

# PLANNING COMMISSION REPORT



Meeting Date: June 22, 2022  
General Plan Element: *Land Use*  
General Plan Goal: *Create a sense of community through land uses*

## ACTION

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

#### **Request to consider the following:**

1. A recommendation to City Council regarding a request by owner for an amendment to an existing Conditional Use Permit (31-UP-1982) for vehicle leasing, rental or sales to allow for an expansion of the vehicle parking and display area onto two adjacent parcels, resulting in an overall site area of +/- one acre, for a site with Highway Commercial (C-3) zoning, located at 911 and 925 N. Scottsdale Road.

#### **Goal/Purpose of Request**

The applicant seeks approval to expand operations for an existing auto dealer to include the two parcels immediately south of the existing site. The expansion area would be used for vehicle display and employee parking.

#### **Key Items for Consideration**

- Conditional Use Permit (CUP) Criteria
- Site abuts single-family residential to the east (separated by alley)
- Stipulations for previous CUP continue to apply, except as updated with this case (no changes requested by applicant)
- Significant improvements to the Scottsdale Road streetscape
- No public comment as of the date of this report

## OWNER

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NPC Properties, LLC  
480-307-9355

## APPLICANT CONTACT

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Rick Mckee  
Urban Rebuild Inc  
602-796-7700

## LOCATION

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911 and 925 N. Scottsdale Road

## BACKGROUND

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### General Plan

The General Plan Land Use Element designates the property as Mixed-Use Neighborhoods. Properties with this designation are typically located in areas with access to multiple modes of transportation and major regional access. These areas support higher density housing combined with complementary office and/or retail, or mixed-use development with residential over commercial. Furthermore, the subject site is located within a General Plan designated Growth Area – specific locations within the community that are most appropriate for development focus, and will best accommodate future growth, new development, and redevelopment.

### Southern Scottsdale Character Area Plan (SSCAP)

The General Plan establishes Character Area Planning as a means of ensuring quality development and consistent character within the context of community goals. The subject site is located within the SSCAP boundary and per the SSCAP, is located along a Regional Corridor. The SSCAP process included land use designation modification from Commercial to Mixed Use Neighborhoods along Southern Scottsdale corridors to facilitate future reinvestment – including the subject site.

### Zoning

This site was annexed into the City in 1956 (Ord. #34). Shortly thereafter, the City adopted C-3 zoning for the site. There has been no zoning activity on the site since annexation.

### Context

Located at the southeast corner of N. Scottsdale Road and E. Roosevelt Street in southern Scottsdale, the site is situated in an area with a variety of uses and development intensity. To the east is single-family residential, which is separated from the project site by a 20-foot-wide alley. Auto dealers of similar size and intensity are adjacent to the site to the north and south, and the municipal boundary with the City of Tempe abuts the site to the west. Uses in Tempe on the west side of N. Scottsdale Road include a gas station with convenience store and a mixed-use commercial building.

### Adjacent Uses and Zoning

- North: Vehicle Leasing, Rental or Sales, zoned C-3
- South: Vehicle Leasing, Rental or Sales, zoned C-3
- East: Single-family Residential, zoned R1-7
- West: City of Tempe

**Other Related Policies, References:**

- Scottsdale General Plan 2035
- Southern Scottsdale Character Area Plan
- Zoning Ordinance
- 31-UP-1982: Approved the original CUP for auto sales

**APPLICANT’S PROPOSAL**

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**Development Information**

The proposal is to expand operations for an existing auto dealer onto the two lots abutting the site to the south. The use presently occupies a single small lot that is not large enough to contain their inventory, as well as provide employee parking and customer parking. The expansion is needed for additional vehicular display, employee and customer parking only. No additional buildings or building expansions are proposed. Site lighting will be designed to minimize impacts to the residential east of the site and the streetscape along N. Scottsdale Road will be enhanced. No vehicle display is proposed within 35 feet of N. Scottsdale Road.

- Existing Use: Vacant (two lots to the south)
- Proposed Use: Vehicle Rental, Leasing or Sales
- Parcel Size: Current site: 15,410 square feet (0.35-acre), proposed: 42,749 square feet (0.98-acre)
- Parking Required: 13 spaces (1 employee space for every 200 square feet of gross floor area, 1 employee space for every 20 display spaces and 1 customer parking space for every 20 display spaces)
- Parking Provided: 15 spaces (separate from display parking)
- Open Space Required: 4,298 square feet
- Open Space Provided: 7,355 square feet

**IMPACT ANALYSIS**

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**Conditional Use Permit**

Conditional Use Permits, which may be revocable, conditional, or valid for a specified time period, may be granted only when expressly permitted after the Planning Commission has made a recommendation and City Council has found as follows:

- A. That the granting of such Conditional Use Permit will not be materially detrimental to the public health, safety or welfare. In reaching this conclusion, the Planning Commission and the City Council’s consideration shall include, but not be limited to, the following factors:
  - 1. Damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination.
  - **As required by the original CUP, no vehicle repair is permitted on the site, nor is a public address system (31-UP-1982). The applicant is aware of these requirements and is not seeking to change or eliminate these stipulations. Pole-mounted lighting**

is proposed to be located a minimum of 20 feet from the east property line (and 40 feet from the nearest residential lot including alley) to mitigate any potential impacts on the adjacent residential. No impacts from noise, odor, dust, vibration or illumination are anticipated.

2. Impact on surrounding areas resulting from an unusual volume or character of traffic.
  - **The site abuts N. Scottsdale Road, which is designated as a Major Arterial by the Transportation Master Plan and can accommodate traffic generated by this expansion. Additionally, the proposal includes parking on-site for customers and employees that is not accounted for on the existing site. No impacts from unusual traffic volume or character of traffic are anticipated.**
- B. The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.
  - **Auto dealers of similar size and intensity abut the site to the north and south. Pole-mounted lighting that might otherwise impact the single-family residential to the east is located a minimum of 20 feet from the east property line, and there is no vehicle repair or public address system proposed. The characteristics of the proposed use are reasonably compatible with the types of uses in the surrounding area.**
- C. The additional conditions specified in Section 1.403, as applicable, have been satisfied. The proposal meets the provisions for *(Vehicle leasing, rental and sales)* as identified in Zoning Ordinance Section 1.403.T., including:
  1. Required parking shall not be used for vehicle display or storage.
    - **The site plan clearly identifies locations for vehicle display, customer parking and employee parking. The case will be stipulated to the site plan.**

## Community Involvement

Property owners within 750 feet of the site have been notified by mail of the request and the site is posted with the required signage. Additionally, per the applicant's Citizen Involvement Report, an Open House was held at the site on 4/22/21 from 6:00 PM to 7:30 PM. Per the report, no one attended the Open House, and no comments were received. Refer to the Citizen Involvement Report included with this report as Attachment #7 for more details.

## STAFF RECOMMENDATION

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### Recommended Approach:

Staff recommends that the Planning Commission find that the Conditional Use Permit criteria have been met, and make a recommendation to City Council for approval of an amendment to an existing Conditional Use Permit (31-UP-1982) for vehicle leasing, rental or sales to allow for an expansion of the vehicle parking and display area onto two adjacent parcels, resulting in an overall site area of +/- one acre, for a site with Highway Commercial (C-3) zoning, located at 911 and 925 N. Scottsdale Road, per the attached stipulations.



