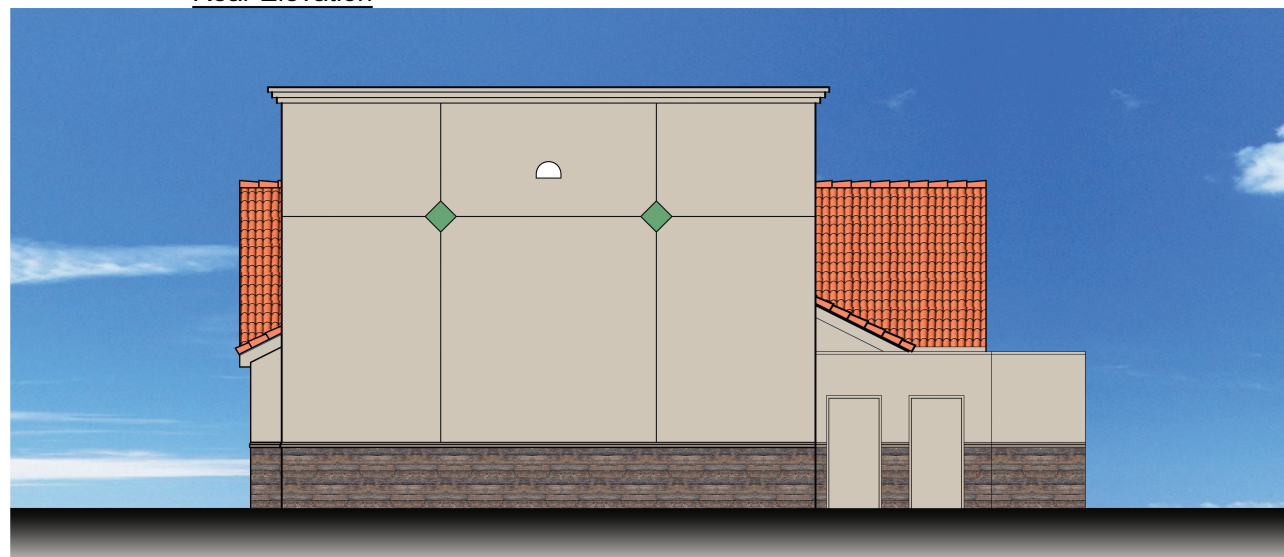
Jeffrey Rybarczyk, PE
Senior Project Manager



