



Q.S.  
15-48  
Google Earth Pro Imagery

Context Aerial

1-UP-2021

ATTACHMENT #1

RESOLUTION NO. 12229

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, ADOPTING A CONDITIONAL USE PERMIT TO ALLOW FOR VEHICLE REPAIR ON A +/- 1.05-ACRE SITE WITH CENTRAL BUSINESS (C-2) ZONING, LOCATED AT 8700 E. THOMAS ROAD.

WHEREAS, the Planning Commission held a public hearing on June 9, 2021;

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; and
- c) that compliance with the additional conditions for vehicle repair set forth on Exhibit 3, is required

Section 2. That a description of the conditional use permit is set forth in Case No. 1-UP-2021. 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 this \_\_\_\_\_ day of \_\_\_\_\_, 2021.


ATTEST:

CITY OF SCOTTSDALE, an Arizona  
Municipal Corporation

By: \_\_\_\_\_  
Ben Lane, City Clerk

By: \_\_\_\_\_  
David D. Ortega, Mayor

APPROVED AS TO FORM:  
OFFICE OF THE CITY ATTORNEY

By:  \_\_\_\_\_  
Sherry R. Scott, City Attorney  
By: Joe Padilla, Deputy City Attorney



Close-up Aerial

1-UP-2021

**Stipulations for the Conditional Use Permit  
For Vehicle Repair  
Christian Brothers Automotive  
Case Number: 1-UP-2021**

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

**SITE DESIGN**

1. CONFORMANCE TO CONCEPTUAL SITE PLAN. Development shall conform with the conceptual site plan submitted by Bowman Consulting and with the city staff date of 4/1/2021, attached as Exhibit A to Exhibit 2. Any proposed significant change to the conceptual site plan as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council.
2. SCREEN WALL. With the subsequent Development Review Board submittal, a screen wall shall be shown to extend from the East Thomas Road screen wall, along the North Pima Road frontage, to a point north of the rear parking area. The design and configuration shall be approved as part of that submittal.

**INFRASTRUCTURE AND DEDICATIONS**

3. CIRCULATION IMPROVEMENTS. Before any certificate of occupancy is issued for the site, the owner shall make the required dedications and provide the following improvements in conformance with the Design Standards and Policies Manual and all other applicable city codes and policies.
4. GRADING AND DRAINAGE PLAN AND REPORT. In the required preliminary grading and drainage plan and drainage report, the owner shall address:
  - a. The preliminary grading and drainage plan will need to clearly show and label the FEMA 100-year floodplain limits and water surface elevations affecting the site.
  - b. The preliminary drainage report will need to include a calculation for the determination of the highest FEMA 100-year flood plain elevation affecting the proposed structure and illustrate lowest floor elevations compliance based on the calculated elevations and city code requirements for setting floor elevations within FEMA flood zones.

