

October 14, 2021

City of Scottsdale
Planning and Development Services
7447 East Indian School Road
Suite 105
Scottsdale, AZ 85251

RE: Development Review Board Narrative for Project 534 – PA - 2020

Dear Madam or Sir:

We are submitting a Development Review Board application for the above referenced parcel. The proposed use is an eight bay Christian Brothers light automotive repair facility. The property is zoned C-2 and vehicle repair is a conditional use. The conditional use permit was approved at the August 24, 2021 City Council meeting. The site is located at the northwest corner of Thomas Road and Pima Road. There is an existing shared access on Thomas Road and an existing shared access on Pima Road which will provide the circulation for this site. We offer the following response to section 1.904 of the zoning ordinance, Development Review Board criteria:

1. The site is consistent with the guidelines, standards and plans of the City of Scottsdale. The property is zoned commercial and a use permit has been approved for the automotive use. As required by the City of Scottsdale, the service bays have been oriented away from the streets.
2. The architectural, landscaping and site design:
 - A. Promote a desirable relationship of structures by closely matching the existing coffee shop to the west and the grading of the site closely matches existing conditions.
 - B. Avoid excessive variety and monotonous repetition by matching the existing use to the west and by providing building elevations with an alternating ridgeline.
 - C. Recognize the Sonoran Desert environment by using colors complimentary to the area
 - D. Are not located within an ESL area but as a property which serves as a gateway to Scottsdale on Thomas Road, will work with the City of Scottsdale for the location of the entry monument sign
 - E. Are not located in the historic overlay district but will work with the city to maintain consistency with the existing area.
3. The site will utilize existing shared access drives on both Thomas Road and Pima Road. These drives are shared by the coffee shop to the west and the self storage to the north. The site is designed so that internal traffic can connect to either road with all parking located off street. Pedestrian connectivity is also maintained to both streets with an entry door located on both Thomas Road and Pima Road.
4. Any rooftop mechanical equipment will be screened by the parapet wall which is integral to the building design.
5. The site is not located within the Downtown area.
6. Artwork has not been required for this site.

The site has followed the sensitive design principles as follows:

1. The design character of the area will be strengthened by having this building closely match the existing coffee shop to the west and self storage to the north.
2. The orientation of the building places the service bay openings away from both the streets per city requirements.

3. The site is sensitive to existing topography and landscaping by matching existing grades as much as possible and protecting existing trees whenever possible.
4. There are no natural habitats within the site.
5. The area along the streets will be landscaped and new meandering sidewalk will be installed along Thomas Road.
6. The site provides bicycle parking and connectivity to both Thomas Road and Pima Road.
7. The site provides pedestrian connectivity to both road frontages and a building entrance is located on each road.
8. The building entry has a peaked roof feature which distinguishes the entry from the remainder of the building.
9. A variety of colors and textures have been used for the building.
10. The building has been designed with energy saving features.
11. The landscape has been designed with a variety of trees, shrubs and perennials.
12. The landscape has been designed with drought resistant materials.
13. Lighting has been designed to be entirely building mounted with minimum lighting levels at the property line.
14. Building signage will be building mounted with colors to accent the building design.

The site will follow the Design Standards and Policies Manual, Commercial Retail Guidelines and MAG Supplements. The lighting design principles have been incorporated as follows:

1. All lighting will be building mounted. Site illumination is provided while maintaining minimum light levels at the property line.
2. Lighting has been designed to minimize glare and light trespass and all fixtures will be full cut off. Lighting sheets are included with this submittal.

Shading for the site is provided by both existing and proposed trees which are placed throughout the site.

Thank you for your consideration of this request and please contact me at 480-559-8368 if you have any questions.

Respectfully submitted,
Bowman Consulting Group

A handwritten signature in black ink, appearing to read "Jeff Rybarczyk". The signature is fluid and cursive, with a large, stylized initial "J" and "R".

