

# CITY COUNCIL REPORT



Meeting Date: August 24, 2021  
 General Plan Element: *Land Use*  
 General Plan Goal: *Create a sense of community through land uses*

## ACTION

### Christian Brothers Automotive 1-UP-2021

#### Request to consider the following:

Adopt Resolution No. 12229 approving 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.

#### Goal/Purpose of Request

The applicant's request is to construct a new vehicle repair shop on a C-2 zoned property, which requires a Conditional Use Permit.

#### Key Items for Consideration

- Conditional Use Permit Criteria
- Development anticipated by case 57-DR-2017
- Planning Commission heard this case on June 9, 2021 and recommended approval with a 7-0 vote.

## OWNER

Simoncre Torreon III LLC  
 Joshua Simon  
 (480) 588-2999

## APPLICANT CONTACT

Jeffrey Rybarczyk P.E.  
 Bowman Consulting,  
 for Christian Brothers Automotive  
 (480) 559-8368



## LOCATION

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8700 E Thomas Road

## BACKGROUND

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### General Plan

The General Plan Land Use Element designates the property as Commercial, as established through case 1-GP-2019 as a non-major amendment from the prior designation of Employment. This category includes areas designated for commercial centers providing goods and services frequently needed by the surrounding residential population, and retail businesses, major single uses, and shopping centers, which serve community and regional needs.

### Southern Scottsdale Character Area Plan (SSCAP)

The General Plan establishes Character Area Planning as a means to ensure quality of development and consistency with character within the context of community-wide goals. The subject site is located within the Southern Scottsdale Character Area Plan, a policy document regarding future growth and development decisions within this area of the City.

### Zoning

The zoning for the site is Central Business District (C-2), as established through case 1-ZN-2019 as a change from the prior designation of Industrial Park (I-1). The C-2 district is intended to permit uses for recurring shopping and service needs for multiple neighborhoods. This district includes uses usually associated with office and retail shopping developments, typically located near residential neighborhoods.

### Context

The subject property is located at the northwest corner of N. Pima Road and E. Thomas Road. This site is one of two commercial building pad sites that were anticipated through the redevelopment of the former industrial plant to the current storage facility to the north of the subject property, under case 57-DR-2015. The other building pad site to the west was recently developed as a Black Rock Coffee, which was granted a Conditional Use Permit to allow restaurant with drive-through in the I-1 district, under case 8-UP-2018.

### Adjacent Uses and Zoning

- North: Scottsdale Self Storage; zoned Industrial Park (I-1) and Scottsdale Summit residential subdivision beyond; zoned Single-family Residential (R1-5).
- South: Scottsdale Estates Eleven residential subdivision; zoned Single-family Residential (R1-7) and medical offices; zoned Service Residential (S-R).
- East: Salt River Pima Maricopa Indian Community (SRPMIC) and Loop 101 freeway.
- West: Black Rock Coffee; zoned Industrial Park (I-1) and City of Scottsdale Pima Park beyond; zoned Industrial Park (I-1) and Open Space (OS).

### Other Related Policies, References:

Scottsdale General Plan 2001, as amended  
Southern Scottsdale Character Area Plan

Zoning Ordinance

57-DR-2015 (for the larger development site)

1-GP-2019 (non-major amendment from Employment to Commercial)

1-ZN-2019 (zoning district map amendment from I-1 to C-2)

## APPLICANT'S PROPOSAL

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### Development Information

The development proposal includes a new vehicle repair shop with associated parking lot and site improvements.

- Existing Use: Vacant
- Proposed Use: Vehicle Repair
- Parcel Size: 1.05-acres
- Building Height Allowed: 36-feet
- Parking Required: 20-spaces
- Parking Provided: 31-spaces
- Open Space Required: 4,814 sq.ft.
- Open Space Provided: 18,815 sq.ft.