**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

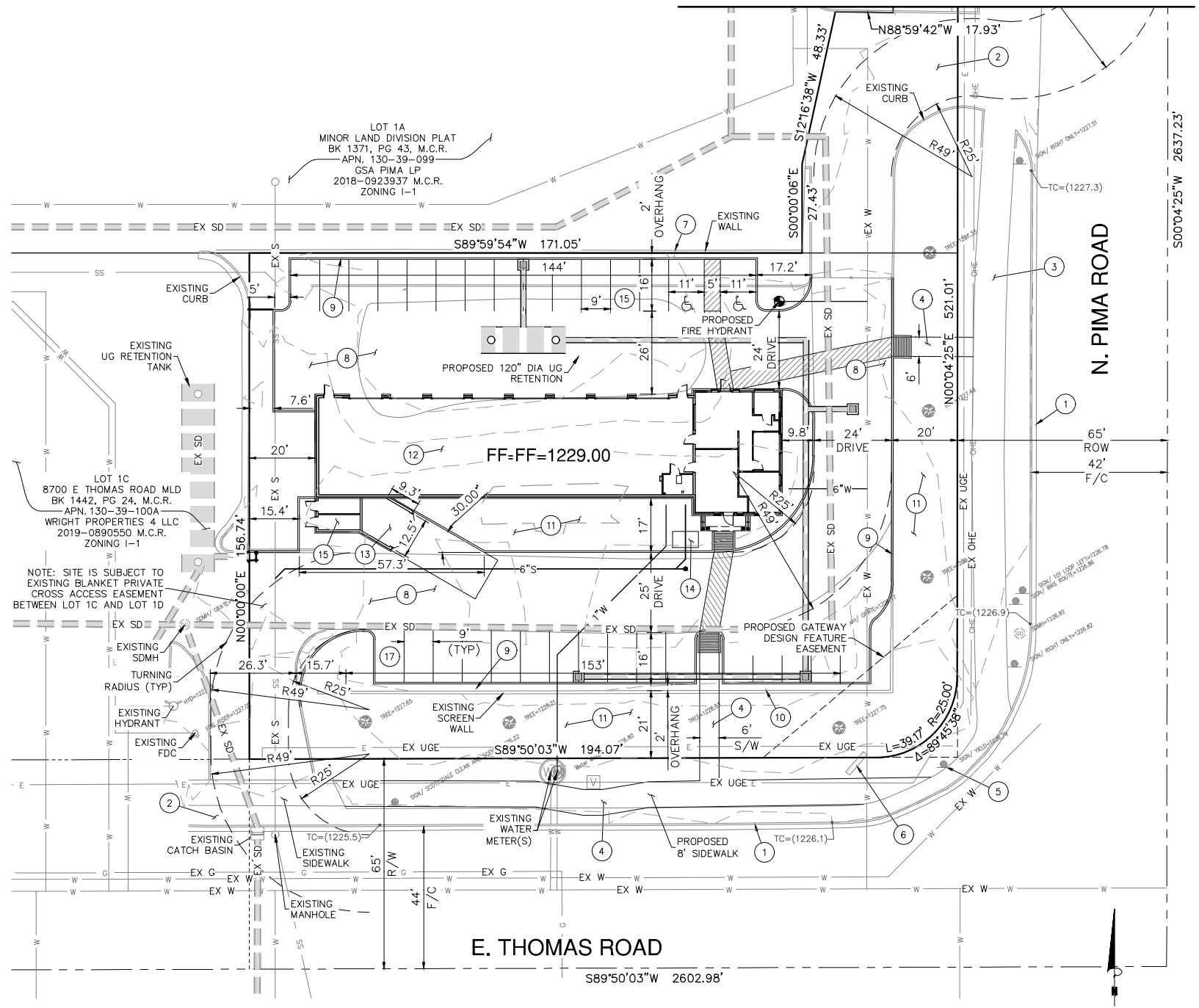
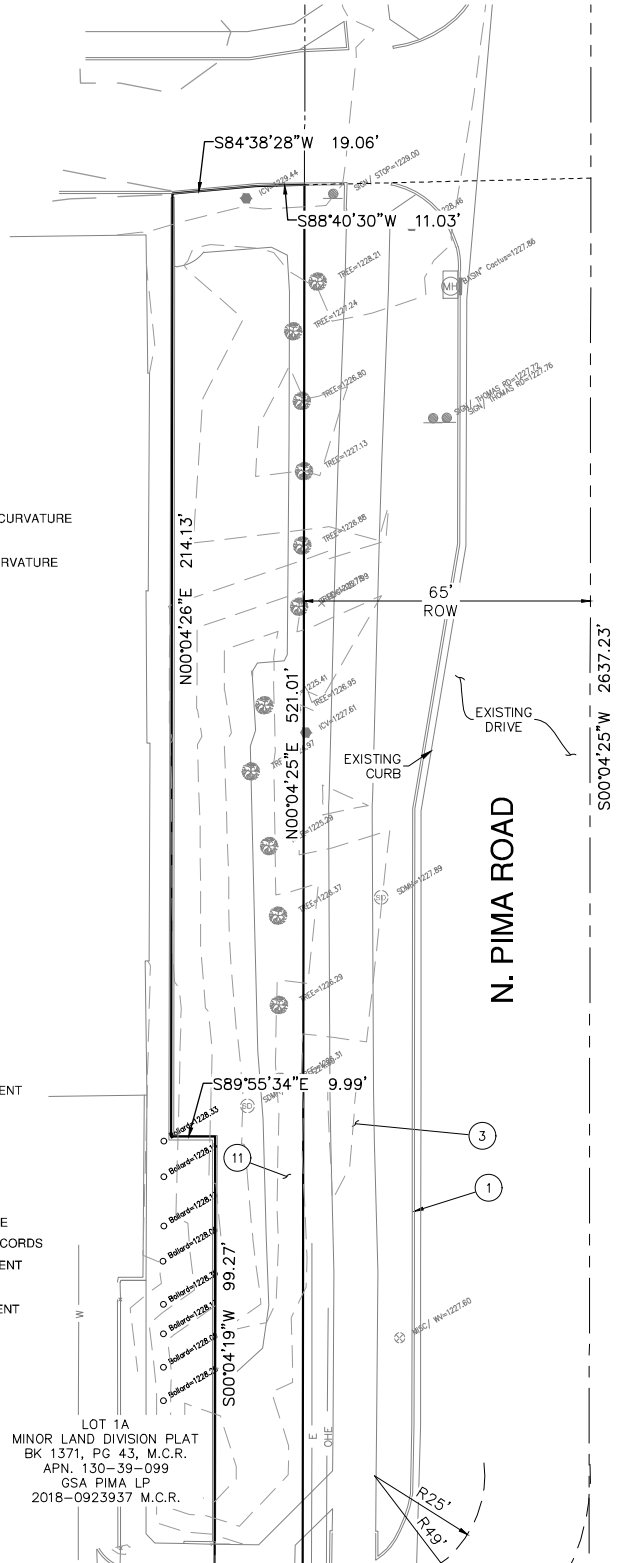
SITE AREA: 1.05 ACRES (45,928 SF)

