



July 8, 2021

Rick Mckee
Urban Rebuild Inc
2935 N. 16th Avenue
Phoenix, AZ 85015

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

Mr. McKee:

The Planning & Development Services Division has completed review of the above referenced development application submitted on 6/8/2021. The following **1st Review Comments** represent the review performed by our team and are intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application.

Zoning Ordinance and Scottsdale Revise Code Significant Issues

The following code and ordinance related issues have been identified in the first review and shall be addressed with the resubmittal of the revised application material. Addressing these items is critical to scheduling the application for public hearing and may affect staff's recommendation. Please address the following:

Zoning:

1. Please provide a project narrative with the next submittal. The narrative shall include a brief description of the request, and responses to all applicable Conditional Use Permit (CUP) criteria. The narrative should be formatted so that each CUP criterion is identified separately, with a response following each criterion. Refer to Sections 1.401 and 1.403.T of the Zoning Ordinance for applicable criteria.
2. Stipulations for the original CUP for this location are still valid and in effect. If amendments are proposed, they will need to be identified in the project narrative. If no amendments to the existing stipulations are proposed, state in the project narrative. Please indicate with the next submittal if any changes to the existing stipulations are proposed. Stipulations from case 31-UP-1982 relevant to this request are as follows:
 - Vehicle service work shall not be performed on the site.
 - An outdoor public address system shall not be permitted
 - Vehicular access to pads in front of the building shall not occur over landscaped areas along the street frontage.

Lighting:

3. Per Section 7.600 of the Zoning Ordinance, all lighting mounted 8 feet or higher must be directed downward. The cut sheet for the pole-mounted lighting appears to indicate an option that allows

the fixture to be angled up to increase light coverage. Please confirm this fixture will be fully directed downward (parallel with the ground) and not angled upward.

Significant Policy Related Issues

The following policy related issues have been identified in the first review. Though some of these issues may not be as critical to scheduling the application for public hearing, they may affect staff's recommendation and should be addressed with the resubmittal. Please address the following:

Engineering:

4. The proposed site expansion triggers the need for a commercial refuse enclosure, as the current site is not in conformance with City requirements for refuse collection. Please revise the site plan to indicate a location for the refuse enclosure, utilizing the following requirements:
 - Provide a minimum 30-foot long concrete approach pad, with a minimum unobstructed vertical clearance of 25 feet above the pad, in a location that does not require the service vehicle to "backtrack" more than 35 feet.
 - A maximum distance of 100 feet from the building service exit to the refuse enclosure.
 - Provide a minimum 45-foot turning radius along the refuse collection route to accommodate a 40-foot vehicle length.
 - Avoid placing the enclosure adjacent to single-family residential. If this is unavoidable, make sure the enclosure faces inward toward the site.

Landscape Design:

5. Please revise the landscape plan to demonstrate compliance with the planting list specified in the Scottsdale Road Streetscape Design Guidelines. The Guidelines can be accessed by clicking on the following link: <https://www.scottsdaleaz.gov/planning-development/long-range-planning/scenic-corridors-streetscapes>
6. The intersection of Scottsdale Road & Roosevelt is designated as a Secondary Green Spot in the Scottsdale Road Streetscape Design Guidelines. Secondary Green Spot location utilize additional landscaping and other pedestrian amenities to enhance the pedestrian environment at the intersection. Please revise applicable plans to incorporate additional features as indicated in the Guidelines.

Lighting Design:

7. As proposed, light levels in the vehicle storage/display area and along property lines are excessive. Illuminance levels at grade should not exceed 45 foot-candles in vehicle display areas, and illuminance levels at the property line should not exceed 2.0 foot-candles. This includes the Scottsdale Road property line. Please revise the photometric analysis to demonstrate compliance with the maximum levels identified above. Also provide revised lighting cut sheets if necessary. Refer to case stipulations for case 58-DR-2003 (Bill Heard Chevrolet), located in the internet folder.
8. Considering this dealership's proximity to single-family residential, a pre- and post-curfew photometric analysis should be provided. In similar scenarios, dealerships have been stipulated to turn off up to 2/3 of display area lighting by 11:00 PM, which will likely be the case here. The post-curfew analysis should show what the light levels will be like after 11:00 PM when the display area lighting is turned off. Refer to case stipulations for case 58-DR-2003 (Bill Heard Chevrolet), located in the internet folder.