## RESPONSIBLE DEPARTMENT

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### Planning and Development Services

Current Planning Services

## STAFF CONTACT

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Greg Bloemberg

Project Coordination Liaison

480-312-4306

E-mail: [gbloemberg@ScottsdaleAZ.gov](mailto:gbloemberg@ScottsdaleAZ.gov)

## APPROVED BY

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Greg Bloemberg, Report Author

5/26/2022

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Date



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Tim Curtis, AICP, Current Planning Director

Planning Commission Liaison

Phone: 480-312-4210

Email: [tcurtis@scottsdaleaz.gov](mailto:tcurtis@scottsdaleaz.gov)

6/6/2022

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Date



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Erin Perreault, AICP, Acting Executive Director

Planning, Economic Development, and Tourism

Phone: 480-312-7093

Email: [eperreault@scottsdaleaz.gov](mailto:eperreault@scottsdaleaz.gov)

June 10, 2022

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Date

## ATTACHMENTS

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1. Context Aerial
- 1A. Aerial Close-Up
2. Resolution No. 12529
  - Exhibit 1: Context Aerial
  - Exhibit 2: Stipulations
  - Exhibit A to Exhibit 2: Site Plan
  - Exhibit B to Exhibit 2: Additional Conditions
3. General Plan Land Use Map
4. Zoning Map
5. Landscape Plan
6. Lighting Site Plan
7. Community Involvement
8. City Notification Map



Q.S.  
11-45

Google Earth Pro Imagery

Context Aerial

31-UP-1982#2





Close-up Aerial

31-UP-1982#2

RESOLUTION NO. 12529

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, AMENDING AN EXISTING CONDITIONAL USE PERMIT FOR VEHICLE LEASING, RENTAL OR SALES (31-UP-1982) TO ALLOW FOR AN EXPANSION OF THE VEHICLE PARKING AND DISPLAY AREA ONTO TWO ADJACENT PARCELS, RESULTING IN AN OVERALL SITE AREA OF +/- ONE ACRE, FOR A SITE WITH HIGHWAY COMMERCIAL (C-3) ZONING, LOCATED AT 911 AND 925 N. SCOTTSDALE ROAD

WHEREAS, the Planning Commission held a public hearing on June 22, 2022;

NOW, THEREFORE, LET IT BE RESOLVED, by the City Council of the City of Scottsdale, Maricopa County, Arizona, as follows:

Section 1. That the City Council approves and finds:

- a) that the granting of this conditional use permit per stipulations set forth on **Exhibit 2** will not be materially detrimental to the public health, safety or welfare based on, but not limited to, the following factors: damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination and impact on surrounding areas resulting from an unusual volume or character of traffic;
- b) that the characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas, and that this vehicle leasing, rental or sales use meets the following additional criteria for vehicle leasing, rental or sales:

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

Section 2. That a description of the conditional use permit is set forth in Case No. 31-UP-1982#2. The property that is subject to the conditional use permit is shown on **Exhibit 1** and the conditional use permit approval is conditioned upon compliance with all of the stipulations that are set forth in **Exhibit 2**. All exhibits are incorporated herein by reference.

PASSED AND ADOPTED by the Council of the City of Scottsdale this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

ATTEST:

CITY OF SCOTTSDALE, an Arizona  
Municipal Corporation

By: \_\_\_\_\_  
Ben Lane, City Clerk

By: \_\_\_\_\_  
David D. Ortega, Mayor

APPROVED AS TO FORM:  
OFFICE OF THE CITY ATTORNEY

By: \_\_\_\_\_  
Sherry R. Scott, City Attorney  
By: Joe Padilla, Deputy City Attorney





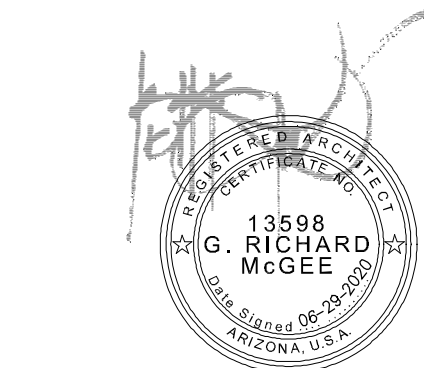
TRUCK MAX

911/925 NORTH SCOTTSDALE ROAD  
SCOTTSDALE, ARIZONA 85257

CP1.00

CONTEXTUAL SITE PLAN  
06/29/20

PROJECT NO. 20-54-100
REVISIONS:



EXPIRES: 09-30-22



2935 W 16th Ave  
Phoenix, Arizona 85015

**Stipulations for a Conditional Use Permit  
For Vehicle Leasing, Rental or Sales  
Truckmax: Sales Parking Expansion Project  
Case Number: ~~31-UP-1982~~ 31-UP-1982#2**

These stipulations are in order to protect the public health, safety, welfare, and the City of Scottsdale.

**SITE DESIGN**

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)**

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 shall not occur over the landscaped areas along the street frontage.
5. The existing wall shall be repaired or replaced to a height of six (6) feet measured from inside the property.
6. All existing and proposed lighting shall be approved by the Planning staff.
7. All site improvements, including landscaping, must be completed and approved prior to issuance of a business license and occupancy of the property.



