

Stipulations for the Zoning Application:

Bell Group Self Storage

Case Number: 9-ZN-2017

These stipulations are in order to protect the public health, safety, welfare, and the City of Scottsdale. Modifications made by staff after the October 25th Planning Commission meeting are identified with **BOLD CAPS** and ~~strikethrough~~.

SITE DESIGN

1. CONFORMANCE TO CONCEPTUAL SITE PLAN. Development shall conform with the conceptual site plan by RKA Architects, Inc., and with the city staff date of 8/28/17, attached as Exhibit A to Attachment 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.
2. BUILDING HEIGHT LIMITATIONS. No building on the site shall exceed ~~24~~ **TWENTY (20)** feet in height, **INCLUSIVE OF ALL ROOF TOP APPURTENANCES AND ARCHITECTURAL PROJECTIONS**, measured as provided in the applicable section of the Zoning Ordinance. ~~Architectural embellishments shall not exceed thirty (30) feet in height for no more than twenty five percent (25%) of the building.~~
3. BUILDING MASSING: With the first Development Review Board submittal, the applicant shall provide building elevations and details which demonstrate that the building is designed in a way to minimize the illusion of long walls, specifically on the east and north building elevations, subject to Development Review Board approval.
4. SIGNS. No signs shall be installed along the south and east side of the building.
5. MATURE TREES. With the first Development Review Board submittal, the applicant shall provide a plan, including tree species and size at installation, demonstrating mature trees will be provided to screen the commercial center from the adjacent single-family district to the east
6. OUTDOOR LIGHTING. With the first Development Review Board submittal, in addition to the requirements of Zoning Ordinance Section 7.600., the applicant shall provide a lighting plan demonstrating the following minimum standards are met:
 - a) Outdoor lighting shall be setback a minimum of 50 feet from the east property line.
 - b) Building-mounted lighting shall not exceed twelve (12) feet in height, measured from the finished grade to fixture lens.
 - c) Pole-mounted lighting shall be limited to sixteen (16) feet in height. Pole-mounted lighting shall be measured from finished grade at the base of the light standard to fixture lens.
 - d) ~~Only~~ **WITH THE EXCEPTION OF SECURITY LIGHTING, NO LIGHTING** shall be allowed on the east **OR SOUTH** side of the building.

INFRASTRUCTURE AND DEDICATIONS

7. CIRCULATION IMPROVEMENTS. Prior to any permit issuance for the development project the owner shall make required dedications and prior to issuance of any Certificate of Occupancy for the development project the owner shall provide the required improvements in conformance with the Design Standards and Policies Manual and all other applicable city codes and policies.

a. STREETS. Dedicate the following right-of-way and construct the following street improvements:

Street Name	Street Type	Right-of-way Dedications	Improvements	Notes and Requirements
East Shea Boulevard	Major Arterial	65'	Sidewalk	a.1., a.2.
North 116 th Street	Local	None	Sidewalk	a.3.

- a.1. Construct 8' sidewalk along the Shea Boulevard frontage separated from the back of curb by a minimum distance of 4 feet, and separated by 8 feet where possible.
 - a.2. The 65 foot Easement for Highway Purposes shall be dedicated as fee simple Right of Way.
 - a.3. Construct a minimum **6 FIVE (5)** foot wide pedestrian connection from the building entrance to the sidewalk along 116th Street.
8. ACCESS. No new driveways shall be permitted on E. Shea Boulevard. Prior to permit issuance, a one (1) foot wide Vehicular Non-Access Easement shall be dedicated adjacent to E. Shea Boulevard for the full length of the subject property.
 9. DRAINAGE REPORT. With the final plan submittal, the owner shall submit a final drainage report demonstrating compliance with the accepted case drainage report, and addressing the following items in accordance with the Design Standards & Policies Manual:
 - a. Basin pipe size and drain time.
 - b. Ensure that the developed site area drains to the detention basins.
 10. BASIS OF DESIGN REPORT. With the Development Review Board submittal, the owner shall submit a revised Basis of Design Report for water & sewer which demonstrates compliance with the requirements of the Design Standards & Policies Manual, Chapters 6 and 7, for review and acceptance by the City's Water Resources Department.
 11. SCENIC CORRIDOR SETBACKS LOCATION AND DEDICATION. The Scenic Corridor setback width along E. Shea Boulevard shall be a minimum of 80 feet with an average width of 100 feet, measured from the right-of-way. Unless otherwise approved by the Development Review Board, the Scenic Corridor setback shall be left in a natural condition. The Scenic Corridor setback easement shall be dedicated to the City by the property owner prior to issuance of any building permits.
 9. MULTI-USE TRAIL. Prior to issuance of any Certificate of Occupancy for the development project, the owner shall construct a minimum 8 foot wide multi-use trail along the west side of the building site with one crossing of the parking lot, as shown on the submitted site plan with the city staff date of 8/28/17. The trail shall be contained within a minimum 24 foot wide Public Non-Motorized Access Easement (PNMAE) dedicated to the City by the owner prior to issuance of any building permit for the development project. The trail shall be designed in conformance with the Design Standards and Policies Manual.