## IMPACT ANALYSIS

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### Land Use

With the redevelopment of the overall industrial plant site in 2015, the plant building was converted into a community storage facility and the previous parking lot areas adjacent to E. Thomas Road were identified for the future use as two commercial building pad sites. This site was rezoned in 2019 from the previous I-1 to the current C-2 to allow for more commercial land use options to develop on the site. The other pad site to the west site is currently operating as a restaurant with drive through service (Black Rock Coffee) which required the approval of a Conditional Use Permit (case 8-UP-2018) in the I-1 zoning district existing on that site.

### Conditional Use Permit

Conditional Use Permits, which may be revocable, conditional, or valid for a specified time period, may be granted only when expressly permitted after the Planning Commission has made a recommendation and City Council has found as follows:

- A. That the granting of such Conditional Use Permit will not be materially detrimental to the public health, safety or welfare. In reaching this conclusion, the Planning Commission and the City Council's consideration shall include, but not be limited to, the following factors:
  1. Damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination.
    - **This proposal is not anticipated to generate any additional nuisance elements for this site and the surrounding area. Development in this location was anticipated with the**

**previous site redevelopment in 2015. The specific Vehicle Repair criteria require that all repairs be performed within the building.**

2. Impact on surrounding areas resulting from an unusual volume or character of traffic.
  - **Parking for the proposed site requires 20 spaces, 31 spaces are provided on the site in addition to the 8 vehicle repair bays in the building.**
  - **The proposal utilizes vehicular cross access through the development site to existing shared driveway locations for access to both adjacent streets.**
- B. The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.
  - **The C-2 zoning allows for Vehicle Repair, and commercial development in this location was anticipated with the previous site redevelopment in 2015 and the subsequent zoning action in 2019.**
- C. The additional conditions specified in Section 1.403, as applicable, have been satisfied. The proposal meets the provisions for Vehicle Repair as identified in Zoning Ordinance Section 1.403.U., including:
  1. All repairs shall be performed within an enclosed building.
    - **The applicant acknowledges this requirement of their operations and the building is configured with internal repair bays accessing from the rear of the building.**
  2. Vehicles may only enter the rear of the building, except vehicles may enter the side of the building if the lot is:
    - a. A corner lot,
    - b. A lot abutting a residential district shown on Table 4.100.A.,
    - c. 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
    - d. Separated by an alley from one (1) of the districts set forth in subsection 2.b. or 2.c. above.
    - **The building is configured so that the access to the service bays is oriented away from both street frontages, to the rear of the site as directed above.**
  3. If the lot meets any requirement of subsection 2. 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.
    - **The building is configured so that the access to the service bays is oriented to the rear of the site as directed in section 2 above.**

4. All vehicles awaiting repair shall be screened from view by a masonry wall or landscape screen.
  - **The site is configured with a parking lot screen wall around the property frontages and an existing site wall separating this development from the storage facility to the north.**
5. Required parking shall not be used for vehicle storage.
  - **The applicant acknowledges this requirement and identifies that no vehicle storage is anticipated, but if situationally necessary vehicles would be placed inside one of the repair bays should the need arise.**

### **Transportation/Trails**

Because the site was created as part of a larger redevelopment of an existing development site, the site driveways are already in place and include a cross-access easement through the development. This development will continue to utilize those existing access points. The proposed site plan includes the construction of a new detached 8-foot-wide sidewalk along the E. Thomas Road frontage to replace the existing sidewalk improvements, matching up to the newer improvements on the west of the shared driveway.

### **Water/Sewer**

City water and sewer service lines are already existing within the E. Thomas Road right-of-way for connection and use by the project. A Basis of Design Report has been provided for City staff review and approval.

### **Open Space**

The proposed site layout maintains an open space buffer with screen wall between the street and the parking area and provides the required distributions of open space per the C-2 zoning designation.

### **Community Involvement**

The applicant sent out notification to property owners located within 750 feet of the site and then held an open house meeting on January 6, 2021. The City sent out notification to property owners within 750 feet once the application submittal was made. Staff has received inquiries about the details of the project and general concerns expressed over the existing traffic on E. Thomas Road and vehicles from the adjacent coffee shop currently parking on this vacant site.