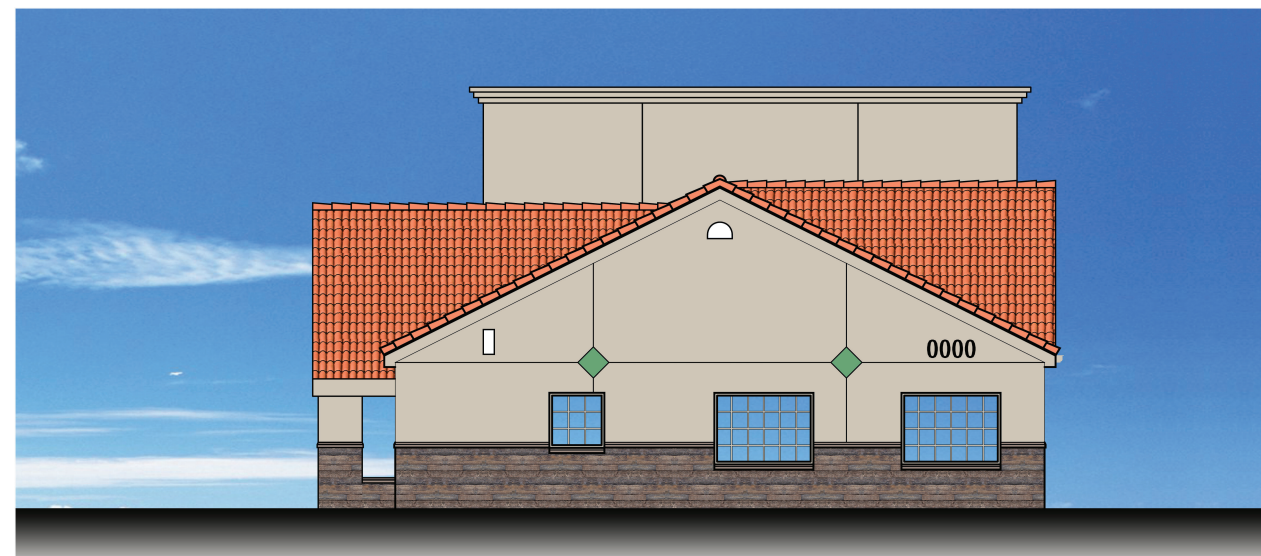
Front Elevation



Rear Elevation




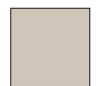
Right Elevation





Left Elevation

- ROOF:
 STRAIGHT BARREL MISSION STYLE
 HISTORIC RED COLOR ROOF TILE
 COLOR: "HISTORIC RED" #129-01


- WALL FIELD FINISH:
 STUCCO SYSTEM:
 COLOR: SW #7036 "ACCESSIBLE BEIGE"


- ACCENT SQUARES:
 STUCCO SYSTEM:
 COLOR: SW #6739 "ECO GREEN"


