

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 visible.

Jeffrey Rybarczyk, PE  
Senior Project Manager