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

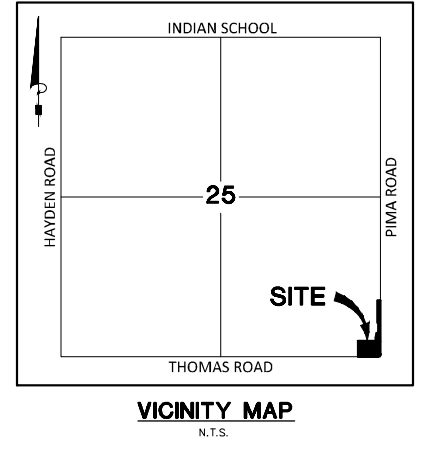
PARKING REQUIRED: 1/250 SF = 19.7  
 PARKING PROVIDED: 33

**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  
 © Bowman Consulting Group, Ltd.

**SITE PLAN**  
**CHRISTIAN BROTHERS AUTOMOTIVE**  
 SCOTTSDALE  
 MARICOPA COUNTY  
 SCOTTSDALE, AZ

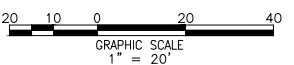
PROJECT NUMBER

28117  
 JEFFREY SCOTT RYBARCZYK  
 PROFESSIONAL ENGINEER (SINCE 12/13/10)  
 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

1-UP-2021  
 4/1/2021



## Additional Criteria For Vehicle Repair Use

### APPENDIX B – BASIC ZONING ORDINANCE: 5.1203

(5) The *vehicle repair* use is subject to the following standards:

- a. All repairs shall be performed within an enclosed building.
- b. Vehicles may only enter the rear of the building, except vehicles may enter the side of the building if the lot is:
  - i. A corner lot,
  - ii. A lot abutting a residential district shown on Table 4.100.A.,
  - iii. A lot abutting the residential portion of a Planned Community P-C or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A., or
  - iv. Separated by an alley from one (1) of the districts set forth in subsection b.ii. or b.iii. above.
- c. If the lots meets any requirement of subsection b. above, and side entry bays are proposed, the side entry *repair* bays shall be screened from street views by solid masonry walls, and the landscape plan shall demonstrate to the Development Review Board's satisfaction, that the proposed screening does not impact the streetscape by exposing *repair* bays, unassembled vehicles, *vehicle repair* activities, or vehicle parts.
- d. All vehicles awaiting *repair* shall be screened from view by a masonry wall or landscape screen.
- e. Required parking shall not be used for vehicle storage.
- f. None of the above criteria shall prohibit the Development Review Board from considering an application to reconstruct or remodel an existing *vehicle repair* facility.