Jeffrey Rybarczyk, PE
Senior Project Manager

SITE DATA TABLE

PROJECT: CHRISTIAN BROTHERS AUTOMOTIVE
 ADDRESS: 8700 EAST THOMAS ROAD
 DEVELOPER: CHRISTIAN BROTHERS AUTOMOTIVE CORPORATION
 17725 KATY FREEWAY, SUITE 200
 HOUSTON, TX 77094
 CONTACT - JONATHAN WAKEFIELD
 PHONE 281-675-6120

SCOPE: CONSTRUCTION OF A NEW 4915 SF LIGHT AUTOMOTIVE REPAIR FACILITY

LEGAL DESCRIPTION: LOT 1D OF MINOR LAND DIVISION PLAT 8700 EAST THOMAS ROAD AS RECORDED IN BOOK 1442 PAGE 24 MCR

ASSESSOR PARCEL NO. 130-39-100B

MAXIMUM BUILDING HEIGHT: 24'-10"
 OCCUPANCY: 23
 CONSTRUCTION: TYPE V-B
 REQUIRED F.A.R. MAX ALLOWED 0.8x45,928 SF = 36,742 SF
 PROVIDED F.A.R. 4915 SF / 45,928 SF = 0.11

BUILDING AREA: 4915 SF

EXISTING ZONING: C-2

SITE AREA: 1.05 ACRES (45,928 SF)

