

PLANNING COMMISSION REPORT



Meeting Date: May 24, 2023
General Plan Element: *Land Use*
General Plan Goal: *Create a sense of community through land uses*

ACTION

Unique Motorsports Outdoor Vehicle Display 5-UP-2023

Request to consider the following:

1. A recommendation to City Council regarding a request by owner for approval of a Conditional Use Permit, for Vehicle Sales with Outdoor Display on a +/- 1.23-acre site with Highway Commercial (C-3) zoning, located at 2115 N. Scottsdale Road.

Goal/Purpose of Request

The applicant seeks approval to expand operations for an existing auto dealer to include designated outdoor display spaces on the existing site. The prior approvals for this site had only accounted for indoor display areas.

Key Items for Consideration

- Conditional Use Permit (CUP) Criteria
- Site abuts Single-family Residential to the east (separated by alley)
- No changes proposed to the site configuration.
- No public comment as of the date of this report

OWNER

KT One, LLC
480-941-2260



APPLICANT CONTACT

Ken Molfetta
Aline Architecture Concepts
480-273-4233

Action Taken _____

LOCATION

2115 N Scottsdale Road

BACKGROUND

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 Southern Scottsdale Character Area Plan (SSCAP) boundary and per that plan, 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 is zoned Highway Commercial (C-3) zoning district. This district is intended to permit most types of commercial activities located along major streets, including shopping and service needs. This district promotes high quality development, including on-site and streetscape landscape areas, and standards for an attractive setting for commercial activities and adjacent uses.

This site was annexed into the City in 1956 (Ordinance No. 273). Shortly thereafter, the City adopted C-3 zoning for the site. There has been no zoning activity on the site since annexation.

Context

The subject property is located along the east side of N. Scottsdale Road, south of E. Oak Street and north of E. Palm Lane. This site was recently redeveloped under case 53-DR-2019, approved through the Development Review Board April 2, 2020. This site has since been operating as an automotive dealership with indoor display. Please refer to context graphics attached.

Adjacent Uses and Zoning

- North: Existing Commercial building; zoned Highway Commercial (C-3) district
- South: Existing Commercial buildings; zoned Highway Commercial (C-3) district
- East: Existing Residential neighborhood; zoned Single-family Residential, Historic Preservation (R1-7 HP) district
- West: Existing Commercial center; zoned Highway Commercial (C-3) district, and Existing Mixed-use Residential development; zoned Planned Unit Development (PUD)

Other Related Policies, References:

Scottsdale General Plan 2035, as amended
Southern Scottsdale Character Area Plan
Zoning Ordinance
53-DR-2019

APPLICANT’S PROPOSAL

Development Information

The proposal is to expand the operations for an existing vehicle sales use to allow for designated outdoor vehicle display spaces. The tenant currently occupies one of the two tenant spaces in the existing building on the site. No building expansions are proposed, and the proposed outdoor display spaces already exist on the site as excess parking spaces provided with the site redevelopment.

- Existing Use: Vehicle Rental, Leasing or Sales (with indoor display)
- Proposed Use: Vehicle Rental, Leasing or Sales (with indoor and outdoor display)
- Parcel Size: +/-53,445 square feet (1.23-acres)
- Parking Required (Suite 100): 18 spaces (1 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: 18 spaces (separate from display parking)
- Display Parking Provided: 60 spaces (separate from required parking)
- Parking Required (suite 105): 26 spaces (1 space for every 300 square feet of gross floor area)
- Parking Provided: 26 spaces
- Total Parking Required: 44 spaces
- Total Parking Provided: 44 spaces

IMPACT ANALYSIS

Land Use

This site was recently redeveloped under case 53-DR-2019, which was approved through the Development Review Board on April 2, 2020. This building remodel was done anticipating a vehicle sales tenant, but as this site is located within 150-feet of a residential district it was only approved for indoor display at that time, without pursuing a Conditional Use Permit (for outdoor display). The applicant is now pursuing a Conditional Use Permit to display vehicles within existing onsite parking spaces that are not part of the required parking areas. Those spaces were created as excess parking beyond the minimum parking requirements for the uses of the two tenants that occupy the building.