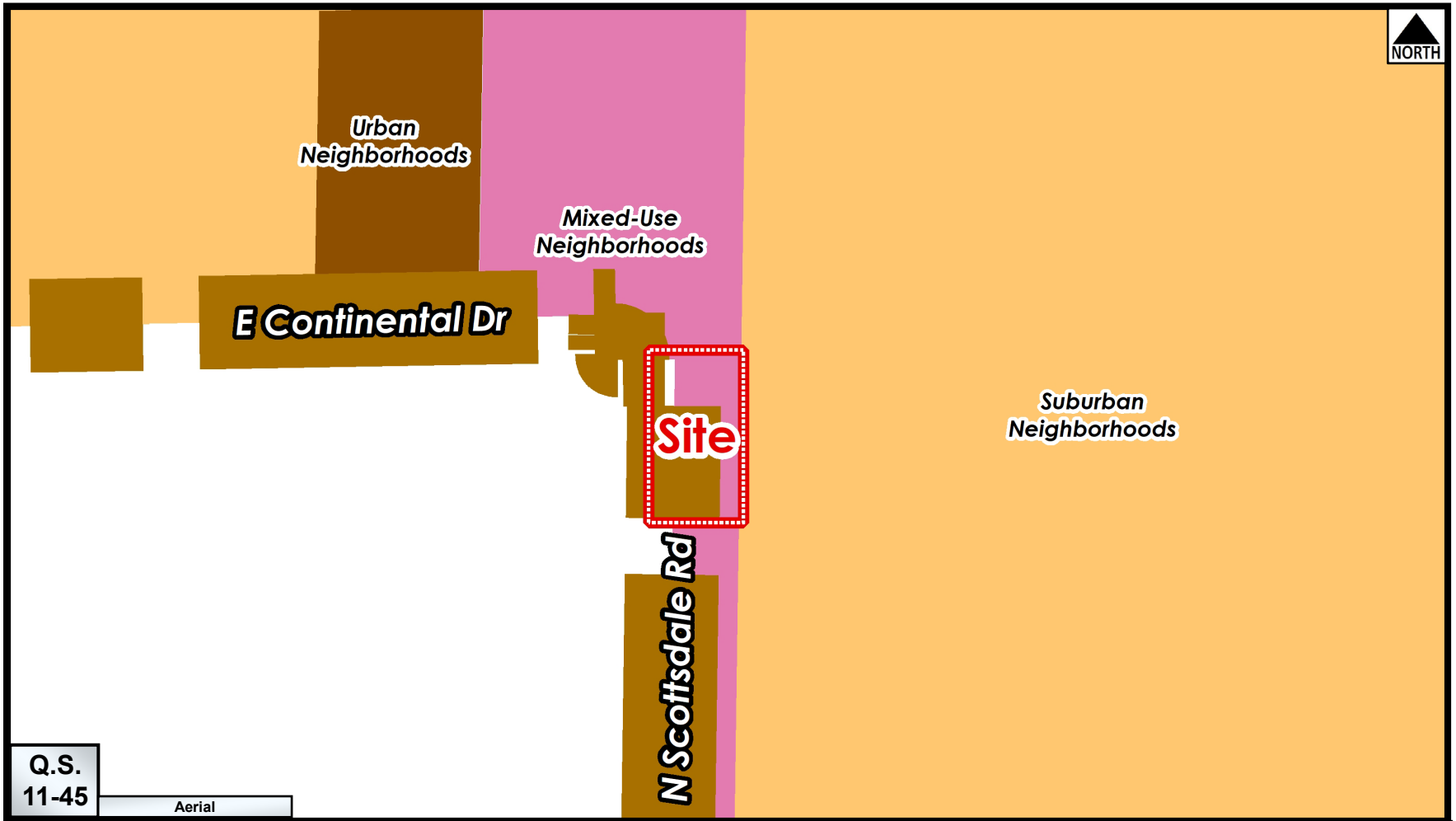


**Additional Conditions for Vehicle leasing, rental or sales**

**31-UP-1982#2**

T. *Vehicle leasing, rental or sales.*

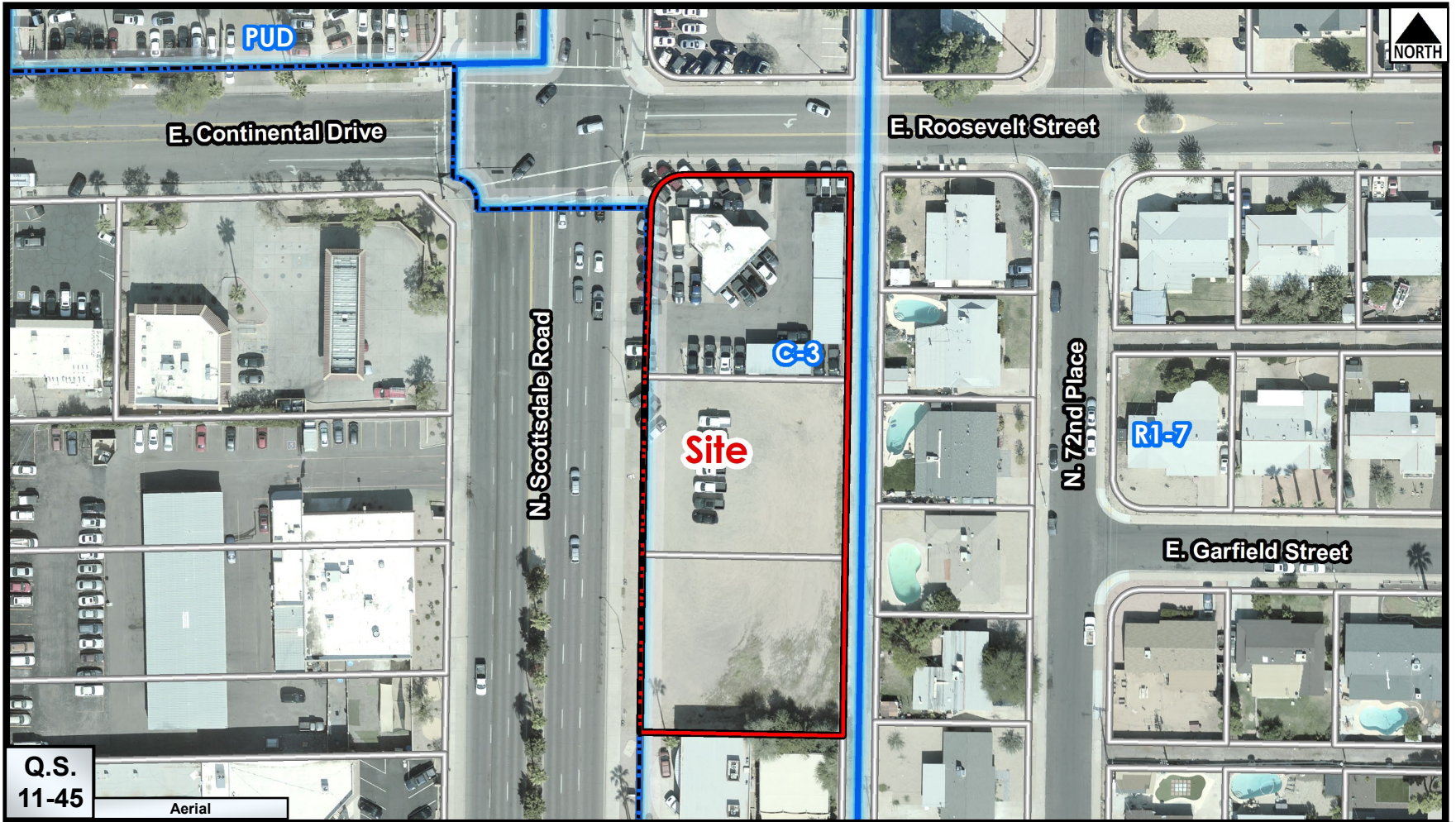
1. Required parking shall not be used for vehicle display or storage.



General Plan – Mixed – Use Neighborhoods

31-UP-1982#2





Q.S.  
11-45

Aerial

Zoning Aerial

31-UP-1982#2



CITY OF SCOTTSDALE  
LANDSCAPE NOTES:

AN AUTOMATIC IRRIGATION SYSTEM WILL BE  
INSTALLED GUARANTEEING 100% COVERAGE TO ALL  
LANDSCAPE AREAS.

ALL LANDSCAPE AREAS WILL BE TOP-DRESSED WITH  
A 2" DEPTH OF DECOMPOSED GRANITE,

PROVIDE 8% SLOPE AWAY FROM WALK OR CURB FOR  
5' ALONG ALL STREETS.

ALL RIGHT OF WAYS ADJACENT TO THIS PROPERTY  
SHALL BE LANDSCAPED AND MAINTAINED BY THE  
PROPERTY OWNER

ANY EXISTING LANDSCAPE MATERIALS INCLUDING  
TREES DAMAGED OR DESTROYED AS A RESULT OF  
THIS CONSTRUCTION SHALL BE REPLACED, TO THE  
SATISFACTION OF CITY STAFF, WITH LIKE KIND AND  
SIZE PRIOR TO RECEIVING A CERTIFICATE OF  
OCCUPANCY.

AREAS WITHIN THE SIGHT DISTANCE TRIANGLES IS TO BE  
CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY  
OBSTRUCTIONS WITH A HEIGHT GREATER THAN 1'-6".  
TREES WITHIN THE SAFETY TRIANGLE SHALL HAVE A  
CANOPY THAT BEGINS AT 8 FEET IN HEIGHT UPON  
INSTALLATION. ALL HEIGHTS ARE MEASURED FROM  
NEAREST STREET LINE ELEVATION.

ALL RIGHT-OF-WAY ADJACENT TO THIS PROPERTY  
SHALL BE LANDSCAPED AND MAINTAINED BY THE  
PROPERTY OWNER.

ALL SLOPES ON SITE ARE 4:1 MAX  
NO TURF AREAS ARE TO BE PROVIDED.

SEE ARCHITECTURAL SITE PLAN FOR SETBACK DIMENSIONS.