LANDSCAPE AREA: 14,385 SF
 LANDSCAPE COVERAGE: 31.3%

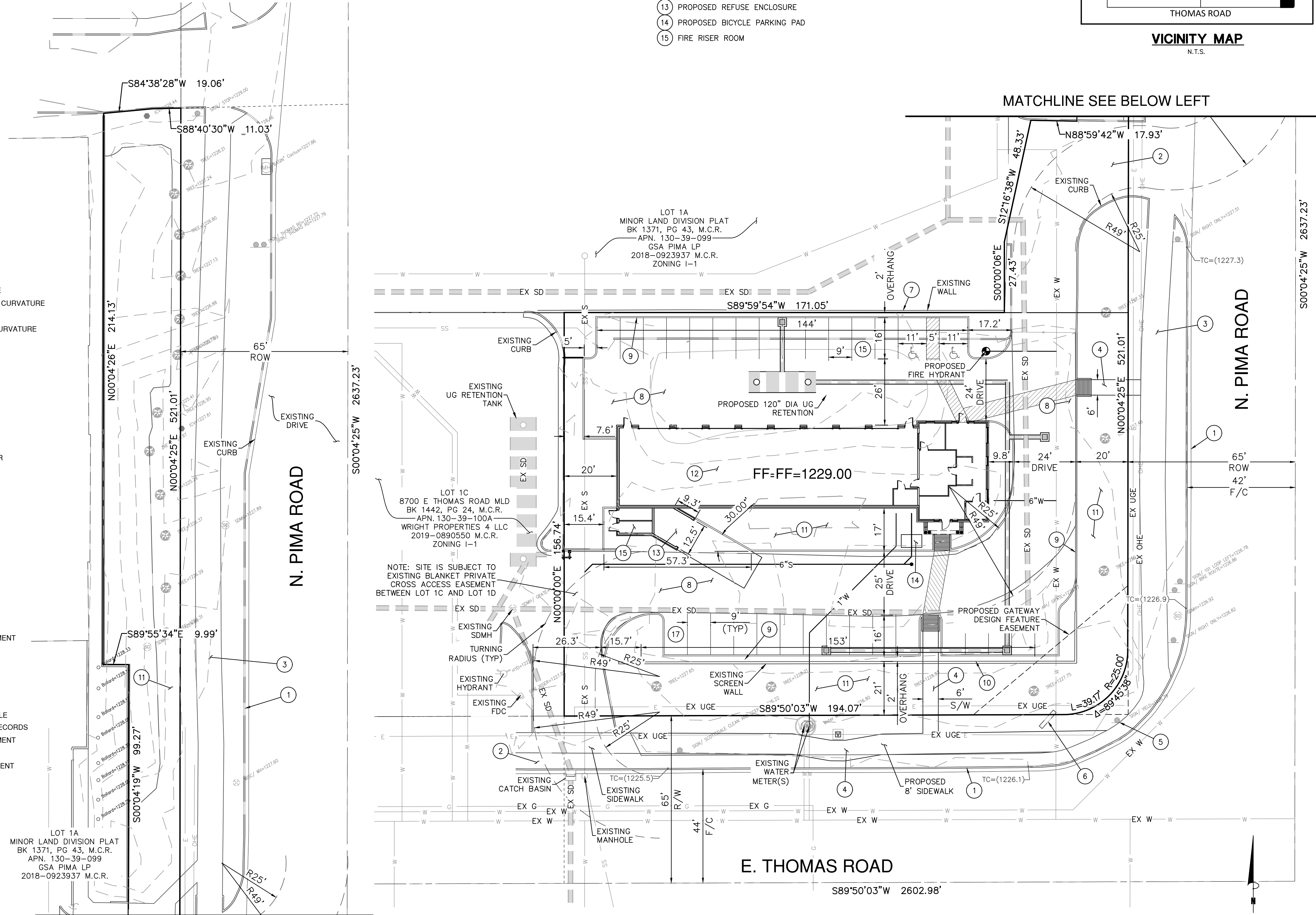
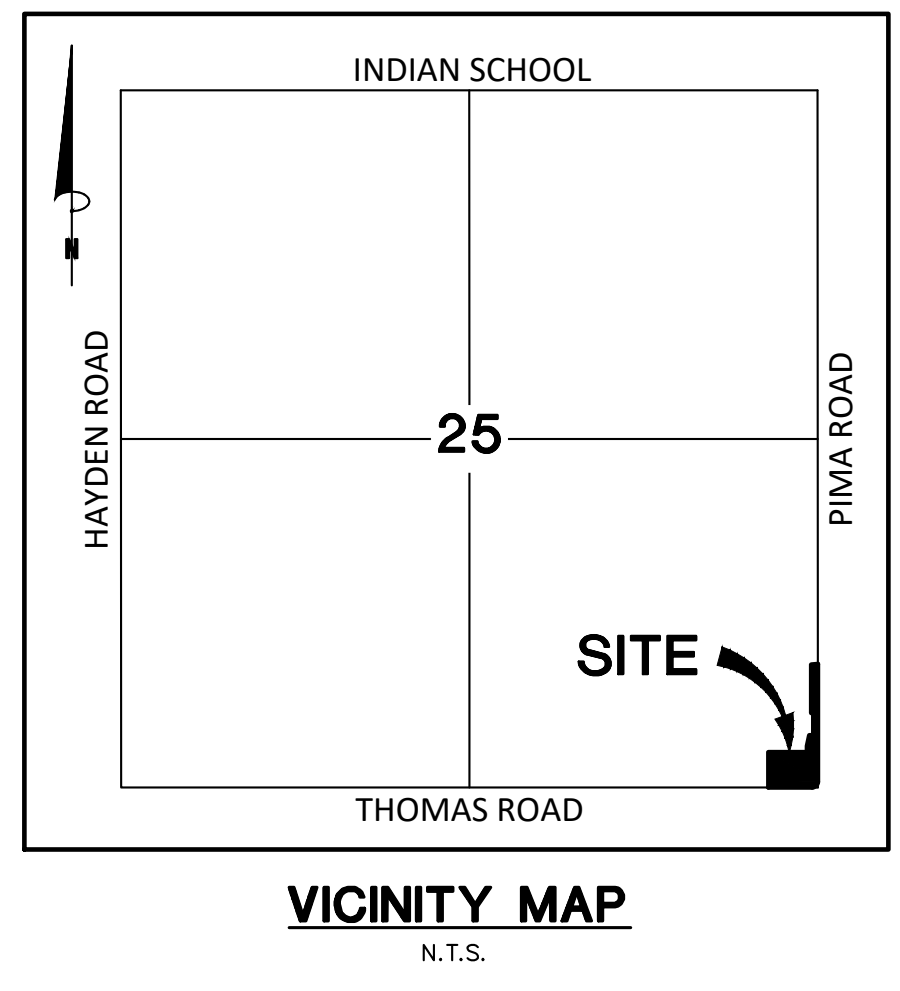
PARKING REQUIRED: 1/250 SF = 19.7
 PARKING PROVIDED: 33