### **Community Impact**

This development utilizes the existing site vehicular access points on E. Thomas Road and N. Pima Road and is not creating access points closer to the intersection than already exist. No negative traffic impacts are anticipated as a result of this proposed land use.

## **OTHER BOARDS AND COMMISSIONS**

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### **Planning Commission:**

Planning Commission heard this case on June 9, 2021 and recommended approval with a 7-0 vote.

**Staff's Recommendation to Planning Commission:**

Staff recommended that the Planning Commission find that the Conditional Use Permit criteria have been met and make a recommendation to City Council for approval, per the attached stipulations.

**RECOMMENDATION**

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Adopt Resolution No. 12229 approving 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.

**RESPONSIBLE DEPARTMENT**

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**Planning and Development Services**

Current Planning Services

**STAFF CONTACT**

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Jeff Barnes

Senior Planner

480-312-2376

E-mail: [jbarnes@ScottsdaleAZ.gov](mailto:jbarnes@ScottsdaleAZ.gov)

**APPROVED BY**

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Jeff Barnes, Report Author

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7/19/2021

Date



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Tim Curtis, AICP, Current Planning Director  
Planning Commission Liaison  
Phone: 480-312-4210      Email: tcurtis@scottsdaleaz.gov

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8/2/2021

Date



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Randy Grant, Executive Director  
Planning, Economic Development, and Tourism  
Phone: 480-312-2664      Email: rgrant@scottsdaleaz.gov

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8/4/2021

Date

## ATTACHMENTS

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1. Context Aerial
2. Resolution No. 12229
  - Exhibit 1: Close-up Aerial
  - Exhibit 2: Stipulations
  - Exhibit A to Exhibit 2: Site Plan
  - Exhibit 3: Additional Conditions
3. Applicant's Narrative
4. Open Space Plan
5. Landscape Plan
6. Conceptual Elevations
7. Zoning Map
8. City Notification Map
9. Community Involvement / Citizen Input
10. June 9<sup>th</sup>, 2021 Planning Commission meeting minutes



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.

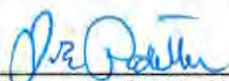
ATTEST:

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



Q.S.  
15-48

Google Earth Pro Imagery

Close-up Aerial

1-UP-2021

Resolution No. 12229  
Exhibit 1  
Page 1 of 1

**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.



## 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 legible.

Jeffrey Rybarczyk, PE  
Senior Project Manager



Christian Bros. Automotive  
1725 Katy Freeway  
Houston, TX 77094

Christian Bros. Automotive  
Scottsdale, AZ  
Thomas Road and Pima Road

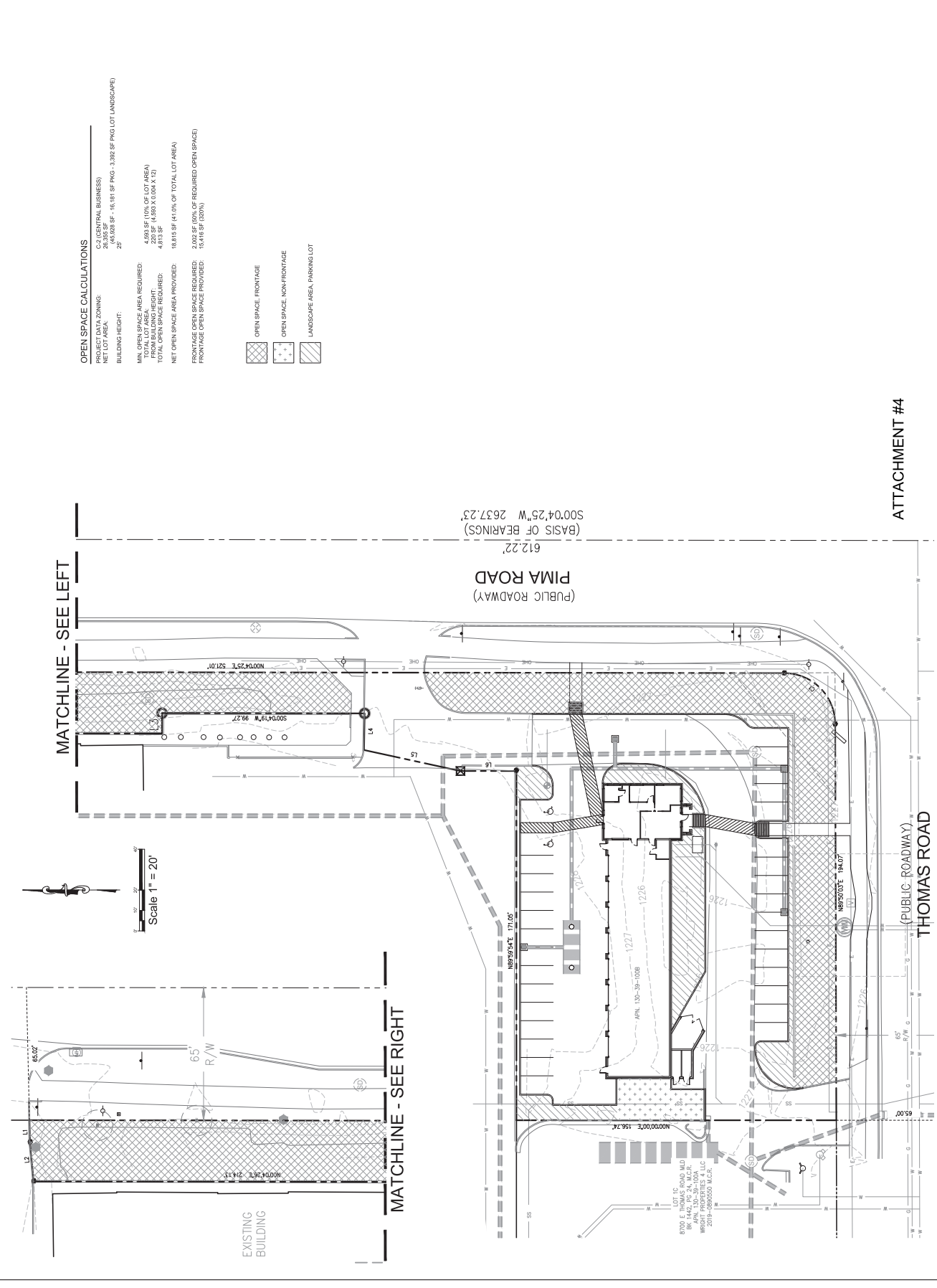
Open Space Plan

Date	Comment

Project Number  
Date  
Drawn By  
Checked By

9/23/2020  
LML  
LML/RM

OS-1



**OPEN SPACE CALCULATIONS**

PROJECT DATA ZONING: C-2 (CENTRAL BUSINESS)  
 NET LOT AREA: 28,285 SF  
 BUILDING HEIGHT: 20' (MAX. HEIGHT) - 16,181 SF PKG. - 3,392 SF PKG LOT (LANDSCAPE)  
 20'

MIN. OPEN SPACE AREA REQUIRED: 4,593 SF (10% OF LOT AREA)  
 FROM BUILDING HEIGHT: 220 SF (4,593 X 0.004 X 1.2)  
 TOTAL OPEN SPACE REQUIRED: 4,813 SF