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.
 - **No new lighting, building area, or other site improvements are proposed as part of the scope of this application. The proposed vehicle display spaces are primarily located along the south side of the building, which abuts other commercial property of the same zoning classification. No vehicle display spaces are proposed along the east side of the site abutting the residential neighborhood.**
 - **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 use.**
 - **There is no proposed expansion to the building area or site improvements and the proposed outdoor display spaces already exist as additional parking spaces on the 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.
- **Other auto dealers and commercial properties of similar size and intensity are in operation along the same stretch of Scottsdale Road, in many cases backing up to residential neighborhoods in the same alley separated configuration.**
 - **The vehicle sales tenant is already operating at this location and it is not anticipated that the inclusion of outdoor vehicle display will alter the characteristics of the site.**
- C. The additional conditions specified in Section 1.403, as applicable, have been satisfied. The proposal meets the provisions for Vehicle leasing, Rental, or Sales as identified in Zoning Ordinance Section 1.403.T., including:
1. Required parking shall not be used for vehicle display or storage.
 - **The proposed parking spaces for outdoor vehicle display were previously established as excess parking spaces on the site and will not affect the required parking spaces to be provided for the use.**

Water/Sewer

All infrastructure upgrades necessary to serve this project were completed by the owner with the recent site renovation. The designation of outdoor vehicle display spaces will not have any significant impact on the infrastructure needs.

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. Per the applicant’s Citizen Involvement Report, an Open House meeting was held at the owner’s office on May 10, 2023 at 5:00 PM.

Community Impact

There are no anticipated impacts to the adjacent residential neighborhood or the surrounding commercial properties in the area that would result from the addition of outdoor vehicle display to the existing use of this site.

Policy Implications

If this Conditional Use Permit is approved, the existing vehicle sales user on the site (with indoor vehicle display) will be able to incorporate outdoor vehicle display into their ongoing operations.

STAFF RECOMMENDATION

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, per the attached stipulations.

RESPONSIBLE DEPARTMENT

Planning and Development Services

Current Planning Services

STAFF CONTACT

Jeff Barnes
Senior Planner
480-312-2376
E-mail: jbarnes@ScottsdaleAZ.gov

APPROVED BY



Jeff Barnes, Report Author

5/2/2023

Date



Tim Curtis, AICP, Current Planning Director
Planning Commission Liaison
Phone: 480-312-4210 Email: tcurtis@scottsdaleaz.gov

