

CITY COUNCIL REPORT



Meeting Date: August 22, 2022
General Plan Element: *Land Use*
General Plan Goal: *Create a sense of community through land uses*

ACTION

Truckmax: Sales Parking Expansion Project 31-UP-1982#2

Request to consider the following:

1. Find that the Conditional Use Permit criteria have been met and adopt Resolution No. 12529 for an amendment to an existing Conditional Use Permit (31-UP-1982) for vehicle leasing, rental or sales to allow for an expansion of the vehicle parking and display area onto two adjacent parcels, resulting in an overall site area of +/- one acre, for a site with Highway Commercial (C-3) zoning, located at 911 and 925 N. Scottsdale Road.

Goal/Purpose of Request

The applicant seeks approval to expand operations for an existing auto dealer to include the two parcels immediately south of the existing site. The expansion area would be used for vehicle display and employee parking.

Key Items for Consideration

- Conditional Use Permit (CUP) Criteria
- Site abuts single-family residential to the east (separated by alley)
- Stipulations for previous CUP continue to apply, except as updated with this case (no changes requested by applicant)
- Significant enhancements to the Scottsdale Road streetscape
- No public comment as of the date of this report
- Planning Commission heard this case on June 22, 2022 and recommended approval with a 6-1 vote.

OWNER

NPC Properties, LLC
480-307-9355

APPLICANT CONTACT

Rick Mckee
Urban Rebuild Inc
602-796-7700

LOCATION

911 and 925 N. Scottsdale Road

BACKGROUND

General Plan

The General Plan Land Use Element designates the property as Mixed-Use Neighborhoods. Properties with this designation are typically located in areas with access to multiple modes of transportation and major regional access. These areas support higher density housing combined with complementary office and/or retail, or mixed-use development with residential over commercial. Furthermore, the subject site is located within a General Plan designated Growth Area – specific locations within the community that are most appropriate for development focus, and will best accommodate future growth, new development, and redevelopment.

Southern Scottsdale Character Area Plan (SSCAP)

The General Plan establishes Character Area Planning as a means of ensuring quality development and consistent character within the context of community goals. The subject site is located within the SSCAP boundary and per the SSCAP, is located along a Regional Corridor. The SSCAP process included land use designation modification from Commercial to Mixed Use Neighborhoods along Southern Scottsdale corridors to facilitate future reinvestment – including the subject site.

Zoning

This site was annexed into the City in 1956 (Ord. #34). Shortly thereafter, the City adopted C-3 zoning for the site. There has been no zoning activity on the site since annexation.

Context

Located at the southeast corner of N. Scottsdale Road and E. Roosevelt Street in southern Scottsdale, the site is situated in an area with a variety of uses and development intensity. To the east is single-family residential, which is separated from the project site by a 20-foot-wide alley. Auto dealers of similar size and intensity are adjacent to the site to the north and south, and the municipal boundary with the City of Tempe abuts the site to the west. Uses in Tempe on the west side of N. Scottsdale Road include a gas station with convenience store and a mixed-use commercial building.

Adjacent Uses and Zoning

- North: Vehicle Leasing, Rental or Sales, zoned C-3
- South: Vehicle Leasing, Rental or Sales, zoned C-3
- East: Single-family Residential, zoned R1-7
- West: City of Tempe

Other Related Policies, References:

- Scottsdale General Plan 2035
- Southern Scottsdale Character Area Plan
- Zoning Ordinance
- 31-UP-1982: Approved the original CUP for auto sales

APPLICANT’S PROPOSAL

Development Information

The proposal is to expand operations for an existing auto dealer onto the two lots abutting the site to the south. The use presently occupies a single small lot that is not large enough to contain their inventory, as well as provide employee parking and customer parking. The expansion is needed for additional vehicular display, employee, and customer parking only. No additional buildings or building expansions are proposed. Site lighting will be designed to minimize impacts to the residential east of the site and the streetscape along N. Scottsdale Road will be enhanced. No vehicle display is proposed within 35 feet of N. Scottsdale Road.

- Existing Use: Vacant (two lots to the south)
- Proposed Use: Vehicle Rental, Leasing or Sales
- Parcel Size: Current site: 15,410 square feet (0.35-acre), proposed: 42,749 square feet (0.98-acre)
- Parking Required: 13 spaces (1 employee space for every 200 square feet of gross floor area, 1 employee space for every 20 display spaces and 1 customer parking space for every 20 display spaces)
- Parking Provided: 15 spaces (separate from display parking)
- Open Space Required: 4,298 square feet
- Open Space Provided: 7,355 square feet

IMPACT ANALYSIS

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.
 - **As required by the original CUP, no vehicle repair or public address system is permitted on the site (31-UP-1982). The applicant is aware of these requirements and is not seeking to change or eliminate these stipulations. Pole-mounted lighting**

is proposed to be located a minimum of 20 feet from the east property line (40 feet from the nearest residential lot including alley) to mitigate any potential impacts on the adjacent residential. No impacts from noise, odor, dust, vibration or illumination are anticipated.

2. Impact on surrounding areas resulting from an unusual volume or character of traffic.
 - **The site abuts N. Scottsdale Road, which is designated as a Major Arterial by the Transportation Master Plan and can accommodate traffic generated by this expansion. Additionally, the proposal includes parking on-site for customers and employees that is not accounted for on the existing site. No impacts from unusual traffic volume or character of traffic are anticipated.**
- B. The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.
 - **Auto dealers of similar size and intensity abut the site to the north and south. Pole-mounted lighting that might otherwise impact the single-family residential to the east is located a minimum of 20 feet from the east property line, and there is no vehicle repair or public address system proposed. The characteristics of the proposed use are reasonably compatible with the types of uses in the surrounding area.**
- C. The additional conditions specified in Section 1.403, as applicable, have been satisfied. The proposal meets the provisions for *(Vehicle leasing, rental and sales)* as identified in Zoning Ordinance Section 1.403.T., including:
 1. Required parking shall not be used for vehicle display or storage.
 - **The site plan clearly identifies locations for vehicle display, customer parking and employee parking. The case will be stipulated to the site plan.**

Community Involvement

Property owners within 750 feet of the site have been notified by mail of the request and the site is posted with the required signage. Additionally, per the applicant's Citizen Involvement Report, an Open House was held at the site on 4/22/21 from 6:00 PM to 7:30 PM. Per the report, no one attended the Open House, and no comments were received. Refer to the Citizen Involvement Report included with this report as Attachment #7 for more details.

OTHER BOARDS & COMMISSIONS

Planning Commission:

Planning Commission heard this case on June 22, 2022. The case was moved to the Regular Agenda and, after a presentation by staff, was discussed. Commissioner Kaminski recommended several amendments to the original case stipulations, as well as some additional stipulations not originally proposed. The applicant indicated no objection to the updated stipulations. Commissioner Gonzales indicated support for the proposal with the caveat that a stipulation be added requiring a small pony wall along the Scottsdale Road frontage to prevent vehicles from using Scottsdale Road to access the site. That caveat did not make it into the recommendation of approval and as such, was not added to

the case stipulations. The Commission recommended approval with a vote of 6-1, with Commissioner Gonzales dissenting. After the Planning Commission hearing, the applicant agreed to put in the pony wall, which is now memorialized in the stipulations.

Staff 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 of an amendment to an existing Conditional Use Permit (31-UP-1982) for vehicle leasing, rental or sales to allow for an expansion of the vehicle parking and display area onto two adjacent parcels, resulting in an overall site area of +/- one acre, for a site with Highway Commercial (C-3) zoning, located at 911 and 925 N. Scottsdale Road, per the attached stipulations.

RECOMMENDATION

Find that the Conditional Use Permit criteria have been met and adopt Resolution No. 12529 for an amendment to an existing Conditional Use Permit (31-UP-1982) for vehicle leasing, rental, or sales to allow for an expansion of the vehicle parking and display area onto two adjacent parcels, resulting in an overall site area of +/- one acre, for a site with Highway Commercial (C-3) zoning, located at 911 and 925 N. Scottsdale Road.

RESPONSIBLE DEPARTMENT

Planning and Development Services
Current Planning Services

STAFF CONTACT

Greg Bloemberg
Project Coordination Liaison
480-312-4306
E-mail: gbloemberg@ScottsdaleAZ.gov

APPROVED BY



Greg Bloemberg, Report Author

8/2/2022

Date



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

8/4/2022

Date



For

Erin Perreault, Executive Director
Planning, Economic Development, and Tourism
Phone: 480-312-7093 Email: eperreault@scottsdaleaz.gov

8/4/2022

Date

ATTACHMENTS

1. Context Aerial
2. Resolution No. 12529
 - Exhibit 1: Aerial Close-Up
 - Exhibit 2: Stipulations
 - Exhibit A to Exhibit 2: Site Plan
 - Exhibit 3: Additional Conditions
3. General Plan Land Use Map
4. Zoning Map
5. Landscape Plan
6. Lighting Site Plan
7. Community Involvement
8. City Notification Map
9. June 22, 2022 Planning Commission Meeting minutes.



Context Aerial

31-UP-1982#2

RESOLUTION NO. 12529

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, AMENDING AN EXISTING CONDITIONAL USE PERMIT FOR VEHICLE LEASING, RENTAL OR SALES (31-UP-1982) TO ALLOW FOR AN EXPANSION OF THE VEHICLE PARKING AND DISPLAY AREA ONTO TWO ADJACENT PARCELS, RESULTING IN AN OVERALL SITE AREA OF +/- ONE ACRE, FOR A SITE WITH HIGHWAY COMMERCIAL (C-3) ZONING, LOCATED AT 911 AND 925 N. SCOTTSDALE ROAD

WHEREAS, the Planning Commission held a public hearing on June 22, 2022;

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 and grants:

- 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 that this vehicle leasing, rental or sales use meets the following additional criteria for vehicle leasing, rental or sales:
- c) that required parking shall not be used for vehicle display or storage.

