

From: [craig](#)
To: rick@urbanrebuild.com; [Bloemberg, Greg](#)
Cc: [Curtis, Tim](#)
Subject: Re: FW: 31-UP-1982#2
Date: Wednesday, June 22, 2022 11:57:16 AM
Attachments: [image008.png](#)
[image006.png](#)
[image002.jpg](#)

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Looks very reasonable to me, I'm in agreement with all of the mentioned stipulations

Best,
Craig Diamond
480-225-0753

-----Original Message-----

From: "Bloemberg, Greg" <GBLO@Scottsdaleaz.gov>
To: rick@urbanrebuild.com, craig@mytruckmax.com
Cc: "Curtis, Tim" <tcurtis@scottsdaleaz.gov>
Date: 06/22/22 08:30
Subject: FW: 31-UP-1982#2

Rick/Craig, FYI. Staff received the email(s) below from Planning Commissioner Kaminski. She has concerns and recommended some changes to the case stipulations (see underlined text below). Please get back to me asap to let me know if you are ok with the proposed changes. Either way, this case may be moved to the Regular Agenda tonight so you need to be prepared to discuss and answer any questions.

Thanks.

Greg Bloemberg

Project Coordination Liaison

Current Planning

City of Scottsdale

e-mail: gbloemberg@scottsdaleaz.gov

phone: 480-312-4306

From: commissionerkaminski@gmail.com <commissionerkaminski@gmail.com>

Sent: Wednesday, June 22, 2022 6:01 AM

To: Bloemberg, Greg <GBLO@Scottsdaleaz.gov>

Cc: Perreault, Erin <EPERREULT@scottsdaleaz.gov>; Curtis, Tim <tcurtis@scottsdaleaz.gov>; Garofalo, Ryan <RGarofalo@Scottsdaleaz.gov>

Subject: RE: 31-UP-1982#2

Upon further reflection of this overnight, if the applicant is in agreement to modifications to the stipulations, then this could remain on consent, otherwise I would like the case heard for discussion of these issues.

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 to Resolution No. 12529. 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 original CUP continue to apply with amendments for the proposed expansion)

2. Vehicle service shall not be performed on the site.

3. An outdoor public address system shall not be permitted.

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 frontages on Roosevelt Street or Scottsdale Road.

5. The existing wall shall be ~~repaired or replaced to a height of six (6)~~ 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. Lights along the eastern side of the site shall have shields on the east side of the fixture, shall be dark sky compliant 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 8am and no later than 8pm 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.

From: commissionerkaminski@gmail.com <commissionerkaminski@gmail.com>

Sent: Tuesday, June 21, 2022 11:40 PM

To: 'Bloemberg, Greg' <GBLO@Scottsdaleaz.gov>

Cc: 'Perreault, Erin' <EPERREULT@scottsdaleaz.gov>; 'Curtis, Tim' <tcurtis@scottsdaleaz.gov>; 'Garofalo, Ryan' <RGarofalo@Scottsdaleaz.gov>

Subject: RE: 31-UP-1982#2

I apologize for the late inquiry. I was reviewing the staff report and the stipulations and had a follow up questions:

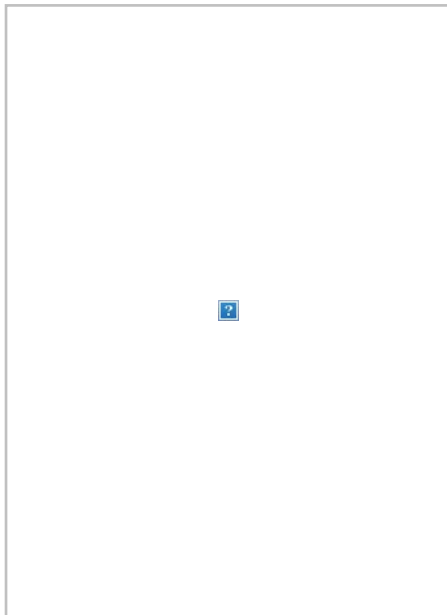
Did the applicant provide a letter of explanation regarding the proposed use and operations (# of employees, # of vehicle deliveries, etc.) and design as it pertains to the use and criteria for the use permit?