- WALL BASE:
 CORONADO STONE:
 SERIES: BARN WOOD STONE
 COLOR: OLD FRONTIER

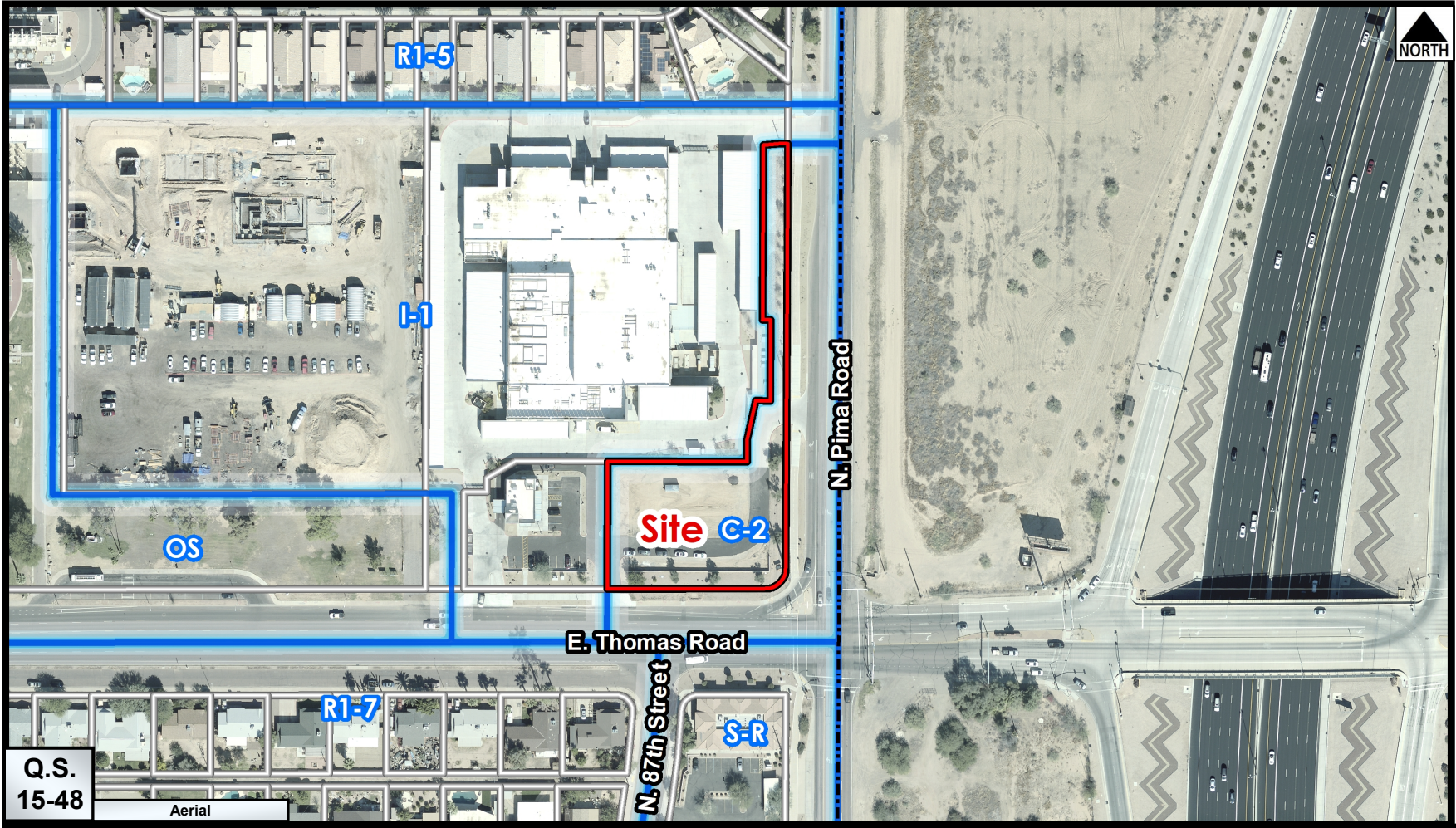


Christian Brother's Automotive

Scottsdale, Arizona

ATTACHMENT #7





Q.S.
15-48

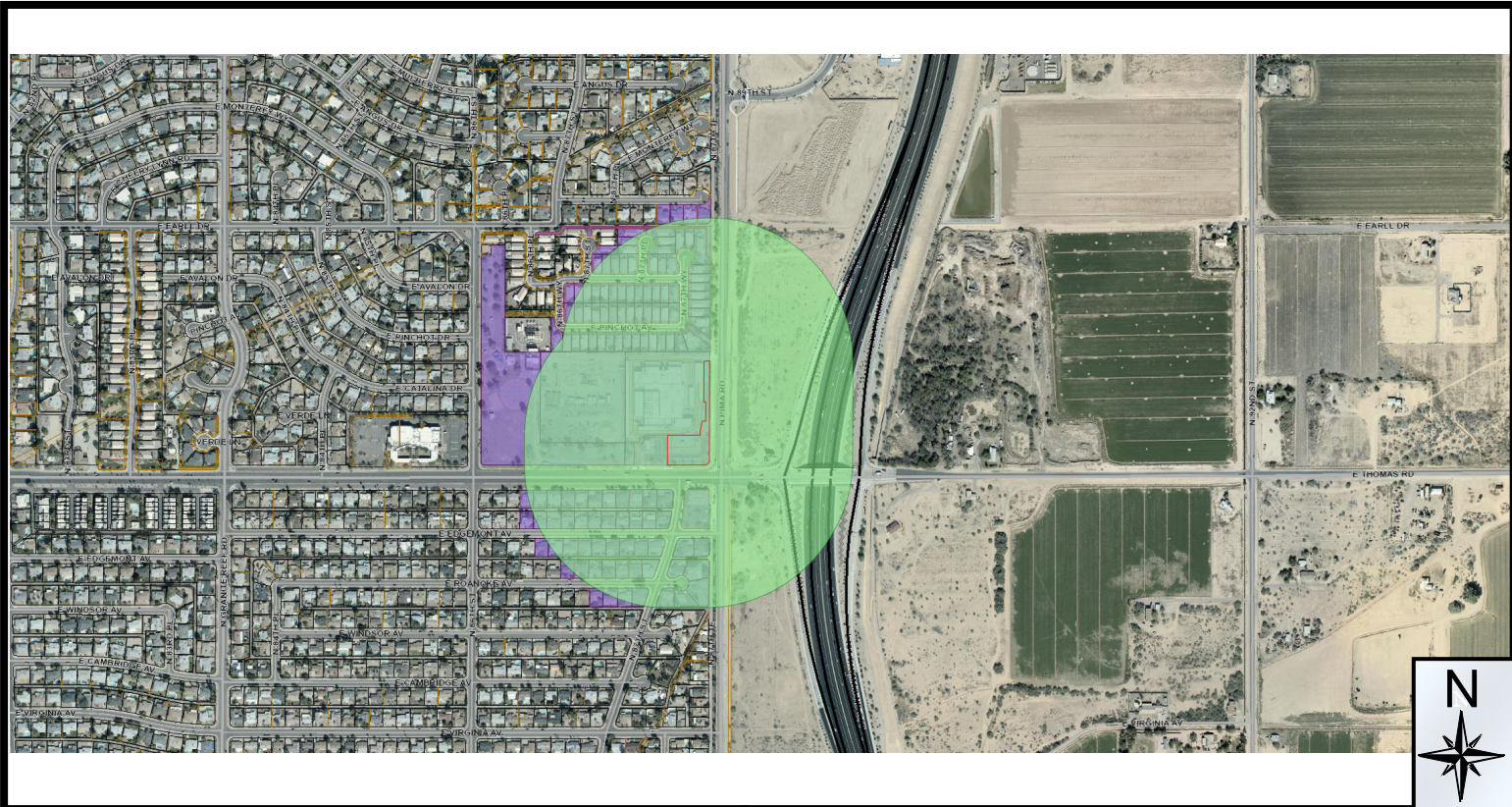
Aerial

Zoning Aerial

1-UP-2021

ATTACHMENT #8

City Notifications – Mailing List Selection Map Christian Brothers Automotive


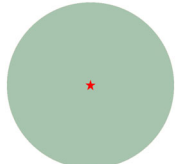


Additional Notifications:

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

Pulled Labels
February 2, 2021

Map Legend:

-  Site Boundary
-  Properties within 750-foot

Postcards: 169

1-UP-2021

January 6, 2021

**Neighborhood Meeting Minutes
Christian Brothers Automotive
NW corner of Thomas Road and Pima Road**

Meeting started with attendees introducing themselves.

Billy Green Jr. (Christian Brothers) presented the Christian Brothers typical operation to the group.

Jeff Rybarczyk (Bowman Consulting) presented the site plan.

Sam Pena presented the building elevations.

Councilwoman Whitehead and Commissioner Ertl expressed concern that the proposed automotive, the existing self storage and the existing coffee shop have no coordination of elevations or themes. The development team agreed to update the elevations to better match the banding on the existing coffee shop.

Councilwoman Whitehead and Commissioner Ertl requested additional trees to be planted in between the existing trees. The development team presented the landscape plan showing the additional trees.

Councilwoman Whitehead and Commissioner Ertl asked about signage and overnight parking. It was explained that all signage is on the building and that typically there is not overnight parking. If overnight parking was needed, the vehicles would typically be kept inside the building for security and safety concerns.

Matt Baum stated that the proposed building looked nice, but he is not concerned so much with the color of the tiles but rather weather or not something should be built at this location. He stated there is a lot of construction in the area and he would prefer a spot for he and his family without filling in everything. Councilwoman Whitehead answered that the water campus, once complete, tend to be very beautiful. Matt Baum expressed concern that the existing park used to be grass and is now just dirt in places. Councilwoman Whitehead offered to meet with Matt Baum and walk the area.

Councilwoman Whitehead and Commissioner Ertl expressed concern regarding noise generation. Billy Green responded that numerous acoustic studies have been performed at other sites and noise has not been an issue.