Section 2. That a description of the conditional use permit is set forth in Case No. 31-UP-1982#2. 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 **Exhibit 2** and **Exhibit 3**. All exhibits are incorporated herein by reference.

PASSED AND ADOPTED by the Council of the City of Scottsdale this _____ day
of _____, 2022.

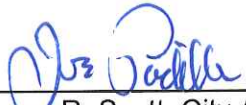
ATTEST:

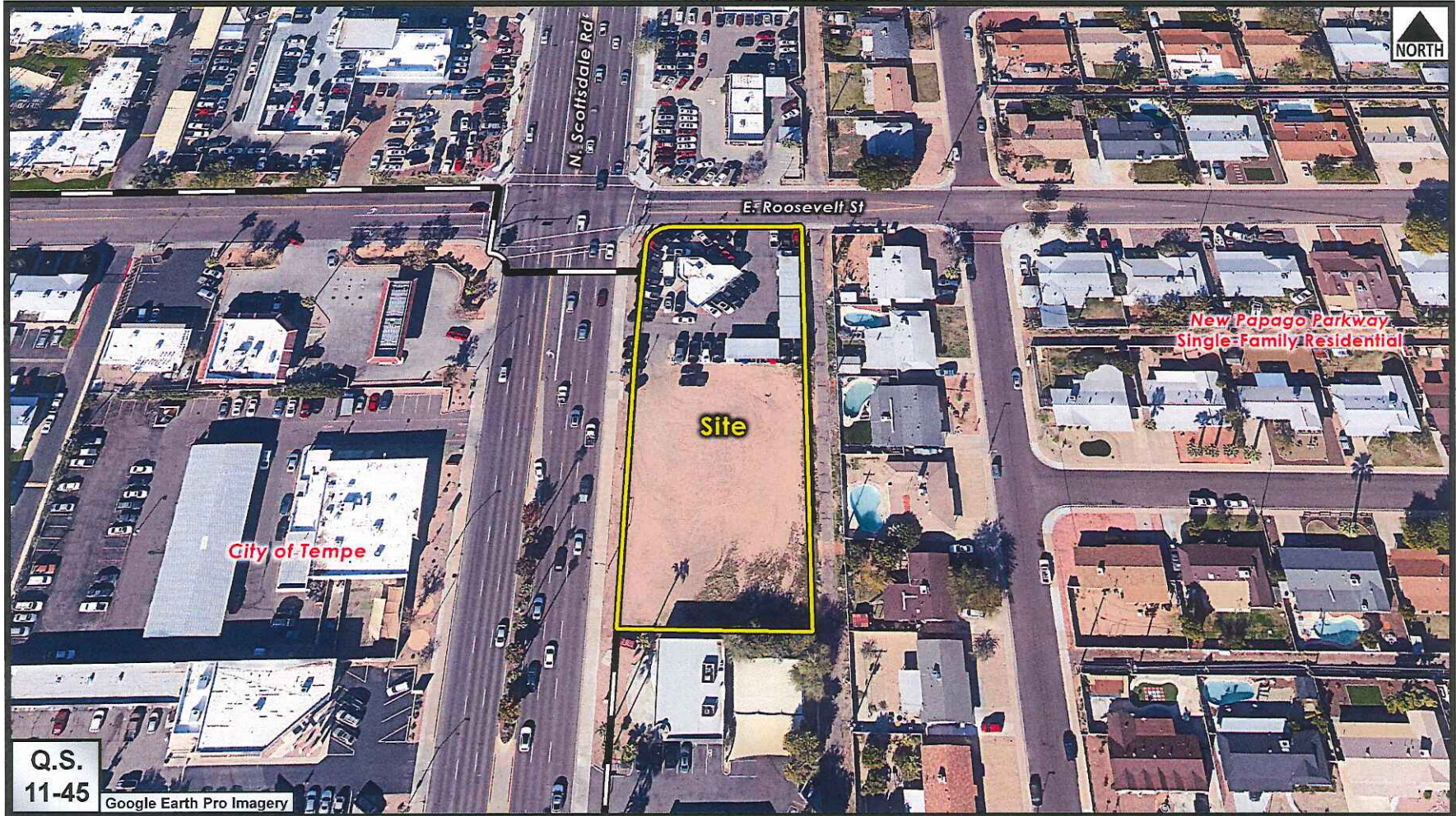
CITY OF SCOTTSDALE, an Arizona
municipal corporation

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

**Stipulations for a Conditional Use Permit
For Vehicle Leasing, Rental or Sales
Truckmax: Sales Parking Expansion Project
Case Number: ~~31-UP-1982~~ 31-UP-1982#2**

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

Text in bold print and strikethrough represent amendments and additional stipulations recommended by the Planning Commission at the 6/22/22 hearing

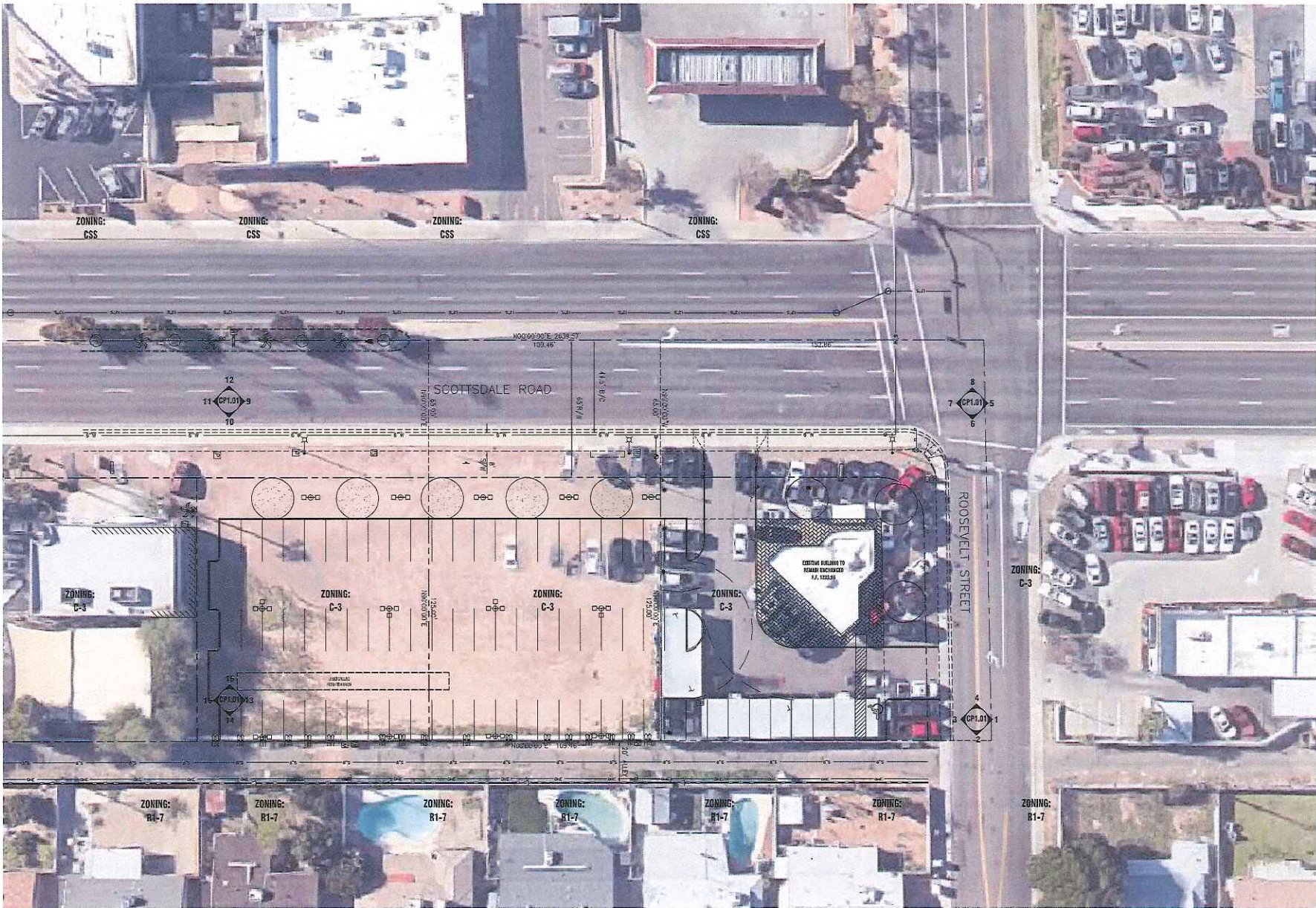
Stipulation in italics and bold print added after Planning Commission hearing

SITE DESIGN

1. CONFORMANCE TO CONCEPTUAL SITE PLAN. Development shall conform with the conceptual site plan submitted by Urban Rebuild, with the city staff date of 4/15/2022, 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.

