

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: September 15, 2016 Item No. 4
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

Pima Thomas Center 57-DR-2015

Location: 8700 E. Thomas Road

Request: Request approval of the site plan, landscape plan, and building elevations for the exterior renovation of an existing industrial building for a new self-storage facility, with approximately 166,200 square feet of building area, comprised of 33,700 square feet of building area in nine new, single-story, storage buildings, and 132,500 square feet of building area in the existing building, all on a 5.9-acre site.

OWNER

Wentworth Property Co., LLC
602-628-1885

ARCHITECT/DESIGNER

RKAA Architects, Inc.

ENGINEER

Hubbard Engineering

APPLICANT CONTACT

Michelle Hassler
RKAA Architects, Inc.
602-955-3900

BACKGROUND

Zoning

This site is zoned Industrial Park (I-1). The I-1 zoning is intended to provide light manufacturing, aeronautical, light industrial, office, and supportive uses to sustain and enhance major employment opportunities.

Context

Located at the northwest corner of the intersection of E. Thomas Road and N. Pima Road, the surrounding developments are single-family residential and municipal uses.

Adjacent Uses and Zoning

- North Existing single-family residences are located north of the site in the Single-family Residential (R1-5) zoning district.
- South E. Thomas Road abuts the site to the south. Existing single-family residences are located farther south in the Single-family Residential (R1-7) zoning district.
- East E. Pima Road abuts the property to the east. Vacant land in the Salt River Pima Maricopa Indian Community jurisdiction is located farther east.
- West City of Scottsdale municipal uses, including a park and water treatment facility, are located west of the site in the Industrial Park (I-1) and Open Space (OS) zoning districts.

Key Items for Consideration

- Compatibility of proposed site additions to existing building and surrounding context
- Compatibility of site and building lighting to surrounding context

DEVELOPMENT PROPOSAL

Goal/Purpose of Request

The applicant is seeking approval of the site plan, landscape plan, and building elevations for the exterior renovation of an existing industrial building for a new self-storage facility on the existing site. Several new storage buildings will be added to the site as part of the renovation of the building and site.

Neighborhood Communication

The City mailed notification postcards to the surrounding property owners within 750 feet of the site, and has posted the property notifying the public of the Development Review Board hearing. Staff has received several emails and phone calls with concerns regarding the proposed storage facility. That correspondence cited concerns regarding operations, security, and lighting at the proposed facility.

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

The development site is the current location of a former light manufacturing use and is currently vacant. The existing building on the site has been in place since the 1960s. The applicant’s proposal is to renovate the existing building on the site and add several smaller storage buildings to the site for use as a self-storage facility. The existing building is centrally located to the site and the new buildings will be located on all sides of the existing building with some abutting the existing building, and others located as standalone storage areas. Other improvements to the site include revised parking areas, loading areas, landscape, hardscape, and pedestrian access.

Access to the site will remain primarily as it exists today, with two driveways accessing the site from N. Pima Road and additional access being provided to the south through a future development site abutting E. Thomas Road. Parking will be provided at several locations adjacent to the main drive aisle through the site with several parking spaces being removed along the northern portion of the site to allow for additional landscaping adjacent to existing residences north of the site. Loading zones have also been provided around the main building at building access points. In addition to landscaping being provided at the far northern portion of the site, additional open space is provided adjacent to N. Pima Road and at several locations throughout the development site. Pedestrian

access to the main entrance of the building is located on the north side of the site with a new sidewalk connection from the main entrance to the existing sidewalk along N. Pima Road.

The main building on the site will be renovated utilizing new paint, metal panel, and aluminum storefront materials. The existing building utilizes varied massing to enhance the façades of the buildings with different roof parapet heights to screen mechanical equipment, further segmenting the shape of the building. Windows of the existing building are generally recessed and shaded, consistent with City guidelines. New buildings on the site will utilize the same color palette and accenting of the main building and employ a concrete block construction. Exterior building lighting has been designed to meet the City requirements and all mechanical equipment and utilities have been appropriately screened or integrated with the building design. The development project utilizes muted earth tones, consistent with City policies and guidelines, and incorporates an accent color at roll-up doors of the building to bring additional visual interest to the buildings.

New landscaping will be utilized in areas adjacent to the new buildings and the revised open space area at the northern portion of the site. Existing landscaping will be retained and enhanced in the large open space area between the N. Pima Road and the development site. New landscaping will utilize drought-tolerant plant material per City guidelines. Plant species include Acacia trees, as well as Texas Sage, Agave, Aloe, and Yucca varieties. The plants will be arranged to create a lush landscape between the building and landscape areas surrounding the building with particular attention given to enhance the new open space area at the northern portion of the site.

Development Information

- Existing Use: Vacant building, former light manufacturing
- Proposed Use: Community storage facility
- Parcel Size: 7.5 gross acres (entire site)
5.9 net acres (storage facility only)
257,200 square feet
- Building / Commercial space: 166,203 square feet
- Floor Area Ratio Allowed: 0.8
- Floor Area Ratio Proposed: 0.65
- Building Height Allowed: 52 feet, excluding rooftop appurtenances
36 feet, excluding rooftop appurtenances
(within 300 feet of residential)
- Building Height Proposed: 28 feet 8 inches, excluding rooftop appurtenances
- Parking Required: 18 spaces
- Parking Provided: 18 spaces
- Open Space Required: 45,782 square feet / 1.05 acres
- Open Space Provided: 45,790 square feet / 1.05 acres

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Development Review Board approve the Pima Thomas Center per the attached stipulations, finding that the provisions of Character and Design Element of the General Plan and the Development Review Criteria have been met.

RESPONSIBLE DEPARTMENT

Planning and Development Services
Current Planning Services

STAFF CONTACT

Brad Carr, AICP, LEED-AP
Senior Planner
480-312-7713
E-mail: bcarr@ScottsdaleAZ.gov

APPROVED BY



Brad Carr, AICP, LEED-AP, Report Author

8-31-2016

Date



Steve Venker, Development Review Board Coordinator
Phone: 480-312-2831 E-mail: svenker@scottsdaleaz.gov

9/7/16

Date



Randy Grant, Director
Planning and Development Services
480-312-2664, rgrant@scottsdaleaz.gov

9/8/16

Date

ATTACHMENTS

- A. Stipulations/Zoning Ordinance Requirements
 - 1. Applicant's Narrative
 - 2. Context Aerial
- 2A. Close-Up Aerial
- 3. Zoning Map
- 4. Site Plan
- 5. Building Elevations
- 6. Open Space Plan
- 7. Landscape Plan
- 8. Neighborhood Correspondence

**Stipulations for the
Development Review Board Application:
Pima Thomas Center
Case Number: 57-DR-2015**

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

APPLICABLE DOCUMENTS AND PLANS:

1. Except as required by the Scottsdale Revised Code, the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture shall be constructed to be consistent with the building elevations submitted by RCAA Architects, Inc., with a city staff date of 5/25/2016.
 - b. The location and configuration of all site improvements shall be consistent with the site plan submitted by RCAA Architects, Inc. with a city staff date of 8/16/2016.
 - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by T.J. McQueen & Associates, Inc., with a city staff date of 8/16/2016.
 - d. The case drainage report submitted by Hubbard Engineering and accepted in concept by the Stormwater Management Department of the Planning and Development Services.
 - e. The Water and Sewer Basis of Design Report submitted by Hubbard Engineering and accepted in concept by the Water Resources Department.
 - f. The Open Space Plan submitted by RCAA Architects, Inc., with a city staff date of 8/16/2016.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable Zoning case for the site was 44-ZN-1965.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. All exterior window glazing shall be recessed a minimum of fifty (50) percent of the wall depth, including glass windows within any tower/clerestory elements. The amount or recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal the developer shall provide head, jamb and sill details clearly showing the amount of recess for all window types.

3. All exterior doors shall be recessed a minimum of thirty (30) percent of the wall depth, the amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal the developer shall provide head, jamb and sill details clearly showing the amount of recess for all door types.
4. With the final plans submittal, the owner shall show the location of all Fire Department Connections (FDC), to the satisfaction of Fire Department final plans review staff.
5. With the final plans submittal, the owner shall demonstrate that Buildings 2, 4, 5, 7 and 8 are part of existing building fire suppression system, to the satisfaction of Fire Department final plans review staff.

SITE DESIGN:

Ordinance

- B. *Prior to issuance of any building permit for the site, the owner shall cause the minor subdivision of the site with the adjacent city-owned parcel through the appropriate city process, to the satisfaction of planning final plans review staff.*

DRB Stipulations

6. All drive aisles that are fire lanes shall have a width of twenty-four (24) feet.
7. Refuse enclosures shall be constructed in conformance with the City of Scottsdale Supplements to MAG Standard Details. Details for construction of refuse enclosures can be found in the City of Scottsdale Supplements to MAG Standards Details, standard detail #2146-1, 2 (2 is grease containment) for single enclosures, and #2147-1, 2 (2 is grease containment) for double enclosures.
8. With the final plans submittal, the owner shall demonstrate a looped fire hydrant system, to the satisfaction of Fire Department final plans review staff.

LANDSCAPE DESIGN:

DRB Stipulations

9. *With the final plan submittal, the owner shall modify the landscape plans to replace plant species being installed along N. Pima Road with plant species that are recommended in the Pima Road Final Design Concept Report (October 2009), to the satisfaction of Planning Department final plans review staff.*

EXTERIOR LIGHTING:

Ordinance

- C. All exterior luminaires mounted eight (8) feet or higher, above finished grade, shall be directed downward.
- D. The initial vertical luminance at 6-foot above grade, along the north property line shall not exceed 0.1-foot-candles. All exterior luminaires shall be included in this calculation.
- E. Luminaries with a total initial lumen output of greater than 3050 shall be directed downward and comply with the Illuminating Engineering Society of North America (IES) requirements for full cutoff.

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SITE DESIGN:

Ordinance

- B. *Prior to issuance of any building permit for the site, the owner shall obtain approval for the minor subdivision of the site, with the adjacent City-owned parcel through the appropriate City process, to the satisfaction of Planning Department final plans review staff.*

DRB Stipulations

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- E. Luminaries with a total initial lumen output of greater than 3050 shall be directed downward and comply with the Illuminating Engineering Society of North America (IES) requirements for full cutoff.

DRB Stipulations

- 10. All exterior luminaires shall meet all IES requirements for full cutoff, and shall be aimed downward and away from property line except for sign lighting.
- 11. *The maximum mounting height for any fixture on the site, except those located on the north façade of the building or in the parking/drive aisle area on the north side of the site, shall be sixteen (16) feet above adjacent grade.*
- 12. *The maximum mounting height for any fixture located on the north façade of the building or in the parking/drive aisle area on the north side of the site shall be eight (8) feet above adjacent grade.*
- 13. *All exterior lamps shall have a Kelvin temperature of 3000 or lower.*
- 14. Incorporate the following parking lot and site lighting into the project’s design:

Parking Lot and Site Lighting:

- a. The maintained average horizontal luminance level, at grade on the site, shall not exceed 2.0-foot-candles. All exterior luminaires shall be included in this calculation.
- b. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 8.0-foot-candles. All exterior luminaires shall be included in this calculation.
- c. The initial vertical luminance at 6-foot above grade, along the entire property line, except the north property line, shall not exceed 0.8-foot-candles. All exterior luminaires shall be included in this calculation.
- d. The total lumen per luminaire shall not exceed 24,000 lumens.

STREETS, IMPROVEMENTS AND RELATED DEDICATIONS:

DRB Stipulations

- 15. Prior to the issuance of a building permit for the site, the owner shall dedicate to the City the following right-of-way and submit plans to construct the following street improvements:

Street Name	Street Type	Dedications	Improvements	Notes
E. Thomas Road	Minor Arterial	25-foot radius right-of-way dedication at intersection of Thomas and Pima	None	a.; b.
E. Pima Road	Minor Arterial	25-foot radius right-of-way dedication at intersection of Thomas and Pima	None	a., b.

- a. All curb ramps for public and pedestrian sidewalks that intersect public and private streets, or driveways that intersect public and private streets, shall have truncated domes that are colored to match OSHA Safety Yellow, FED-STD-595C, 13591.
- b. Before any building permit is issued for the site, the owner shall dedicate a 25-foot radius right-of-way at the southeast corner of the site (northwest corner of intersection of E. Thomas Road and N. Pima Road).

EASEMENTS DEDICATIONS AND RELATED IMPROVEMENTS:

DRB Stipulations

16. Before any building permit is issued for the site, the owner shall dedicate a 25-foot by 25-foot safety triangle easement at the intersection of E. Thomas Road and N. Pima Road.
17. Before any building permit is issued for the site, the owner shall dedicate a sight distance easement over sight distance triangle(s) in conformance with figures 5.3-26 and 5.3-27 of Section 5.3 of the DSPM.

WATER AND WASTEWATER STIPULATIONS:

DRB Stipulations

18. Existing water and sewer service lines to this site shall be utilized, or shall be disconnected at the main pursuant to the Water Resources Department requirements.
19. Public water lines, existing or proposed, shall not cross under, or run within parking spaces, and shall be located under drive aisles.
20. Before the improvement plan submittal to the Plan Review and Permit Services Division, the owner shall obtain approval of the Final Basis of Design Reports (water and wastewater) from the Water Resources Department. The Final Basis of Design Reports shall be in conformance with the Design Standards and Policies Manual and shall address any comments in the Preliminary Basis of Design Reports (water and wastewater)

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

21. With the improvement plan submittal, the owner shall submit a final drainage report that demonstrates consistency with the DSPM and the case drainage report accepted in concept by the Stormwater Manager, or designee.

Pima & Thomas Center

8700 E. Thomas Road
Scottsdale, Arizona

Project Narrative Development Review Board 3rd submittal

Project #: 779-PA-2015
Case #:57-DR-2015

Revised: April 06, 2016
1st DR Submittal: October 12, 2015
2nd DR Submittal: April 20, 2015



Pima & Thomas Center
57-DR-2015 Project Narrative 3rd submittal

ATTACHMENT #1

**57-DR-2015
05/25/16**



Pima & Thomas Center Project Team

Owner:

Wentworth Property Company
2701 E. Camelback Road, Suite 185
Phoenix, Arizona 85016
Contact: Tim Chester
Phone: 602/ 296.1096
Email: tchester@wentprop.com

Architect:

RKAA Architects, Inc.
2233 East Thomas Road
Phoenix, Arizona 85016
Contact: Robert Kubicek
Phone: 602 / 955.3900
Email: rkubicek@rkaa.com

Landscape Architect:

T.J. McQueen and Associates, Inc.
8433 East Cholla Street, Suite 101
Scottsdale, Arizona 85260
Contact: Tim McQueen
Phone: 602 / 265.0320
Email: timmcqueen@tlmla.net

Civil Engineer:

Hubbard Engineering
1201 S. Alma School Road, Suite 12000
Mesa, AZ 85210
Contact: Shawn Hanrahan
Phone: 480-892-3313
Email: shanrahan@hubbardengineering.com



Introduction & Request

This Design Review Board application regards proposed exterior facade changes to the existing building and proposed nine additional exterior drive up storage buildings, of which, include oversized units for RV storage. The open space on the outside of the perimeter is to remain and has been shown on the site plan as future resdtaurant/retail/office pad .