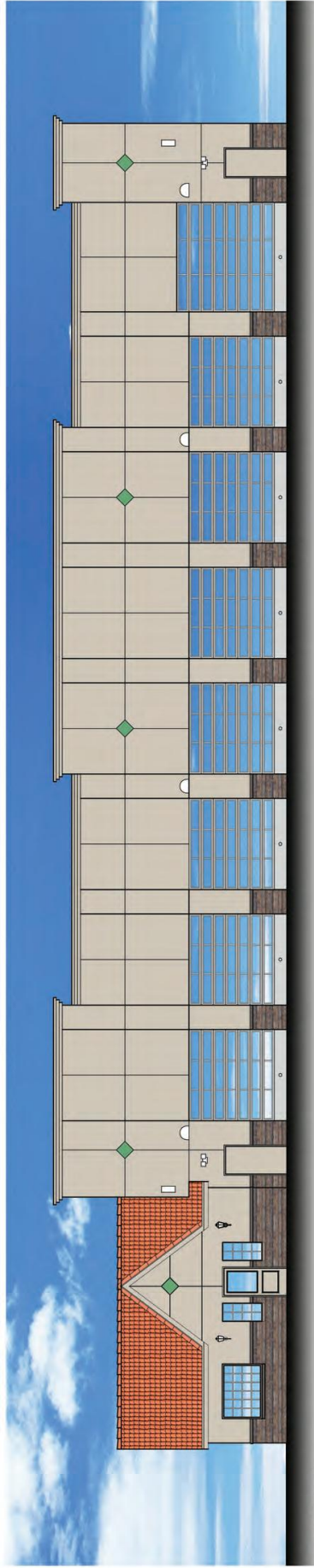
NET OPEN SPACE AREA PROVIDED: 18,815 SF (41.0% OF TOTAL LOT AREA)

FRONTAGE OPEN SPACE PROVIDED: 3,958 SF (65% OF REQUIRED OPEN SPACE)  
 FRONTAGE OPEN SPACE PROVIDED: 15,418 SF (320%)