(Stipulations below from Case 31-UP-1982 continue to apply, except as indicated above)

2. Vehicle service shall not be performed on the site.
3. An outdoor public address system shall not be permitted, **including speakers for playing of recorded or live music.**
4. Vehicular ~~access to the pads in front of the building~~ **display shall be in designated parking spaces and** shall not occur over the landscaped areas along the street frontage **on Roosevelt Street or Scottsdale Road.**
5. The existing wall shall be ~~repaired or replaced to a height of six (6) feet~~ **be rebuilt to a height of eight (8) feet** measured from inside the property.
6. All existing and proposed lighting shall be approved by the Planning staff. **Lighting along the eastern side of the site shall be full cutoff, directed downward and include house-side shields, and have timers to shut off one hour after closing.**
7. All site improvements, including landscaping, must be completed and approved prior to issuance of a business license and occupancy of the property.
8. **Hours of operation shall start no earlier than 8:00 AM and no later than 8:00 PM Sunday through Saturday.**
9. **Vehicle deliveries shall be made on-site, not blocking Roosevelt Street or Scottsdale Road and shall be made during business hours only.**
10. *The property owner shall construct a minimum 18-inch high block wall along the entire Scottsdale Road frontage, ultimate location to be determined.*



TRUCK MAX
 911925 NORTH SCOTTSDALE ROAD
 SCOTTSDALE, ARIZONA 85257

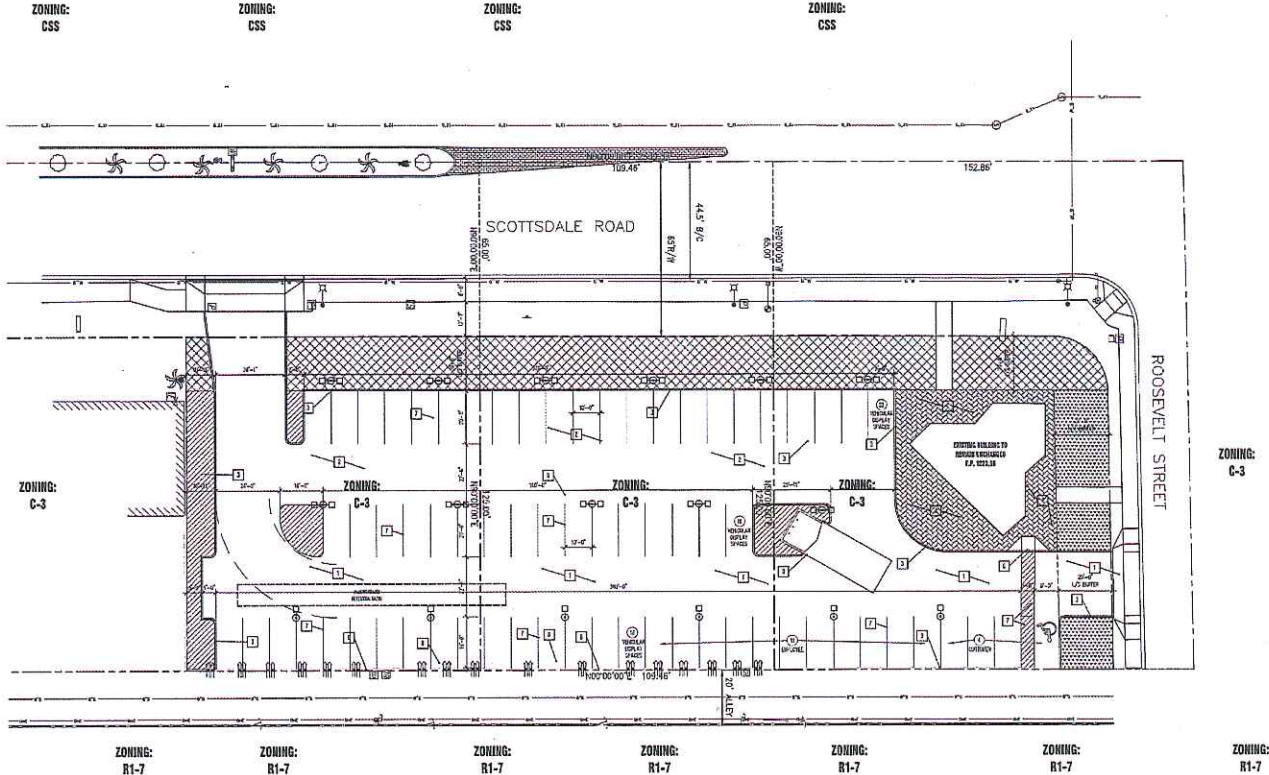
CP1.00
 CONTEXTUAL SITE PLAN
 06/29/20

PROJECT NO. 25-0419
ISSUE:



EXPIRES: 05-31-22





01 SITE PLAN
SCALE: 1" = 40'-0"

PROJECT INFORMATION

PROJECT NAME: TRUCK MAX/BENTONVILLE LOT
 PROJECT ADDRESS: 81100N NORTH SCOTTSDALE ROAD
 SCOTTSDALE, AZ 85257
 JPL#: 131-47-001 / 131-47-002 / 131-47-003
 LOT SIZE: 15,818 S.F. / 15,811 S.F. / 15,842 S.F.
 ZONING: C-3
 OCCUPANCY: AUTO DEALER
 DISTRICT GROSS FLOOR AREA: 1,208 SF
 CONSTRUCTION TYPE: V-B
 STORES: 1
 BUILDING HEIGHT: 12'
 PARKING CALCULATOR:
 1,208 BUILDING S.F. / 200 = 7 EMPLOYEE
 60 VEHICULAR DISPLAY / 20 = 3 EMPLOYEE
 60 VEHICULAR DISPLAY / 20 = 3 EMPLOYEE
 TOTAL PARKING REQUIRED: 13 SPACES
 TOTAL PARKING PROVIDED: 15 SPACES

PROJECT DESCRIPTION

TRUCK MAX, A TRUCK SALES DEALERSHIP, IS REQUESTING A "CONDITIONAL USE PERMIT" FOR THE PURPOSE OF EXPANDING THEIR VEHICULAR DISPLAY AREA. TRUCK MAX IS LOCATED AT 81100 N. SCOTTSDALE ROAD (PART OF THE SCOTTSDALE CORRIDOR) ON 100' W. SCOTTSDALE ROAD (NEAR JUNCTION OF STREET). THE CURRENT USE IS VEHICULAR DISPLAY AND SALES ONLY. THE TRUCK MAX PROJECT PROPOSES TO EXPAND THEIR CURRENT VEHICULAR DISPLAY TO THE TWO (2) CORNER PARCELS ADJACENT TO THEIR EXISTING PROPERTY (SEE PARCELS 131-47-002 AND 131-47-003). THE TWO PARCELS WHICH ARE EACH APPROXIMATELY 4 ACRES (CONVERTED TO 170,000 S.F.) WILL BE DEVELOPED AS A CONTINUOUS VEHICULAR DISPLAY LOT FOR TRUCKS. THE CORNER TRUCK MAX CALLS FOR THE EXPANSION OF THE LOT TO INCLUDE PART OF THE VEHICULAR DISPLAY SPACE AND COVERAGES OF THE EXISTING BUILDING. THE PROJECT WILL BE IN COMPLIANCE WITH THE APPROPRIATE CITY OF SCOTTSDALE ZONING REGULATIONS AND SHALL INCLUDE BOTH THE EXISTING PARCELS AND THE CORNER TRUCK MAX SALES LOT.

OPEN SPACE CALCULATIONS

ZONING: C-3
 NET LOT AREA: 45,808 S.F.
 EXISTING BUILDING HEIGHT: 12'
 REQUIRED OPEN SPACE:
 MAXIMUM BUILDING HEIGHT = 12' EXISTING (IF ALL DEDICATED)
 FIRST 12' OF HEIGHT = 10% NET LOT AREA
 = 10% X 45,808 = 4,580 S.F.
 OPEN SPACE PROVIDED: 7,355 S.F.
 FRONT OPEN SPACE REQUIRED:
 50% OF REQUIRED OPEN SPACE
 2 X 3,540 S.F. = 7,074 S.F.
 FRONT OPEN SPACE PROVIDED: 5,933 S.F.
 PARKING LOT LANDSCAPING REQUIRED:
 PARKING LOT AREA X 15%
 6,155 X .15 = 923 S.F.
 PARKING LOT LANDSCAPING PROVIDED: 1,300 S.F.

CODE INFORMATION

APPLICABLE:
 CITY OF SCOTTSDALE
 PLANNING AND DEVELOPMENT SERVICES 7447 E. BROWN AVENUE, RM. 100
 SCOTTSDALE, ARIZONA 85251
 480.371.3000
 APPLICATION CODES:
 2016 CITY ORDINANCES
 2016 INTERNATIONAL FIRE CODE - IFCO, 402B
 2016 INTERNATIONAL BUILDING CODE - IBCO, 404A
 2016 INTERNATIONAL MECHANICAL CODE
 2016 INTERNATIONAL MECHANICAL CODE
 2016 INTERNATIONAL PLUMBING CODE
 2016 INTERNATIONAL FUEL GAS CODE
 2016 INTERNATIONAL ENERGY CONSERVATION CODE
 2016 INTERNATIONAL ELECTRICAL CODE
 2016 INTERNATIONAL CHEMICAL HAZARD CODE
 2016 NATIONAL ELECTRIC CODE
 2016 ASH RAFTERSHIP FOR ACCESSIBLE DESIGN

SPECIAL INSPECTIONS:

PROJECT DIRECTORY

DRAWER: TRUCK MAX
 120 NORTH SCOTTSDALE ROAD
 SCOTTSDALE, ARIZONA 85257
 CONTACT: CHRIS HANCOCK
 T: 480.307.0703
 EMAIL: chh@truckmax.com