- West: City Park
- East: Pima Road & Freeway access
- North: Residential
- South: Residential

County Parcel information:

Parcel 1, APN#130-39-001A: 257,323 SF, Current APN#130-39-001L per Maricopa County Assessor Deed 150356409 recorded on 05/20/2015

Parcel 2, APN# 130-39-001B: 212,074 SF: Current APN#130-39-001M per Maricopa County Assessor Deed 150446275 recorded on 06/23/2015, acquired by City of Scottsdale to become part of a regional retention basin..

Existing Building Exterior Design enhancements:

Proposed Architectural enhancements will include painting, faux windows & storefront with clear glazing internal illumination, metal panel architectural elements.

The height and mass of the architectural feature is proportionate to the existing building and will give the illusion of looking into the floor levels above grade, when in fact they are basement & half levels. Existing landscape shall be complementary to the area & updated to the current City standards. All mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.

New Building Design:

Proposed exterior structures consist of nine single story buildings drive up self storage units totaling 35,646 square feet. Also included for this project is a new vestibule which will enclose the existing opening for the elevator. This entrance will allow customers a convenient loading/unloading location access for the interior units.

The architectural intent of this proposal is to further expand this existing center to the north and create a high-end appearance on Scottsdale Road. The design of the buildings will use these existing details and elements as a foundation while also striving to improve the appearance and functionality. The existing center is being repainted and



the intent is to match the proposed new project. Sensitivity is being used to screen the facades and commercial activity that are directly next to the residential community.

The buildings use colors similar to the proposed repaint of the existing buildings. The proposed future buildings are in-line shops buildings with exterior finish elements that are the dark bronze anodized storefront systems, wrought iron railings, painted metal trellises, and cloth awnings. The lighting will be designed to match the industrial modern lighting fixtures and to comply with current height restriction and City of Scottsdale standards.

Landscape Design

Materials:

The landscaping will utilize a lush desert plant palette to create an attractive and colorful experience for those who shop in the Center and those traveling on Scottsdale Road. The plant palette will consist of plant species found on the Arizona Department of Water Resources., "Low Water Use Plant List." The design of the landscaping will be in keeping with the adjacent and other previously developed properties along this scenic corridor.

Landscape will utilize and retention basins to create a ground plane that flows in concert with the vegetation. A mix of existing plant material, Desert Museum Palo Verdes, Willow acacia trees in varying sizes will add to the ebb and flow of the landscaping. Small groupings of desert accents will grow in concert with the larger canopy trees to add an ornamental contrast in texture, and their strong accent will add a splash of interest during a typically uneventful time of the year for landscape plantings.

Civil Design

Civil discusses the water usage, fire line, and storm water runoff detention in their design Report dated March 13, 2016.

Zoning Ordinance Sec. 1.1804 Development Standards

2. The architectural character, landscaping and site design of the proposed development shall:

a. Promote a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood.

Response: The existing building establishes the main focal point and the proposed additional buildings will balance your view along Pima Road and along Thomas Road.



b. Avoid excess variety and monotonous repetition.

Response: The elements added to the existing buildings will give the illusion of office environment, a sense of depth & complexity. The architectural tower feature is an internal lighted storefront system that will give the appearance of floor levels when in fact the existing floor levels are below and half floors.

c. Recognize the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles.

Response: Please see Section F which goes into greater detail about the proposed developments adherence to the Sensitive Design Principles.

3. Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be so designed as to promote safety and convenience.

Response: Traffic patterns have been simplified and their topography consistent with the proposed buildings to provide vehicular and pedestrian connections to the development from Pima Road.

4. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.

Response: Tower elements and the existing building massing hide any proposed replacement rooftop mechanical equipment.

F. Scottsdale's Sensitive Design Principles-Section 1.804

Consistency with Design and Character Components

Scottsdale has established the following set of Sensitive Design Principles, which are fundamental to the design and development of the property in question.

1. The design character of any area should be enhanced and strengthened by new development.

Response: The proposed development creates an updated look to the site while still using many of the existing design elements and materials and their sense of relationship to each other. The architectural character of the new buildings will reflect the detailing of the shopping center buildings located along Thomas.

2. Development, through appropriate siting and orientation of buildings, should recognize and preserve established major vistas, as well as protect natural features.



Response: The additional buildings added to the site are orientated with the existing building as to provide continuous site circulation

3. Development should be sensitive to existing topography and landscaping.

Response: The proposed building elevations are consistent with the existing grades and are discussed in length in the drainage report provided by Hubbard Engineering dated March 31st.

4. Development should protect the character of the Sonoran desert by preserving and restoring natural habitats and ecological processes.

Response: The design of the landscaping will be in keeping with the Low flow Requirements set forth in the Zoning Ordinance.

5. The design of the public realm, including streetscapes, parks, plazas, and civic amenities, is an opportunity to provide identity to the community and to convey its design expectations.

Response: The future pad development will include 3 community gathering spaces, with water features, fire pits and trellises for shading that will infuse a distinct identity to the development and provide an enticement for the public to use these civic amenities.

6. Developments should integrate alternative modes of transportation, including bicycles and bus access, within the pedestrian network that encourages social contact and interaction within the community.

Response: Bicycle racks are being provided for the Storage Facility and will be included when the future pad develops.

7. Development should show consideration for the pedestrian by providing landscaping and shading elements as well as inviting access connections to adjacent developments.

Response: There will be a pedestrian sidewalk that will connect the rental office and the sidewalk along Pima Road.

8. Buildings should be designed with a logical hierarchy of masses.

Response: The height and mass of the proposed buildings and landscape shall be complementary to the existing building.

9. The design of the built environment should respond to the desert environment.



Response: The main elements match the surrounding neighborhood materials, while taking into consideration the existing building construction.

10. Developments should strive to incorporate sustainable and healthy building practices and products.

Response: Design strategies and building techniques, which minimize the environmental impact of the development, reduce energy consumption, and endure over time, will be used where feasible.

11. Landscape design should respond to the desert environment by utilizing a variety of mature landscape materials indigenous to the arid region.

Response: The landscaping will utilize a desert plant palette that will help the site blend into the neighborhood surroundings and adjacent city park.

12. Site design should incorporate techniques for efficient water use by providing desert adapted landscaping and preserving native plants.

Response: The plant palette will consist of plant species found on the Arizona Department of Water Resources., “Low Water Use Plant List.”

13. The extent and quality of lighting should be integrally designed as part of the built environment.

Response: Lighting will be designed to minimize glare and overflow into the neighboring residential community to the north.

14. Signage should consider the distinctive qualities and character of the surrounding context in terms of size, color, location, and illumination.

Response: Signage will be designed to be complementary to the architecture, landscaping, and design theme for the site, with due consideration for visibility and legibility.

Summary

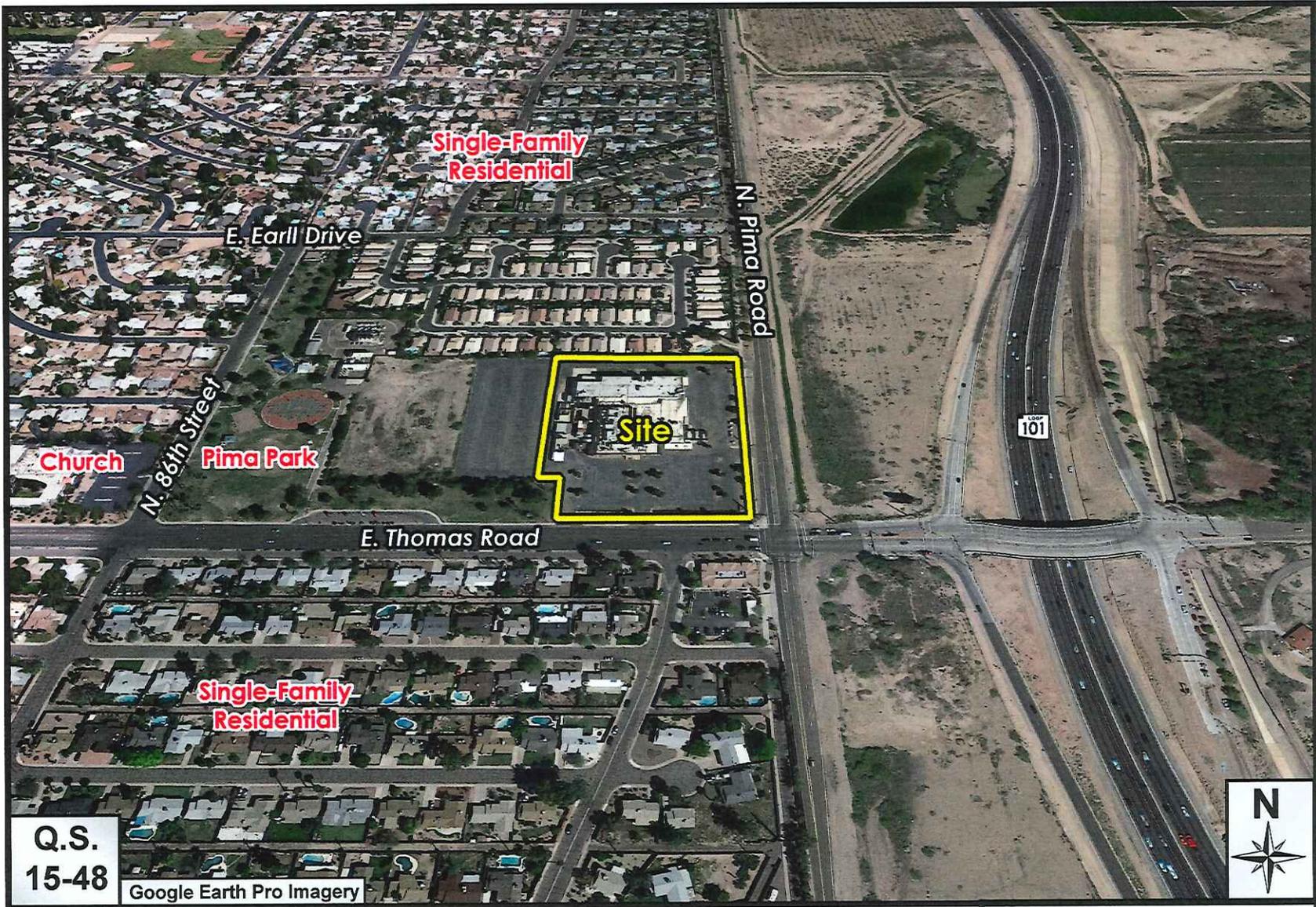
In summation, it is the desire of the property owner to develop a safe, clean, functional, Center that compliments the community and provide a needed amenity. We therefore respectfully request your consideration/input/approval regarding the proposed development improvements.

Sincerely,

Robert Kubicek
RKAAs Architects, Inc.
2233 E Thomas Road
Phoenix, AZ 85016
(602) 955-3900