SEE ARCHITECTURAL FOR SITE LIGHTING LOCATIONS. SEE  
ELECT. DRAWINGS FOR ALL LIGHTING SPECIFICATIONS.

SEE ARCHITECTURAL FOR SITE WALL ELEVATIONS, COLORS

SEE CIVIL DRAWINGS FOR ALL RETENTION AREAS, SECTIONS,  
AND SLOPE RATIOS.

SEE ARCHITECTURAL FOR BIKE RACK DETAILS.

ALL SIGNS REQUIRE SEPARATE APPROVALS & PERMITS.

"SETBACK ALL SPRAY & STREAM TYPE IRRIGATION HEADS 1'-0"  
FROM BACK OF CURB OR SIDEWALK TO REDUCE OVER SPRAY".

A MINIMUM 50 PERCENTAGE (UNLESS OTHERWISE STIPULATED BY  
THE DEVELOPMENT REVIEW BOARD, and/or THE ZONING ORDINANCE  
REQUIREMENTS) OF THE PROVIDED TREES SHALL BE MATURE  
TREES, PURSUANT TO THE CITY OF SCOTTSDALE'S ZONING  
ORDINANCE ARTICLE X, SECTION 10.301, AS DEFINED IN THE CITY OF  
SCOTTSDALE'S ZONING ORDINANCE ARTICLE III, SECTION 3.100.

A SINGLE TRUNK TREE'S CALIPER SIZE, THAT IS TO BE EQUAL TO OR  
LESS THAN 4-INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST  
DIAMETER OF THE TRUNK 6-INCHES ABOVE FINISHED GRADE  
ADJACENT TO THE TRUNK.

A TREE CALIPER SIZE, FOR SINGLE TRUNK TREES WHICH HAVE A DIAMETER  
GREATER THAN 4-INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST  
SMALLEST DIAMETER OF THE TRUNK 12-INCHES ABOVE FINISHED GRADE  
ADJACENT TO THE TRUNK.

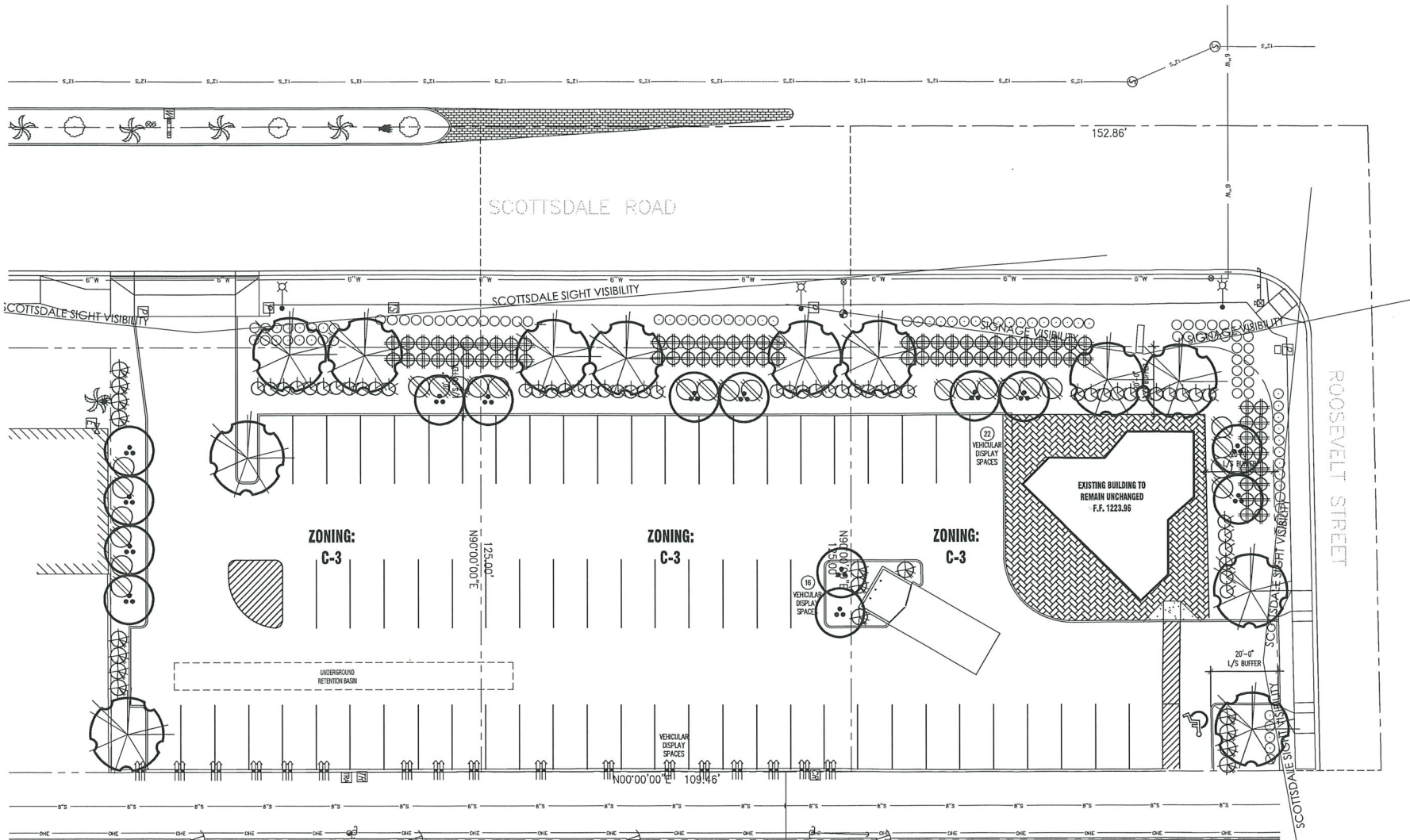
A MULTI TRUNK TREE'S CALIPER SIZE IS MEASURED AT 6-INCHES ABOVE THE  
LOCATION THAT THE TRUNK SPLITS ORIGINATES, OR 6-INCHES ABOVE  
FINISHED GRADE OF ALL TRUNKS ORIGINATE FROM THE SOIL.

RETENTION/DETENSION BASINS SHALL BE CONSTRUCTED SOLELY  
FROM THE APPROVED CIVIL PLANS. ANY ALTERATION OF THE  
APPROVED DESIGN (ADDITIONAL FILL, BOULDERS, ECT.) SHALL  
REQUIRE ADDITIONAL FINAL PLANS STAFF REVIEW AND APPROVAL.

NO LIGHTING IS APPROVED WITH THE SUBMITTAL

THE LANDSCAPE SPECIFICATION SECTION(S) OF THESE PLANS HAVE  
NOT REVIEWED AND SHALL NOT BE A PART OF THE CITY OF  
SCOTTSDALE'S APPROVAL.

NEW LANDSCAPING, INCLUDING SALVAGED PLANT MATERIAL, AND  
LANDSCAPING INDICATED TO REMAIN, WHICH IS DESTROYED, DAMAGED,  
OR EXPIRES DURING CONSTRUCTION SHALL BE REPLACED WITH LIKE  
SIZE, KIND, AND QUALITY PRIOR TO THE ISSUANCE OF THE CERTIFICATE  
OF OCCUPANCY / LETTER OF ACCEPTANCE TO THE SATISFACTION OF  
THE INSPECTION SERVICES STAFF.