5/9/2023

Date



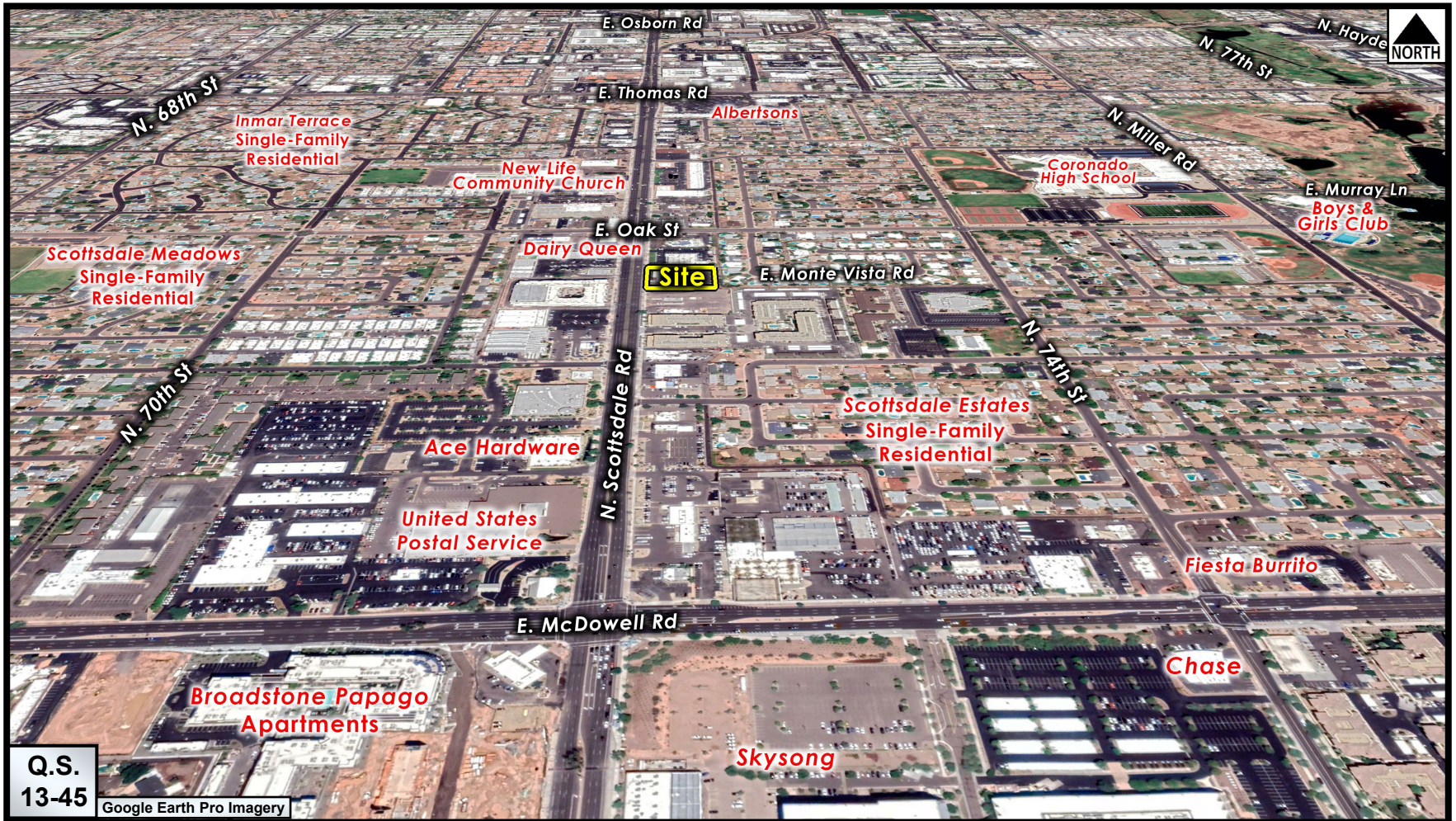
Erin Perreault, AICP, Executive Director
Planning, Economic Development, and Tourism
Phone: 480-312-7093 Email: eperreault@scottsdaleaz.gov

05-11-2023

Date

ATTACHMENTS

1. Context Aerial
2. Resolution No. 12841
 - Exhibit 1: Aerial Close-Up
 - Exhibit 2: Stipulations
 - Exhibit A to Exhibit 2: Site Plan
 - Exhibit 3: Additional Conditions
3. Zoning Map
4. Application Narrative
5. Community Involvement
6. City Notification Map



Context Aerial

ATTACHMENT #1

5-UP-2023

RESOLUTION NO. 12841

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, ADOPTING A CONDITIONAL USE PERMIT FOR VEHICLE SALES WITH OUTDOOR DISPLAY ON A +/-1.23-ACRE SITE WITH HIGHWAY COMMERCIAL (C-3) ZONING LOCATED AT 2115 N. SCOTTSDALE ROAD.

WHEREAS, the Planning Commission held a public hearing on May 24, 2023;

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 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
- c) that the additional zoning requirements necessary for vehicle sales with outdoor display use, set forth on **Exhibit 3**, have been met.

Section 2. That a description of the conditional use permit is set forth in Case No. 5-UP-2023. 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 **Exhibits 2 and 3**. All exhibits are incorporated herein by reference.

PASSED AND ADOPTED by the Council of the City of Scottsdale this _____ day of _____, 2023.