ARCHITECT: URBAN@BUILD INC.
 3705 N. 10TH AVENUE
 PHOENIX, ARIZONA 85018
 CONTACT: PHILIP LANGE
 T: 602.784.7793
 EMAIL: phil@urban@build.com

MECHANICAL ENGINEER: MARK ENGINEERING
 801 S. AVENIDA DEL VALLE
 CHANDLER, ARIZONA 85226
 CONTACT: MIKE SOPHANA, P.E.
 T: 480.333.9169
 EMAIL: mh@markeng.com

LANDSCAPE ARCHITECT: T.J. MCCORMAN & ASSOCIATES
 3400 NORTH PULASKI STREET
 SUITE 120
 SCOTTSDALE, ARIZONA 85259
 CONTACT: TIM MCCORMAN
 T: 602.258.0329
 EMAIL: tim@tjmccorm.com

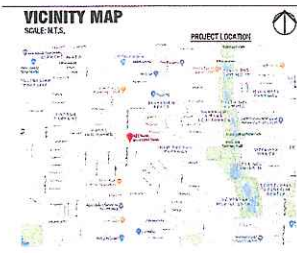
SITE KEYNOTES

1. NEW CONCRETE DRIVE AND CURB WITH PARKING PAVERS
2. NEW EXISTING DISPLAY PARKING SPACES
3. NEW EXISTING CURBING
4. NEW FENCES
5. NEW 24" x 24" CONCRETE DISPLAY PAD
6. NEW ACCESSIBLE MAP
7. NEW F-PART STRIPING
8. NEW LIGHT POLE
9. EXISTING POWER TO WALL TO ALUMINUM

TRUCK MAX
 81100N NORTH SCOTTSDALE ROAD
 SCOTTSDALE, ARIZONA 85257

AS1.01
 SITE PLAN
 05/21/20

NO. 1	DATE	BY

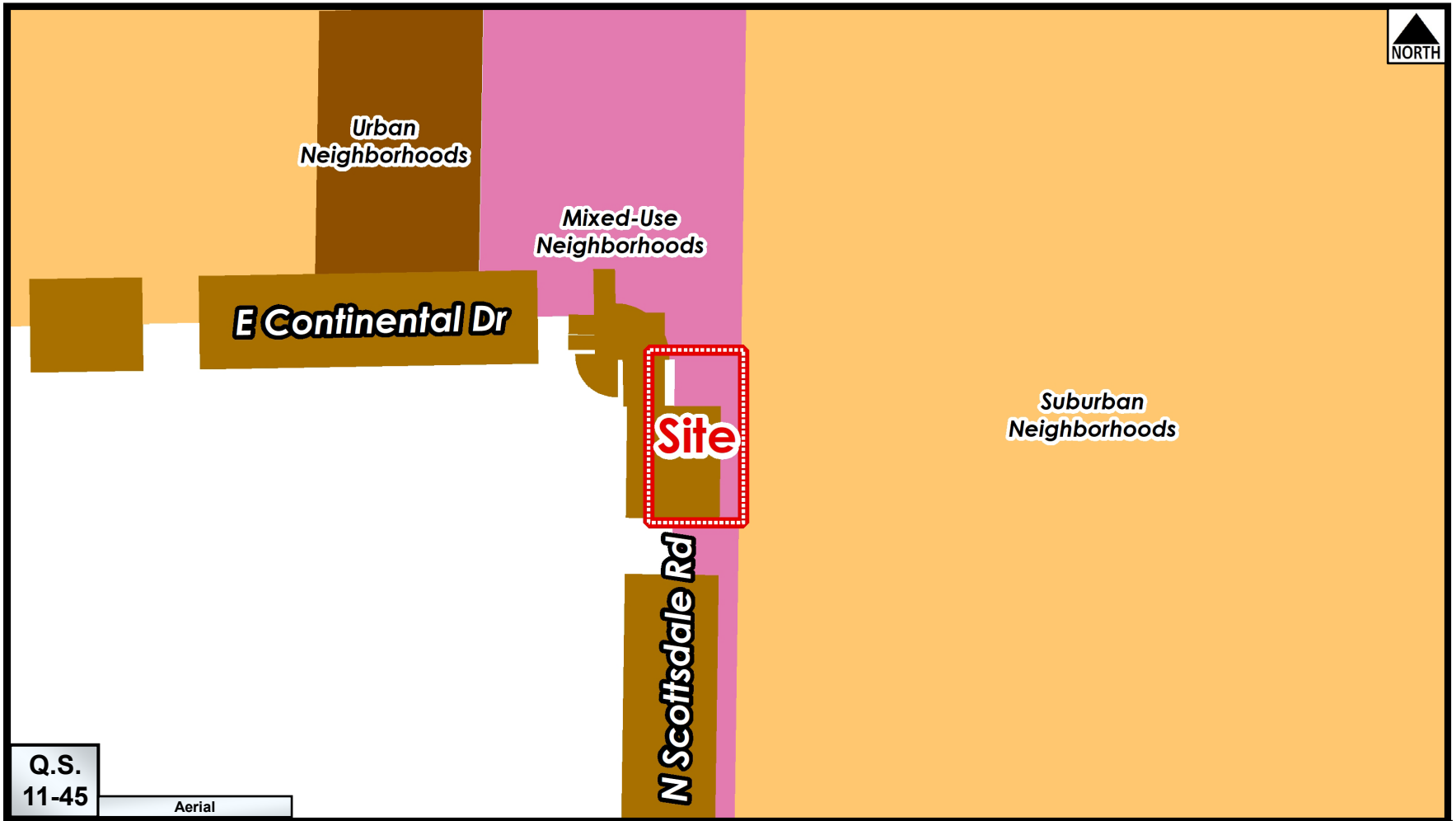


Additional Conditions for Vehicle leasing, rental or sales

31-UP-1982#2

T. *Vehicle leasing, rental or sales.*

1. Required parking shall not be used for vehicle display or storage.

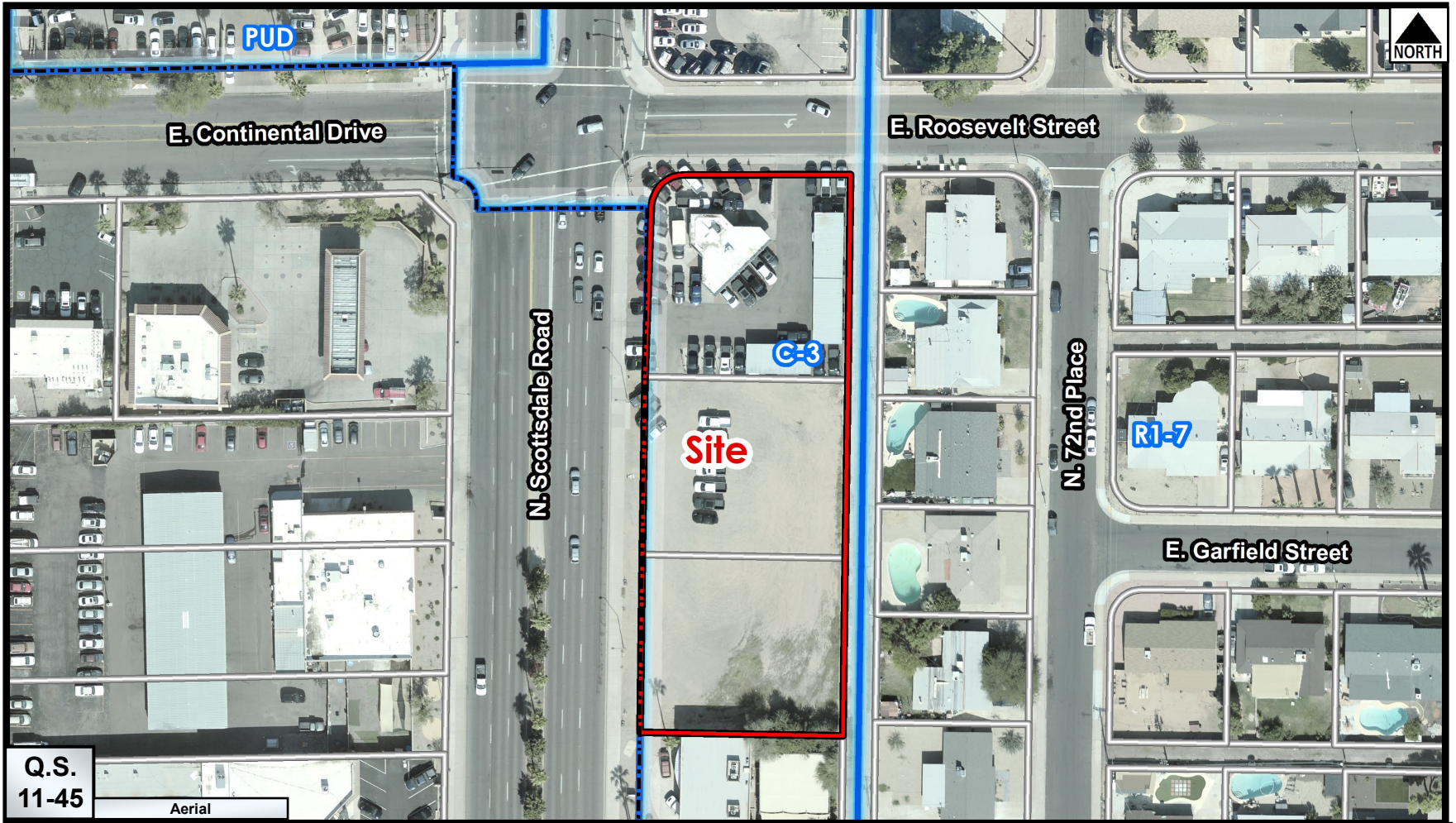


Q.S.
11-45

Aerial

General Plan – Mixed – Use Neighborhoods

31-UP-1982#2



Q.S.
11-45

Aerial

Zoning Aerial

31-UP-1982#2

**CITY OF SCOTTSDALE
LANDSCAPE NOTES:**

AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED GUARANTEEING 100% COVERAGE TO ALL LANDSCAPE AREAS.