Meeting was adjourned

**CHRISTIAN BROTHERS AUTOMOTIVE
Neighborhood Meeting Sign-In Sheet**

**January 6, 2021
Zoom meeting**

NAME	ADDRESS	PHONE	EMAIL
Jeffrey Rybarczyk	Bowman Consulting (civil engineer) 1295 West Washington #108 Tempe, AZ 85281	480-559-8368	jrybarczyk@bowmanconsulting.com
Sam Pena	Idstudio 4 (architect) 6201 Campus Circle Drive East Irving, TX 75063	972-870-1288	spena@idstudio4.com
Billy Green Jr.	Christian Brothers Automotive 17725 Katy Freeway, Suite 200 Houston, TX 77094	281-675-6192	Billy.green@cbac.com
Commissioner George Ertel	City of Scottsdale Planning Commission 11725 North 129 th Way Scottsdale, AZ 85259		
Councilwoman Solange Whitehead	City of Scottsdale 7447 East Indian School Road Scottsdale, AZ 85251		swhitehead@scottsdaleaz.gov
Matt Baum		520-370-3094	mpbaum@gmail.com

Jeffrey Rybarczyk

From: info@cogsaz.net
Sent: Wednesday, January 6, 2021 9:41 AM
To: Jeffrey Rybarczyk
Subject: [EXTERNAL] RE: Wed morning 6 Jan Request #2---- Christian Brothers Automotive Repair Pre-App and ZOOM meeting

Good morning Mr. Rybarczyk, Thank you for your response. The proposed site plan attached is appreciated. Sonnie Kirtley, COGS Board of Directors.

From: Jeffrey Rybarczyk <jrybarczyk@bowmanconsulting.com>
Sent: Wednesday, January 6, 2021 8:44 AM
To: info@cogsaz.net
Cc: Billy Green, Jr. <billy.green@cbac.com>
Subject: RE: [EXTERNAL] Wed morning 6 Jan Request #2---- Christian Brothers Automotive Repair Pre-App and ZOOM meeting

Sonnie:

Thank you for your message and comments. Please note the following:

- 1) The city has required that all garage doors face to the north ---- therefore no garage bay doors will face either Thomas Road or Pima Road. There will also be a parking screen wall along Thomas Road and the site will be landscaped. I've attached the site plan, landscape plan and elevations for your information.
- 2) We do not have a specific parking location designated as quick-stop only. We are open to discussions for this option.
- 3) The ingress / egress to the site will be from the two existing driveways. On Thomas Road, the driveway is shared access with the existing coffee shop. On Pima Road, the driveway is the access for the existing self storage facility.

We look forward to working with you on this site. Please review the attached materials and contact me if you have any other questions. Thanks !



JEFFREY RYBARCZYK

Project Manager , Eng | **BOWMAN**

O: (480) 629-8830 | D: (480) 559-8368 | M: (480) 332-0773

jrybarczyk@bowmanconsulting.com

From: info@cogsaz.net <info@cogsaz.net>
Sent: Wednesday, January 6, 2021 6:48 AM
To: Jeffrey Rybarczyk <jrybarczyk@bowmanconsulting.com>
Subject: [EXTERNAL] Wed morning 6 Jan Request #2---- Christian Brothers Automotive Repair Pre-App and ZOOM meeting

Subject: Request #2---- Christian Brothers Automotive Repair Pre-App and ZOOM meeting

Wednesday morning: COGS is still awaiting a response from someone at your firm. Thank you

From: cogsaz@gmail.com <cogsaz@gmail.com>
Sent: Tuesday, January 5, 2021 11:10 AM
To: JRybarczyk@BowmanConsulting.com
Subject: Tuesday morning 5 January Christian Brothers Automotive Repair Pre-App and ZOOM meeting



The Coalition of Greater Scottsdale

8924 E. Pinnacle Peak Road
Suite G-5 PMB 518
Scottsdale, AZ 85255
www.COGSaz.net
e: mails: COGS@cogsaz.net

5 January 2021

To: Jeffrey Rybarczyk, Bowman Consulting Group, Ltd
JRybarczyk@BowmanConsulting.com

Re: Scottsdale 534-PA-2020 Christian Brothers Automotive Repair
NWC Thomas Road and Pima Road

Unfortunately, conflicts with other obligation timings might not permit any member of our Board of Directors to attend the Wed, January 6th ZOOM on the above captioned property in Scottsdale.