10. **CONSTRUCTION COMPLETED.** Prior to issuance of any Certificate of Occupancy for the development project, the owner shall complete all the infrastructure and improvements required by the Scottsdale Revised Code and these stipulations, in conformance with the Design Standards and Policies Manual and other applicable standards.
11. **PARCELS/PLAT.** Prior to issuance of any permit for the development project, the owner shall submit the appropriate forms and applications to amend the existing Mirage Crossing Office II condominium plat and declaration to remove the portion of the subject property from the condominium plat. The portion of the subject site that is removed from the condominium plat shall then be combined with the rest of the subject property through lot tie.
12. **EASEMENTS.** Prior to issuance of any permit for the development project, the owner shall submit to release and/or relocate any easements that are in conflict with the proposed development as necessary to serve the site and adjacent site to the west, and dedicate any new easements as determined necessary to serve the site in accordance with the Design Standards & Policies Manual.



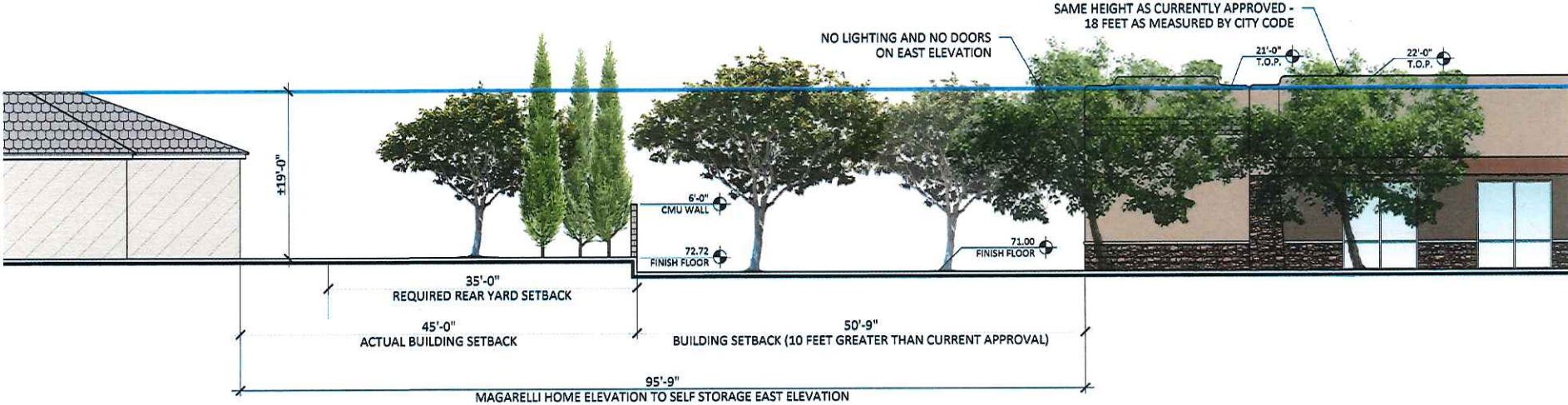
STORAGE AT SHEA (CONCEPTUAL)
 SEC 116TH STREET AND SHEA BOULEVARD
 SCOTTSDALE, AZ
 DATE: 11-03-2017 (PRELIMINARY)

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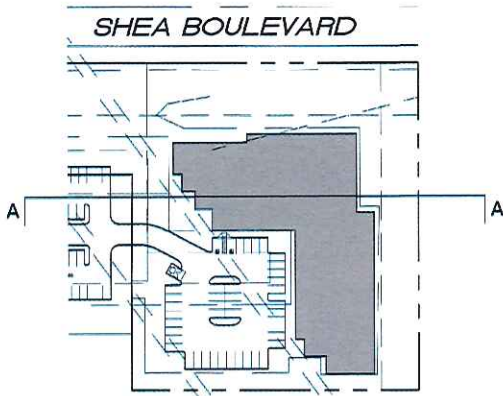


MAGARELLI RESIDENCE LINE OF SITE WITHOUT BEING ALLOWED INTO THE MONTANA RANCH COMMUNITY



EAST TO WEST LINE OF SIGHT (MAGARELLI RESIDENCE)

SCALE: 3/16" = 1'-0"