ALL LANDSCAPE AREAS WILL BE TOP-DRESSED WITH A 2" DEPTH OF DECOMPOSED GRANITE,

PROVIDE 8% SLOPE AWAY FROM WALK OR CURB FOR 5' ALONG ALL STREETS.

ALL RIGHT OF WAYS ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER

ANY EXISTING LANDSCAPE MATERIALS INCLUDING TREES DAMAGED OR DESTROYED AS A RESULT OF THIS CONSTRUCTION SHALL BE REPLACED, TO THE SATISFACTION OF CITY STAFF, WITH LIKE KIND AND SIZE PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY.

AREAS WITHIN THE SIGHT DISTANCE TRIANGLES IS TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 1'-6". TREES WITHIN THE SAFETY TRIANGLE SHALL HAVE A CANOPY THAT BEGINS AT 8 FEET IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM NEAREST STREET LINE ELEVATION.

ALL RIGHT-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.

ALL SLOPES ON SITE ARE 4:1 MAX
NO TURF AREAS ARE TO BE PROVIDED.

SEE ARCHITECTURAL SITE PLAN FOR SETBACK DIMENSIONS.

SEE ARCHITECTURAL FOR SITE LIGHTING LOCATIONS. SEE ELECT. DRAWINGS FOR ALL LIGHTING SPECIFICATIONS.

SEE ARCHITECTURAL FOR SITE WALL ELEVATIONS, COLORS

SEE CIVIL DRAWINGS FOR ALL RETENTION AREAS, SECTIONS, AND SLOPE RATIOS.

SEE ARCHITECTURAL FOR BIKE RACK DETAILS.

ALL SIGNS REQUIRE SEPARATE APPROVALS & PERMITS.

"SETBACK ALL SPRAY & STREAM TYPE IRRIGATION HEADS 1'-0" FROM BACK OF CURB OR SIDEWALK TO REDUCE OVER SPRAY".

A MINIMUM 50 PERCENTAGE (UNLESS OTHERWISE STIPULATED BY THE DEVELOPMENT REVIEW BOARD, and/or THE ZONING ORDINANCE REQUIREMENTS) OF THE PROVIDED TREES SHALL BE MATURE TREES, PURSUANT TO THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE X, SECTION 10.301, AS DEFINED IN THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE III, SECTION 3.100.

A SINGLE TRUNK TREE'S CALIPER SIZE, THAT IS TO BE EQUAL TO OR LESS THAN 4-INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 6-INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK.

A TREE CALIPER SIZE, FOR SINGLE TRUNK TREES WHICH HAVE A DIAMETER GREATER THAN 4-INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 12-INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK.

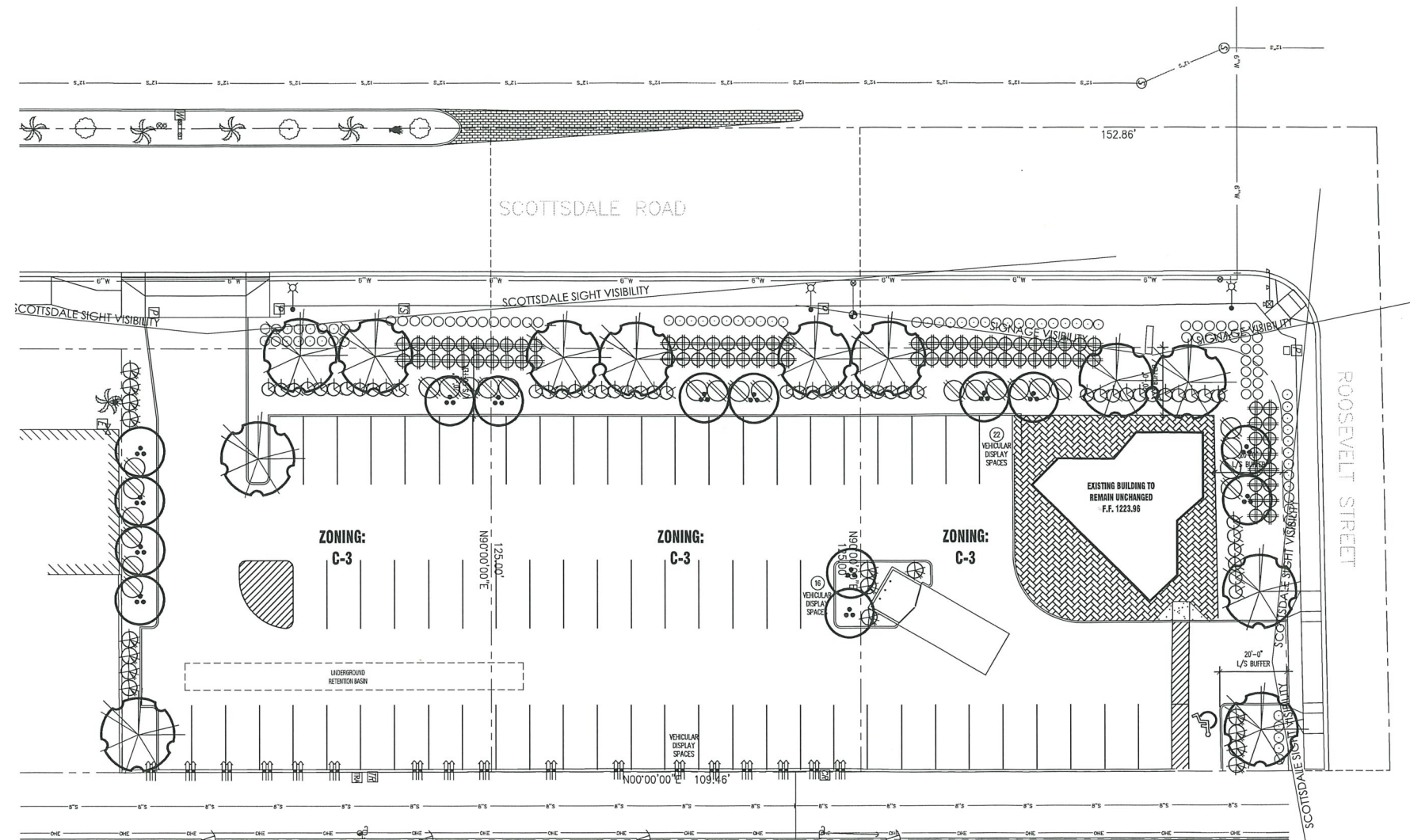
A MULTI TRUNK TREE'S CALIPER SIZE IS MEASURED AT 6-INCHES ABOVE THE LOCATION THAT THE TRUNK SPLITS ORIGINATES, OR 6-INCHES ABOVE FINISHED GRADE OF ALL TRUNKS ORIGINATE FROM THE SOIL.

RETENTION/DETENSION BASINS SHALL BE CONSTRUCTED SOLELY FROM THE APPROVED CIVIL PLANS. ANY ALTERATION OF THE APPROVED DESIGN (ADDITIONAL FILL, BOULDERS, ECT.) SHALL REQUIRE ADDITIONAL FINAL PLANS STAFF REVIEW AND APPROVAL.

NO LIGHTING IS APPROVED WITH THE SUBMITTAL

THE LANDSCAPE SPECIFICATION SECTION(S) OF THESE PLANS HAVE NOT REVIEWED AND SHALL NOT BE A PART OF THE CITY OF SCOTTSDALE'S APPROVAL.

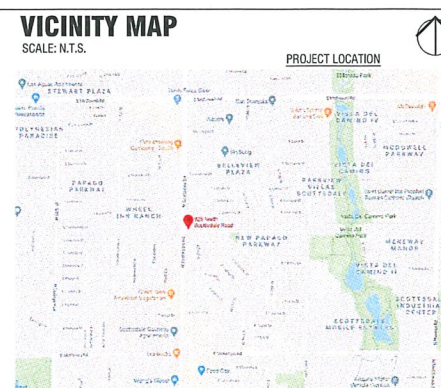
NEW LANDSCAPING, INCLUDING SALVAGED PLANT MATERIAL, AND LANDSCAPING INDICATED TO REMAIN, WHICH IS DESTROYED, DAMAGED, OR EXPIRES DURING CONSTRUCTION SHALL BE REPLACED WITH LIKE SIZE, KIND, AND QUALITY PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY / LETTER OF ACCEPTANCE TO THE SATISFACTION OF THE INSPECTION SERVICES STAFF.