LANDSCAPE LEGEND

- PISTACHE 'RED-PUSH'  
RED PUSH PISTACHE  
36" BOX
- SOPHORA SECUNDIFLORA  
TEXAS MOUNTAIN LAUREL  
24" BOX
- MUEHLENBERGIA RIGENS  
DEER GRASS  
5 GALLON

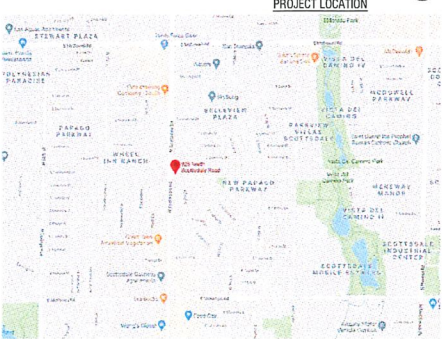
- DASYLIRION WHEELERII  
DESERT SPOON  
5 GALLON
- LEUCOPHYLLUM FRUTESCENS  
'GREEN CLOUD'  
5 GALLON
- LANTANA MONTEVIDENSIS  
'GOLD MOUND'  
1 GALLON

- LANTANA MONTEVIDENSIS  
TRAILING PURPLE  
1 GALLON
- BOUGAINVILLEA 'TORCH GLOW'  
BUSH BOUGAINVILLEA  
5 GALLON
- 1/2" SCREENED APACHE BROWN  
DECOMPOSED GRANITE  
2" DEPTH IN ALL LANDSCAPE AREAS

LANDSCAPE PLAN  
SCALE: 1" = 20'-0"



VICINITY MAP  
SCALE: N.T.S.



LANDSCAPE PLAN APPROVED CITY OF SCOTTSDALE		
CASE NUMBER	APPROVED	DATE
CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND ANY AND ALL DEVIATIONS WILL REQUIRE REAPPROVAL. LANDSCAPE INSTALLATION TO BE APPROVED BY CITY OF SCOTTSDALE INSPECTION SERVICES BEFORE CERT. OF OCCUPANCY IS ISSUED.		
Case No: XX - DR - 2022		

T.J. McQUEEN & ASSOCIATES, INC.  
LANDSCAPE ARCHITECTURE  
URBAN DESIGN  
SITE PLANNING  
10450 N. 74th Street, Suite 120  
Scottsdale, Arizona 85258  
P: (602) 265-0320

EMAIL: timmqueen@tjmla.net  
T.J. McQUEEN & ASSOCIATES, INC. IS AN EQUAL OPPORTUNITY EMPLOYER. ITS POLICY IS TO EMPLOY AND PROMOTE INDIVIDUALS WITHOUT REGARD TO RACE, COLOR, RELIGION, SEX, AGE, NATIONAL ORIGIN, ANCESTRY, OR OTHER PROTECTED CHARACTERISTICS. THESE PLANS AND ANY DEVIATIONS WILL REQUIRE REAPPROVAL. LANDSCAPE INSTALLATION TO BE APPROVED BY CITY OF SCOTTSDALE INSPECTION SERVICES BEFORE CERT. OF OCCUPANCY IS ISSUED.



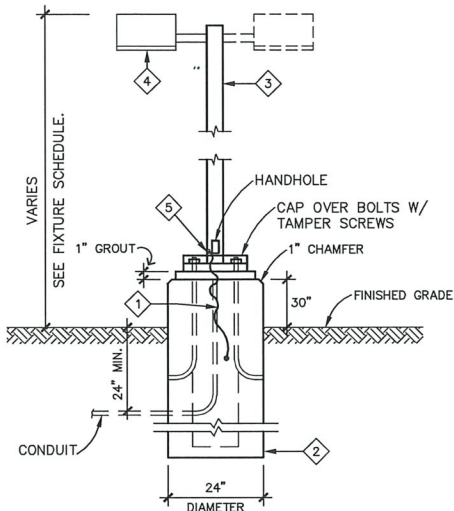
2935 W 16th Ave  
Phoenix, Arizona 85015

TRUCK MAX  
911/925 NORTH SCOTTSDALE ROAD  
SCOTTSDALE, ARIZONA 85257

AS1.01  
LANDSCAPE PLAN  
02/28/22

PROJECT NO. 20-54-100	
REVISIONS:	



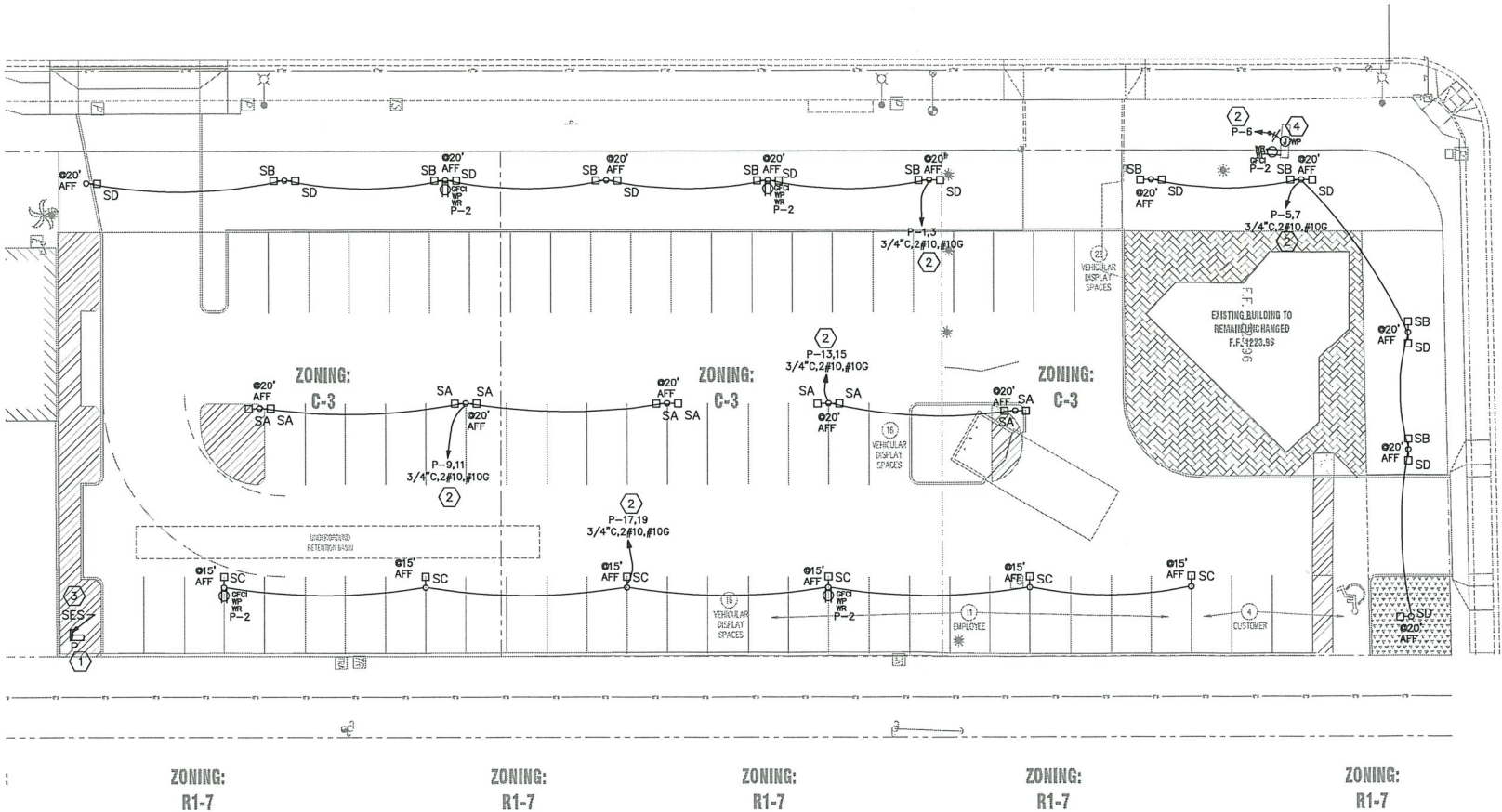


**LIGHT POLE AND FIXTURE**

NOTE:  
CONTRACTOR SHALL PROVIDE NEW POLE BASES WHERE INDICATED ON PLANS. LIGHTING FIXTURE POLE DETAILS AND DESCRIPTIONS ARE FOR ELECTRICAL REFERENCES ONLY. THE POLE AND BASE SHALL BE DESIGNED BY A STRUCTURAL ENGINEER REGISTERED IN THE STATE OF ARIZONA AND BE STAMPED AND SEALED ACCORDINGLY AS A DEFERRED SUBMITTAL.

