

PROJECT DIRECTORY

DEVELOPER:
1784 CAPITAL HOLDINGS
8777 N. GAINIEY CENTER DRIVE, SUITE 191
SCOTTSDALE, ARIZONA 85258
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ARCHITECT:
ROBERT KUBICEK ARCHITECTS & ASSOCIATES
2233 EAST THOMAS ROAD
PHOENIX, ARIZONA 85016
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E-MAIL: rkubicek@rkaa.com

SITE DATA

EXISTING ZONING: R1-70
PROPOSED ZONING: C-1
GROSS SITE AREA: 5.00 ACRES (218,144 S.F.)
NET SITE AREA: 3.76 ACRES (164,044 S.F.)

PROPOSED USE: INTERNALIZED COMMUNITY STORAGE
MAX BUILDING HEIGHT: 24'

BUILDING AREA (1 UP/2 DOWN): 98,520 S.F.

ALLOWED FAR (0.80): 131,235 S.F.
PROVIDED FAR: 32,840 S.F.
ENCLOSED BUILDING AREA (55%): (32,840 S.F.) 20%

PARKING LOT LANDSCAPING (15%): (1,701 S.F.) 16%
10,569 S.F. X 0.15 = 1,586 S.F. REQUIRED

TOTAL PARKING REQUIRED: 14 SPACES

INTERNALIZED COMMUNITY STORAGE (32,840 S.F.)
STORAGE @ 1/2500 = 14 SPACES

ZONING ORDINANCE GROSS FLOOR AREA DOES NOT
INCLUDE: BASEMENT SPACE USED FOR UNOCCUPIED STORAGE

TOTAL PARKING PROVIDED: 16 SPACES

ACCESSIBLE SPACES REQUIRED: 1 SPACES
ACCESSIBLE SPACES PROVIDED: 2 SPACES

BICYCLE SPACES REQUIRED: 2 SPACES
BICYCLE SPACES PROVIDED: 2 SPACES

SITE DEDICATIONS/NOTES

1. PLAT REQUIRED FOR NEW PARCEL CREATION, EASEMENTS WILL BE REQUIRED FOR ANY PUBLIC INFRASTRUCTURE THROUGH PRIVATE PARCELS. NO PERMITS MAY BE ISSUED UNTIL PLATTING HAS BEEN APPROVED AND RECORDED BY THE CITY.
2. DEDICATE 75-FEET OF FEE TITLE RIGHT-OF-WAY ON SCOTTSDALE ROAD
3. DEDICATE 25-FOOT WIDE NON-MOTORIZED PUBLIC ACCESS EASEMENT OR DEDICATE THE SCENIC CORRIDOR TO ALLOW PUBLIC ACCESS.
4. DEDICATE A 25-FOOT RADIUS RIGHT-OF-WAY AT THE INTERSECTION OF SCOTTSDALE ROAD AND LONE MOUNTAIN. DEDICATE THE 100-FOOT SCENIC CORRIDOR ALONG SCOTTSDALE ROAD.
5. ALL SITE AND BUILDING MOUNTED LIGHTING WILL BE REDUCED TO SECURITY LEVELS AFTER 10PM IN THE ENVIRONMENTALLY SENSITIVE LANDS OVERLAY.
6. DEDICATE 20-FEET OF RIGHT-OF-WAY ALONG THE 71ST STREET FRONTAGE PER THE LOCAL AREA INFRASTRUCTURE PLAN IN THE DESERT FOOTHILLS AREA 1.
7. ENHANCED LANDSCAPING WITH THE NATURAL AREA OPEN SPACE (NAOS) ALONG THE NORTH PROPERTY LINE ABUTTING COUNTY ASSESSOR NUMBER: 216-50-046 AND ALONG 71ST STREET SHALL BE REQUESTED, REVIEWED, AND APPROVED BY THE CITY OF SCOTTSDALE. SAID LANDSCAPING SHALL PROVIDE A NATURAL BUFFER/BARRIER TO MINIMIZE TRESPASSING FROM THE SELF-STORAGE FACILITY TO THE ABUTTING RESIDENTIAL HOMES.
8. A RIGHT TURN DECELERATION LANE WILL BE CONSTRUCTED ALONG LONE MOUNTAIN ROAD AT THE SITE DRIVEWAY.
9. A RIGHT TURN DECELERATION LANE WILL BE CONSTRUCTED ALONG SCOTTSDALE ROAD AT THE SITE DRIVEWAY PENDING THE ADJACENT PROPERTY'S (APN: 216-50-184) RIGHT-OF-WAY DEDICATION.