Rkubicek@rkaa.com

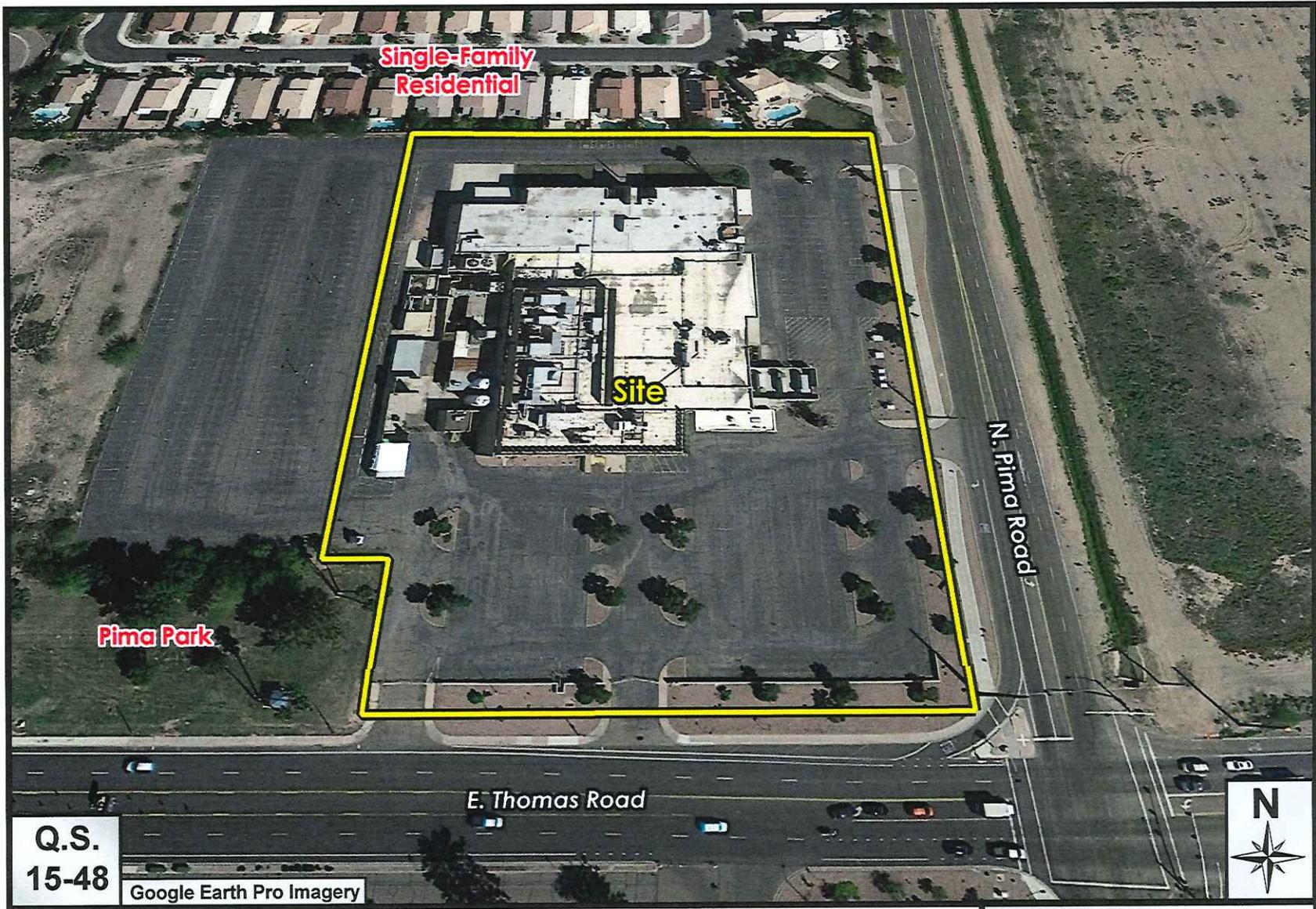




Pima Thomas Center

57-DR-2015

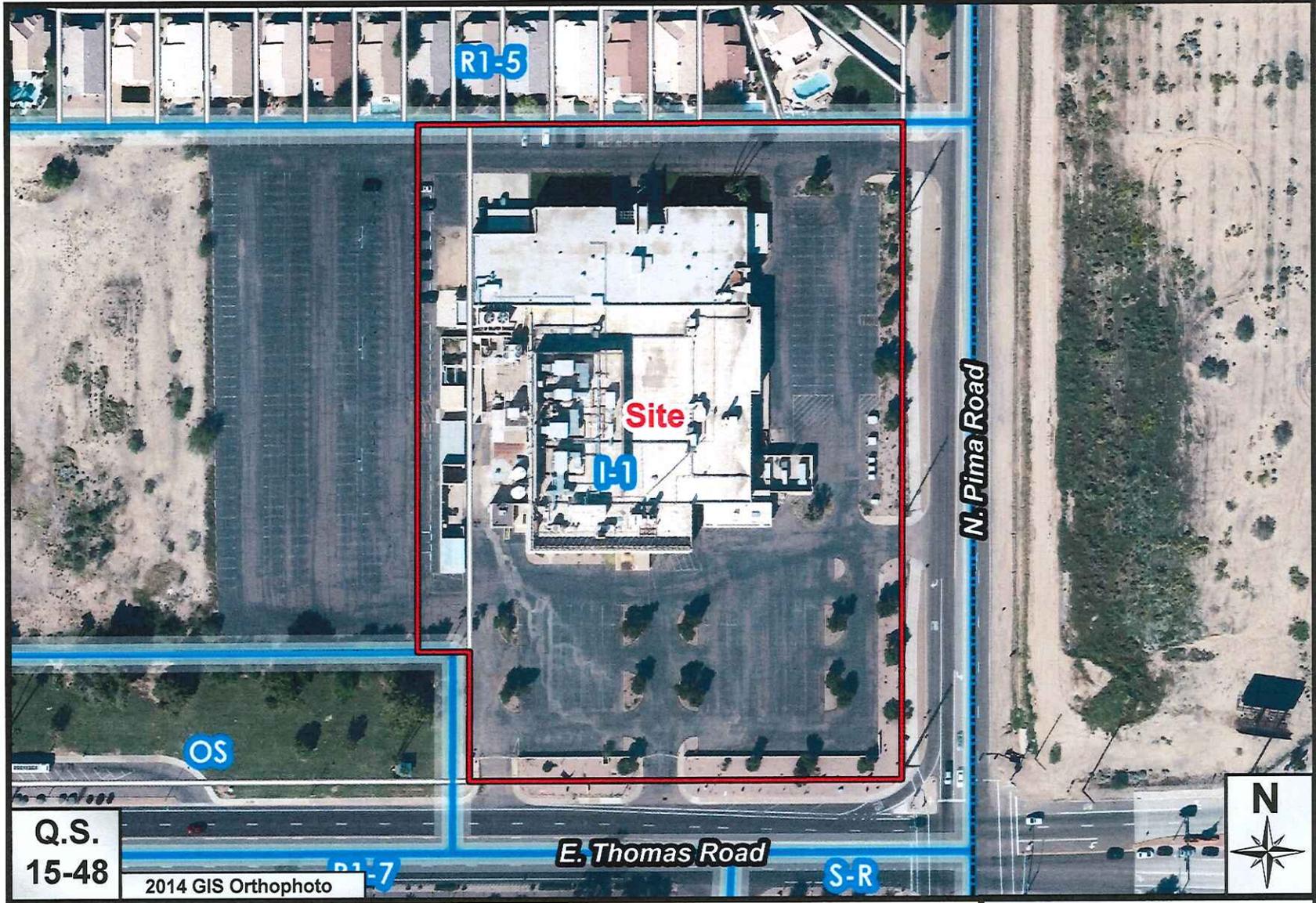
ATTACHMENT #2A



Pima Thomas Center

57-DR-2015

ATTACHMENT #3

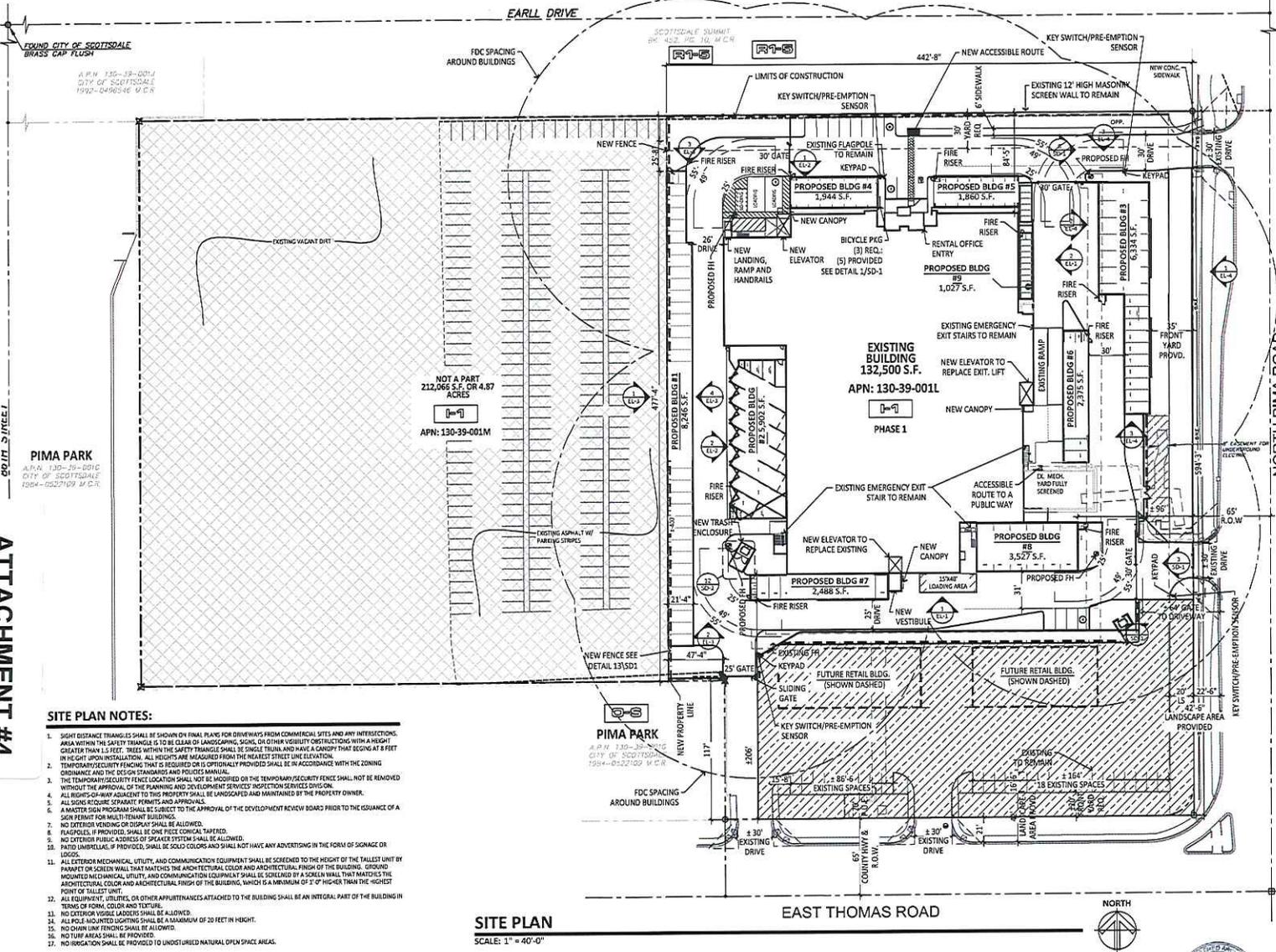


Q.S.
15-48

2014 GIS Orthophoto

Pima Thomas Center

57-DR-2015



- SITE PLAN NOTES:**
- SIGHT DISTANCE TRIANGLES SHALL BE SHOWN ON FINAL PLANS FOR OTHERWAYS FROM COMMERCIAL SITES AND ANY INTERSECTIONS. AREA WITHIN THE SAFETY TRIANGLES IS TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER OBSTRUCTIONS WITH A HEIGHT GREATER THAN 1.5 FEET. TREES WITHIN THE SAFETY TRIANGLES SHALL BE SINGLE TRUNK AND HAVE A CANOPY THAT BEGINS AT 8 FEET IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM THE NEAREST STREET LINE ELEVATION.
 - TEMPORARY/SECURITY FENCING THAT IS REQUIRED OR IS OPTIONALLY PROVIDED SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AND THE DESIGN STANDARDS AND SPECIFICATIONS MANUAL.
 - THE TEMPORARY/SECURITY FENCE LOCATION SHALL NOT BE MODIFIED OR THE TEMPORARY/SECURITY FENCE SHALL NOT BE REMOVED WITHOUT THE APPROVAL OF THE PLANNING AND DEVELOPMENT SERVICES INSPECTION SERVICES DIVISION.
 - ALL RIGHTS-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.
 - ALL SIGNS REQUIRE SEPARATE PERMITS AND APPROVALS.
 - A BANNER SIGN PROGRAM SHALL BE SUBJECT TO THE APPROVAL OF THE DEVELOPMENT REVIEW BOARD PRIOR TO THE ISSUANCE OF A SIGN PERMIT FOR MULTI-TENANT BUILDINGS.
 - NO EXTERIOR VENDING OR DISPLAY SHALL BE ALLOWED.
 - FLAGPOLES, IF PROVIDED, SHALL BE ONE PRICE CONICAL TAPERED.
 - NO EXTERIOR PUBLIC ADDRESS OR SPEAKER SYSTEM SHALL BE ALLOWED.
 - PAID UMBRELLAS, IF PROVIDED, SHALL BE SOLID COLORS AND SHALL NOT HAVE ANY ADVERTISING IN THE FORM OF SIGNAGE OR LOGOS.
 - ALL EXTERIOR MECHANICAL, UTILITY, AND COMMUNICATION EQUIPMENT SHALL BE SCREENED TO THE HIGHEST UNIT BY PARAPET OR SCREEN WALL THAT MATCHES THE ARCHITECTURAL COLOR AND ARCHITECTURAL FINISH OF THE BUILDING. GROUND MOUNTED MECHANICAL UTILITY AND COMMUNICATION EQUIPMENT SHALL BE SCREENED BY A SCREEN WALL THAT MATCHES THE ARCHITECTURAL COLOR AND ARCHITECTURAL FINISH OF THE BUILDING, WHICH IS A MINIMUM OF 3" HIGHER THAN THE HIGHEST POINT OF VALLEY UNIT.
 - ALL EQUIPMENT, UTILITIES, OR OTHER APPURTENANCES ATTACHED TO THE BUILDING SHALL BE AN INTEGRAL PART OF THE BUILDING IN TERMS OF FORM, COLOR AND TEXTURE.
 - NO EXTERIOR VEHICLE LABELS SHALL BE ALLOWED.
 - ALL POLE MOUNTED LIGHTING SHALL BE A MAXIMUM OF 20 FEET IN HEIGHT.
 - NO CHAIN LINK FENCING SHALL BE ALLOWED.
 - NO TURF AREAS SHALL BE PROVIDED.
 - NO IRRIGATION SHALL BE PROVIDED TO UNDISTURBED NATURAL OPEN SPACE AREAS.

SITE PLAN
SCALE: 1" = 40'-0"

PROJECT DESCRIPTION:

RKAA ARCHITECTS, INC.
2233 E. THOMAS ROAD
PHOENIX, ARIZONA 85016
T. 602.955.3900
150 PARLAWAN AVE, SUITE D-170
COSTA MESA, CA 92626
T. 949.954.8725

PIMA THOMAS CENTER
8700 E. THOMAS ROAD
SCOTTSDALE, AZ 85251



ARCHITECT: RKAA ARCHITECTS, INC 2233 E. THOMAS RD PHOENIX, AZ 85016 CONTACT: ROBERT KUBICEK PHONE: 602-955-3900 EMAIL: RKUBICEK@RKAA.COM	DEVELOPER: WENTWORTH PROPERTY COMPANY 2701 E. CAMELBACK RD, SUITE 185 PHOENIX, ARIZONA 85016 CONTACT: TIM CHESTER PHONE: 602-296-0000 DIRECT: 602-296-1096 EMAIL: TCHESTER@WENTPROP.COM
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PROJECT INFORMATION

PROJECT LOCATION: NWC PIMA RD & THOMAS RD
PROJECT ADDRESS: 8700 E. THOMAS ROAD
PARCEL INFORMATION: APN: 130-39-001L QSR: 15-48
SITE AREA GROSS = 325,821 S.F. PHASE 1 SITE AREA NET = 257,200 S.F.

PROJECT SCOPE:
Existing 2 story warehouse/light manufacturing facility to be converted to a climate controlled self storage facility, proposed new construction will consist of four (4) single story drive up ten climate controlled self storage. (2) single story commercial site utilities are existing and will be modified according to city and code regulations, all work will be coordinated with the utility providers.

PROPERTY DEVELOPMENT STANDARDS SECTION 5.1804

EXISTING ZONING: I-1 INDUSTRIAL PARK	EXISTING USE: LIGHT MANUFACTURING, STORAGE WAREHOUSE, OFFICE
FLOOR AREA RATIO: multiplied by NET LOT AREA .80	PROPOSED USE: MIXED USE .80 x 257,200 = 205,760 S.F. MAX ALLOWED 166,203 S.F. PROVIDED
BUILDING HEIGHT ALLOWED: MAX 52' except within 300 feet of residential as shown in table 4.100.a	BLDG HGT PROPOSED: ± 38' EXISTING BLDG HGT: ± 28' SINGLE STORY STORAGE MAX: 15' FRONT MIN: 20' REQUIRED SIDE & REAR MIN: 30' REQUIRED
SCREENING:	All mech. equip., refuse areas, outdoor storage shall be within enclosed building or screened by solid wall 6' high minimum. REFER TO SITE PLAN. EXISTING MECH. YARD FULLY SCREENED BY 6' MASONRY WALL

LANDSCAPE REQ PER SEC.10.402:
3a) A landscape area of at least 35 feet deep shall be provided from the street line on all major streets and 20 feet on all minor streets. Parking may occur in landscape area if setback at least 20 feet from any street and screened.

PARKING REQUIREMENTS:

Internalized Community Storage: one (1) space per (2,500 s.f.) of gross floor area.	PARKING BASED ON CITY OF SCOTTSDALE ZONING AND DEVELOPMENT CODE
Mini-Warehouse: One (1) space per three hundred (300) square feet of gross floor area of administrative office space, plus one (1) space per each fifty (50) storage spaces.	INTERNALIZED COMMUNITY STORAGE: 132,000 S.F. REQUIRED PARKING = 53 SPACES
	MINI-WAREHOUSE: 1,100 S.F. PLUS 950 UNITS REQUIRED PARKING = 23 SPACES
	REQUIRED PARKING TOTAL = 76 SPACES

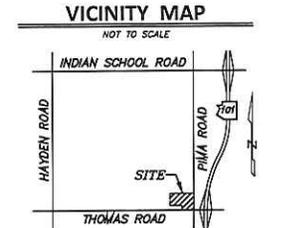
TO PROVIDE PEAK PARKING DEMAND ANALYSIS FOR THE PROJECT, PARKING GENERATION WAS ESTIMATED FOR 166,253 S.F. OF BUILDING SPACE BASED ON THE ITE LAND USE CODE 153, MINI-WAREHOUSE.