No information on your Pre-Application is available on the city website. Therefore, we are asking you directly about the following content of your Christian Brothers Automotive Repair application.

1. Does it stipulate that all vehicles under repair will be screened from the public view and street?
2. Does it identify a plat map location of customer quick-stop only parking ?
3. What does it identify as the ingress and egress on Pima Road and/or Thomas Road?

History: The City of Scottsdale has failed to enforce ordinance requirements on other automotive repair facilities in southern areas to the consternation of area residents and small businesses. We wish your business to receive city approval and to have success when in operation. However, COGS-Coalition of Greater Scottsdale-- cannot be supportive of your application if it negatively impacts the area in site planning and/or operations.

Feel free to send us your application for review prior to Wednesday's ZOOM conference.

Thanking you in advance,

Sonnie Kirtley for the COGS Board of Directors

Cellular 602 717 3886 text please

Jeffrey Rybarczyk

From: Jeffrey Rybarczyk
Sent: Wednesday, January 6, 2021 11:53 AM
To: Whitehead, Solange; info@cogsaz.net; Avina, Marilee; MIKE MERRILL
Subject: RE: Wed morning 6 Jan Request #2---- Christian Brothers Automotive Repair Pre-App and ZOOM meeting
Attachments: CBA Scottsdale pltg 2020-12-28.pdf; VX1100443 R2 CHRISTIAN BROS - Scottsdale, AZ Thomas Rd (T2).pdf

All:

Based on questions I received, please see the attached information. This is a color landscape plan and the proposed sign package for the site. All signage will be building mounted.



JEFFREY RYBARCZYK

Project Manager , Eng | **BOWMAN**

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jrybarczyk@bowmanconsulting.com

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I will attend the meeting. Can you attach the site plan – it wasn't attended in the forward. And the link to the meeting.

Sonnie- great questions.

Thank you,

Solange Whitehead

Councilwoman

Marilee: 6 pm tonight.

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JEFFREY RYBARCZYK

Project Manager , Eng | **BOWMAN**

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3

1-UP-2021
2/1/2021

5 January 2021

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Attachments: 050840-CP SIT 001-Layout1 large.pdf; CBA Scottsdale pltg-LP-1 large.pdf; Page1- Full Elevations.pdf

Solange:

Attached are the site plan (with response to Sonnie), landscape plan and the building elevation. Let me know if you have any questions. Thanks !



JEFFREY RYBARCZYK

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1-UP-2021
2/1/2021

5 January 2021

To: Jeffrey Rybarczyk, Bowman Consulting Group, Ltd

JRybarezy@BowmanConsultingcom

Re: Scottsdale 534-PA-2020 Christian Brothers Automotive Repair
NWC Thomas Road and Pima Road

Unfortunately, conflicts with other obligation timings might not permit any member of our Board of Directors to attend the Wed, January 6th ZOOM on the above captioned property in Scottsdale.

No information on your Pre-Application is available on the city website. Therefore, we are asking you directly about the following content of your Christian Brothers Automotive Repair application.

1. Does it stipulate that all vehicles under repair will be screened from the public view and street?
2. Does it identify a plat map location of customer quick-stop only parking ?
3. What does it identify as the ingress and egress on Pima Road and/or Thomas Road?

History: The City of Scottsdale has failed to enforce ordinance requirements on other automotive repair facilities in southern areas to the consternation of area residents and small businesses. We wish your business to receive city approval and to have success when in operation. However, COGS-Coalition of Greater Scottsdale-- cannot be supportive of your application if it negatively impacts the area in site planning and/or operations.

Feel free to send us your application for review prior to Wednesday's ZOOM conference.

Thanking you in advance,

Sonnie Kirtley for the COGS Board of Directors

Cellular 602 717 3886 text please