**KEYED NOTES: #**

- #4 BARE CU. CONDUCTOR, 20'-0" LONG, COILED CONTINUOUS WITHIN THE LIGHT POLE BASE AND BONDED TO REBAR. NOTE: WIRE MAY BE COILED AT THE BASE OF POLE.
- CONCRETE BASE SEE STRUCTURAL DRAWINGS.
- 4" SQUARE TO MATCH FIXTURE (100mph RATED)
- SEE FIXTURE SCHEDULE FOR TYPE.
- PROVIDE (2) LUG TERMINAL ATTACHED TO GROUND STUD.



**GENERAL NOTES:**

- ALL EXTERIOR LIGHT FIXTURES TO COMPLY WITH LOCAL NIGHT SKY ORDINANCE.
- ALL EXTERIOR LIGHTING AND SIGNAGE TO BE FED WITH #10 CU. U.N.O.
- ALL EXTERIOR ELECTRICAL EQUIPMENT TO BE NEMA-3R RATED.
- CONTRACTOR TO COORDINATE EXACT SITE LIGHTING FIXTURE LOCATIONS WITH LANDSCAPE DRAWINGS.
- ALL FIXTURES INSTALLED OUTDOORS SHALL BE RATED FOR DAMP/WET LOCATIONS AS REQUIRED. THE CONTRACTOR SHALL COORDINATE DAMP/WET LOCATION RATING PER NEC ARTICLE 410.10(A). ALL INSTALLATIONS SHALL CONFORM TO NEC ARTICLE 410.10, ALL SUB ARTICLES.
- ALL PVC CONDUIT MUST HAVE A MINIMUM OF #12 CU. GROUND CONDUCTOR.
- ALL EXTERIOR LIGHTING SHALL BE LOCATED AND DESIGNED TO PREVENT RAYS FROM BEING DIRECTED OFF OF THE PROPERTY UPON WITH THE LIGHTING IS LOCATED.
- FIRE ALARM EQUIPMENT SHALL BE COORDINATED FOR EXACT LOCATION AND REQUIREMENTS WITH FIRE MARSHALL.

**POWER**

**KEYED NOTES: #**

- PROVIDE NEW PANEL BOARD MAINTAIN 3'-0" INFRONT WORKING CLEARANCE REFER TO ONE-LINE FOR DETAILS.
- RUN CIRCUIT THRU TIMECLOCK.
- SERVICE ENTRANCE SECTION IN NEMA-3R ENCLOSURE. REFER TO ONE-LINE DIAGRAM AND LOAD CALCULATIONS.
- PROVIDE W.P. J-BOX FOR MONUMENT SITE SIGN. COORDINATE EXACT LOCATION WITH ARCHITECT AND OR OWNER AND ELECTRICAL REQUIREMENTS WITH VENDOR.

**ELECTRICAL SYMBOLS**

NOT ALL SYMBOLS MAY APPLY.	
—	INDICATES CIRCUIT IN CONDUIT CONCEALED IN WALL OR CEILING SPACE.
—	INDICATES HOMERUN TO PANELBOARD OR AS NOTED. HASH MARKS INDICATE NUMBER OF CONDUCTORS. IF NO HASH MARKS PROVIDE 2 CONDUCTORS (#12 AWG. MINIMUM CONDUIT 3/4" MINIMUM).
⊖	SIMPLEX RECEPTACLE, NEMA 5-20R, 15' A.F.F., UNLESS NOTED OTHERWISE.
⊖	DUPLEX RECEPTACLE, NEMA 5-20R, 15' A.F.F., UNLESS NOTED OTHERWISE.
⊖	DUPLEX RECEPTACLE, NEMA 5-20R, MTD. 6" ABOVE COUNTER BACK SPLASH OR PER ADA AND ARCHITECT, OR U.N.O.
⊖	1/2 SWITCHED DUPLEX RECEPTACLE.
⊖	FOURPLEX RECEPTACLE, NEMA 5-20R, 15' A.F.F., U.N.O.
⊖	WALL MOUNTED DUPLEX RECEPTACLE IN DESIGNATED CIRCUIT, 20R, 120V, 3 WIRE GROUNDING, 5-20R MTD. 6" +15' A.F.F., (U.N.O.), "HARBEL" (#502-1, OR EQUAL).
⊖	WALL MOUNTED DUPLEX RECEPTACLE WITH GROUNDING FAULT CIRCUIT INTERRUPTER, 20A, 120V, 3 WIRE GROUNDING, NEMA 5-20R, MTD. 6" +15' A.F.F., "HARBEL" (#502-1, OR EQUAL) & SHALL BE ON ALL RECEPT. WITHIN 6' OF SINKS. REARLY ACCESSIBLE FOR NEC.
⊖	EXISTING RECEPTACLE OUTLET TO REMAIN-NO CHANGES MADE OR RECONNECT AS INDICATED ON PLAN.
⊖	ALL ISOLATED GROUND RECEPTACLE TO HAVE ORANGE COVER OR ISOLATED GROUND SYMBOL. PROVIDE (1) NEUTRAL, (1) GROUND, & (1) ISOLATED GROUND. PROVIDE LG RECEPTACLE WHEN PANEL SCHEDULE(S) INDICATE ISOLATED GROUND WIRING ON CIRCUIT(S).
⊖	FLOOR BOX FLUSH MOUNTED IN FLOOR WITH DUPLEX RECEPTACLE (20A, 120V, 3W, GROUNDING) NEMA 5-20R WITH CARPET FLANGE IN CARPETED AREAS. STEEL-CITY #644-S2/644-CST OR EQUAL.
⊖	FLOOR BOX FLUSH MOUNTED IN FLOOR WITH QUAD-FLUX RECEPTACLE (20A, 120V, 3W, GROUNDING) NEMA 5-20R WITH CARPET FLANGE IN CARPETED AREAS. STEEL-CITY #644-S2/644-CST OR EQUAL.
⊖	MOTOR (SEE AS INDICATED IN DRAWINGS)
⊖	SPECIAL OUTLET, VERIFY NEMA CONFIGURATION WITH EQUIP.
⊖	JUNCTION BOX, SIZE PER N.E.C.
⊖	JUNCTION BOX IN ACCESSIBLE LOCATION WITH FLEXIBLE CONDUIT CONNECTION TO LIGHTING FIXTURE OR EQUIPMENT AS NOTED.
⊖	HARDWIRED CONNECTION
⊖	DISCONNECT SWITCH, SIZE AND POLES AS SHOWN (L.A., 30/25) FUSED WITH BUSBAR, LAMP, TYPE, U.N.O.
⊖	VOICE OUTLET, MOUNTED AT +15' A.F.F., U.N.O. PROVIDE 3/4" CONDUIT STUBBED UP TO ACCESSIBLE CEILING SPACE.
⊖	DATA OUTLET, MOUNTED AT +15' A.F.F., U.N.O. PROVIDE 3/4" CONDUIT STUBBED UP TO ACCESSIBLE CEILING SPACE U.N.O.
⊖	VOICE AND DATA OUTLET, MOUNTED AT +15' A.F.F., U.N.O. PROVIDE (2)-3/4" CONDUIT STUBBED UP TO ACCESSIBLE CEILING SPACE U.N.O. PROVIDE (1) 3/4" ONLY WHEN VENDOR IS SIMILAR FOR TELEPHONE AND DATA SYSTEMS.
ABBREVIATIONS	
C	CONDUIT
CCTV	CLOSED CIRCUIT TELEVISION
ED	EMPTY CONDUIT WITH PULLWIRE
EDF	ELECTRIC DRINKING FOUNTAIN
S.E.S.	SERVICE ENTRANCE SECTION
TIB	TELEPHONE TERMINAL BOARD
TMC	TELEPHONE MOUNTING CABINET
VP	VANDAL-PROOF
WG	WIRE GUARD
WD	WIRE GUARD
M.L.A.	MAIN LUGS ONLY
M.C.B.	MAIN CIRCUIT BREAKER
N.E.C.	NATIONAL ELECTRICAL CODE
N.L.	NIGHT LIGHT
WP	WEATHERPROOF
U.N.O.	UNLESS NOTED OTHERWISE
I.G.	ISOLATED GROUND
E.P.	EXPLORATION PROOF
WR	WEATHER RATED WHILE IN-USE COVER