PARKING BASED ON THE ITE PEAK PERIOD PARKING DEMAND ON A SATURDAY	REQUIRED PARKING = 18 SPACES
	PROVIDED PARKING = 18 SPACES
BICYCLE PARKING REQUIRED: 1 bicycle parking space per 10 vehicular spaces	18 VEHICLES SPACES/10 = 2 BICYCLE SPACES REQ
	TOTAL BICYCLE SPACES PROVIDED = 5 SPACES

BUILDING AREA	EXISTING BUILDING	132,500
	PROPOSED BLDG#1	8,246
	PROPOSED BLDG#2	5,902
	PROPOSED BLDG#3	6,334
	PROPOSED BLDG#4	1,944
	PROPOSED BLDG#5	1,860
	PROPOSED BLDG#6	2,375
	PROPOSED BLDG#7	2,488
	PROPOSED BLDG#8	3,527
	PROPOSED BLDG#9	1,027
	TOTAL BLDG AREA	166,203

LEGEND

- NOT A PART OF THIS PERMIT
- PROPOSED BUILDING
- PHASE 2 PAD DEVELOPMENT

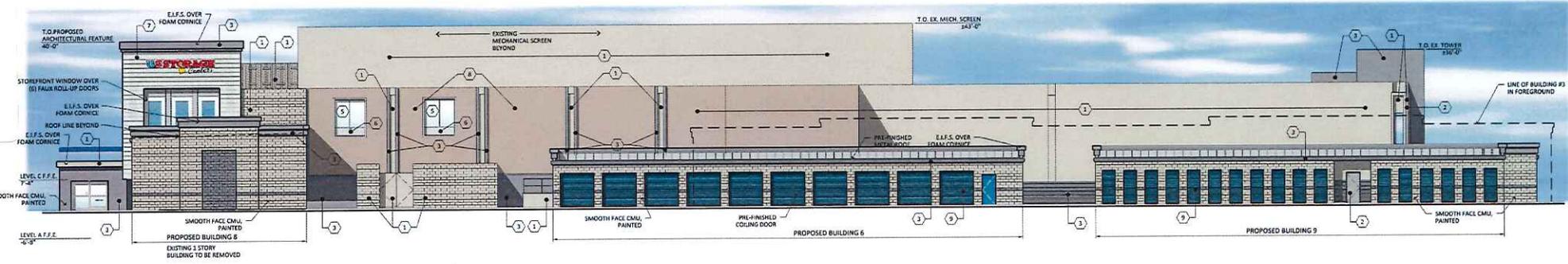


CLIENT:	DRAWING NAME: SITE PLAN	RKAA #: 15136.00
	SCALE: 1" = 40'-0"	DATE: 08.15.16
		SHEET NUMBER: SP-1

57-DR-2015
08/16/16



1 SOUTH ELEVATION (THOMAS ROAD)
SCALE: 3/32" = 1'-0"



2 EAST ELEVATION (PIMA ROAD)
SCALE: 3/32" = 1'-0"

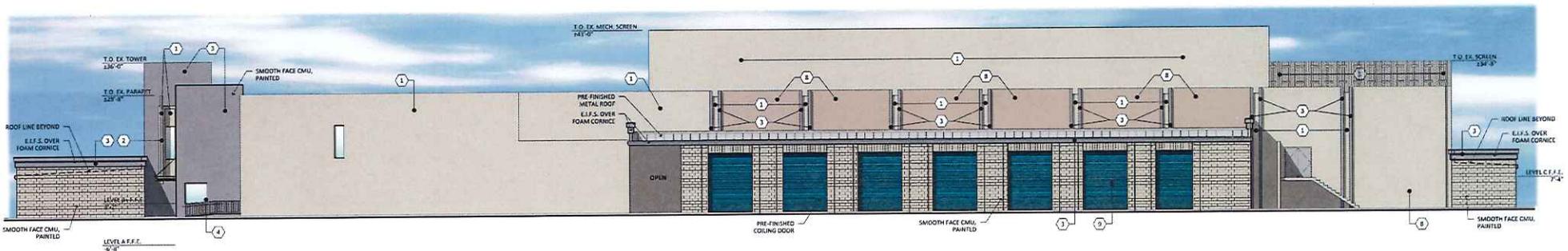
- 1 DUNN EDWARDS
DEC770:
DRIFTING
- 2 DUNN EDWARDS
DE6368:
WALRUS
- 3 DUNN EDWARDS
DE6355:
TARNISHED
SILVER
- 4 ALUMINUM
STOREFRONT
CLEAR ANODIZED
- 5 SPANDREL GLASS
- 6 METAL PANEL
- 7 FIRESTONE:
KYNAR500
CITYSCAPE
- 8 DUNN EDWARDS
DET692:
KILN DRIED
- 9 FIRESTONE
ROLL-UP DOORS
ELECTRIC BLUE

	2333 E. THOMAS ROAD PHOENIX, ARIZONA 85016 T. 602.555.3300 150 PAULARINO AVE., SUITE D-170 COSTA MESA, CA 92626 T. 949.954.8785	PROJECT DESCRIPTION: PIMA THOMAS CENTER 8700 E. THOMAS ROAD SCOTTSDALE, AZ 85251		DRAWING NAME: PROPOSED ELEVATIONS SCALE: 3/32" = 1'-0"	RCAA #: 15136.00 DATE: 04.13.16 SHEET NUMBER: BLDG. EL-0.1
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05/25/16



1 NORTH ELEVATION
SCALE: 3/32" = 1'-0"

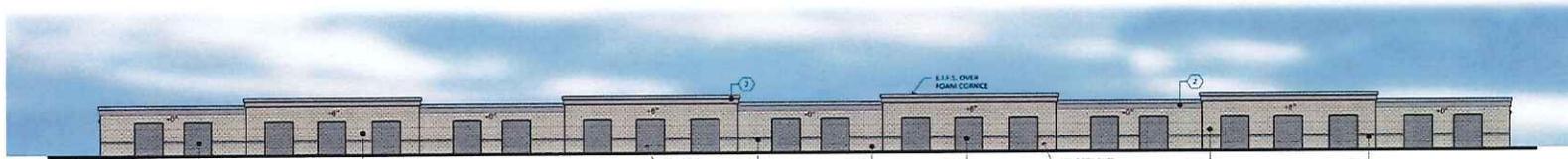


2 WEST ELEVATION
SCALE: 3/32" = 1'-0"

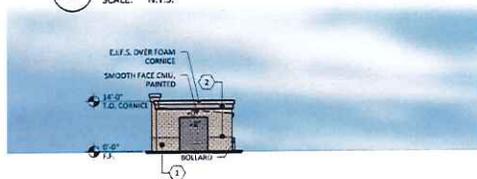
- 1 DUNN EDWARDS DEC770: DRIFTING
- 2 DUNN EDWARDS DE6368: WALRUS
- 3 DUNN EDWARDS DE6355: TARNISHED SILVER
- 4 ALUMINUM STOREFRONT CLEAR ANODIZED
- 5 SPANDREL GLASS
- 6 METAL PANEL
- 7 FIRESTONE: KYNAR500 CITYSCAPE
- 8 DUNN EDWARDS DET692: KILN DRIED
- 9 FIRESTONE ROLL-UP DOORS ELECTRIC BLUE

	2233 E. THOMAS ROAD PHOENIX, ARIZONA 85016 T. 602.255.3900 150 PAULANINO AVE. SUITE 0-170 COSTA MESA, CA 92626 T. 949.954.8785	PROJECT DESCRIPTION: PIMA THOMAS CENTER 8700 E. THOMAS ROAD SCOTTSDALE, AZ 85251		DRAWING NAME: PROPOSED ELEVATIONS SCALE: 3/32" = 1'-0"	RKAA #: 15136.00 DATE: 04.08.16 SHEET NUMBER: EXIST BLDG. EL-0.2
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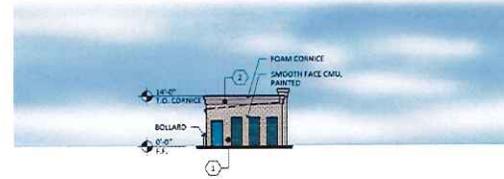
57-DR-2015
05/25/16



1 BUILDING 1 - OVERALL REAR
SCALE: N.T.S.

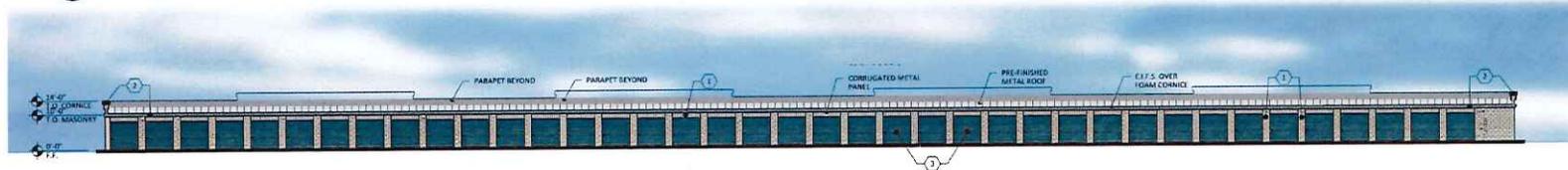


2 BUILDING 1 - LEFT SIDE
SCALE: 1/16" = 1'-0"

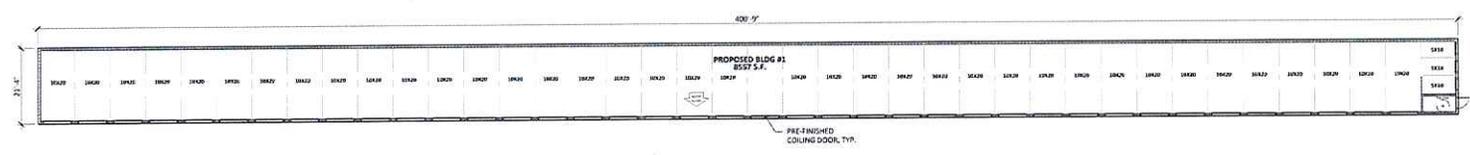


3 BUILDING 1 - RIGHT SIDE
SCALE: 1/16" = 1'-0"

- 1 DUNN EDWARDS DEC770: 'DRIFTING'
- 2 DUNN EDWARDS DE6355: 'TARNISHED SILVER'
- 3 FIRESTONE ROLL-UP DOORS 'ELECTRIC BLUE'



4 BUILDING 1 - OVERALL FRONT
SCALE: 1/16" = 1'-0"

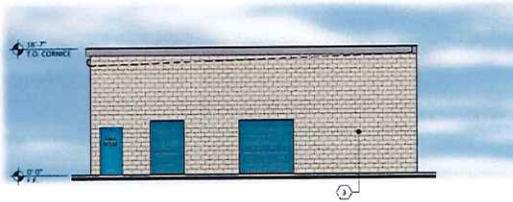


BUILDING 1 - FLOOR PLAN (8,548 S.F.)
SCALE: 1/16" = 1'-0"

BLDG #1		
8,557G.S.F.		
7,850 L.S.F.		
UNIT SUMMARY		
UNIT SIZE	COUNT	SF AREA
FIRE RISER	1	
5X10	3	50
10X20	39	7800
TOTAL	43	7850

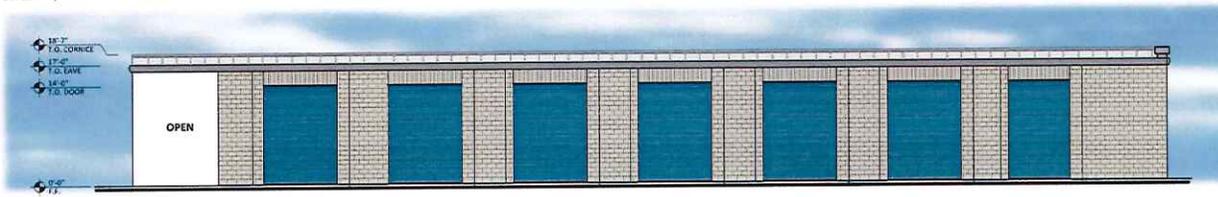
	2233 E. THOMAS ROAD PHOENIX, ARIZONA 85016 P: 602.953.3700 150 PALBARNO AVY, SUITE D-170 COO'A MESA, CA 92625 1.949.354.8785	PROJECT DESCRIPTION: PIMA THOMAS CENTER 8700 E. THOMAS ROAD SCOTTSDALE, AZ 85251 (DR 2ND SUBMITTAL)	57-DR-2015	CLIENT:	DRAWING NAME: BUILDING 1 FLR & ELEV SCALE: 1/16" = 1'-0"	RKAAR # 15136.00 DATE: 04.08.16 SHEET NUMBER: BLDG. EL-1
	PREPARED BY: RKAAR CHECKED BY: RKAAR DESIGNED BY: RKAAR DRAWING NO: 57-DR-2015 DATE: 04.08.16 SHEET NO: BLDG. EL-1 ALL RIGHTS RESERVED BY THE ARCHITECT					

57-DR-2015
05/25/16



BUILDING 2 - RIGHT SIDE

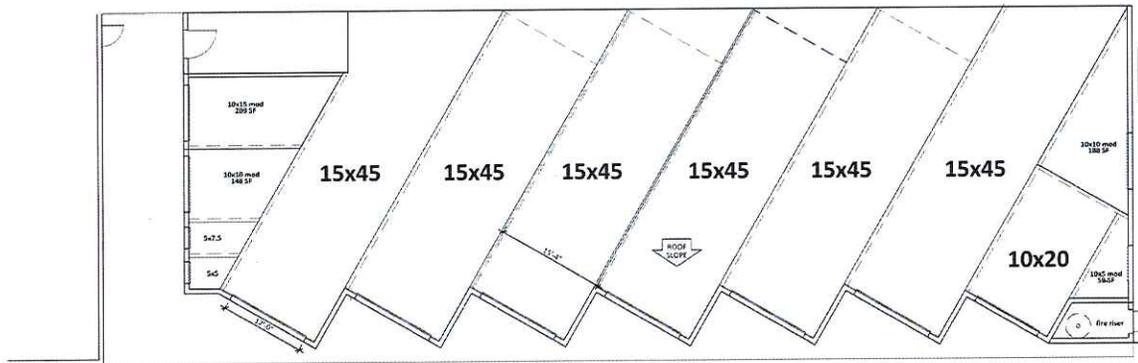
SCALE: 1/8" = 1'-0"



BUILDING 2 - FRONT

SCALE: 1/8" = 1'-0"

- 1 DUNN EDWARDS DEC770: 'DRIFTING'
- 2 DUNN EDWARDS DE6355: 'TARNISHED SILVER'
- 3 FIRESTONE ROLL-UP DOORS 'ELECTRIC BLUE'



BUILDING 2 - FLOOR PLAN

SCALE: 1/8" = 1'-0"

BLDG #2 OPT		
5,902 G.S.F.		
7218 ROOF COVERAGE		
4,916 L.S.F.		
UNIT SUMMARY		
UNIT SIZE	COUNT	SF AREA
	NON-CC	
5x5	1	25
5x7.5	1	37
10x5 MOD	1	50
10x10 MOD	1	100
10x15 MOD	1	150
10x20	1	200
15x45	6	4050
TOTAL	13	4916