LEGEND

- | | | | |
|--|---------------------------------|--------|-----------------------------|
| | BUILDING LINE | R | RIGHT |
| | BOUNDARY LINE | L | LEFT |
| | LOT LINE | PC | POINT OF CURVATURE |
| | SURVEY MARKER | PCC | POINT OF COMPOUND CURVATURE |
| | CENTER LINE | PL | PROPERTY LINE |
| | EASEMENT | PRC | POINT OF REVERSE CURVATURE |
| | RIGHT-OF-WAY | PT | POINT OF TANGENCY |
| | EXISTING CONTOUR | GB | GRADE BREAK |
| | SECTION LINE | STA= | STATION |
| | PROPOSED CONTOUR | INV | INVERT ELEVATION |
| | FOUND MONUMENT AS NOTED | VG | VALLEY GUTTER |
| | FOUND BRASS CAP IN HANDHOLE | FL | FLOW LINE |
| | ELECTRIC CABINET | TC | TOP OF CURB |
| | ELECTRIC VAULT | TL | TRUE LENGTH |
| | EXISTING LIGHT POLE | P | PAVEMENT |
| | EXISTING TELCO RISER | C1 | CURVE TABLE NUMBER |
| | EXISTING WATER VALVE | L1 | LINE TABLE NUMBER |
| | EXISTING BACKFLOW PREVENTER | LF | LINEAR FEET |
| | EXISTING WATER METER | SF | SQUARE FEET |
| | EXISTING FIRE HYDRANT | SY | SQUARE YARDS |
| | EXISTING SANITARY SEWER MANHOLE | CY | CUBIC YARDS |
| | EXISTING CATCH BASIN | EA | EACH |
| | EXISTING DRYWELL/INTERCEPTOR | EX | EXISTING |
| | EXISTING SIGN | R/W | RIGHT-OF-WAY |
| | EXISTING BOLLARD | CL | CENTER LINE |
| | RETAINING WALL | B/C | BACK OF CURB |
| | WATER LINE | SW | SIDEWALK |
| | FIRE HYDRANT | C&G | CURB & GUTTER |
| | WATER VALVE | EOP | EDGE OF PAVEMENT |
| | AIR RELEASE VALVE | PUE | PUBLIC UTILITY EASEMENT |
| | WATER METER BOX | SC | SCUPPER |
| | REDUCER | CB | CATCH BASIN |
| | SEWER LINE | W= | WIDTH |
| | SEWER MANHOLE | MH# | SEWER MANHOLE |
| | FLOW DIRECTION | SD | STORM DRAIN |
| | GRADE BREAK | SD MH | STORM DRAIN MANHOLE |
| | STREET SIGN POST | M.C.R. | MARICOPA COUNTY RECORDS |
| | DRYWELL | PUE | PUBLIC UTILITY EASEMENT |
| | STORM DRAIN | R/W | RIGHT-OF-WAY |
| | EXISTING GAS MANHOLE | WME | WATER METER EASEMENT |
| | EXISTING SANITARY SEWER MANHOLE | | |
| | EXISTING ELECTRICAL PULL BOX | | |
| | EXISTING TELEPHONE PEDESTAL | | |
| | EXISTING GUY WIRE | | |
| | EXISTING POWER POLE | | |
| | EXISTING WATER | | |
| | EXISTING SEWER | | |
| | EXISTING GAS | | |
| | EXISTING OVERHEAD UTILITY LINES | | |