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 distinguishable.

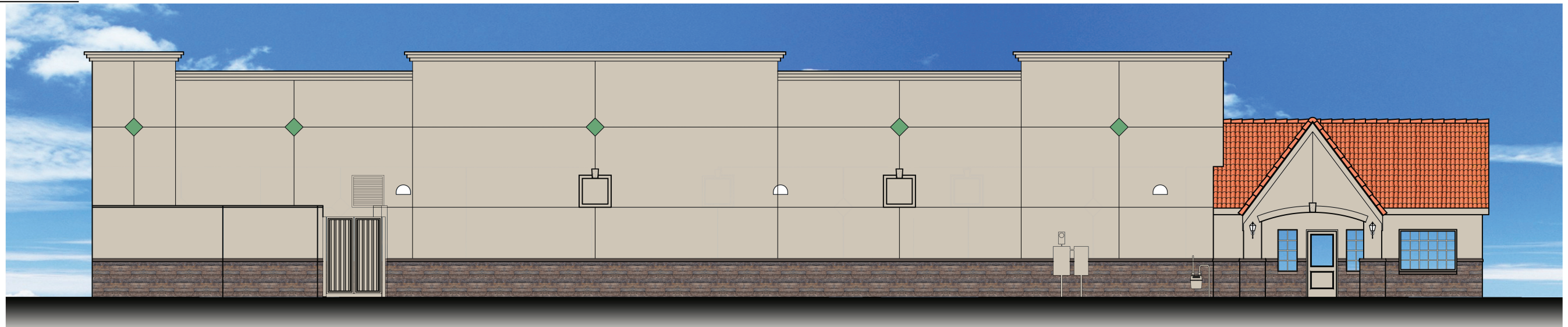
Jeffrey Rybarczyk, PE  
Senior Project Manager