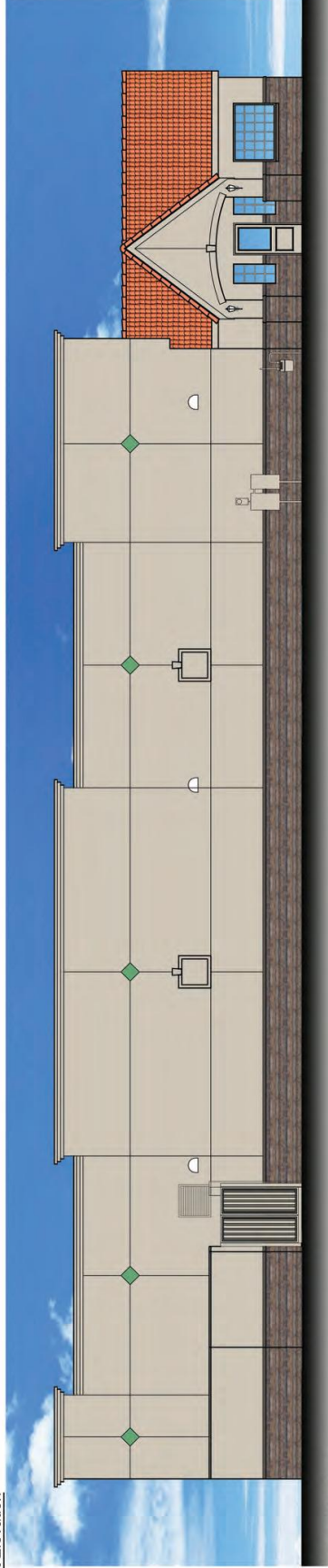
OPEN SPACE FRONTAGE  
 OPEN SPACE NON-FRONTAGE  
 LANDSCAPE AREA, PARKING LOT

ATTACHMENT #4

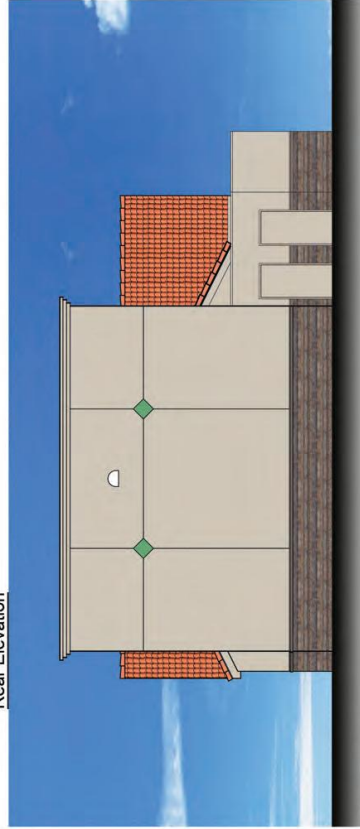




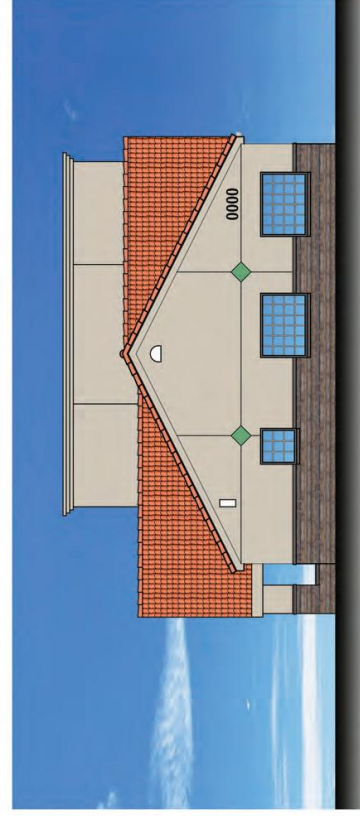
Front Elevation







Rear Elevation



Right Elevation



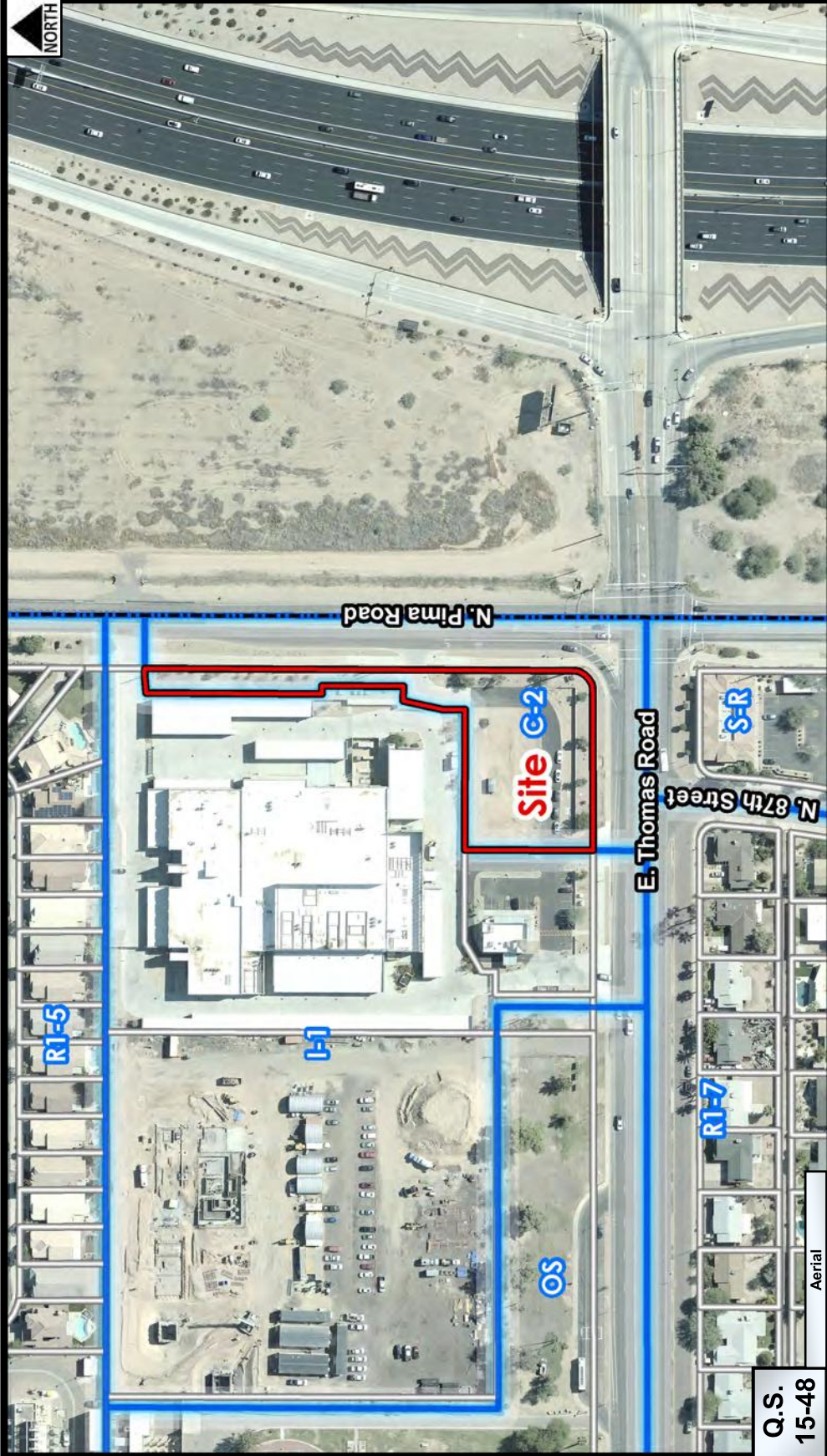
Left Elevation

- 
**ROOF:**  
 COLOR: TERRAZZO  
 FINISH: TERRAZZO  