ZONING R1-70
APN: 216-50-011

ZONING R1-70
APN: 216-50-046

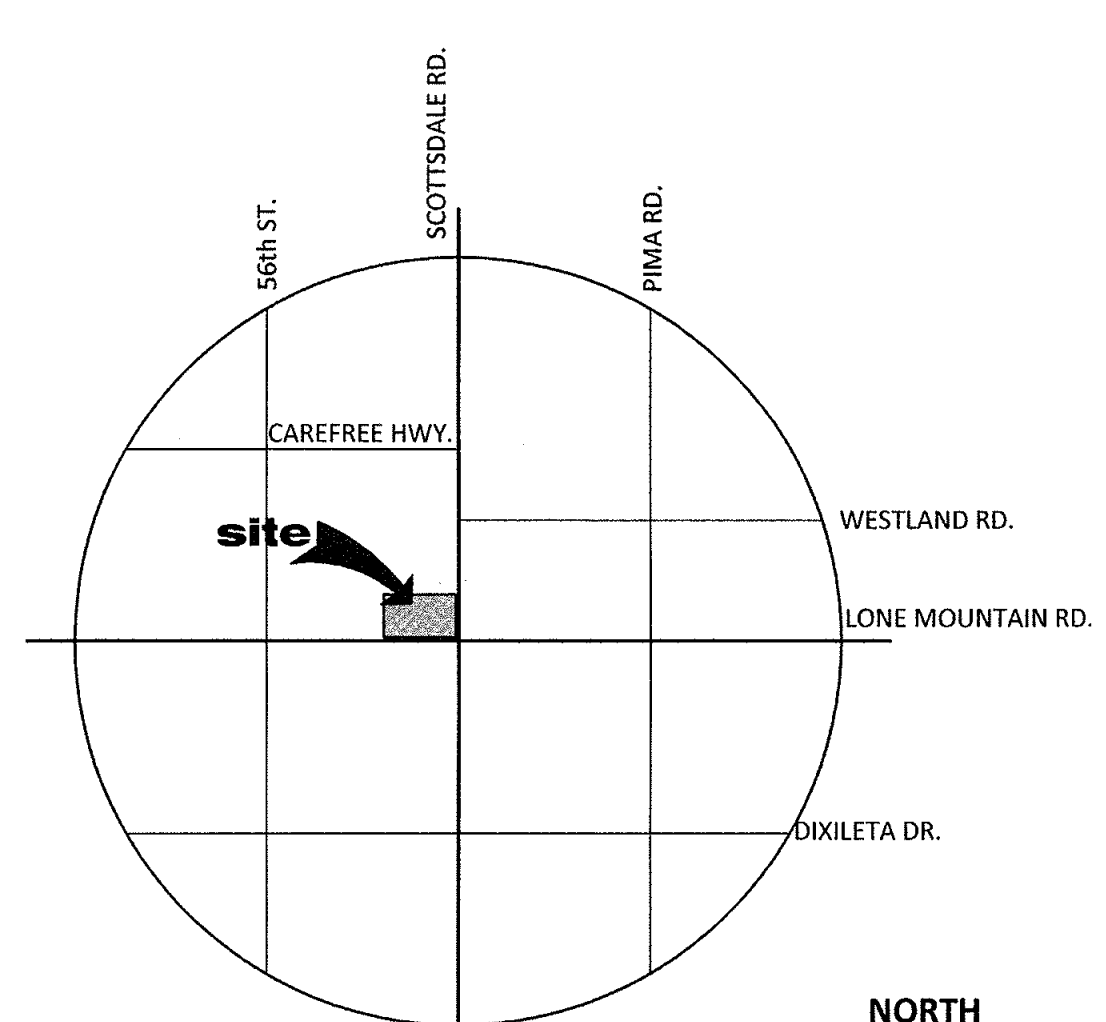
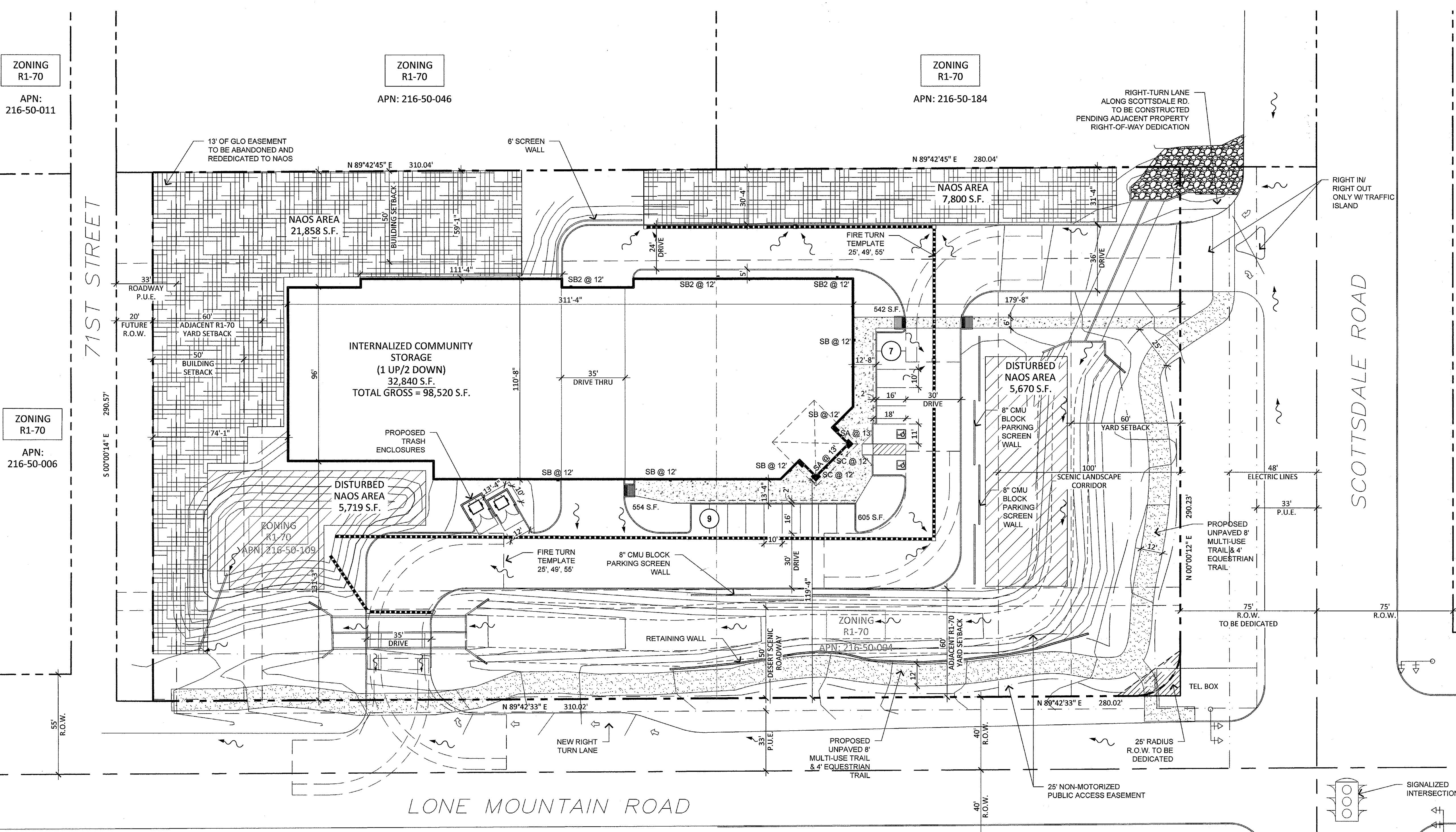
ZONING R1-70
APN: 216-50-184