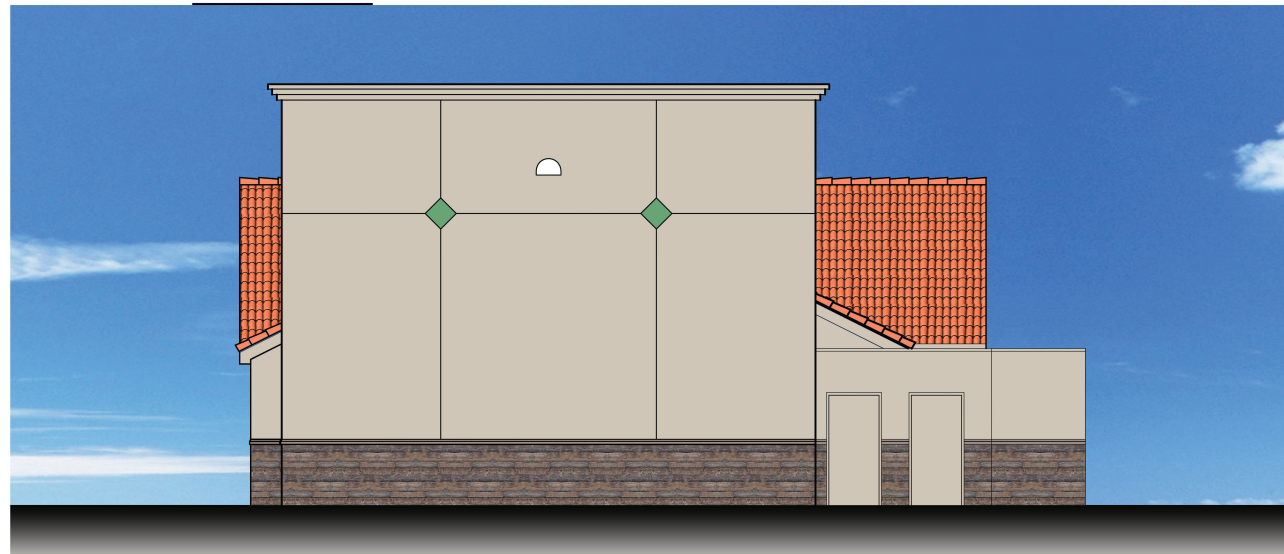




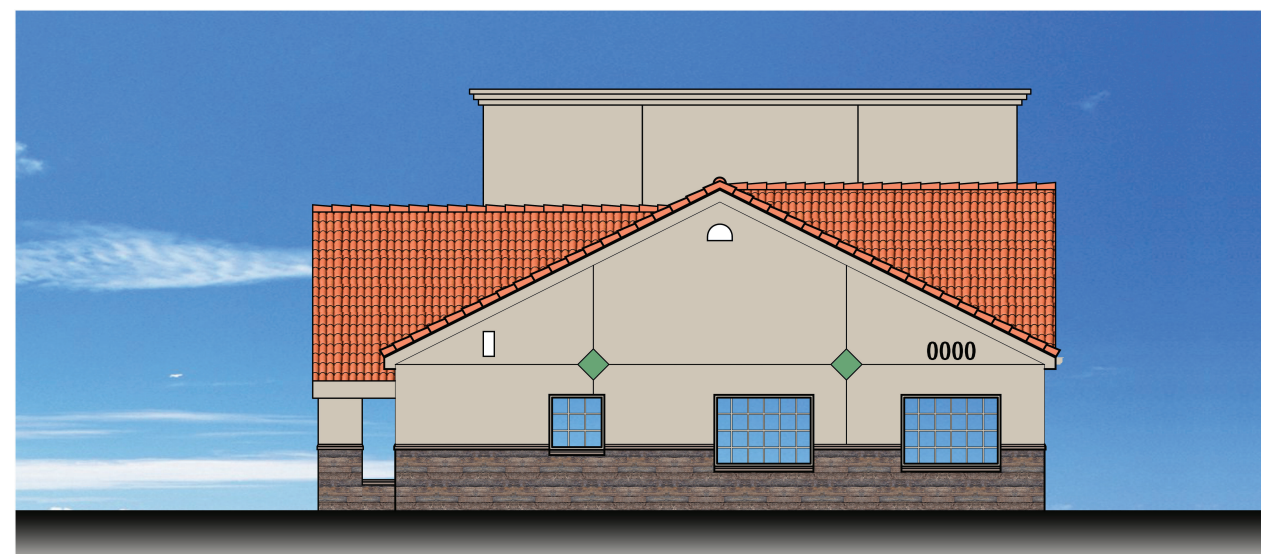
Front Elevation



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 #6





Q.S.  
15-48

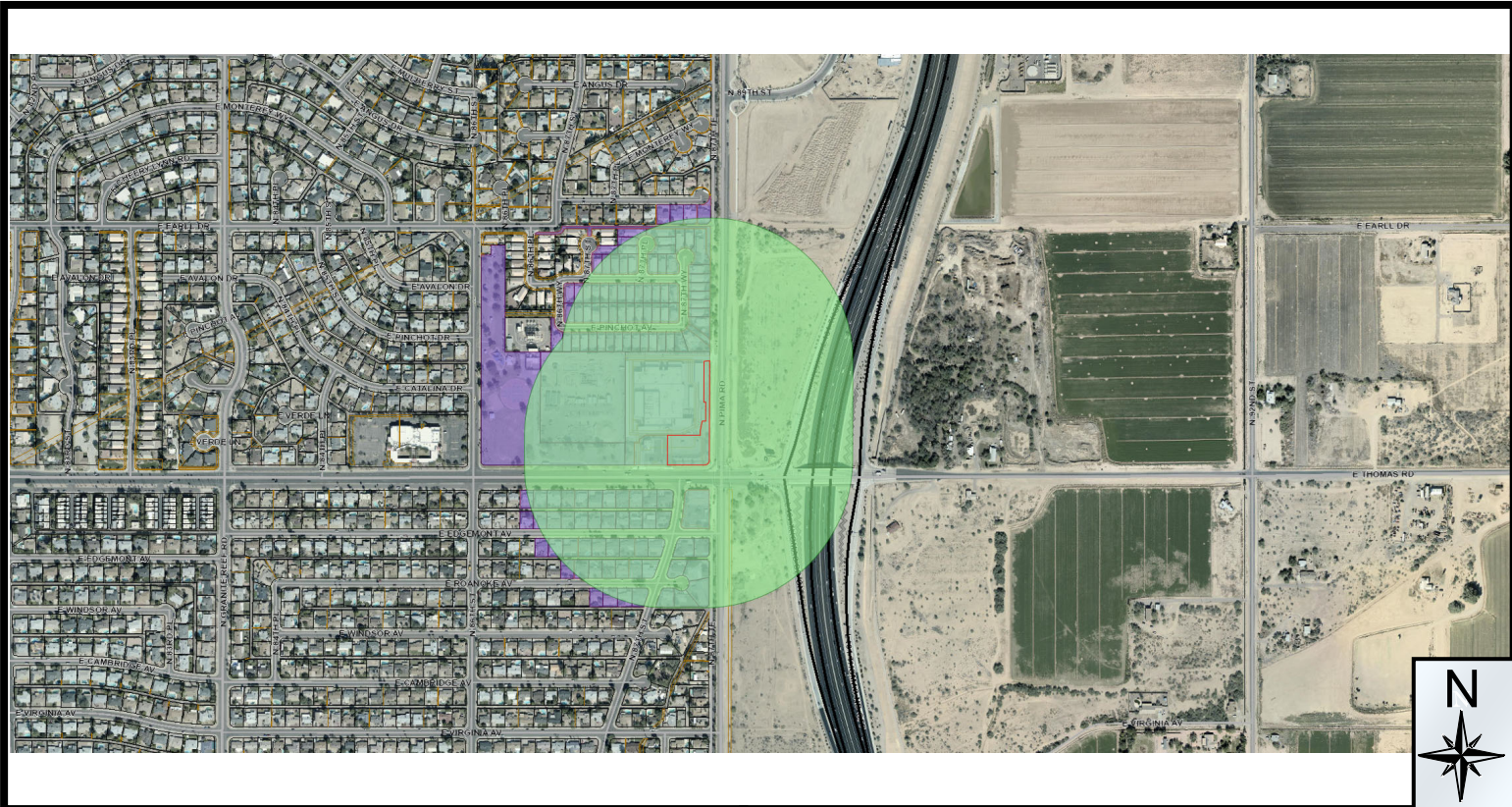
Aerial

Zoning Aerial

1-UP-2021

ATTACHMENT #7

# City Notifications – Mailing List Selection Map Christian Brothers Automotive


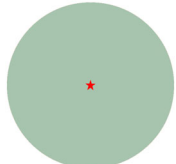


**Additional Notifications:**

- 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**

<b>NAME</b>	<b>ADDRESS</b>	<b>PHONE</b>	<b>EMAIL</b>
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 <sup>th</sup> Way Scottsdale, AZ 85259		
Councilwoman Solange Whitehead	City of Scottsdale 7447 East Indian School Road Scottsdale, AZ 85251		<a href="mailto:swhitehead@scottsdaleaz.gov">swhitehead@scottsdaleaz.gov</a>
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](mailto:jrybarczyk@bowmanconsulting.com)

---

**From:** [info@cogsaz.net](mailto:info@cogsaz.net) <[info@cogsaz.net](mailto:info@cogsaz.net)>  
**Sent:** Wednesday, January 6, 2021 6:48 AM  
**To:** Jeffrey Rybarczyk <[jrybarczyk@bowmanconsulting.com](mailto: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](mailto:cogsaz@gmail.com) <[cogsaz@gmail.com](mailto:cogsaz@gmail.com)>  
**Sent:** Tuesday, January 5, 2021 11:10 AM  
**To:** [JRybarczyk@BowmanConsulting.com](mailto: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](http://www.COGSaz.net)  
e: mails: [COGS@cogsaz.net](mailto:COGS@cogsaz.net)