Regarding operations:

- Are hours of operation restricted to 9am to 7pm 7 days a week (not to be expanded) inclusive of offloading the approximately 60 vehicles from a delivery truck?
- Is offloading vehicles required to be done on site and not block neighborhood traffic on Roosevelt? (this happens at other locations with small sites)

Regarding lighting:

- Will the applicant be required to turn off lights along the eastern side after closing hours or provide shade canopies with lights underneath or provide shields to the lights adjacent to the alley? My concern is the increase in light pollution and glare from vehicle display parking along eastern side adjacent to the alley and residences, *with no buffer of trees* to shield the lights proposed. I've attached photos from neighborhoods along Pima road, where lights are 175' away from the houses and still very visible and bright. I've also provided photos from the site at Roosevelt & Scottsdale showing the light under the canopy and the reflection of the lights on the wall of a home behind it, that has had to raise it's wall to screen lights from this site.
- Why is the site wall not being required to be 8' in height to help screen light from the residences to the east? 6' does not seem tall enough for a commercial site.



I am concerned that criteria #1 and 2 are not being sufficiently addressed.

- Light trespass is already a problem at this location and most other auto dealerships, a 6' cmu wall and 20' alley is insufficient buffer to the residents to the east. The proposed expansion of this use could be mitigated by conditions that the wall be 8' tall and parking spaces along east side to have shade canopies with shielded lighting underneath the canopies. Alternatively, turning lights off at closing time would resolve the issue at little infrastructure expense more than adding a timer to the fixture that automatically shuts off at 7:30pm (30 minute window for employees).
- Traffic generation from expansion of the vehicle display will increase, and it is not clear how often vehicle turnover occurs with deliveries of vehicles on large trucks. This could be mitigated by condition that off-loading must occur on site (not on the street) and during regular business hours (not prior to 9am or after 7pm).

If the case is heard, I would like to have more information from the applicant on how these issues are being addressed, or from staff on how conditions could be modified to incorporate these concerns.

Thank you,
Diana Kaminski

From: Bloemberg, Greg <GBLO@Scottsdaleaz.gov>

Sent: Monday, June 13, 2022 8:44 AM

To: commissionerkaminski@gmail.com

Cc: Perreault, Erin <EPERREAU@scottsdaleaz.gov>; Curtis, Tim <tcurtis@scottsdaleaz.gov>

Subject: RE: 31-UP-1982#2

Commissioner Kaminski,

Yes, they will be making significant improvements (see attached landscape plan). Additionally, no vehicular display is proposed along the street frontage. They will be required as part of the CUP amendment to upgrade the streetscape accordingly, but final design will be determined during the Design Review

process.

Let me know if I can be of any further assistance.

Regards,

Greg Bloomberg

Project Coordination Liaison

Current Planning

City of Scottsdale

e-mail: gbloomberg@scottsdaleaz.gov

phone: 480-312-4306

From: commissionerkaminski@gmail.com <commissionerkaminski@gmail.com>

Sent: Sunday, June 12, 2022 6:04 AM

To: Bloomberg, Greg <GBLO@Scottsdaleaz.gov>

Subject: 31-UP-1982#2

⚠ External Email: Please use caution if opening links or attachments!

Hello Greg,

I am wondering if the request for Truckmax will include any conditions of approval for improvement of the street front landscape to bring the site into compliance with the zoning code standards?

C-3 District promotes *high quality development, including on-site and streetscape landscape areas, and standards for an attractive setting for commercial activities* and adjacent uses.



I would like to see street trees to shade the sidewalk and low ground cover along the frontage.

This is devoid of any vegetation and looks like a county island, not Scottsdale. Are they required to upgrade with landscape materials?

Is this something the Commission can recommend as part of their use permit to assure the use meets the C-3 zoning promoting high quality development within an attractive setting for the area?

Thank you,
Diana Kaminski