2233 E. THOMAS ROAD
PHOENIX, ARIZONA 85016
T: 602.958.3000
150 PAULSRINO AVE, SUITE D-170
COSTA MESA, CA 92625
T: 949.254.8785

REGISTERED ARCHITECTS
ARCHITECTS, INC. P.C.
PHOENIX, ARIZONA
REGISTERED ARCHITECTS
ARCHITECTS, INC. P.C.
COSTA MESA, CALIFORNIA
REGISTERED ARCHITECTS
ARCHITECTS, INC. P.C.
COSTA MESA, CALIFORNIA

PROJECT DESCRIPTION:

PIMA THOMAS CENTER
8700 E. THOMAS ROAD
SCOTTSDALE, AZ 85251 (DR 2ND SUBMITTAL)

57-DR-2015

CLIENT:

DRAWING NAME:
BUILDING 2 FLR & ELEV

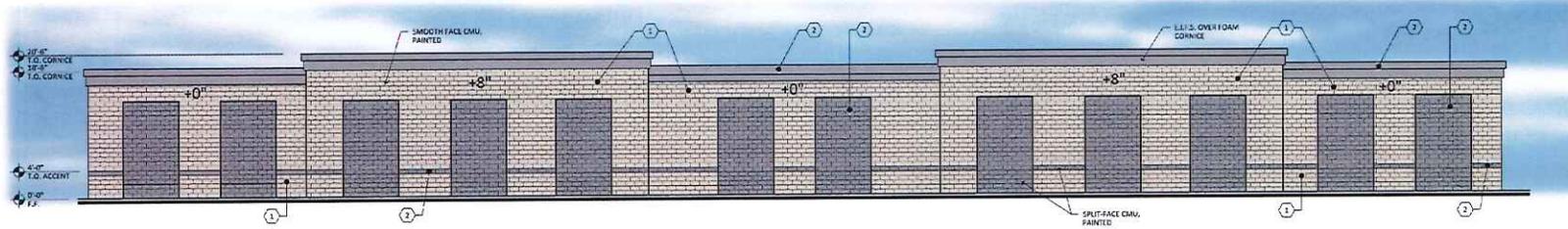
RKAA #: 15136.00

DATE: 04.08.16

SHEET NUMBER: BLDG. EL-2

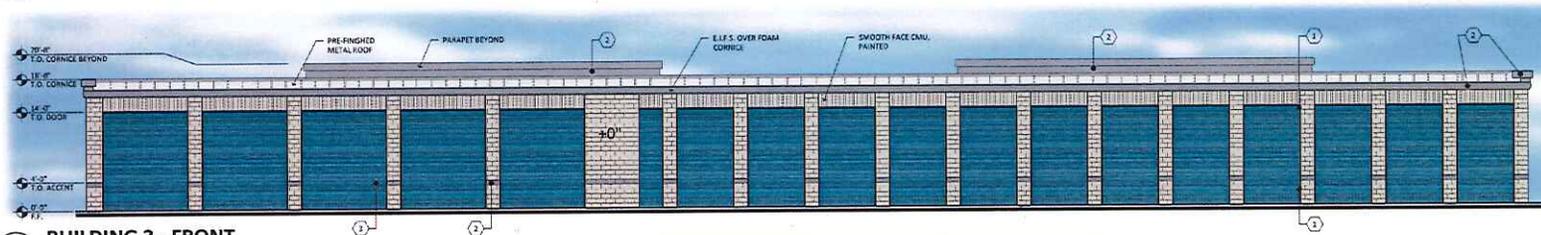
SCALE:
1/8" = 1'-0"

57-DR-2015
05/25/16

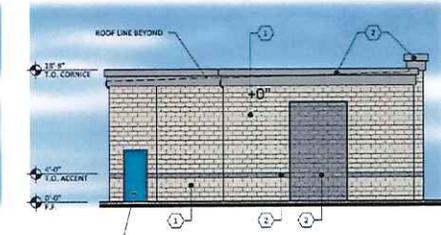


1 BUILDING 3 - STREET SIDE
SCALE: 1/8" = 1'-0"

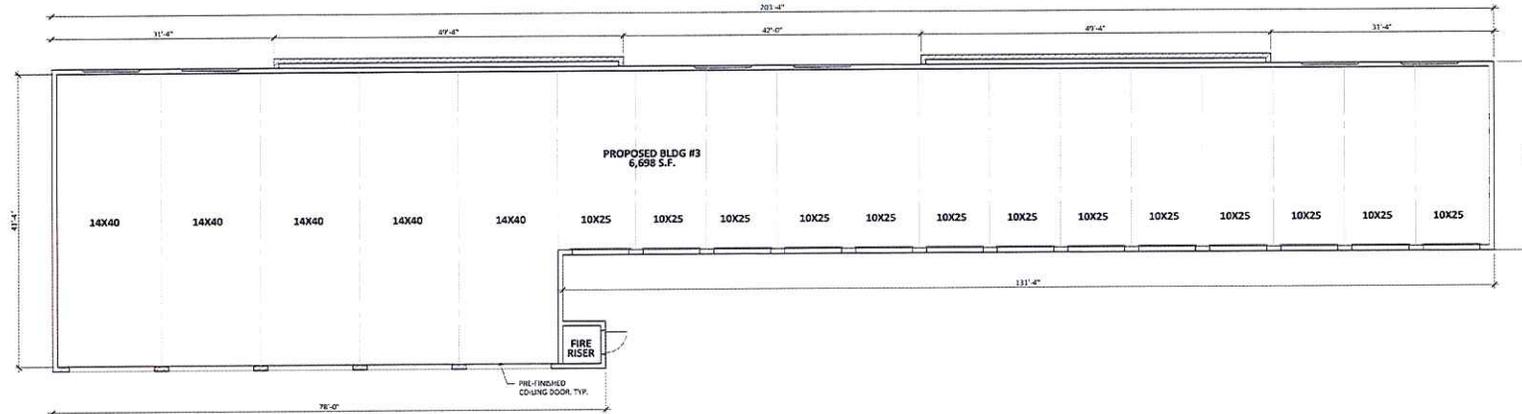
- 1 DUNN EDWARDS DEC770: 'DRIFTING'
- 2 DUNN EDWARDS DE6355: 'TARNISHED SILVER'
- 3 FIRESTONE ROLL-UP DOORS 'ELECTRIC BLUE'



2 BUILDING 3 - FRONT
SCALE: 1/8" = 1'-0"



3 BUILDING 3 - SIDE
SCALE: 1/8" = 1'-0"

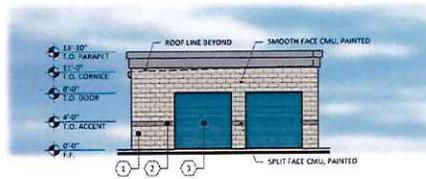


BUILDING 3 - FLOOR PLAN (7,352 S.F.)
SCALE: 1/8" = 1'-0"

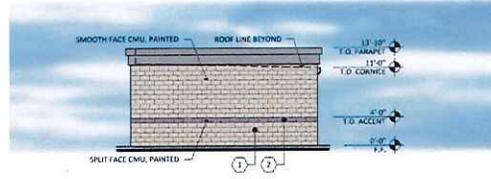
BLDG #3		
6,698 G.S.F.		
6,050 L.S.F.		
UNIT SUMMARY		
UNIT SIZE	COUNT	SF AREA
FIRE RISER	1	
10X25	13	3250
14X40	5	2800
TOTAL	19	6050

	2433 E. THOMAS ROAD PHOENIX, ARIZONA 85016 T. 602.955.3900	PROJECT DESCRIPTION: PIMA THOMAS CENTER 8700 E. THOMAS ROAD SCOTTSDALE, AZ 85251 (DR 2ND SUBMITTAL)	CLIENT: 57-DR-2015	DRAWING NAME: BUILDING 3 FLR & ELEV	RKA# B: 15136.00 DATE: 04.08.16 SHEET NUMBER: BLDG. EL-3
	150 PALMARINO AVE. SUITE D-170 COSTA MESA, CA 92626 T. 949.254.5785	DESIGN BY: RKA ARCHITECTS, INC. ALL RIGHTS RESERVED. THIS DRAWING IS THE PROPERTY OF RKA ARCHITECTS, INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.	SCALE: 1/8" = 1'-0"		

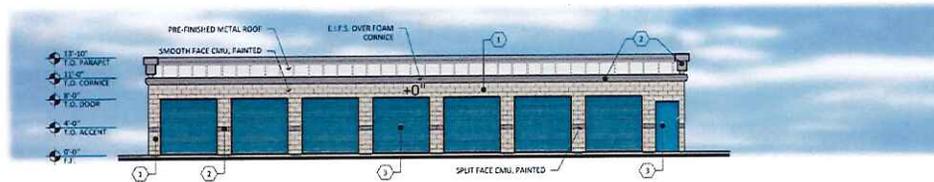
57-DR-2015
05/25/16



1 BUILDING 4 - SIDE
SCALE: 1/8" = 1'-0"

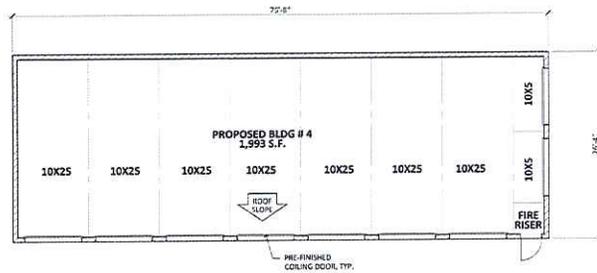


2 BUILDING 4 - SIDE
SCALE: 1/8" = 1'-0"



3 BUILDING 4 - FRONT
SCALE: 1/8" = 1'-0"

- 1 DUNN EDWARDS DEC770: 'DRIFTING'
- 2 DUNN EDWARDS DE6355: 'TARNISHED SILVER'
- 3 FIRESTONE ROLL-UP DOORS 'ELECTRIC BLUE'



BUILDING 4 - FLOOR PLAN
SCALE: 1/8" = 1'-0"

UNIT SUMMARY		
UNIT SIZE	COUNT NON-CC	SF AREA
FIRE RISER	1	
10X25	2	100
10X25	7	1750
TOTAL	10	1850



2233 E. THOMAS ROAD
PHOENIX, ARIZONA 85016
P: 602.955.3000
150 PAULARINO AVE, SUITE D-170
COSTA MESA, CA 92626
T: 949.954.8785

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PROJECT DESCRIPTION:

PIMA THOMAS CENTER
8700 E. THOMAS ROAD
SCOTTSDALE, AZ 85251 (DR 2ND SUBMITTAL)

57-DR-2015

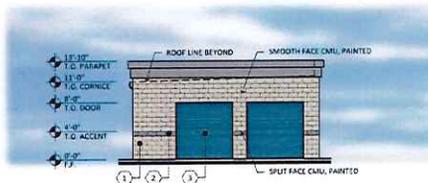
CLIENT:

DRAWING NAME:
BUILDING 4 FLR & ELEV

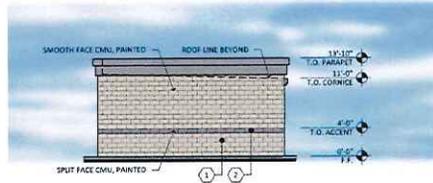
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RKAA #: 15136.00
DATE: 04.08.16
SHEET NUMBER: BLDG. EL-4

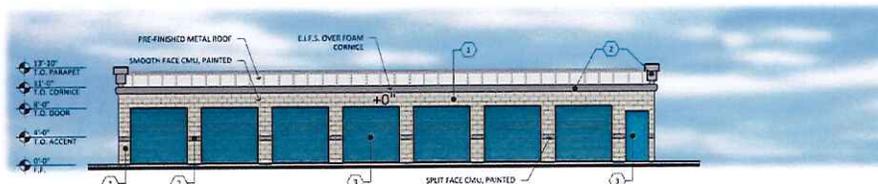
57-DR-2015
05/25/16



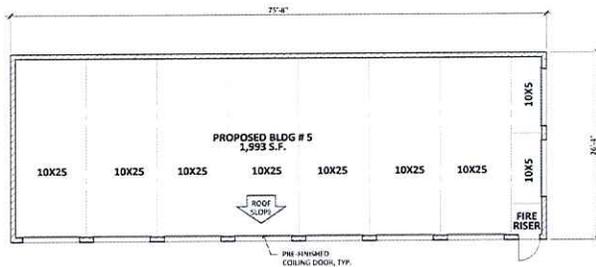
1 BUILDING 5 - SIDE
SCALE: 1/8" = 1'-0"



2 BUILDING 5 - SIDE
SCALE: 1/8" = 1'-0"



3 BUILDING 5 - FRONT
SCALE: 1/8" = 1'-0"



BUILDING 5 - FLOOR PLAN

SCALE: 1/8" = 1'-0"

- 1 DUNN EDWARDS DEC770: 'DRIFTING'
- 2 DUNN EDWARDS DE6355: 'TARNISHED SILVER'
- 3 FIRESTONE ROLL-UP DOORS 'ELECTRIC BLUE'

BLDG #5		
1,993 G.S.F.		
1,850 L.S.F.		
UNIT SUMMARY		
UNIT SIZE	COUNT	SF AREA
FIRE RISER	1	
10X5	2	100
10X25	7	1750
TOTAL	10	1850



2233 E. THOMAS ROAD
PHOENIX, ARIZONA 85016
T: 602.955.3900

150 PAULARINO AVE, SUITE D-170
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T: 949.254.8725

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PROJECT DESCRIPTION:

PIMA THOMAS CENTER
8700 E. THOMAS ROAD
SCOTTSDALE, AZ 85251 (DR 2ND SUBMITTAL)

57-DR-2015

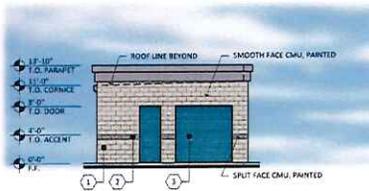
CLIENT:

DRAWING NAME:
BUILDING 5 FLR & ELEV

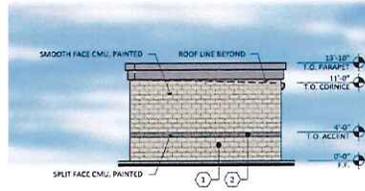
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1/8" = 1'-0"

RKAA #: 15136.00
DATE: 04.08.16
SHEET NUMBER: BLDG. EL-5

57-DR-2015
05/25/16



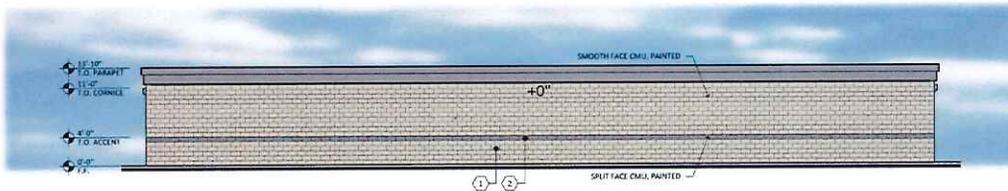
1 BUILDING 6 - SIDE
SCALE: 1/8" = 1'-0"



2 BUILDING 6 - SIDE
SCALE: 1/8" = 1'-0"

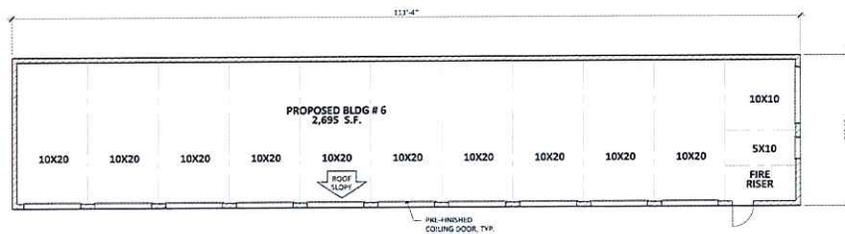


3 BUILDING 6 - FRONT
SCALE: 1/8" = 1'-0"



4 BUILDING 6 - BACK
SCALE: 1/8" = 1'-0"

- 1 DUNN EDWARDS DEC770: 'DRIFTING'
- 2 DUNN EDWARDS DE6355: 'TARNISHED SILVER'
- 3 FIRESTONE ROLL-UP DOORS 'ELECTRIC BLUE'



BUILDING 6 - FLOOR PLAN
SCALE: 1/8" = 1'-0"

BLDG #6		
2,375 G.S.F.		
2,150 L.S.F.		
UNIT SUMMARY		
UNIT SIZE	COUNT	SF AREA
FIRE RISER	1	
5X10	1	50
10X10	1	100
10X20	10	2000
TOTAL	13	2150

ARKAA
ARCHITECTS, INC.