LANDSCAPE LEGEND

- PISTACHE 'RED-PUSH' / RED PUSH PISTACHE / 36" BOX
- SOPHORA SECUNDFLORA / TEXAS MOUNTAIN LAUREL / 24" BOX
- MUHLENBERGIA RIGENS / DEER GRASS / 5 GALLON
- DASYLIION WHEELERII / DESERT SPOON / 5 GALLON
- LEUCOPHYLLUM FRUTESCENS / 'GREEN CLOUD' / 5 GALLON
- LANTANA MONTEVIDENSIS / 'GOLD MOUND' / 1 GALLON
- LANTANA MONTEVIDENSIS / TRAILING PURPLE / 1 GALLON
- BOUGAINVILLEA 'TORCH GLOW' / BUSH BOUGAINVILLEA / 5 GALLON
- 1/2" SCREENED APACHE BROWN
- DECOMPOSED GRANITE / 2" DEPTH IN ALL LANDSCAPE AREAS

LANDSCAPE PLAN
SCALE: 1" = 20'-0"



**LANDSCAPE PLAN
APPROVED
CITY OF SCOTTSDALE**

CASE NUMBER	APPROVED	DATE
CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND ANY AND ALL DEVIATIONS WILL REQUIRE REAPPROVAL. LANDSCAPE INSTALLATION TO BE APPROVED BY CITY OF SCOTTSDALE INSPECTION SERVICES BEFORE CERT. OF OCCUPANCY IS ISSUED.		
Case No: XX - DR - 2022		

T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING
10450 N. 74th Street, Suite 120
Scottsdale, Arizona 85258
P. (602) 265-0320
EMAIL: timmqueen@tjmla.net

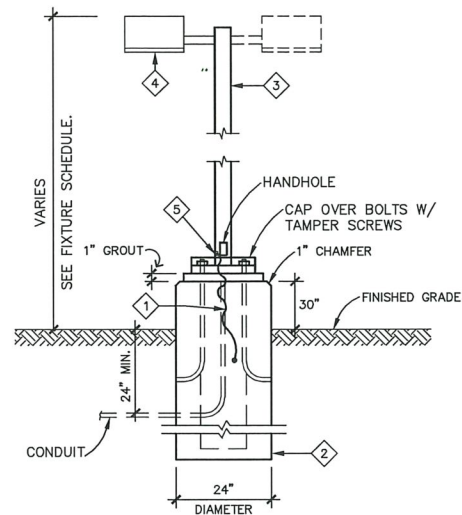


2835 W 16th Ave
Phoenix, Arizona 85015

TRUCK MAX
911/925 NORTH SCOTTSDALE ROAD
SCOTTSDALE, ARIZONA 85257

AS1.01
LANDSCAPE PLAN
02/28/22

PROJECT NO. 20-54-100	REVISIONS:

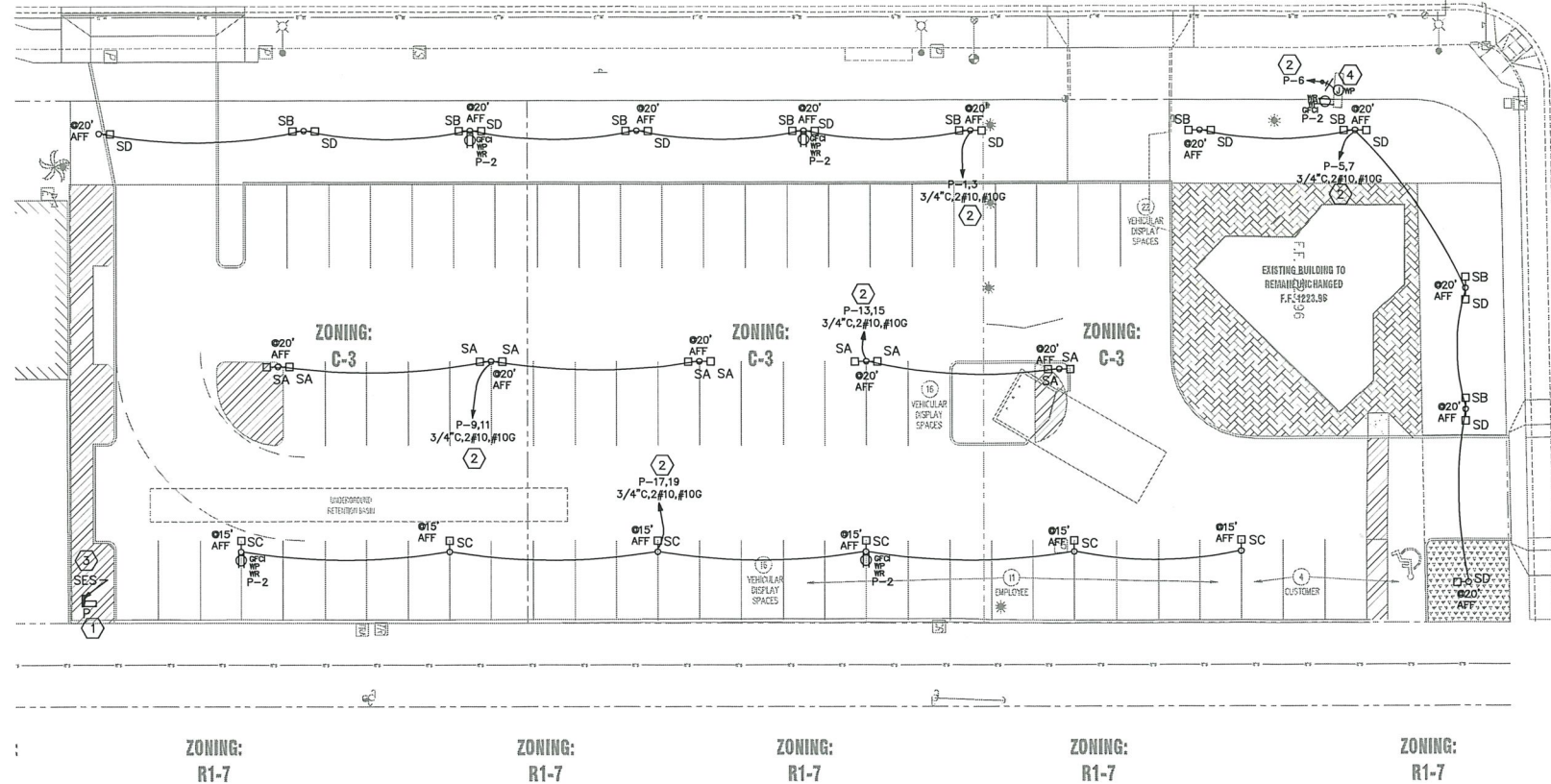


LIGHT POLE AND FIXTURE

NOTE: CONTRACTOR SHALL PROVIDE NEW POLE BASES WHERE INDICATED ON PLANS. LIGHTING FIXTURE POLE DETAILS AND DESCRIPTIONS ARE FOR ELECTRICAL REFERENCES ONLY. THE POLE AND BASE SHALL BE DESIGNED BY A STRUCTURAL ENGINEER REGISTERED IN THE STATE OF ARIZONA AND BE STAMPED AND SEALED ACCORDINGLY AS A DEFERRED SUBMITTAL.

KEYED NOTES:

- #4 BARE CU. CONDUCTOR, 20'-0" LONG, COILED CONTINUOUS WITHIN THE LIGHT POLE BASE AND BONDED TO REBAR. NOTE: WIRE MAY BE COILED AT THE BASE OF POLE.
- CONCRETE BASE SEE STRUCTURAL DRAWINGS.
- 4" SQUARE TO MATCH FIXTURE (100mph RATED)
- SEE FIXTURE SCHEDULE FOR TYPE.
- PROVIDE (2) LUG TERMINAL ATTACHED TO GROUND STUD.



GENERAL NOTES:

- ALL EXTERIOR LIGHT FIXTURES TO COMPLY WITH LOCAL NIGHT SKY ORDINANCE.
- ALL EXTERIOR LIGHTING AND SIGNAGE TO BE FED WITH #10 CU. U.N.O.
- ALL EXTERIOR ELECTRICAL EQUIPMENT TO BE NEMA-3R RATED.
- CONTRACTOR TO COORDINATE EXACT SITE LIGHTING FIXTURE LOCATIONS WITH LANDSCAPE DRAWINGS.
- ALL FIXTURES INSTALLED OUTDOORS SHALL BE RATED FOR DAMP/WET LOCATIONS AS REQUIRED. THE CONTRACTOR SHALL COORDINATE DAMP/WET LOCATION RATING PER NEC ARTICLE 410.10(A). ALL INSTALLATIONS SHALL CONFORM TO NEC ARTICLE 410.10, ALL SUB ARTICLES.
- ALL PVC CONDUIT MUST HAVE A MINIMUM OF #12 CU. GROUND CONDUCTOR.
- ALL EXTERIOR LIGHTING SHALL BE LOCATED AND DESIGNED TO PREVENT RAYS FROM BEING DIRECTED OFF OF THE PROPERTY UPON WITH THE LIGHTING IS LOCATED.
- FIRE ALARM EQUIPMENT SHALL BE COORDINATED FOR EXACT LOCATION AND REQUIREMENTS WITH FIRE MARSHALL.

POWER

KEYED NOTES:

- PROVIDE NEW PANEL BOARD MAINTAIN 3'-0" INFRONT WORKING CLEARANCE REFER TO ONE-LINE FOR DETAILS.
- RUN CIRCUIT THRU TIMECLOCK.
- SERVICE ENTRANCE SECTION IN NEMA-3R ENCLOSURE. REFER TO ONE-LINE DIAGRAM AND LOAD CALCULATIONS.
- PROVIDE W.P. J-BOX FOR MONUMENT SITE SIGN. COORDINATE EXACT LOCATION WITH ARCHITECT AND OR OWNER AND ELECTRICAL REQUIREMENTS WITH VENDOR.

ELECTRICAL SYMBOLS

NOT ALL SYMBOLS MAY APPLY.