**LUMINAIRE SCHEDULE**

CALLOUT	SYMBOL	LAMP	MODEL	DESCRIPTION	BALLAST	MOUNTING	INPUT WATTS	VOLTS
SA	⊖	(1) 431W LED,	Lithonia Lighting, DSX2 LED P8 50K TSM MVOLT	DSX2 LED P8 50K TSM MVOLT	STANDARD	POLE	431	208V 2P 2W
SB	⊖	(1) 207W LED,	Lithonia Lighting, DSX1 LED P8 50K RCCO MVOLT	DSX1 LED P8 50K RCCO MVOLT	STANDARD	POLE	207	208V 2P 2W
SC	⊖	(1) 163W LED,	Lithonia Lighting, DSX1 LED P6 50K T5W MVOLT HS	DSX1 LED P6 50K T5W MVOLT with houseside shield	STANDARD	POLE	163	208V 2P 2W
SD	⊖	(1) 207W LED,	Lithonia Lighting, DSX1 LED P8 50K LCCO MVOLT	DSX1 LED P8 50K LCCO MVOLT	STANDARD	POLE	207	208V 2P 2W

**TRUCK MAX**

911/925 NORTH SCOTTSDALE ROAD  
SCOTTSDALE, ARIZONA 85257

**E1.00**  
ELECTRICAL SITE PLAN  
08/11/20

PROJECT NO. 20-54-100
REVISIONS:





## NEIGHBORHOOD NOTIFICATION DOCUMENTATION:

Project 80-PA-2020

TRUCKMAX: PAVED EXPANSION OF VEHICLE SALES LOT

*List of parties contacted:* On February 25, 2021 Urban Rebuild sent approximately 205 Notification Letters that included the following: Neighbors within 750 feet of the project site, Neighborhood Associations, and Interested Parties. We received no comments or responses to the Notification Letter from any of the parties on any of the list.

On March 22, 2021 follow up telephone calls were placed to the Neighborhood Associations but received no response.

On April 9, 2021 a Early Notification of Project Under Consideration sign was erected on the site announcing a Neighborhood Open House meeting to be held on the evening of April 22, 2021 at 6:00 PM at the site – 925 N Scottsdale Road

On April 22, 2021 at 6:00 PM to 7:30 PM the project applicant and property owner were on site for the scheduled open house meeting. No neighbors or interested parties came to or attended the meeting.

### Attachments:

- List of Neighbors within 750 feet of the project site
- List of Neighborhood Associations
- List of Interested Parties
- Copy of Notification Letter
- Map showing where notified neighbors are located.
- Photograph of erected Notification of Project Under Consideration sign with time stamp



## 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 compliant 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](mailto:rick@urbanrebuild.com)

City of Scottsdale Contact: Greg Bloemberg

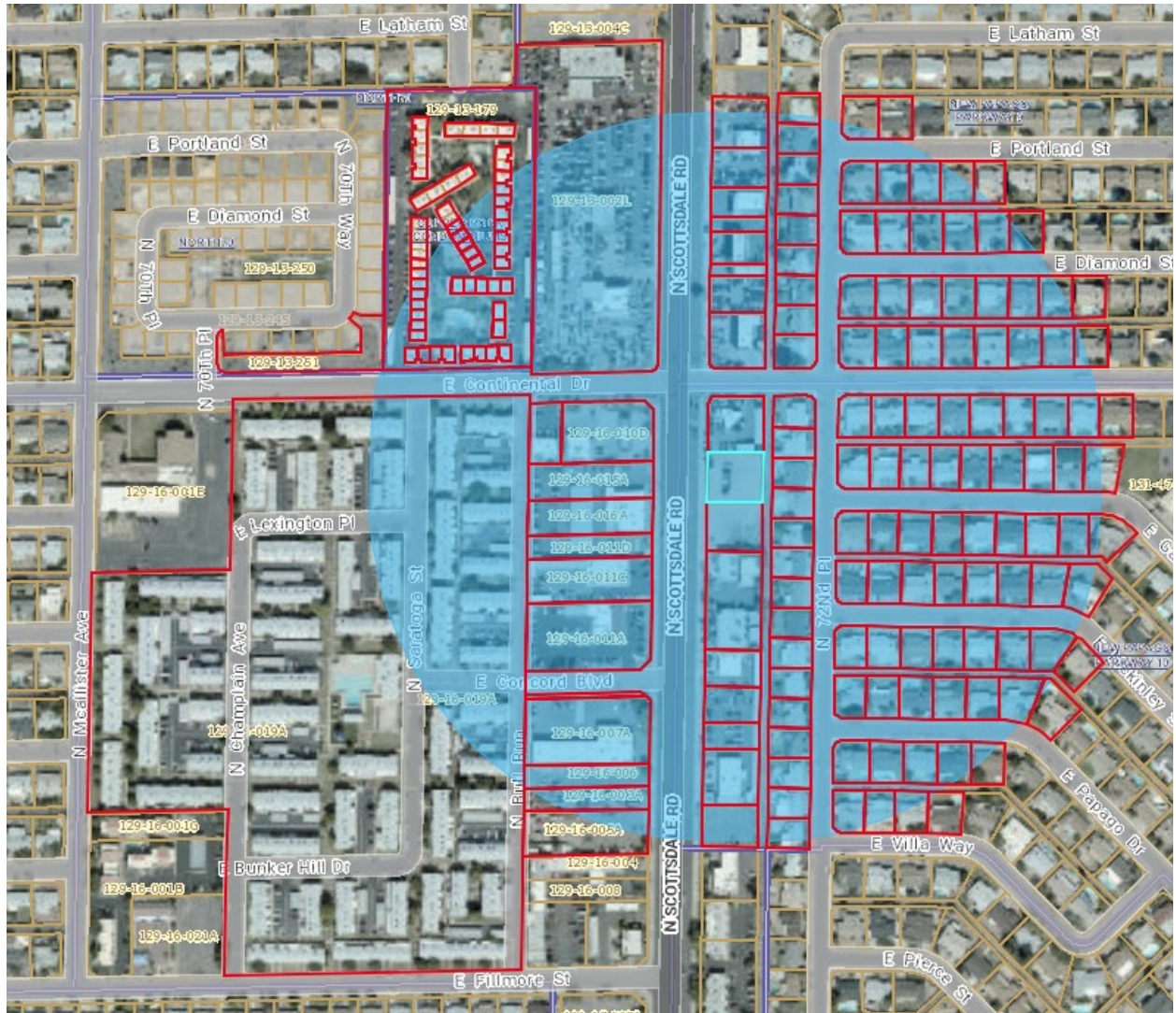
Phone: 480 312 4306

Email: [gbloemberg@scottsdaleaz.gov](mailto:gbloemberg@scottsdaleaz.gov)



