



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