<ul style="list-style-type: none"> INDICATES CIRCUIT IN CONDUIT CONCEALED IN WALL OR CEILING SPACE. INDICATES HOLEMOUNT TO PANELBOARD OR AS NOTED. HASH MARKS INDICATE NUMBER OF CONDUCTORS. IF NO HASH MARKS PROVIDE 2 CONDUCTORS #12 AWG. MINIMUM CONDUIT 3/4" MINIMUM. ○ - SIMPLEX RECEPTACLE, NEMA 5-20R, 15' A.F.F., UNLESS NOTED OTHERWISE. □ - DUPLEX RECEPTACLE, NEMA 5-20R, 18' A.F.F., UNLESS NOTED OTHERWISE. □ - DUPLEX RECEPTACLE, NEMA 5-20R, WTD. 6" ABOVE COUNTER BACK SPLASH OR PER ADA AND ARCHITECT, OR U.L.O. □ - 1/2 SWITCHED DUPLEX RECEPTACLE. □ - FOURPLEX RECEPTACLE, NEMA 5-20R, 18' A.F.F., U.L.O. □ - WALL MOUNTED DUPLEX RECEPTACLE IN DESIGNATED CIRCLES: 20R, 120V, 3 WIRE GROUNDING, 5-20R, WTD. 6" +18' A.F.F., (U.L.O.), "HARBEL" #302-1, OR EQUAL. □ - WALL MOUNTED DUPLEX RECEPTACLE WITH GROUNDED FAULT CIRCUIT INTERRUPTER: 20A, 120V, 3 WIRE GROUNDING, NEMA 5-20R, WTD. 6" +18' A.F.F., (U.L.O.), "HARBEL" #27-532-1, OR EQUAL, & SHALL BE ON ALL RECEIPTS. WITHIN 6' OF SWIMS. REARLY ACCESSIBLE FOR REC. □ - EXISTING RECEPTACLE OUTLET TO REMAIN-NO CHANGES MADE OR RECONNECT AS INDICATED ON PLAN. □ - ALL ISOLATED GROUND RECEPTACLE TO HAVE ORANGE COVER OR ISOLATED GROUND SYMBOL. PROVIDE (1) NEUTRAL, (1) GROUND, & (1) ISOLATED GROUND. PROVIDE I.G. RECEPTACLE WHEN PANEL SCHEDULE(S) INDICATE ISOLATED GROUND WIRES ON CIRCUIT(S). □ - FLOOR BOX FLUSH MOUNTED IN FLOOR WITH DUPLEX RECEPTACLE (20A, 120V, 3 WIRE GROUNDING) NEMA 5-20R WITH CARPET FLANGE IN CARPETED AREAS. STEEL-CITY #644-SC/644-CST OR EQUAL. □ - FLOOR BOX FLUSH MOUNTED IN FLOOR WITH QUAD-FLEX RECEPTACLE (20A, 120V, 3 WIRE GROUNDING) NEMA 5-20R WITH CARPET FLANGE IN CARPETED AREAS. STEEL-CITY #644-SC/644-CST OR EQUAL. ○ - MOTOR (SEE AS INDICATED IN DRAWINGS) ○ - SPECIAL OUTLET, VERIFY NEMA CONFIGURATION WITH EQUIP. ○ - JUNCTION BOX, SIZE PER N.E.C. ○ - JUNCTION BOX IN ACCESSIBLE LOCATION WITH FLEXIBLE CONDUIT CONNECTION TO LIGHTING FIXTURE OR EQUIPMENT AS NOTED. 	<ul style="list-style-type: none"> ○ - HARDWIRED CONNECTION □ - DISCONNECT SWITCH, SIZE AND POLES AS SHOWN (L.A., 30/2), FUSED WITH BUSSMAN, LUMPK TYPE, U.L.O. ▽ - VOICE OUTLET, MOUNTED AT +18' A.F.F., U.L.O. PROVIDE 3/4" CONDUIT STUBBED UP TO ACCESSIBLE CEILING SPACE. ▽ - DATA OUTLET, MOUNTED AT +18' A.F.F., U.L.O. PROVIDE 3/4" CONDUIT STUBBED UP TO ACCESSIBLE CEILING SPACE U.L.O. ▽ - VOICE AND DATA OUTLET, MOUNTED AT +18' A.F.F., U.L.O. PROVIDE (2)-3/4" CONDUIT STUBBED UP TO ACCESSIBLE CEILING SPACE U.L.O. PROVIDE (1) 3/4" ONLY WHEN VENDOR IS SIMILAR FOR TELEPHONE AND DATA SYSTEMS. <p>ABBREVIATIONS</p> <ul style="list-style-type: none"> C - CONDUIT CCY - CLOSED CIRCUIT TELEPHONE ED - EMPTY CONDUIT WITH FILLING EDF - ELECTRIC DRINKING FOUNTAIN S.E.S. - SERVICE ENTRANCE SECTION TIB - TELEPHONE TERMINAL BOARD TIB - TELEPHONE MOUNTING CABINET WP - WEATHER-PROOF WG - WIRE GUARD GD - GROUND M.L.A. - MAIN LUGS ONLY M.C.B. - MAIN CIRCUIT BREAKER N.E.C. - NATIONAL ELECTRICAL CODE N.L. - NIGHT LIGHT WP - WEATHERPROOF U.L.O. - UNLESS NOTED OTHERWISE I.G. - ISOLATED GROUND E.P. - EXPLOSION PROOF WR - WEATHER RATED WIRE IN-USE COVER
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LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	LAMP	MODEL	DESCRIPTION	BALLAST	MOUNTING	INPUT WATTS	VOLTS
SA	○□	(1) 431W LED,	Lithonia Lighting, DSX2 LED P8 50K T5M MVOLT	DSX2 LED P8 50K T5M MVOLT	STANDARD	POLE	431	208V 2P 2W
SB	○□	(1) 207W LED,	Lithonia Lighting, DSX1 LED P8 50K RCCO MVOLT	DSX1 LED P8 50K RCCO MVOLT	STANDARD	POLE	207	208V 2P 2W
SC	○□	(1) 163W LED,	Lithonia Lighting, DSX1 LED P6 50K T5W MVOLT HS	DSX1 LED P6 50K T5W MVOLT with houseshield shield	STANDARD	POLE	163	208V 2P 2W
SD	○□	(1) 207W LED,	Lithonia Lighting, DSX1 LED P8 50K LCCO MVOLT	DSX1 LED P8 50K LCCO MVOLT	STANDARD	POLE	207	208V 2P 2W

TRUCK MAX

911/925 NORTH SCOTTSDALE ROAD
SCOTTSDALE, ARIZONA 85257

E1.00

ELECTRICAL SITE PLAN
08/11/20

PROJECT NO. 20-04-100

REVISIONS:





NEIGHBORHOOD NOTIFICATION DOCUMENTATION:

Project 80-PA-2020

TRUCKMAX: PAVED EXPANSION OF VEHICLE SALES LOT

List of parties contacted: On February 25, 2021 Urban Rebuild sent approximately 205 Notification Letters that included the following: Neighbors within 750 feet of the project site, Neighborhood Associations, and Interested Parties. We received no comments or responses to the Notification Letter from any of the parties on any of the list.

On March 22, 2021 follow up telephone calls were placed to the Neighborhood Associations but received no response.

On April 9, 2021 a Early Notification of Project Under Consideration sign was erected on the site announcing a Neighborhood Open House meeting to be held on the evening of April 22, 2021 at 6:00 PM at the site – 925 N Scottsdale Road

On April 22, 2021 at 6:00 PM to 7:30 PM the project applicant and property owner were on site for the scheduled open house meeting. No neighbors or interested parties came to or attended the meeting.

Attachments:

- List of Neighbors within 750 feet of the project site
- List of Neighborhood Associations
- List of Interested Parties
- Copy of Notification Letter
- Map showing where notified neighbors are located.
- Photograph of erected Notification of Project Under Consideration sign with time stamp



PROJECT REQUEST: NEIGHBORHOOD NOTIFICATION

Project Request and Description:

TruckMax, a truck sales dealership, is requesting a "Conditional Use Permit", for the purpose of expanding their vehicular display area. TruckMax is located at 925 N. Scottsdale Road which is the southeast corner of North Scottsdale Road and East Roosevelt Street. The current use is vehicular display and sales. The TruckMax project proposes to expand their current vehicular display to the two C-3 zoned parcels adjacent to their south property line – Parcels 131-47-002E and 131-47-002F. The two parcels which are each approximately 13,682 square feet in size, will be developed as a contiguous vehicular display lot, adjoining the current TruckMax sales site. The expansion project will include paved vehicular display space and circulation, lot lighting, landscape buffers, and on-site retention. The project will be in compliance with the appropriate City of Scottsdale Zoning Regulations and will include both the expansion parcels and the current TruckMax sales site.

Currently three of the four corners at the intersection of North Scottsdale Road and East Roosevelt Street are auto dealerships. The Project is located at the southeast corner of the intersection. The planned development of the two parcels to the south of the corner parcel will alleviate the current congestion of "for sale" vehicles on the corner site and allow these vehicles to be displayed in a linear pattern and out of the way of street traffic visibility splays and sight lines.

Pre-application Number:

80-PA-2020

Project Location:

925 N. Scottsdale Road, 913 N. Scottsdale Road, and 911 N. Scottsdale Road

Size: Square Footage/Acres of Project Site:

42,981 square Feet - .987 Acres

Zoning:

C3

Applicant/City Contacts:

Applicant: Rick McGee

Phone: 602 796 7700

Email: rick@urbanrebuild.com

City of Scottsdale Contact: Greg Bloemberg

Phone: 480 312 4306

Email: gbloemberg@scottsdaleaz.gov



Affidavit of Posting

Required: Signed, Notarized originals.
Recommended: E-mail copy to your project coordinator.