2233 E. THOMAS ROAD
PHOENIX, ARIZONA 85015
T. 602.955.3300

150 PAULABINO AVE, SUITE D-170
COSTA MESA, CA 92626
T. 949.264.8700

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PROJECT DESCRIPTION:

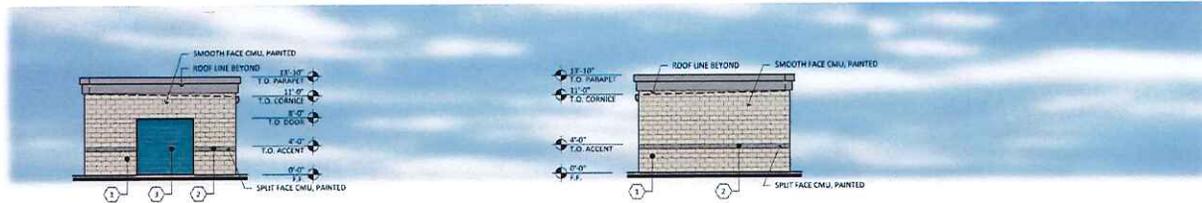
PIMA THOMAS CENTER
8700 E. THOMAS ROAD
SCOTTSDALE, AZ 85251 (DR 2ND SUBMITTAL) 57-DR-2015

CLIENT:

DRAWING NAME: BUILDING 6 FLR & ELEV
SCALE: 1/8" = 1'-0"

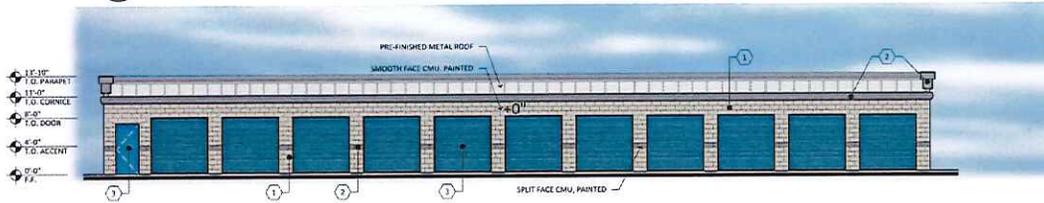
RKAA #: 15136.00
DATE: 04.08.16
SHEET NUMBER: BLDG. EL-6

57-DR-2015
05/25/16

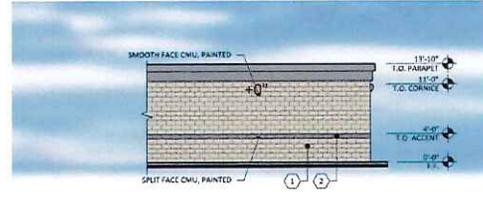


1 BUILDING 7 - SIDE
SCALE: 1/8" = 1'-0"

2 BUILDING 7 - SIDE
SCALE: 1/8" = 1'-0"

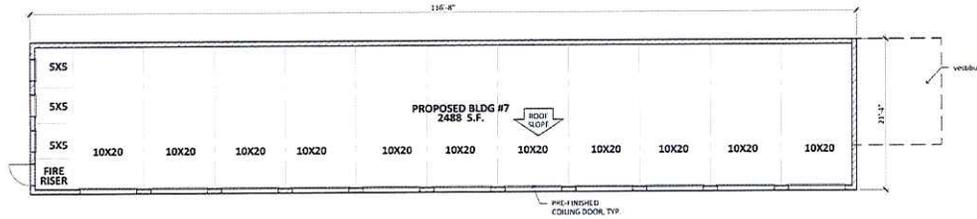


3 BUILDING 7 - FRONT
SCALE: 1/8" = 1'-0"



4 BUILDING 7 - PARTIAL REAR
SCALE: 1/8" = 1'-0"

- 1 DUNN EDWARDS DEC770: 'DRIFTING'
- 2 DUNN EDWARDS DE6355: 'TARNISHED SILVER'
- 3 FIRESTONE ROLL-UP DOORS 'ELECTRIC BLUE'



BUILDING 7 - FLOOR PLAN
SCALE: 1/8" = 1'-0"

BLDG #7		
2,488 G.S.F.		
2,275 L.S.F.		
UNIT SUMMARY		
UNIT SIZE	COUNT	SF AREA
FIRE RISER	1	
5XS	3	75
10X20	11	2200
TOTAL	15	2275

ARKAA
ARCHITECTS, INC.

2233 E. THOMAS ROAD
PHOENIX, ARIZONA 85016
T. 602.955.3500

150 PAULABRINO AVE, SUITE D-170
COSTA MESA, CA 92626
T. 949.268.8700

PROJECT DESCRIPTION:

PIMA THOMAS CENTER
8700 E. THOMAS ROAD
SCOTTSDALE, AZ 85251 (DR 2ND SUBMITTAL)

57-DR-2015

CLIENT:

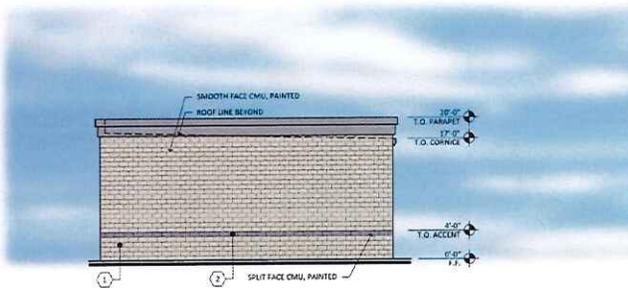
DRAWING NAME:
BUILDING 7 FLR & ELEV

RKAA #:
15136.00

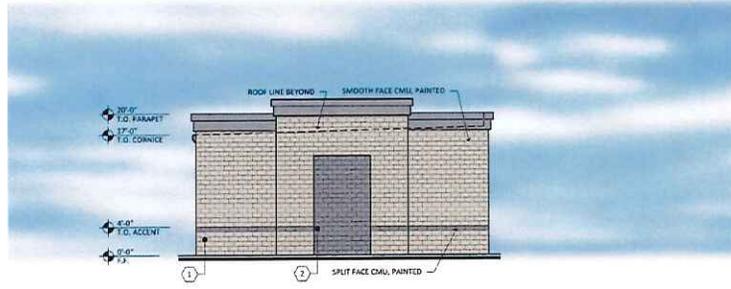
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1/8" = 1'-0"

DATE:
04.08.16
SHEET NUMBER:
BLDG. EL-7

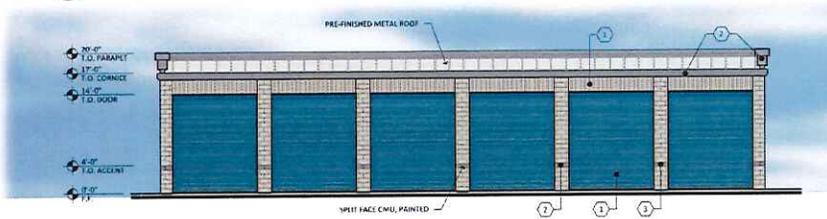
57-DR-2015
05/25/16



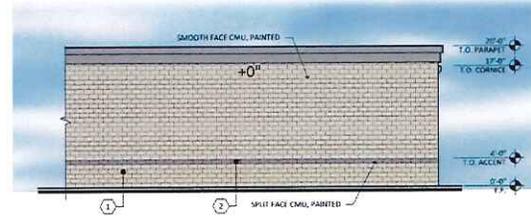
1 BUILDING 8 - SIDE
SCALE: 1/8" = 1'-0"



2 BUILDING 8 - SIDE
SCALE: 1/8" = 1'-0"

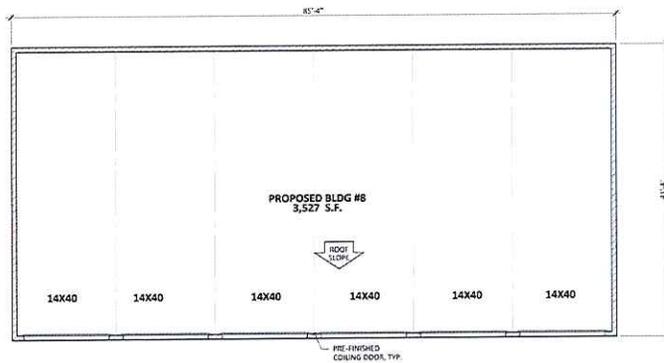


3 BUILDING 8 - FRONT
SCALE: 1/8" = 1'-0"



4 BUILDING 8 - PARTIAL REAR
SCALE: 1/8" = 1'-0"

- 1 DUNN EDWARDS DEC770: 'DRIFTING'
- 2 DUNN EDWARDS DE6355: 'TARNISHED SILVER'
- 3 FIRESTONE ROLL-UP DOORS 'ELECTRIC BLUE'



BUILDING 8 - FLOOR PLAN
SCALE: 1/8" = 1'-0"

BLDG #8		
3,527 G.S.F.		
3,360		
UNIT SUMMARY		
UNIT SIZE	COUNT	SF AREA
14X40	6	3360
TOTAL	6	3360



2233 E. THOMAS ROAD
PHOENIX, ARIZONA 85016
T. 602.755.3990

150 PAULARINO AVE, SUITE D-170
COSTA MESA, CA 92626
T. 949.254.8789

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NOTED BY THE ARCHITECT

PROJECT DESCRIPTION:

PIMA THOMAS CENTER
8700 E. THOMAS ROAD
SCOTTSDALE, AZ 85251 (DR 2ND SUBMITTAL)

57-DR-2015

CLIENT:

DRAWING NAME:
BUILDING 8 FLR & ELEV

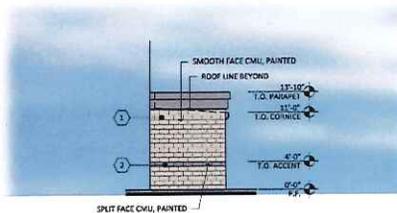
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15136.00

DATE:
04.08.16

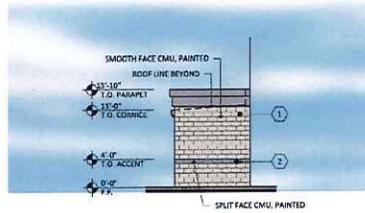
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1/8" = 1'-0"

SHEET NUMBER:
BLDG. EL-8

57-DR-2015
05/25/16

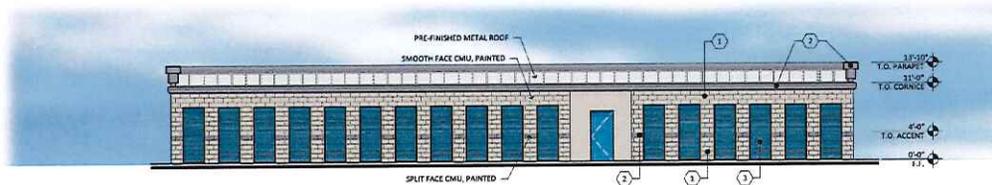


1 BUILDING 9 - SIDE
SCALE: 1/8" = 1'-0"

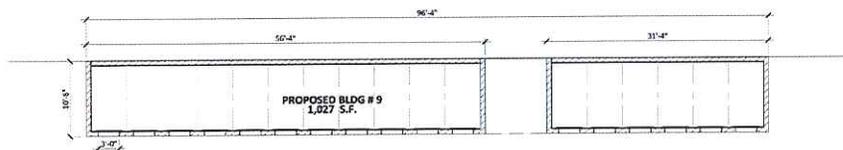


2 BUILDING 9 - SIDE
SCALE: 1/8" = 1'-0"

- 1 DUNN EDWARDS DEC770: 'DRIFTING'
- 2 DUNN EDWARDS DE6355: 'TARNISHED SILVER'
- 3 FIRESTONE ROLL-UP DOORS 'ELECTRIC BLUE'



3 BUILDING 9 - FRONT
SCALE: 1/8" = 1'-0"



BUILDING 9 - FLOOR PLAN
SCALE: 1/8" = 1'-0"

BLDG #9		
1,027 G.S.F.		
850 L.S.F.		
UNIT SUMMARY		
UNIT SIZE	COUNT	SF AREA
5X10	17	850
TOTAL	17	850



2233 E. THOMAS ROAD
PHOENIX, ARIZONA 85016
T. 602.955.3100
150 PAULARINO AVE, SUITE D-170
COSTA MESA, CA 92626
T. 949.954.8785

REGISTERED ARCHITECTS
REGISTERED ARCHITECTS

PROJECT DESCRIPTION:

PIMA THOMAS CENTER
8700 E. THOMAS ROAD
SCOTTSDALE, AZ 85251 (DR 2ND SUBMITTAL)

57-DR-2015



CLIENT:

DRAWING NAME:
BUILDING 9 FLR & ELEV

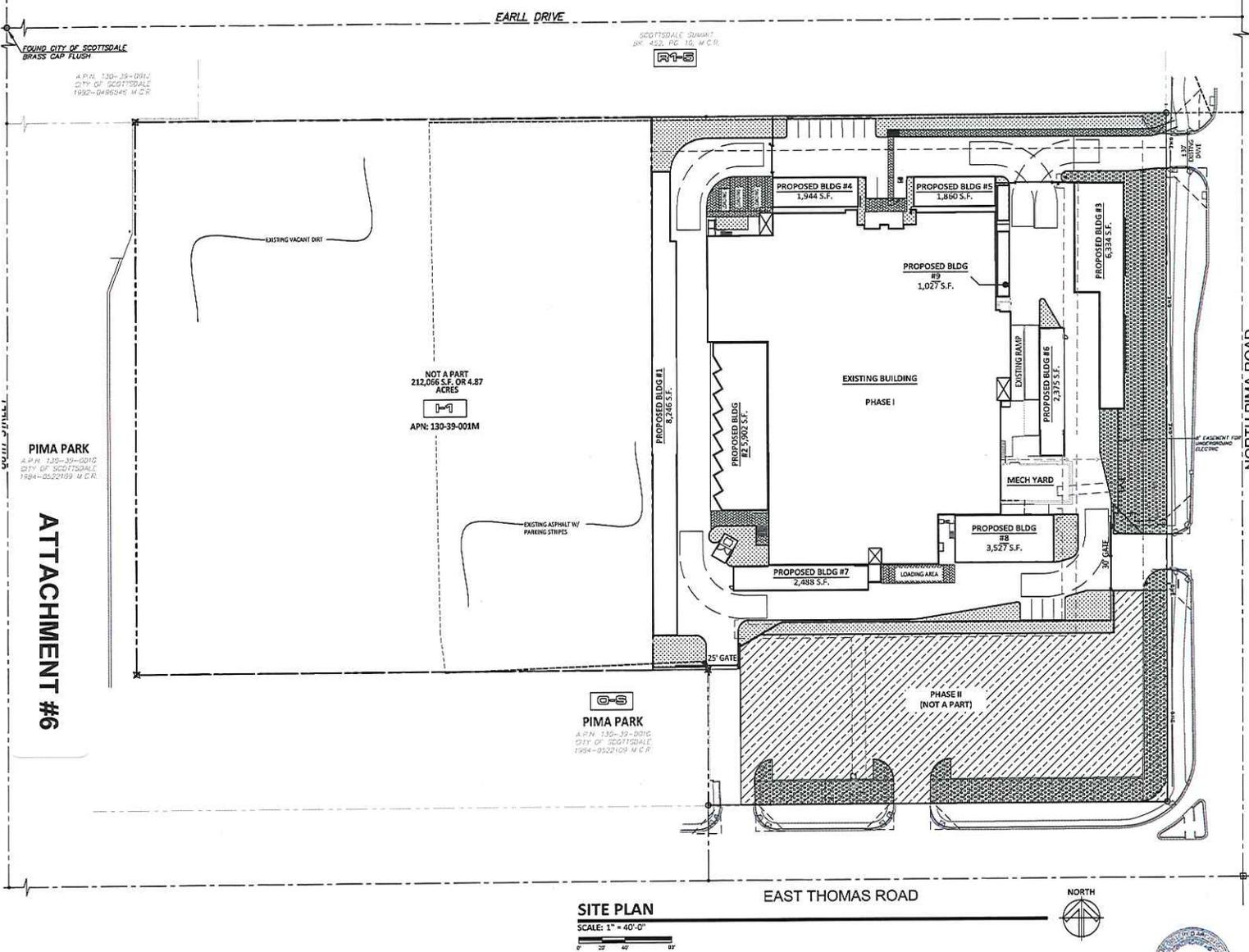
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1/8" = 1'-0"

REAR #:
15136.00

DATE:
04.13.16

SHEET NUMBER:
BLDG. EL-9

57-DR-2015
05/25/16

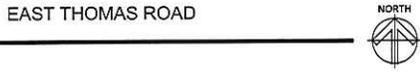


PIMA PARK
A.P.N. 130-39-0010
CITY OF SCOTTSDALE
1984-0529109 M.C.R.

NOT A PART
212,056 S.F. OR 4.87
ACRES
APN: 130-39-001M

PIMA PARK
A.P.N. 130-39-0010
CITY OF SCOTTSDALE
1984-0529109 M.C.R.

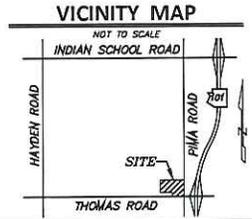
SITE PLAN
SCALE: 1" = 40'-0"



ARCHITECT: RKA ARCHITECTS, INC 2233 E. THOMAS RD PHOENIX, AZ 85016 CONTACT: ROBERT KUBICEK PHONE: 602-955-3900 EMAIL: INEGRETTE@RKA.COM	DEVELOPER: WENTWORTH PROPERTY COMPANY 2701 E. CAMELBACK RD, SUITE 185 PHOENIX, ARIZONA 85016 CONTACT: TIM CHESTER PHONE: 602-296-0000 DIRECT: 602-296-1096 EMAIL: TCHESTER@WENTPROP.COM
PROJECT INFORMATION	
PROJECT LOCATION: NWC THOMAS RD & THOMAS RD	
PROJECT ADDRESS: 8700 E. THOMAS ROAD	
PARCEL INFORMATION: APN: 130-39-001A	QSR: 15-48
SITE AREA GROSS = 325,821 S.F.	SITE AREA NET = 257,200 S.F.
PROJECT SCOPE: Existing 2 story warehouse light manufacturing facility to be converted to a climate controlled self storage facility, proposed new construction will consist of four (8) single story drive up non climate controlled self storage, (2) single story commercial site utilities are existing and will be modified accordingly per city and code regulations, all work will be coordinated with the utility providers.	
PROPERTY DEVELOPMENT STANDARDS SECTION 5.1804	
EXISTING ZONING: I-1 INDUSTRIAL PARK	EXISTING USE: LIGHT MANUFACTURING, STORAGE WAREHOUSE, OFFICE
FLOOR AREA RATIO: .80 multiplied by NET LOT AREA	PROPOSED USE: MIXED USE 166,514 S.F. PROVIDED
OPEN SPACE CALCULATION: REQUIRED OPEN SPACE: MAXIMUM BUILDING HEIGHT = 38'-0" PROPOSED (52' ALLOWED)	
FIRST 12' OF HEIGHT = (10% X NET LOT AREA) = .10 X 257,200 S.F. = 25,720 S.F.	
NEXT 21' OF HEIGHT = 26' X .003 X 257,200 = 20,062 S.F.	
OPEN SPACE REQUIRED (NOT INCLUDING PARKING LOT LANDSCAPING) 25,720 S.F. + 20,062 S.F. = 45,782 S.F. (18%)	
OPEN SPACE PROVIDED = 45,790 S.F.	
PARKING LOT LANDSCAPING REQUIRED: PARKING LOT AREA X 15% 55,869 S.F. X .15 = 8,380 S.F.	

- SITE PLAN NOTES:**
- SIGHT DISTANCE TRIANGLES SHALL BE SHOWN ON FINAL PLANS FOR DRIVEWAYS FROM COMMERCIAL SITES AND ANY INTERSECTIONS AREA WITHIN THE SAFETY TRIANGLE IS TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 15 FEET. TREES WITHIN THE SAFETY TRIANGLE SHALL BE SINGLE TRUNK AND HAVE A CANOPY THAT BEGINS AT 8 FEET IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM THE NEAREST STREET LINE ELEVATION.
 - TEMPORARY CURBITY FENCING THAT IS REQUIRED OR IS OTHERWISE PROVIDED SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AND THE DESIGN STANDARDS AND POLICES MANUAL.
 - THE TEMPORARY SECURITY FENCE LOCATION SHALL NOT BE MODIFIED OR THE TEMPORARY SECURITY FENCE SHALL NOT BE REMOVED WITHOUT THE APPROVAL OF THE PLANNING AND DEVELOPMENT SERVICES DIVISION.
 - ALL RIGHTS-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.
 - ALL SIGNS REQUIRE SIGNAGE PERMITS AND APPROVALS.
 - A MASTER SIGN PROGRAM SHALL BE SUBJECT TO THE APPROVAL OF THE PLANNING AND DEVELOPMENT SERVICES DIVISION FOR MULTITENANT BUILDINGS.
 - NO EXTERIOR VENDING OR DISPLAY SHALL BE ALLOWED.
 - FLAGPOLES IF PROVIDED, SHALL BE ONE FEET CONICAL TAPERED.
 - NO EXTERIOR PUBLIC ADDRESS OF SPEAKER SYSTEM SHALL BE ALLOWED.
 - PAINT UMBRELLAS, IF PROVIDED, SHALL BE SOLID COLORED AND SHALL NOT HAVE ANY ADVERTISING IN THE FORM OF SIGNAGE OR LOGOS.
 - ALL EXTERIOR MECHANICAL, UTILITY, AND COMMUNICATION EQUIPMENT SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST UNIT BY FINISH OR SOLID WALL THAT MATCHES THE ARCHITECTURAL COLOR AND ARCHITECTURAL FINISH OF THE BUILDING. GROUND MOUNTED MECHANICAL, UTILITY, AND COMMUNICATION EQUIPMENT SHALL BE SCREENED BY A SCREEN WALL THAT MATCHES THE ARCHITECTURAL COLOR AND ARCHITECTURAL FINISH OF THE BUILDING, WHICH IS A MINIMUM OF 1' TALLER THAN THE HIGHEST POINT OF TALLEST UNIT.
 - ALL EQUIPMENT, UTILITIES, OR OTHER APPURTANANCES ATTACHED TO THE BUILDING SHALL BE AN INTEGRAL PART OF THE BUILDING IN TERMS OF FORM, COLOR AND TEXTURE.
 - NO EXTERIOR VISUAL ADVERTISEMENTS SHALL BE ALLOWED.
 - ALL POLE-MOUNTED LIGHTING SHALL BE A MAXIMUM OF 30 FEET IN HEIGHT.
 - NO CHAIN LINK FENCING SHALL BE ALLOWED.
 - NO TUNE AREAS SHALL BE PROVIDED.
 - NO IRRIGATION SHALL BE PROVIDED TO UNDISTURBED NATURAL OPEN SPACE AREAS.

LEGEND	
	PARKING LOT AREA/PAVING TOTAL = 5,889 S.F.
	LANDSCAPE AREA TOTAL = 15,955 S.F.
	GROUND OPEN AREA 5 X 47,355 S.F. = 236,631 S.F. REQUIRED TOTAL = 241,586 S.F. PROVIDED
	DECORATIVE CONCRETE = 5,824 S.F.
	COVERED SEATING & WALK
	NOT A PART OF THIS PROJECT



RKA ARCHITECTS, INC.
2233 E. THOMAS ROAD
PHOENIX, ARIZONA 85016
T. 602.955.3900
150 PALMARINO AVE, SUITE D-170
COSTA MESA, CA 92626
T. 949.954.8745

REGISTERED ARCHITECT
STATE OF ARIZONA
NO. 15196
EXPIRES 12/31/16
REGISTERED ARCHITECT
STATE OF ARIZONA
NO. 15196
EXPIRES 12/31/16

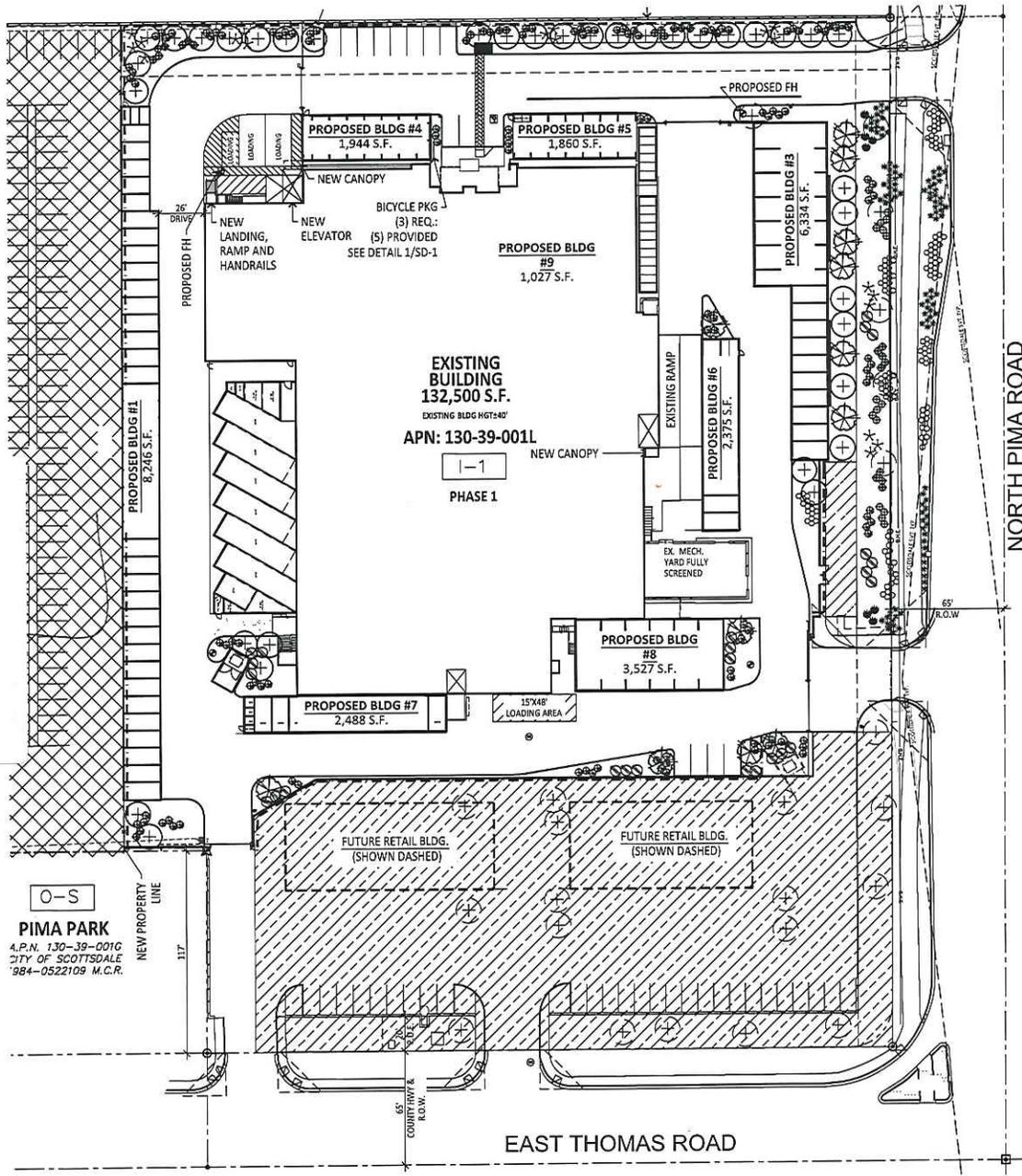
PROJECT DESCRIPTION:

PIMA THOMAS CENTER
8700 E. THOMAS ROAD
SCOTTSDALE, AZ 85251



CLIENT:	DRAWING NAME: OPEN SPACE PLAN	RKA#: 15136.00
	SCALE: 1" = 40'-0"	DATE: 08.15.16
		SHEET NUMBER: SP-2

57-DR-2015
08/16/16



LANDSCAPE LEGEND

- EXISTING TREE PROJECT FROM CONSTRUCTION
- ACACIA STENOPHYLLA (SHOUBRING ACACIA) 24" BOX (MATCHING)
- ACACIA ANURA ANURA ACACIA 24" BOX
- LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' 5 GALLON
- CAESALPINIA MEXICANA MEXICAN BRD OF PARADISE 5 GALLON
- TECOMA 'ORANGE JUBILEE' ORANGE JUBILEE 5 GALLON
- HEPERLOE PARVIFLORA RED YUCCA 5 GALLON
- DASYLIRION WHEELERII DESERT SPOON 5 GALLON
- LANTANA MONTEVIDENSIS 'GOLD MOUND' 1 GALLON
- AGAVE 'BLUE ELP' BLUE ELP ALDE 1 GALLON
- AGAVE WEBBERII WEBBER'S AGAVE 5 GALLON
- 1/2" MINUS MADISON GOLD DECOMPOSED GRANITE 2" DEPTH IN ALL LANDSCAPE AREAS

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 0% 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 14". TREES WITHIN THE SAFETY TRIANGLE SHALL HAVE A CANOPY THAT BEGINS AT 7 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 ELEC. 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 BY 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 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/DENSTION BASINS SHALL BE CONSTRUCTED SOLELY FROM THE APPROVED CIVIL PLANS. ANY ALTERATION OF THE APPROVED DESIGN (ADDITIONAL FILL, BOLLARDS, ECT.) SHALL REQUIRE ADDITIONAL FINAL PLANS STAFF REVIEW AND APPROVAL.