 COLOR: TERRAZZO  
 COLOR: TERRAZZO
- 
**WALL FIELD FINISH:**  
 COLOR: TERRAZZO  
 COLOR: TERRAZZO
- 
**ACCENT SQUARES:**  
 COLOR: TERRAZZO  
 COLOR: TERRAZZO
- 
**WALL BASE:**  
 COLOR: TERRAZZO  
 COLOR: TERRAZZO



Christian Brother's Automotive  
 Scottsdale, Arizona

ATTACHMENT #6



1-UP-2021

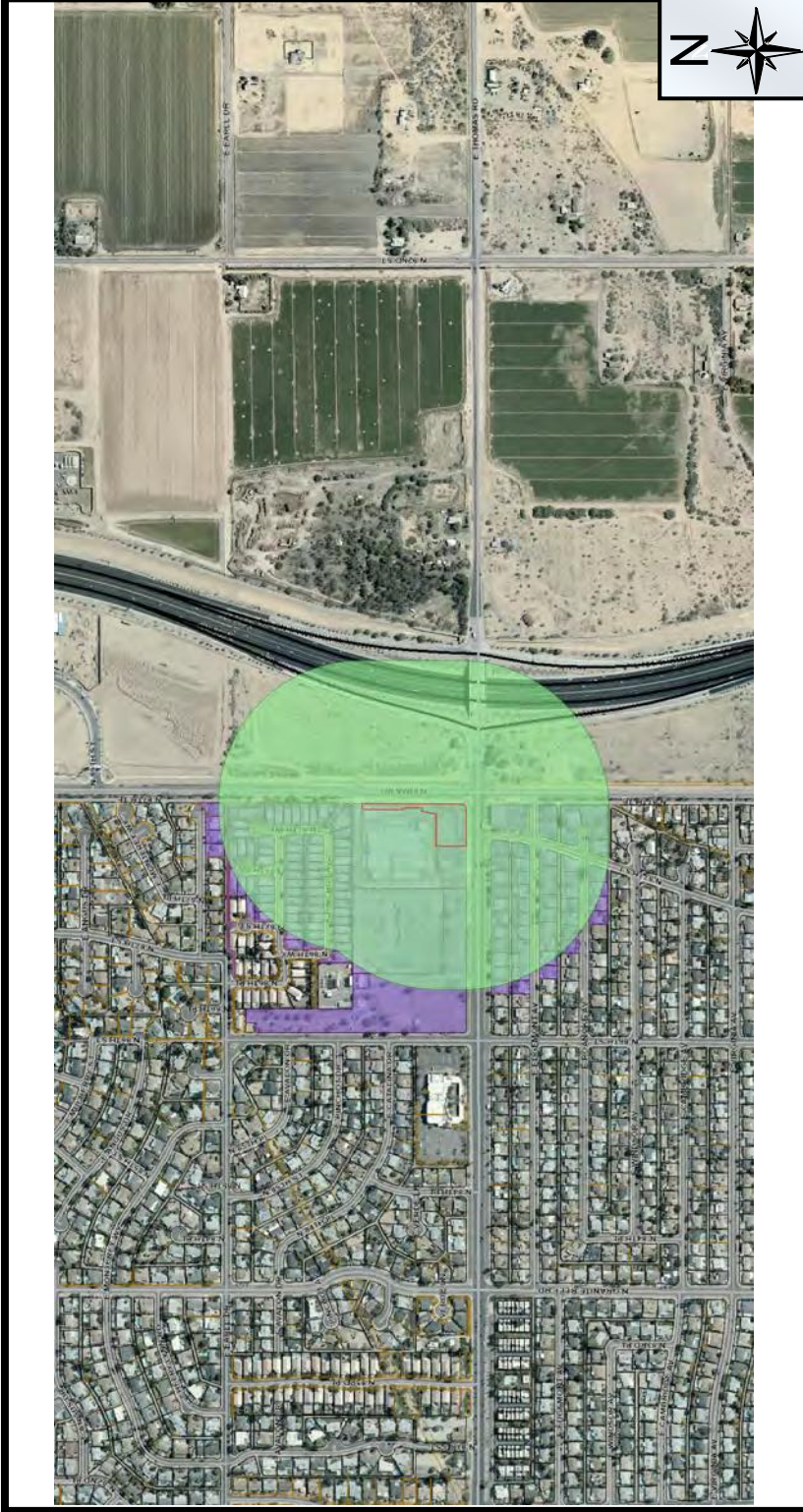
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Aerial