- Project Under Consideration Sign (White)** **Public Hearing Notice Sign (Red)**

Case Number: 80-PA-2020

Project Name: _____

Location: 911, 913, & 925 N. Scottsdale Road Scottsdale, AZ 85257

Site Posting Date: April 9th, 2021

Applicant Name: Rick McGee

Sign Company Name: Dynamite Signs

Phone Number: 480-585-3031

I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

[Signature]
Applicant Signature

4-9-2021
Date

Return completed original notarized affidavit AND pictures to the Current Planning Office no later than 14 days after your application submittal.

Acknowledged before me this the 9th day of April 2021



[Signature]
Notary Public
My commission expires: 10-25-2024

City of Scottsdale -- Current Planning Division

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 ♦ Phone: 480-312-7000 ♦ Fax: 480-312-7088

Early Notification of Project Under Consideration

Neighborhood Open House Meeting:

Date: April 22, 2021
Time: 6:00 P.M.
Location: 925 N Scottsdale Road

Location: 911, 913, & 925 N. Scottsdale Road Scottsdale, AZ 85257

Project Overview:

- Request: Conditional Use Permit
- Description of project and Proposed Use: **Paved Expansion of Vehicle Sales Lot**
- Site Acreage: 42,981 sq.ft.
- Site Zoning: C-3

Applicant Contact:

Rick McGee
602-796-7700
rick@urbanrebuild.com

City Contact:

Greg Bloemberg
480 312 4306
gbloemberg@scottsdaleaz.gov

Pre-Application#: 80-PA-2020

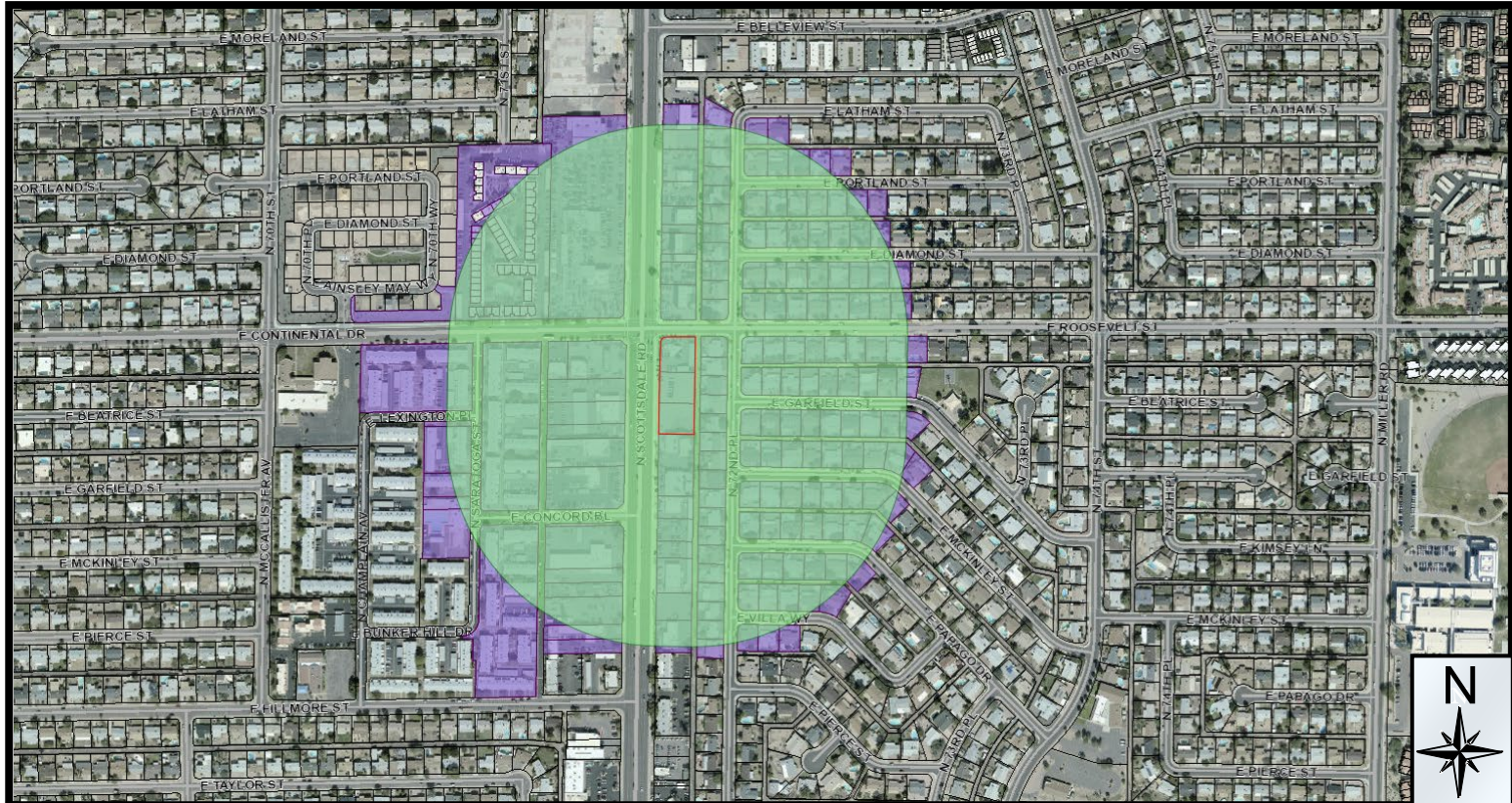
Posting Date: 4/09/2021

-Penalty for removing or defacing sign prior to date of last hearing -Applicant Responsible for Sign Removal

4/9/21 10:41:48

City Notifications – Mailing List Selection Map

Truckmax: Sales Parking Expansion Project


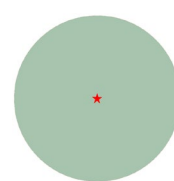


Additional Notifications:

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

Pulled Labels
June 10, 2021

Map Legend:

-  Site Boundary
-  Properties within 750-foot

Postcards: 227

31-UP-1982#2



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

WEDNESDAY, JUNE 22, 2022

*** SUMMARIZED MEETING MINUTES ***

PRESENT: Renee Higgs, Chair
Joe Young, Vice Chair
Barney Gonzales, Commissioner
George Ertel, Commissioner

REMOTE: Diana Kaminski, Commissioner
William Scarbrough, Commissioner
Christian Serena, Commissioner

STAFF: Tim Curtis
Eric Anderson
Katie Posler
Greg Bloemberg
Ryan Garofalo
Alexis Hartley
Caitlyn Gulsvig
Rebecca Cox

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.

ATTACHMENT 9

* 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"

MINUTES REVIEW AND APPROVAL

1. Approval of May 11, 2022 Regular Meeting Minutes including Study Session.

Vice Chair Young moved to approve the May 11, 2022 regular meeting minutes. Seconded by Commissioner Ertel, the motion carried with a vote of six (6) to zero (0) by Chair Higgs, Vice Chair Young, Commissioner Gonzales, Commissioner Ertel, Commissioner Scarbrough, and Commissioner Serena with Commissioner Kaminski abstaining.

CONSENT AGENDA

2. [4-ZN-2021 \(Alameda 5 Acres\)](#)

Request by owner for a Zoning District Map Amendment from Single-family Residential, Environmentally Sensitive Lands (R1-130 ESL) to Single-family Residential, Planned Residential Development, Environmentally Sensitive Lands (R1-43 PRD ESL) zoning and approval of a Development Plan with Amended Development Standards for lot area, lot width, and setbacks for a 4-lot subdivision on a +/- 5.6 acre site located at the southwest corner of E. Alameda Road and N. 132nd Street alignment. Staff contact person is Katie Posler, 480-312-2703.

Applicant contact person is Keith Nichter, (602) 313-7206.

Item No. 2; Vice Chair Young moved to make a recommendation to City Council for approval of case 4-ZN-2021 per the staff recommended stipulations and after determining that the proposed Zoning District Map Amendment is consistent and conforms with the adopted General Plan. Seconded by Commissioner Ertel, the motion carried unanimously with a vote of seven (7) to zero (0) by Chair Higgs, Vice Chair Young, Commissioner Gonzales, Commissioner Kaminski, Commissioner Ertel, Commissioner Scarbrough, and Commissioner Serena.

3. [31-UP-1982#2 \(Truckmax: Sales Parking Expansion Project\)](#)

Request for an amendment to an existing Conditional Use Permit (31-UP-1982) for vehicle leasing, rental or sales to allow for an expansion of the vehicle parking and display area onto two adjacent parcels, resulting in an overall site area of +/- one acre, for a site with Highway Commercial (C-3) zoning, located at 911 and 925 N. Scottsdale Road. Staff contact person is Greg Bloemberg, 480-312-4306.

Applicant contact person is Rick Mckee, 602-796-7700.

Item No. 3; Commissioner Ertel moved to make a recommendation to City Council for approval of case 31-UP-1982#2 per the staff recommended stipulations and based upon the finding that the Conditional Use Permit criteria have been met with the amended stipulations proposed by Commissioner Kaminski and with the additional amendment to prohibit an outdoor public address system including

* 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"

music. Seconded by Vice Chair Young, the motion carried with a vote of six (6) to one (1) by Chair Higgs, Vice Chair Young, Commissioner Kaminski, Commissioner Ertel, Commissioner Scarbrough, and Commissioner Serena with Commissioner Gonzales dissenting.

ADJOURNMENT

With no further business to discuss, the regular session of the Planning Commission adjourned at 5:55 p.m