NO LIGHTING IS APPROVED WITH THE SUBMITTAL.

THE LANDSCAPE SPECIFICATION SECTIONS 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 PLAN
APPROVED
CITY OF SCOTTSDALE

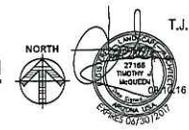
CASE NUMBER _____ APPROVED _____ DATE _____

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.

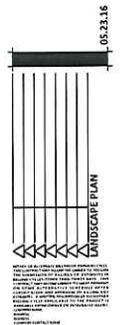
Case No: 00 - DR - 2015

LANDSCAPE PLAN

SCALE: 1" = 30'-0"



T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING
8433 East Cholla St., Suite 101
Scottsdale, Arizona 85262
P. (480) 263-8300 F. (480) 294-6819
EMAIL: tjmcspe@pima.net



**PIMA THOMAS CENTER
STORAGE FACILITY**
800 EAST THOMAS ROAD
SCOTTSDALE, ARIZONA 85251



design by: MC
drawn by: TP
checked by: RWK

La.01
project #: 15136

57-DR-2015
08/16/16

Carr, Brad

From: anne Georger <ageorger1@gmail.com>
Sent: Friday, July 22, 2016 3:59 PM
To: Carr, Brad
Subject: Re: Microsemi

Ok great. Just know that I am in agreement with using the current building got a storage facility but not with building nine additional buildings. Our neighborhood is small and we already have to put up with occasional odor and continual noise from sewage treatment. Please no new buildings

Sent from my iPhone

> On Jul 22, 2016, at 6:36 PM, Carr, Brad <bcarr@scottsdaleaz.gov> wrote:
>
> Hello Anne,
>
> Thank you for your comments regarding this project. You can contact me with any additional questions, comments or concerns you have.
>
> Regards,
>
> Brad Carr, AICP LEED-AP
> Senior Planner
> City of Scottsdale
> Current Planning Services
> 7447 E. Indian School Rd., Ste 105
> Scottsdale, AZ 85251
> 480.312.7713p 480.312.7088f
>
> -----Original Message-----
> From: anne Georger [<mailto:ageorger1@gmail.com>]
> Sent: Friday, July 22, 2016 2:35 PM
> To: Carr, Brad
> Subject: Microsemi
>
> I live at 8732 e Avalon directly adjacent to the property that is being proposed for nine additional storage facility buildings. I am opposed to this use of the vacant land because of security and noise issues. Please advise who I should contact to voice my Opinion.
> Thank you
> Sent from my iPhone

Carr, Brad

From: Carr, Brad
Sent: Friday, July 15, 2016 1:38 PM
To: 'Shari'
Subject: RE: Pima Thomas Center (57-DR-2015)

Shari,

The spaces along the wall are parking spaces.

The future retail buildings would require a zoning change.

Brad

From: Shari [<mailto:sneakertimegirl@yahoo.com>]
Sent: Friday, July 15, 2016 1:29 PM
To: Carr, Brad
Subject: Re: Pima Thomas Center (57-DR-2015)

Brad-
Are those spaces along our wall parking or storage spaces?

Also, the proposed future "retail" buildings, hey would
Have to get zoning changed, correct?

Thanks,
Shari

Sent via the Spanishtime iPhone
www.spanishtime.com

On Jul 15, 2016, at 12:52 PM, Carr, Brad <bcarr@scottsdaleaz.gov> wrote:

Hello Shari,

Per your request during our earlier phone conversation, I have attached a scan of the applicant's site plan for this project. I have highlighted the existing building in blue and the new buildings in orange. The new building on the far eastern portion of the site is the one that would be the closest to the neighborhood to the north. It would be located about 40 feet south of the exiting wall.

I have also attached the section from the City's Zoning Ordinance that speaks about the Development Review Board, including the purpose, the consideration criteria and other applicable sections.

Let me know if you have any additional questions.

Regards,

Brad Carr, AICP LEED-AP
Senior Planner
City of Scottsdale

Carr, Brad

From: Doreen H <doreenaz@hotmail.com>
Sent: Monday, March 28, 2016 4:16 PM
To: Carr, Brad
Subject: RE: 57-DR-2015 PIMA THOMAS CENTER

Hello Brad,

Has the Planning department made any recommendations regarding this proposal? Has the Transportation Dept. and Stormwater Management finished their reviews?

Does Phase 3 need City approval to build new, exterior storage units around the perimeter of the property?

Also, has Police been requested to provide a report regarding storage facilities and the potential increase in crime in the area or if there is any correlation between an uptick in crime and storage facilities?

Thank you for your assistance,

Doreen

*"Things which matter most must never be at the mercy of things which matter least."
~Johann Von Goethe~*

From: bcarr@scottsdaleaz.gov
To: doreenaz@hotmail.com
Subject: RE: 57-DR-2015 PIMA THOMAS CENTER
Date: Thu, 5 Nov 2015 23:17:34 +0000

Hello Doreen,

To answer your questions:

1. The city has purchased the 4.87 acre parcel to construct future improvements for the water treatment facility and construct a drainage basin.
2. The signage for the site has not been submitted as of yet, so I don't have a proposal number to provide you.
3. The city's Transportation Department staff and Stormwater Management staff are reviewing the proposed changes to the site to ensure they meet all of the city's requirements.
4. Development of future retail buildings at the southern portion of the site will require a separate review and approval at a future date. No timeline for that Phase 4 portion of the site has been provided by the developer.

Thank you for your suggestions regarding the Nextdoor website. If you have any additional questions or comments regarding this project please feel free to contact me.

Regards,

Brad Carr, AICP LEED-AP

Senior Planner

City of Scottsdale

Current Planning Services

7447 E. Indian School Rd., Ste 105

Scottsdale, AZ 85251

480.312.7713p 480.312.7088f

From: Doreen H [<mailto:doreenaz@hotmail.com>]

Sent: Tuesday, November 03, 2015 1:37 PM

To: Carr, Brad

Subject: 57-DR-2015 PIMA THOMAS CENTER

Importance: High

Hello Mr. Carr,

I'm writing concerning the above proposed project. After reading the Case Info Sheet and the applicant's proposal, I have a few questions.

1. What agreement was made between the City of Scottsdale and the developer for Parcel #2 totaling approx. 4.87 acres?
2. The proposal states the signage will be under a separate request. What is that proposal number?
3. When are the community hearings scheduled to discuss adding 8 separate outside storage buildings to the property? These buildings will total approximately 35,000 Sq. Ft. - not a minor addition to the property or the impact to the community. Has a traffic study and environmental impact study been completed to determine the impact this will have on the community and the surrounding area?
4. The proposal states Phase 4 will consist of adding two retail buildings to the property. They are not on the diagram nor does it say what type of retail establishments are being proposed. How will that be addressed? When will that be addressed?

Just for your information, I learned of this from a comment made on Nextdoor.com and a few people have said they've also sent emails requesting various items of information. It may save you and your staff time if you start a post on Nextdoor in order to keep the community informed regarding this topic - especially upcoming meetings and when this is going before City Council for a vote.

Thank you for your time,

Doreen Hollowell

*"Things which matter most must never be at the mercy of things which matter least."
~Johann Von Goethe~*

Carr, Brad

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Doreen Hollowell

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~Johann Von Goethe~*

Carr, Brad

From: Teresa <teresa.joyce@aol.com>
Sent: Wednesday, October 28, 2015 5:54 PM
To: Carr, Brad
Subject: Re: proposed use 8700 Thomas site

Thank you for the information. One other thought - I seem to remember (from the old days) that this was a clean up site- are there any environmental concerns regarding the demolition?

Thank you Brad for your prompt reply - I will spread the word.

Kind Regards,
Teresa Joyce

Sent from my iPhone

On Oct 28, 2015, at 3:19 PM, Carr, Brad <bcarr@scottsdaleaz.gov> wrote:

Hello Teresa,

The project located at 8700 E. Thomas is a proposed repurposing of the existing industrial building on the site to an internalized community storage facility. The zoning for the site, I-1, allows such a facility by-right on the site. The applicant has an application in process for design review of proposed exterior changes to the building including paint, windows, landscaping and the addition of several, smaller drive-up storage building on the perimeter of the site. The project will be scheduled for a public hearing regarding the design changes at a future, yet to be determined, date. Citizens can provide input regarding the proposed design changes to the building and site at the hearing. The use of the building as a storage facility will not be under consideration. If you have any additional comments or questions, please feel free to contact me.

Regards,

Brad Carr, AICP LEED-AP

Senior Planner
City of Scottsdale
Current Planning Services
7447 E. Indian School Rd., Ste 105
Scottsdale, AZ 85251
480.312.7713p 480.312.7088f

From: teresa.joyce@aol.com [<mailto:teresa.joyce@aol.com>]
Sent: Tuesday, October 27, 2015 4:08 PM
To: Perone, Steve
Subject: proposed use 8700 Thomas site



Dear Sir or Madam, There are rumors circulating regarding the proposed use for the 8700 E. Thomas, Scottsdale, 85257 site for a storage facility. Myself, as well as many neighbors, are concerned about having a storage facility on that site. Can you please confirm or deny if such use has been approved. Further, if it has not been approved, can you please advise how the neighbors will have an opportunity to provide input as the the facility. Thank you in advance for your assistance. Kind Regards. Teresa Joyce

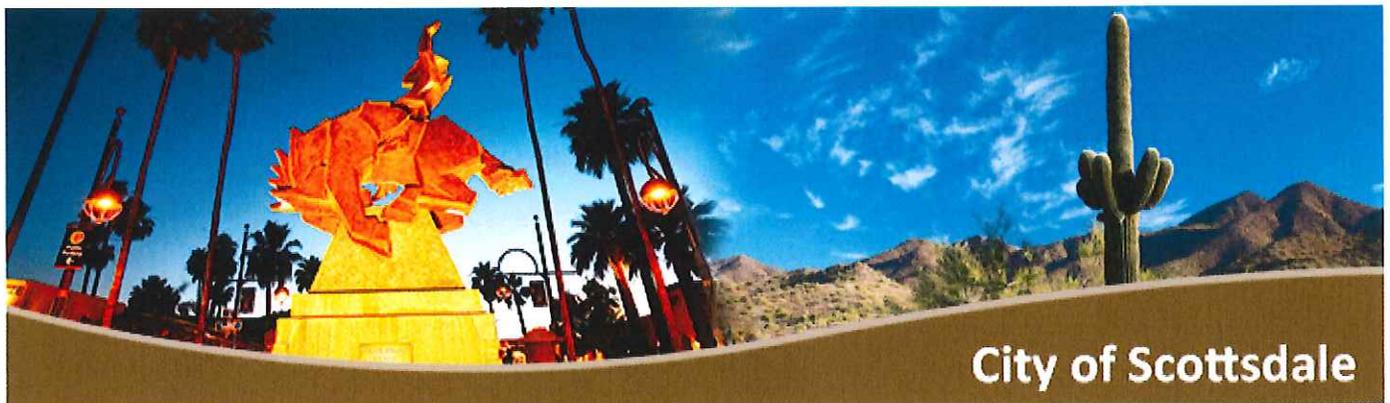


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Carr, Brad

From: Perone, Steve
Sent: Tuesday, October 27, 2015 4:46 PM
To: Carr, Brad
Subject: FW: 57-DR-2015 PIMA THOMAS CENTER

From: gabbyaz1971@gmail.com [<mailto:gabbyaz1971@gmail.com>]
Sent: Tuesday, October 27, 2015 4:37 PM
To: Perone, Steve
Subject: 57-DR-2015 PIMA THOMAS CENTER



Nope. No way. Please tell me that this case will be up for review and residents will be given the opportunity to shut this down. You can't seriously think the a US Storage facility is the best way to welcome people to Scottsdale that are entering from the 101 or Pima. Nope.



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Carr, Brad

From: Stephanie Williams <williams_stephanie@live.com>
Sent: Tuesday, October 27, 2015 2:55 PM
To: Carr, Brad
Subject: Plan Check #5610-15. Case# 779-PA-2015. Proposed Development of 8700 E Thomas Rd.

Mr. Carr,

I was hoping to reach out regarding the proposed development of 8700 E Thomas Road, the site where the old Microsemi was recently demolished. From the city's website I was able to see that plans have been submitted by Wentworth Properties, with Campbell Development being listed as the responsible party. I'm unable to decipher though if these plans have been approved as final, allowing the developer to begin construction. I'm hoping you will be able to shed some light on the following:

- Can you please tell me where this project is in the approval process?
- What is the date that the city is required to provide final approval/disapproval to Campbell Development/Wentworth Properties regarding this project?
- Is it possible that other development options are still being considered?
- I received information that COS itself was considering developing the parcel to be a multi-use sports facility, which seems like it would be more in the best interests of the community. Is that no longer being considered?
- Who can I contact to express my concerns regarding the potential approval of a storage facility being built in this particular location?

I do appreciate you taking the time to assist very much Mr. Carr, and I sincerely appreciate any information and guidance you can provide. Thank you!

Stephanie Williams
480-221-7335
Williams_stephanie@live.com

Carr, Brad

From: jwood.ipa@gmail.com
Sent: Tuesday, October 27, 2015 1:26 PM
To: Carr, Brad
Subject: 8700 E Thomas



I just found out that the City of Scottsdale is going to trash our neighborhood once again by putting a self-storage unit at the corner of Thomas Road and Pima. Thank you for serving our local community so well. Earlier this year, I served on a police advisory panel and found out about the practice of funneling chases from the 101 into our neighborhood, because it's easier to corner and catch them in the neighborhood. Another example of how the City of Scottsdale is paying attention to its citizens. Come on. Do something to enhance our community rather than to degrade it.



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Carr, Brad

From: thewoodleys@cox.net
Sent: Tuesday, October 27, 2015 8:43 AM
To: Carr, Brad
Subject: Storage facility



Is this a done deal? Isn't there better development that can go into this area? This part of town needs some love, not more crummy things like 99 cent stores and title loan companies. When will the Southies feel the love? It seems pretty sad that we have to put something like that in an area adjacent to a city park and neighborhoods.



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