Zoning Aerial

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

**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 <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

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**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.

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**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)

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**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

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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)

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?
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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)

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

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

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**To:** [JRybarczyk@BowmanConsulting.com](mailto:JRybarczyk@BowmanConsulting.com)

**Subject:** Tuesday morning 5 January Christian Brothers Automotive Repair Pre-App and ZOOM meeting



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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 !



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1-UP-2021  
2/1/2021

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**SCOTTSDALE PLANNING COMMISSION  
KIVA-CITY HALL  
3939 DRINKWATER BOULEVARD  
SCOTTSDALE, ARIZONA**

**WEDNESDAY, JUNE 9, 2021**

**\* SUMMARIZED MEETING MINUTES \***

**PRESENT:** Renee Higgs, Chair  
Joe Young, Vice Chair  
William Scarbrough, Commissioner  
Barry Graham, Commissioner  
George Ertel, Commissioner  
Christian Serena, Commissioner  
Barney Gonzales, Commissioner

**ABSENT:**

**STAFF:** Tim Curtis  
Joe Padilla  
Jeff Barnes  
Bryan Cluff  
Bronte Ibsen  
Karen Hemby  
Nicole Garcia  
Jeff Ruenger

**CALL TO ORDER**

Chair Higgs called the regular session of the Scottsdale Planning Commission to order at 5:00 p.m.

**ROLL CALL**

A formal roll call was conducted confirming members present as stated above.

**MINUTES REVIEW AND APPROVAL**

1. Approval of May 26, 2021 Regular Meeting Minutes.

**Commissioner Scarbrough moved to approve the May 26, 2021 regular meeting minutes. Seconded by Vice Chair Young, the motion carried unanimously with a vote of seven (7) to zero (0).**

\* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the Planning Commission page on ScottsdaleAZ.gov, search "Planning Commission"

## **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.**

The motion carried with a vote of seven (7) to zero (0); by Chair Higgs, Vice Chair Young, Commissioner Scarbrough, Commissioner Graham, Commissioner Ertel, Commissioner Serena, and Commissioner Gonzales.

## **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.**

The motion carried with a vote of four (4) to three (3); with Chair Higgs, Commissioner Graham, Commissioner Serena, and Commissioner Gonzales voting in favor, and Vice Chair Young, Commissioner Scarbrough, and Commissioner Ertel dissenting.

## **ADJOURNMENT**

With no further business to discuss, the regular session of the Planning Commission adjourned at 8:45 p.m.