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



Close-up Aerial

5-UP-2023

**Stipulations for the Conditional Use Permit
For Outdoor Vehicle Display
Unique Motorsports Outdoor Vehicle Display
Case Number: 5-UP-2023**

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

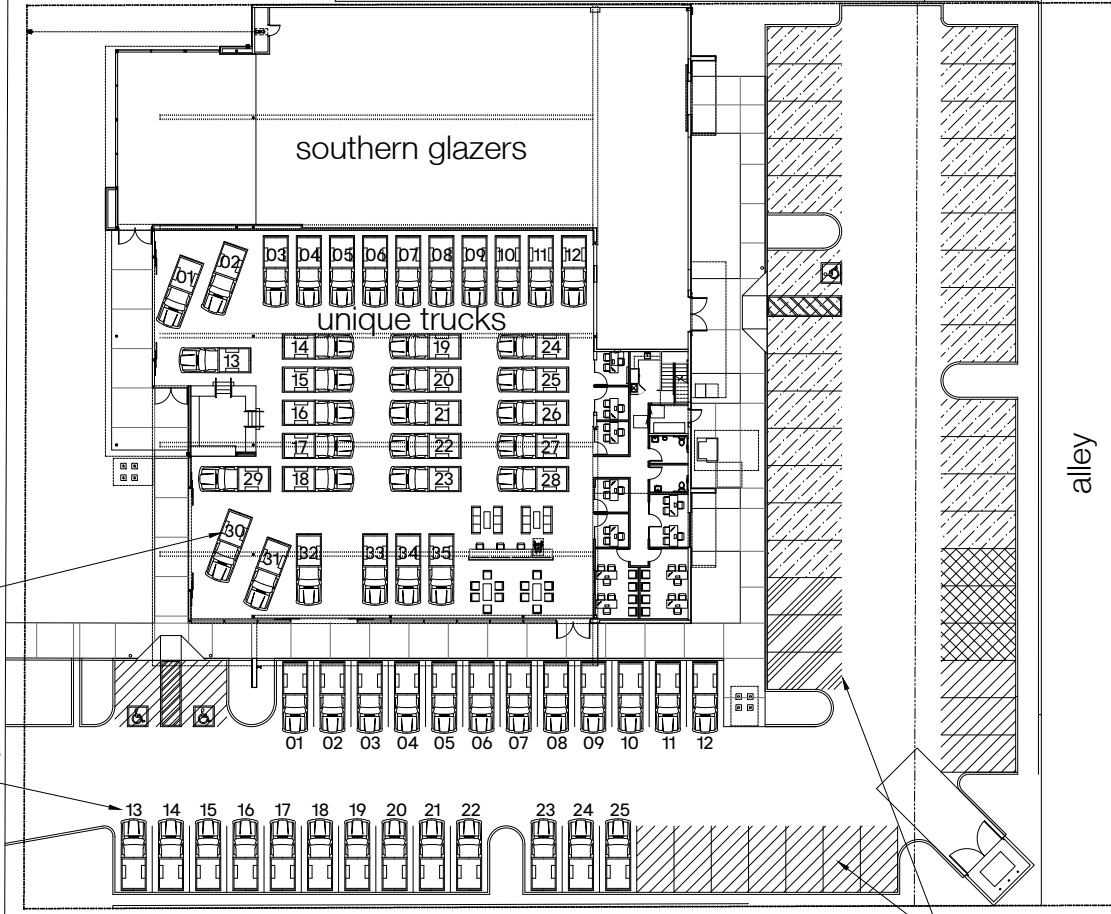
SITE DESIGN

1. CONFORMANCE TO CONCEPTUAL SITE PLAN. Development shall conform with the conceptual Site Plan/Parking Plan submitted by Aline Architecture Concepts, attached as Exhibit A to Exhibit 2. 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.

adj. building

zoned: c-3

n. scottsdale rd.



southern glazers

unique trucks


adj. building


zoned: c-3


alley


PARKING DATA

PARKING CALCULATION:

 southern glazers: $7824 / 300 = 26.08$

 unique trucks: $2286 / 200 = 11.43$

 unique trucks car display employee: $\frac{60}{20} = 3$

 unique trucks: car display patron: $\frac{60}{20} = 3$

TOTAL REQ'D	44
TOTAL PROVIDED	69
outdoor display	25
indoor display	35

indoor display parking

outdoor display parking stalls

see parking data for calculations, typ.

2115 N SCOTTSDALE RD
 SCOTTSDALE, AZ 85257
 APRIL 28, 2023
 SCALE: 1" = 30'-0"

7340 EAST MAIN STREET #210
 SCOTTSDALE, ARIZONA 85251
 MADEWITHALINE.COM



UNIQUE TRUCKS CONDITIONAL USE PERMIT

Exhibit A to Exhibit 2
 Resolution No. 12841

Additional Conditions

Sec. 1.403.T: Vehicle leasing, rental or sales.