## TRUCKMAX: PAVED EXPANSION OF VEHICLE SALES LOT

Area of notified neighbors within a 750-foot radius of the project site







# Affidavit of Posting

**Required: Signed, Notarized originals.**

Recommended: E-mail copy to your project coordinator.

☒ **Project Under Consideration Sign (White)**

☐ **Public Hearing Notice Sign (Red)**

**Case Number:**

**80-PA-2020**

**Project Name:**

**Location:**

**911, 913, & 925 N. Scottsdale Road Scottsdale, AZ 85257**

**Site Posting Date:**

**April 9th, 2021**

**Applicant Name:**

**Rick McGee**

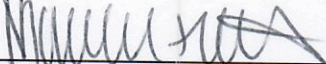
**Sign Company Name:**

**Dynamite Signs**

**Phone Number:**

**480-585-3031**

I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

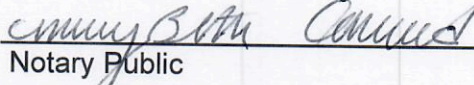
  
Applicant Signature

4-9-2021  
Date

**Return completed original notarized affidavit AND pictures to the Current Planning Office no later than 14 days after your application submittal.**

Acknowledged before me this the 9th day of April 2021



  
Notary Public

My commission expires: 10-25-2024

**City of Scottsdale -- Current Planning Division**

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 ♦ Phone: 480-312-7000 ♦ Fax: 480-312-7088

# Early Notification of Project Under Consideration

## Neighborhood Open House Meeting:

Date: April 22, 2021  
Time: 6:00 P.M.  
Location: 925 N Scottsdale Road

Location: 911, 913, & 925 N. Scottsdale Road Scottsdale, AZ 85257

### Project Overview:

- Request: Conditional Use Permit
- Description of project and Proposed Use: **Paved Expansion of Vehicle Sales Lot**
- Site Acreage: 42,981 sq.ft.
- Site Zoning: C-3

### Applicant Contact:

Rick McGee  
602-796-7700  
rick@urbanrebuild.com

### City Contact:

Greg Bloemberg  
480 312 4306  
gbloemberg@scottsdaleaz.gov

Pre-Application#: 80-PA-2020

Posting Date: 4/09/2021

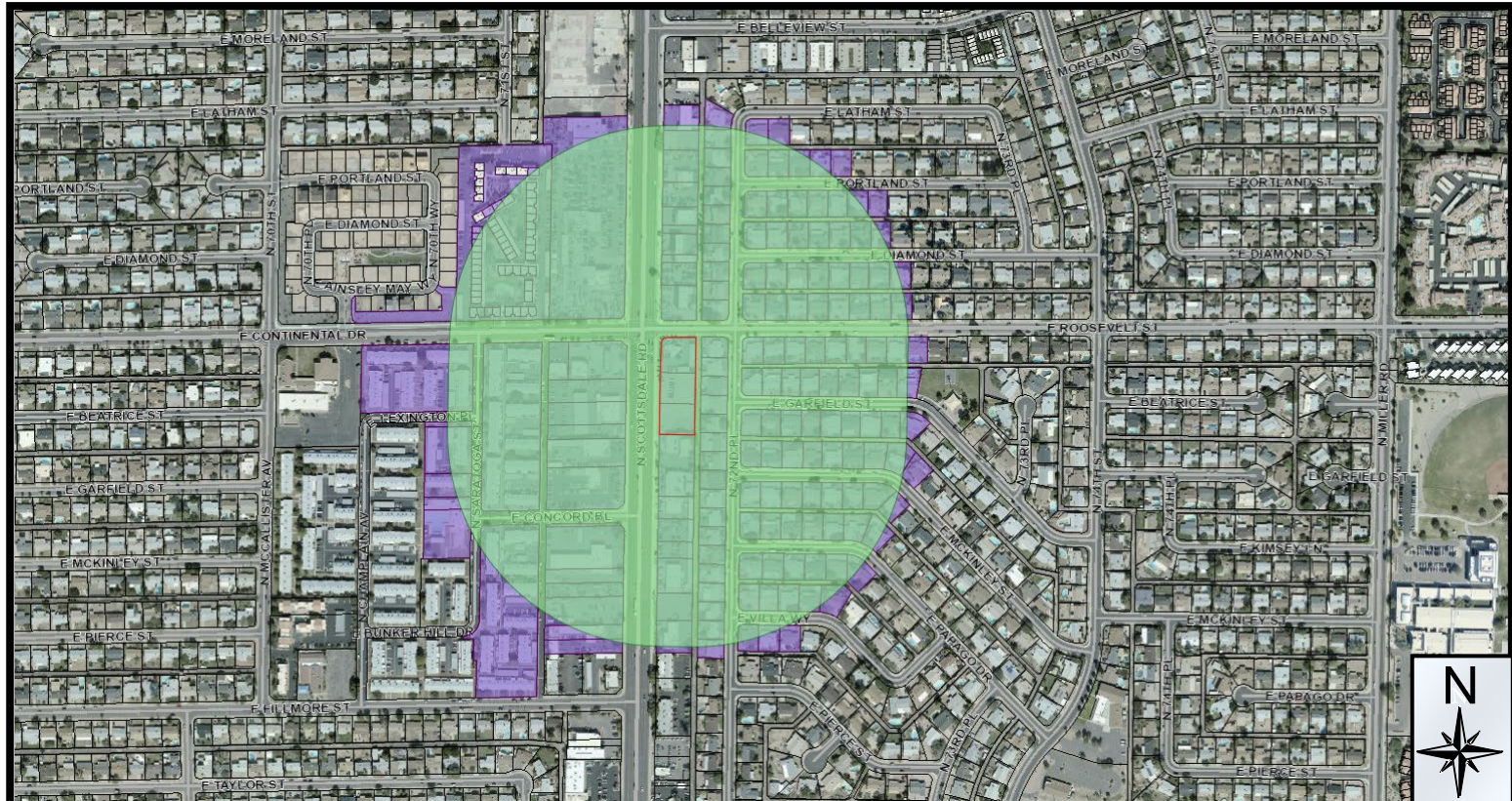
-Penalty for removing or defacing sign prior to date of last hearing -Applicant Responsible for Sign Removal

4/9/21 10:41:48



## City Notifications – Mailing List Selection Map

### Truckmax: Sales Parking Expansion Project



### **Additional Notifications:**

Interested Parties List  
Adjacent HOA's  
P&Z E-Newsletter  
Facebook  
Nextdoor.com  
City Website-Projects in the hearing process

Pulled Labels  
June 10, 2021

### Map Legend:

## Site Boundary

## Properties within 750-feet

Postcards: 227

31-UP-1982#2