5 January 2021

To: Jeffrey Rybarczyk, Bowman Consulting Group, Ltd

[JRybarczyk@BowmanConsulting.com](mailto: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 6<sup>th</sup> 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**

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

[jrybarczyk@bowmanconsulting.com](mailto:jrybarczyk@bowmanconsulting.com)

---

**From:** Whitehead, Solange <SWhitehead@Scottsdaleaz.gov>  
**Sent:** Wednesday, January 6, 2021 10:21 AM  
**To:** info@cogsaz.net; Jeffrey Rybarczyk <jrybarczyk@bowmanconsulting.com>; Avina, Marilee <MAvina@Scottsdaleaz.gov>; MIKE MERRILL <f8713@aol.com>  
**Subject:** [EXTERNAL] RE: Wed morning 6 Jan Request #2---- Christian Brothers Automotive Repair Pre-App and ZOOM meeting

Jeff:

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.

---

**From:** [info@cogsaz.net](mailto:info@cogsaz.net) <[info@cogsaz.net](mailto:info@cogsaz.net)>  
**Sent:** Wednesday, January 6, 2021 9:41 AM  
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**JEFFREY RYBARCZYK**

Project Manager , Eng | **BOWMAN**

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[jrybarczyk@bowmanconsulting.com](mailto:jrybarczyk@bowmanconsulting.com)

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**Sent:** Wednesday, January 6, 2021 6:48 AM

**To:** Jeffrey Rybarczyk <[jrybarczyk@bowmanconsulting.com](mailto:jrybarczyk@bowmanconsulting.com)>

**Subject:** [EXTERNAL] Wed morning 6 Jan Request #2---- Christian Brothers Automotive Repair Pre-App and ZOOM meeting

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**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

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**From:** [cogsaz@gmail.com](mailto:cogsaz@gmail.com) <[cogsaz@gmail.com](mailto:cogsaz@gmail.com)>

**Sent:** Tuesday, January 5, 2021 11:10 AM

**To:** [JRybarczyk@BowmanConsulting.com](mailto: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](http://www.COGSaz.net)

e: mails: [COGS@cogsaz.net](mailto:COGS@cogsaz.net)

3

1-UP-2021  
2/1/2021

5 January 2021

To: Jeffrey Rybarczyk, Bowman Consulting Group, Ltd

[JRybarezy@BowmanConsultingcom](mailto: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 6<sup>th</sup> 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

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**From:** Jeffrey Rybarczyk  
**Sent:** Wednesday, January 6, 2021 10:41 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:** 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

Project Manager , Eng | **BOWMAN**  
O: (480) 629-8830 | D: (480) 559-8368 | M: (480) 332-0773  
[jrybarczyk@bowmanconsulting.com](mailto:jrybarczyk@bowmanconsulting.com)

---

**From:** Whitehead, Solange <SWhitehead@Scottsdaleaz.gov>  
**Sent:** Wednesday, January 6, 2021 10:21 AM  
**To:** info@cogsaz.net; Jeffrey Rybarczyk <jrybarczyk@bowmanconsulting.com>; Avina, Marilee <MAvina@Scottsdaleaz.gov>; MIKE MERRILL <f8713@aol.com>  
**Subject:** [EXTERNAL] RE: Wed morning 6 Jan Request #2---- Christian Brothers Automotive Repair Pre-App and ZOOM meeting

Jeff:

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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**From:** [info@cogsaz.net](mailto:info@cogsaz.net) <[info@cogsaz.net](mailto:info@cogsaz.net)>  
**Sent:** Wednesday, January 6, 2021 9:41 AM  
**To:** 'Jeffrey Rybarczyk' <[jrybarczyk@bowmanconsulting.com](mailto:jrybarczyk@bowmanconsulting.com)>  
**Subject:** 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](mailto:jrybarczyk@bowmanconsulting.com)>  
**Sent:** Wednesday, January 6, 2021 8:44 AM  
**To:** [info@cogsaz.net](mailto:info@cogsaz.net)  
**Cc:** Billy Green, Jr. <[billy.green@cbac.com](mailto: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](mailto:jrybarczyk@bowmanconsulting.com)

