

RE: 31-UP-1982#2

TRUCKMAX: Sales Parking Expansion Project

CUP NARRATIVE AND RESPONSE TO CUP CRITERIA

RESPONSE TO 1ST REVIEW COMMENTS

CONDITIONAL USE APPLICATION NARRATIVE

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 only. 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 only, 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 compliant with the appropriate City of Scottsdale Zoning Regulations and will include both the expansion parcels and the current TruckMax sales site.

RESPONSE TO APPLICABLE CONDITIONAL USE PERMIT (CUP) CRITERIA.

1. ZONING

SECTION 1.401 RESPONSE:

Damage or nuisance arising from noise, smoke, odor, dust, vibration, or illumination.

The project use is for the display of vehicle inventory only with minimal daily movement of said inventory. The hard surface sales lot and landscape areas will eliminate any dust issues that occur from the now vacant lots. Parking lot illumination will be per Scottsdale standards. All fixtures shall incorporate architectural compatibility, shielded light sources, and maximum 20' high mounting height / poles. Light fixture placement shall incorporate IESNA standards for distribution, levels, and uniformity and meeting all foot-candle requirement at the property lines.

Impact on surrounding areas resulting from an unusual volume or character of traffic.

Over 60% of TruckMax vehicle sales are completed over the internet without the customer ever coming to the site. Additionally, approximately 80% of the internet sales are delivered directly to the customer's address by a TruckMax employee. The business has a maximum total of five employees on site at any one time. TruckMax is an extremely low traffic contributor.

The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.

TruckMax is located at the southeast corner of intersection of North Scottsdale Road and East Roosevelt Street. Currently two of the four corners at the intersection are auto sales lots. Two additional auto sales lots are located 110 feet south of the proposed TruckMax sales lot expansion. The planned development of the two south parcels will alleviate the current congestion of "for sale" vehicles on the existing TruckMax 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.

SECTION 1.403, RESPONSE TO APPLICABLE CONDITIONS:

Vehicle leasing, rental, or sales.

The requested use for the project is vehicular display and sales only.

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

Employee and patron parking on the project site will conform with City of Scottsdale Zoning Standards, Table 9.103.A and will be separate from the vehicle display lot. Required parking for employees, Patrons, and vehicle sales is designated on the Site Plan, Sheet A1.01.

2. RESPONSE TO STIPULATIONS FOR THE ORIGINAL CUP

Stipulations from case 31-UP-1982 relevant to this request are as follows:

1. Vehicle service work shall not be performed on the site.

No vehicle service work will be performed on the site

2. An outdoor public address system shall not be permitted

An outdoor public address system will not be installed

3. Vehicular access to pads in front of the building shall not occur over landscaped areas along the street frontage.

Vehicular sales pads in the landscape areas have been eliminated from the request. No part of any landscape area shall be used for vehicle display, access, or parking.

No changes to the existing stipulations are proposed or requested.

3. LIGHTING:

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.

The site pole mounted lighting has been changed to a fully directed down light fixture. See pole mounted light fixture cut sheet attached to this submittal.

RESPONSE TO SIGNIFICANT POLICY RELATED ISSUES

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:
[A refuse enclosure has been added to the project. See attached Site Plan, Sheet A1.01.](#)

LANDSCAPE DESIGN:

5. Please revise the landscape plan to demonstrate compliance with the planting list specified in the Scottsdale Road Streetscape Design Guidelines.
[Landscape area design and plant list have been revised to be compliant with the Scottsdale Road Streetscape Design Guidelines. See attached landscape plan.](#)

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.
[The landscape area at the intersection of Scottsdale Road & Roosevelt has been revised to incorporate additional features per the Secondary Green Spot guidelines. See attached landscape plan.](#)

LIGHTING DESIGN:

7. As proposed, light levels in the vehicle storage/display area and along property lines are excessive.
[Site lighting has been revised to meet allowable maximum light level requirements. See attached revised site photometric analysis.](#)

8. Considering this dealership's proximity to single-family residential, a pre- and post-curfew photometric analysis should be provided.
[pre-and post-curfew photometric analysis is attached.](#)

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.
[Site access driveway on Scottsdale Road has been relocated to the southern portion of the site. See attached Civil Site Plan.](#)

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.

Sidewalks and ADA ramps have been revised per Scottsdale requirements and coordination comments with the City of Tempe. See attached Civil Site Plan

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.

Site access driveways have been revised per requirements. See attached Civil Site Plan

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.

Sidewalk connections have been added and are a minimum of six feet in width. See Site plan.

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.

New pole-mounted is at 16-foot-high max and set back from east property 20 feet. The lighting levels meet or are below the required maximum light levels at the east property line.

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.

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.

The Land Assemblage will be completed