Circulation:

9. Please revise the site plan to relocate the site driveway on Scottsdale Road to the southern portion of the site (approximately 330 feet south of Roosevelt) and restrict circulation to right-in, right-out only since the site has full access to Roosevelt. Refer to Section 5-3.201 of the DSPM.
10. Please revise the site plan to show wider street sidewalks for both street frontages. Minimum width for the Scottsdale Road sidewalk is 8 feet, minimum width for the Roosevelt sidewalk is 6 feet. The sidewalk along Scottsdale should be separated from back of curb by a landscape area (usually around 4 feet in depth). Improvements to the Roosevelt sidewalk shall include an updated ramp, consistent with COS Detail #2234. Refer to the Scottsdale Road Streetscape Design Guidelines and Section 5-3.110 of the DSPM. NOTE: The sidewalk on Scottsdale Road is within the City of Tempe right-of-way. All improvements within the Tempe ROW must be coordinated with the City of Tempe Engineering Division.
11. Please revise the site plan to confirm both site driveways will conform to the CL-1 Type design (COS Standard Detail #2256). Also refer to Section 5-3.200 of the DSPM.
12. Please revise the site plan to show sidewalk connections (minimum 6 feet in width) from the site to both streets. refer to Section 2-1.310 of the DSPM.

Considerations

The following considerations have been identified in the first review of this application. While these considerations are not critical to scheduling the application for public hearing, they may improve the quality and may reduce the delays in obtaining a decision regarding the proposed development. Please consider addressing the following:

Site Design:

13. Please consider eliminating the pole-mounted lighting adjacent to the east property line and replace with sconces mounted to the existing block wall or bollard lighting in the landscape area. This would minimize the potential for light trespass on the adjacent single-family residential.

Technical Corrections

The following technical ordinance or policy related corrections have been identified in the first review. While these items are not as critical to scheduling the case for public hearing, they may affect a decision on the construction plan submittal and should be addressed as soon as possible. Correcting these items before the hearing may also help clarify questions regarding these plans. Please address the following:

Circulation:

14. Please revise the site plan to indicate required sight distance triangles at both site driveways. Refer to Section 5-3.123 and Figure 5-3.25 of the DSPM.

Landscape Design:

15. Please coordinate the landscape plan with the lighting plan to ensure there are no conflicts. Shift either the location of trees or the location of pole-mounted fixtures so that there is at least 20 feet between the trunk of the tree and the light fixture poles. Refer to the Scottsdale Sensitive Design Principles, which can be addressed by clicking on the following link:
<https://www.scottsdaleaz.gov/design>

Other:

16. NOTE: A Land Assemblage will be required prior to issuance of any permits for the expansion. Refer to Section 48-3 of the Scottsdale Revised Code.

Please resubmit the revised application requirements and additional information identified in Attachment A, Resubmittal Checklist, and a written summary response addressing the comments/corrections identified above as soon as possible for further review. The City will then review the revisions to determine if the application is to be scheduled for a hearing date, or if additional modifications, corrections, or additional information is necessary.

The Planning & Development Services Division has had this application in review for 22 Staff Review Days since the application was determined to be administratively complete.

These **1st Review Comments** are valid for a period of 180 days from the date on this letter. The Zoning Administrator may consider an application withdrawn if a revised submittal has not been received within 180 days of the date of this letter (Section 1.305. of the Zoning Ordinance).

If you have any questions, or need further assistance please contact me at 480-312-4306 or at gbloemberg@ScottsdaleAZ.gov.

Regards,

A handwritten signature in black ink, appearing to read 'Greg Bloemberg', with a stylized flourish at the end.

Greg Bloemberg
Project Coordination Liaison

cc: case file

ATTACHMENT A
Resubmittal Checklist

Case Number: 31-UP-1982#2

Please follow the plan and document submittal requirements below. **All files shall be uploaded in PDF format.** Provide one (1) full-size copy of each required plan document file. Application forms and other written documents or reports should be formatted to 8.5 x 11.

A digital submittal Key Code is required to upload your documents: **83T73**. Files should be uploaded **individually** and in **order** of how they are listed on this checklist.

Submit digitally at: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/DigitalLogin>

Digital submittals shall include one revised copy of each identified below.

- COVER LETTER – Respond to all the issues identified in this 1st Review Comment Letter
- Project Narrative
- Context Aerial with the proposed Site Plan superimposed
- Site Plan
- Landscape Plan
- Lighting Site Plan
- Photometric Analysis Plan (pre- and post-curfew)
- Manufacturer Cut Sheets of All Proposed Lighting