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Sonnie Kirtley for the COGS Board of Directors

Cellular 602 717 3886 text please

Wednesday, June 9, 2021

# SCOTTSDALE PLANNING COMMISSION MEETING MEETING NOTICE AND AGENDA



## PLANNING COMMISSION

Renee Higgs, Chair  
Joe Young, Vice Chair  
Christian Serena  
Barney Gonzales

William Scarbrough  
Barry Graham  
George Ertel

Wednesday, June 9, 2021

Until further notice, Planning Commission meetings are being held electronically. While physical facilities are not open to the public, Planning Commission meetings are televised on Cox Cable Channel 11/streamed online at ScottsdaleAZ.gov (search "live stream") to allow the public to virtually attend and listen/view the meeting in progress.

**5:00 P.M. MARKED**  
**PLANNING COMMISSION MEETING**  
Meeting will be held electronically.

**Call to Order - 5:00 PM**

**Roll Call - All Present**

## Public Comment

Spoken comment is being accepted on agenda items. To sign up to speak on these items, please [click here](#). Request to speak forms must be submitted no later than 90 minutes before the start of the meeting. Written comment is being accepted for both agenda items and non-agenda items and should be submitted electronically no later than 90 minutes before the start of the meeting. These comments will be emailed to the Planning Commission. To submit a written public comment electronically, please [click here](#).

## Administrative Report and possible discussion – Tim Curtis

## Minutes

1. Approval of May 26, 2021 [Regular Meeting Minutes](#).  
**Item No. 1 Approved 7-0; Motion by Commissioner Scarbrough, 2<sup>nd</sup> by Vice Chair Young.**

## ACTION ITEMS

**How the Action Agenda Works:** The Planning Commission may take one vote to act on all items on the Continuance Agenda and one vote on all items on the Consent Agenda or may remove items for further discussion as appropriate. The Planning Commission takes separate action on each item on the Regular Agenda. Those wishing to speak are customarily given three minutes to speak on each item. Additional time may be granted to a designated speaker representing two or more persons.



PERSONS WITH A DISABILITY MAY REQUEST A REASONABLE ACCOMMODATION BY CONTACTING STAFF AT (480-312-7767).

REQUESTS SHOULD BE MADE 24 HOURS IN ADVANCE, OR AS EARLY AS POSSIBLE TO ALLOW TIME TO ARRANGE ACCOMMODATION. FOR TTY USERS, THE ARIZONA RELAY SERVICE (1-800-367-8939) MAY CONTACT STAFF AT (480-312-7767).

ATTACHMENT #10

Wednesday, June 9, 2021

## CONSENT AGENDA

2. [1-UP-2021 \(Christian Brothers Automotive\)](#)

Request for approval of a Conditional Use Permit to allow for Vehicle Repair on a +/- 1.05-acre site with Central Business (C-2) zoning, located at 8700 E. Thomas Road. Staff contact person is Jeff Barnes, 480-312-2376. **Applicant contact person is Jeffrey Rybarczyk P.E., (480) 559-8368.**

**Item No. 2; Recommended City Council approve case 1-UP-2021 by a vote of 7-0, per the staff recommended stipulations, based upon the finding that the Conditional Use Permit criteria have been met. Motion by Commissioner Scarbrough, 2<sup>nd</sup> by Commissioner Ertel.**

## REGULAR AGENDA

3. [15-ZN-2020 \(Greenbelt 88\)](#)

Request by owner for a zoning district map amendment from Planned Neighborhood Center Planned Community District (PNC PCD) to Planned Unit Development (PUD), including a development plan for a mixed-use center including 288 multi-family dwelling units and approximately 25,000 square feet of commercial floor area on a 7-acre site located at 3308 - 3370, 3388 N. Hayden Road. Staff contact person is Bryan Cluff, 480-312-2258. **Applicant contact person is George Pasquel III, 602-230-0600.**

**Item No. 3; Continued to a Planning Commission hearing date to be determined by a vote of 4-3; Motion by Commissioner Serena, 2<sup>nd</sup> by Commissioner Gonzales.**

**Adjournment - 8:45 PM**



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