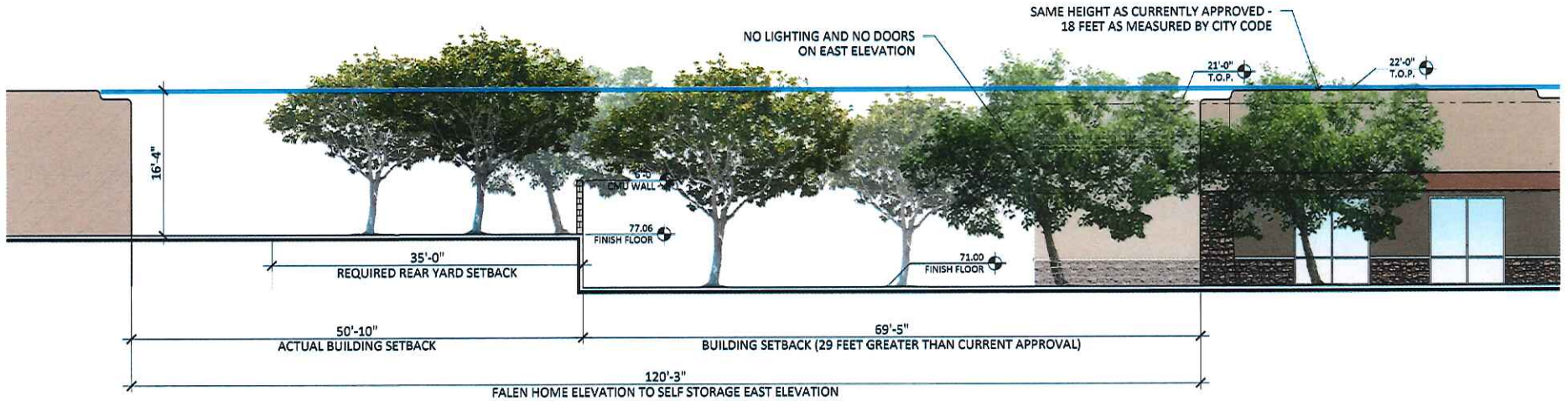


STORAGE AT SHEA (CONCEPTUAL)
 SEC 116TH STREET AND SHEA BOULEVARD
 SCOTTSDALE, AZ
 DATE: 11-03-2017 (PRELIMINARY)

L.S. - EXHIBIT A
 RKA# 17120.5

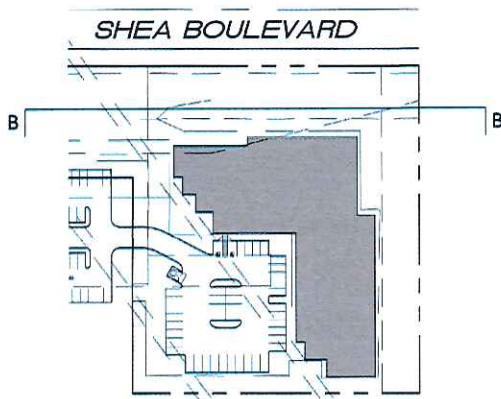


FALEN RESIDENCE LINE OF SITE WITHOUT BEING ALLOWED INTO THE MONTANA RANCH COMMUNITY



EAST TO WEST LINE OF SIGHT (FALEN RESIDENCE)

SCALE: 3/16" = 1'-0"



STORAGE AT SHEA (CONCEPTUAL)
 SEC 116TH STREET AND SHEA BOULEVARD
 SCOTTSDALE, AZ
 DATE: 11-03-2017 (PRELIMINARY)

L.S. -
 EXHIBIT B
 RKAA# 17120.5

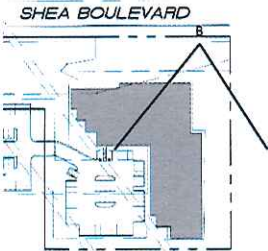


FALEN RESIDENCE LINE OF SITE WITHOUT BEING ALLOWED INTO THE MONTANA RANCH COMMUNITY



EAST TO WEST LINE OF SIGHT (FALEN RESIDENCE)

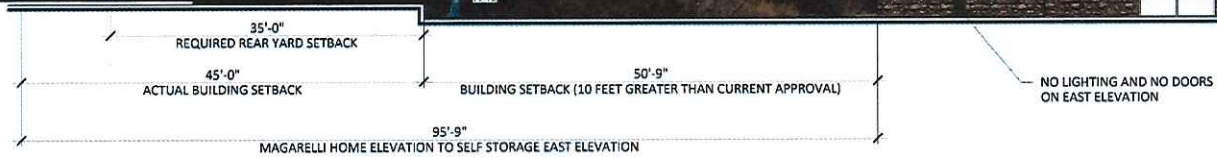
SCALE: 3/16" = 1'-0"



STORAGE AT SHEA (CONCEPTUAL)
SEC 116TH STREET AND SHEA BOULEVARD
SCOTTSDALE, AZ
DATE: 11-03-2017 (PRELIMINARY)

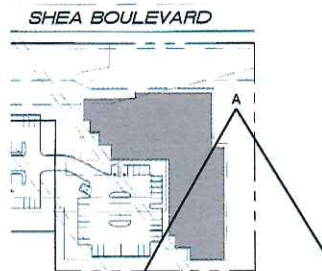
L.S. -
EXHIBIT B
RKA# 17120.5

MAGARELLI RESIDENCE LINE OF SITE WITHOUT BEING ALLOWED INTO THE MONTANA RANCH COMMUNITY



EAST TO WEST LINE OF SIGHT (MAGARELLI RESIDENCE)

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



STORAGE AT SHEA (CONCEPTUAL)
 SEC 116TH STREET AND SHEA BOULEVARD
 SCOTTSDALE, AZ
 DATE: 11-03-2017 (PRELIMINARY)

L.S. -
 EXHIBIT A
 RKAAP 17120.5