ZONING R1-70
APN: 216-50-006

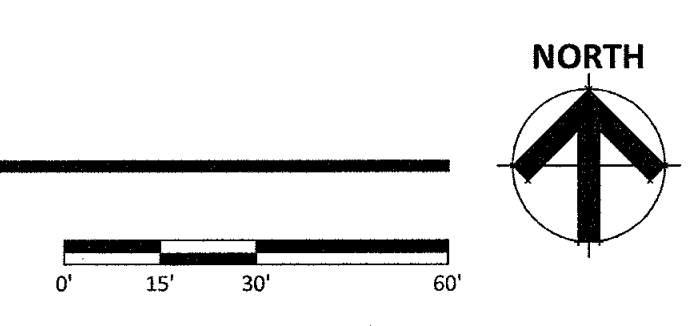
ZONING R1-43
APN: 216-51-037

ZONING R1-70
APN: 216-67-083

ZONING PCC
APN: 216-66-806



SITE PLAN
SCALE: 1" = 30'-0"



NAOS PROVIDED:
29,658 S.F.
MIN. 30' WIDE

DISTURBED RE-VEGETATED NAOS (30%) 12,303 S.F. MAX ALLOWED 11,389 S.F. (28%) PROVIDED

INTERNALIZED COMMUNITY STORAGE
NWC LONE MOUNTAIN ROAD AND SCOTTSDALE ROAD
SCOTTSDALE, ARIZONA
DATE: 09-14-2018 (PRELIMINARY)

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SP-1
Rkaa# 18011.50