KEY NOTES

- 1 EXISTING CURB AND GUTTER TO REMAIN
- 2 EXISTING DRIVEWAY TO REMAIN
- 3 EXISTING SIDEWALK TO REMAIN
- 4 PROPOSED CONCRETE SIDEWALK
- 5 EXISTING ELECTRIC POLE TO REMAIN
- 6 EXISTING SIGN TO REMAIN
- 7 EXISTING WALL TO REMAIN
- 8 PROPOSED ASPHALT PAVEMENT
- 9 PROPOSED CURB
- 10 EXISTING SCREEN WALL TO REMAIN
- 11 LANDSCAPE AREA
- 12 PROPOSED BUILDING
- 13 PROPOSED REFUSE ENCLOSURE
- 14 PROPOSED BICYCLE PARKING PAD
- 15 FIRE RISER ROOM



Bowman
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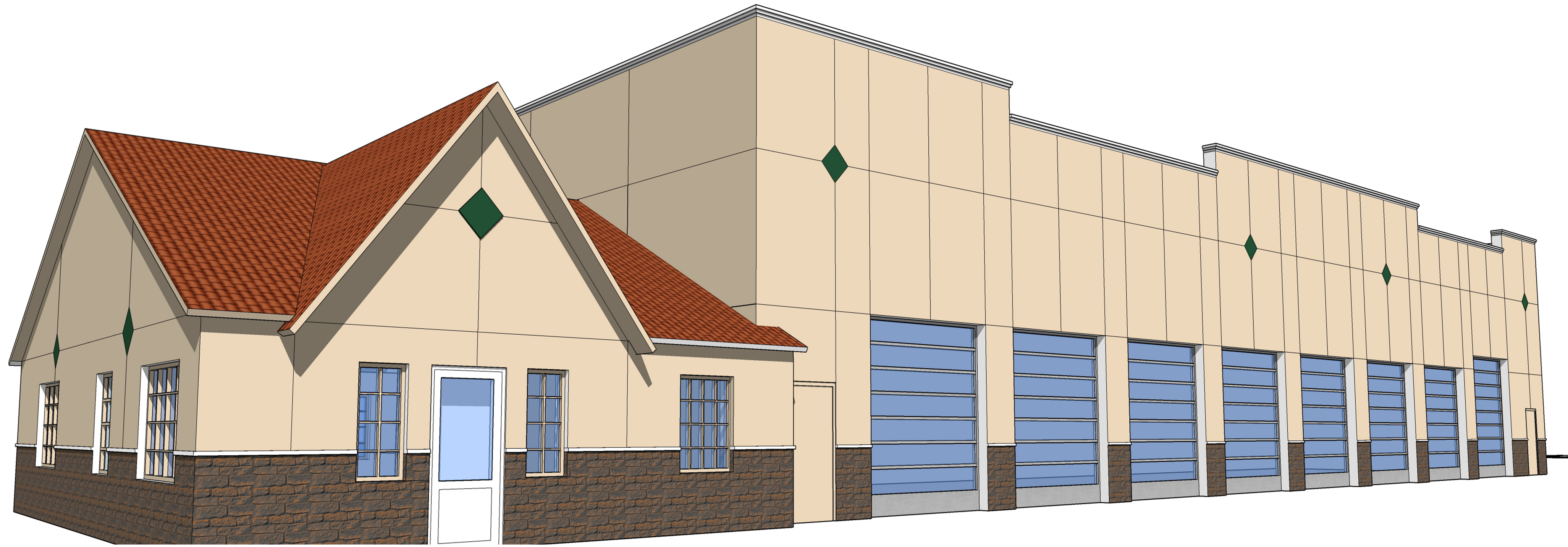
SITE PLAN
CHRISTIAN BROTHERS AUTOMOTIVE
SCOTTSDALE
MARICOPA COUNTY
SCOTTSDALE, AZ.

PROJECT NUMBER

PLAN STATUS

DATE	DESCRIPTION
JMB	JMB JSR
DESIGN	DRAWN CHKD
SCALE	H: 1"=20' V: NONE
JOB No.	050840-01-001
DATE :	9/21/2021

SP01
SHEET 1 OF 1



Christian Brother's Automotive
Scottsdale, Arizona

idstudio⁴