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



Zoning Aerial

ATTACHMENT #3

5-UP-2023



Aline Architecture Concepts
7340 East Main Street, Suite 210
Scottsdale, Arizona 85251

May 10, 2023

City of Scottsdale
Planning & Zoning
7447 E. Indian School Rd.
Scottsdale, Arizona 85251

Re: Conditional Use Permit Narrative
Unique Trucks
2115 N. Scottsdale Road
Scottsdale, AZ 85257
Parcel #:131-19-001L

The scope of this request includes allowing for display of “for sale vehicles” within the existing parking lot configuration & showroom. Currently 44 total stalls are required with 69 total stalls provided. The site plan illustrates 35 interior parking stalls and 25 exterior parking stalls for “for sale vehicle display” for a total of 60 display parking stalls on site.

Per City of Scottsdale zoning code (sec. 1.401) this conditional use permit will not have a negative impact on the adjacent residential neighborhood or the surrounding area. The existing driveway/parking lot layout and landscaping are to remain, while the parking stalls closest to Scottsdale Rd. will be designated for “for sale vehicle” display parking. This will not impact adjacent properties with additional noise, dust, volume, or increased traffic and will not negatively impact parking availability for customers per section 1.403 (A,B,C & T) as noted . The use of this site is to remain as is and the display of “for sale vehicles” is compatible with existing uses surrounding the site/Scottsdale Rd. corridor.

We thank the City of Scottsdale staff for consideration of this request.

Ken Molfetta, Project Manager
Aline Architecture Concepts, LLC
7340 E. Main St. #210
Scottsdale, AZ 85251
480.273.4233

UNIQUE TRUCKS

NEIGHBORHOOD NOTIFICATION



PROJECT DESCRIPTION:

This is a notification regarding our upcoming public hearing for a conditional use permit for vehicle display parking at the property address below. The building is a single-story building with existing business use.

SITE INFORMATION:

Location: 2115 N. Scottsdale Rd
Scottsdale, AZ 85257

Zoning: C-3

Lot Area: 57,772 s.f. (1.326 acres)

Building Area: 18,994 s.f.

Pre-application #: 204-PA-2021

MEETING INFORMATION:

WHERE:

7340 E. Main Street, ste 200
Scottsdale, AZ 85251

WHEN:

MAY 10, 2023

TIME:

5PM

CONTACT INFORMATION:

Clayton Companies

Tom Frenkel (Applicant)

7340 E. Main St., Suite 200

Scottsdale, Arizona 85251

P: 480-989-7295

E: tom@claytoncompanies.com

Jeff Barnes, Planner

City of Scottsdale

7447 E. Indian School Road

Scottsdale, Arizona 85251

P: 480.312.2367

E: jbarnes@scottsdaleaz.gov

Early Notification of Project Under Consideration

Neighborhood Open House Meeting

Date: Wednesday, May 10, 2023

Time: 5 pm

Location: 7340 E. Main St, ste 200, Scottsdale, AZ 85251

Site Address: 2115 N. Scottsdale Rd, Scottsdale, AZ 85257

Project Overview:

Request: Allow exterior display of vehicles

Description of the Project and Proposed Use: existing car dealership

Site Acreage: 1.32 Acres

Site Zoning: C-3

Applicant: Tom Frenkel

City Contact: Jeff Barnes

Phone Number: 602-989-7295 Phone Number: 480-312-2376

Email: tom@claytoncompanies.com Email: jbarnes@scottsdaleaz.gov

Pre-Application: 204-PA-2021

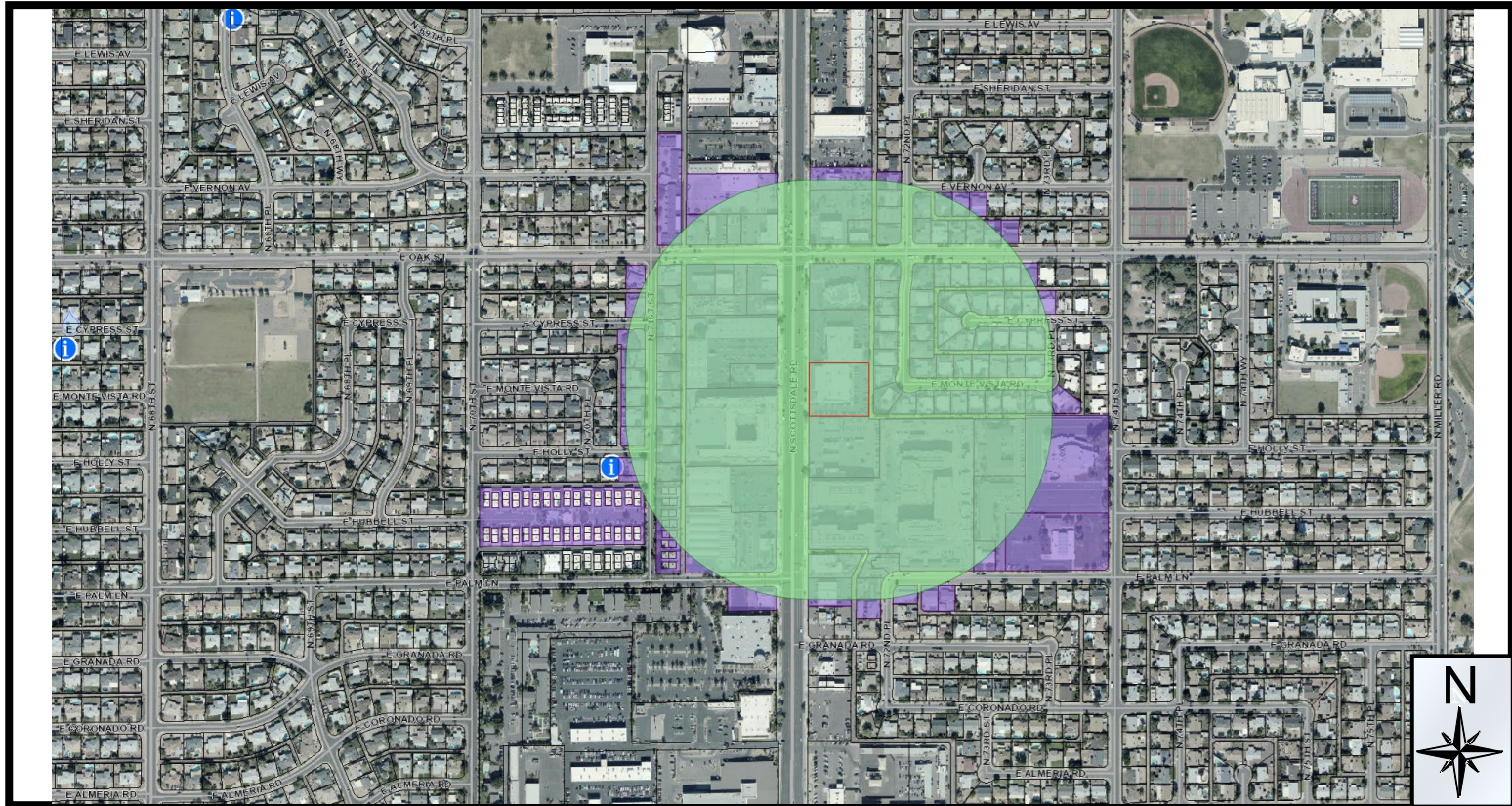
Posting Date: May 1, 2023

- Penalty for removing or defacing sign prior to posting hearing notification sign

- Applicant Responsible for Sign Removal

City Notifications – Mailing List Selection Map

Unique Motorsports Outdoor Vehicle Display



Additional Notifications:

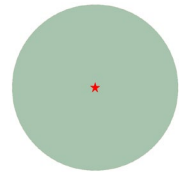
- Interested Parties List**
- Adjacent HOA's**
- P&Z E-Newsletter**
- Facebook**
- Nextdoor.com**
- City Website-Projects in the hearing process**

Pulled Labels
May 1, 2023

Map Legend:



Site Boundary



Properties within 750-foot

Postcards: 178

5-UP-2023