

Application  
Narrative  
Cash Transmittals  
Pre-Application  
Pre\_App Narrative  
Pre-App Cash Transmittal  
Development Standards

# **Lone Mountain Self-Storage**

## Major General Plan Amendment/Rezoning Applications

Northwest Corner of Scottsdale Road and Lone Mountain Road

Submitted: May 18, 2018

Resubmittal: August 6, 2018

3<sup>rd</sup> Submittal: September 16, 2018

Major General Plan Amendment Case Number: 2-GP-2018

(Companion Rezoning Case Number: 8-ZN-2018)

**8-ZN-2018/2-GP-2018**  
**09/18/18**

## Development Team

### **Owner:**

Lone-MT. Venture, L.L.C.  
c/o Gary Davidson  
1110 East Missouri Avenue  
Suite #700  
Phoenix, AZ 85014

### **Buyer:**

1784 Capital Holdings LLC  
c/o Kelly McKone  
8777 North Gainey Center Drive  
Suite #191  
Scottsdale, AZ 85258

### **Representative:**

Paul E. Gilbert, Esq.  
Beus Gilbert PLLC  
701 North 44<sup>th</sup> Street  
Phoenix, AZ 85008  
(480) 429-3002  
[pgilbert@beusgilbert.com](mailto:pgilbert@beusgilbert.com)

Dennis M. Newcombe, Planning Consultant  
(480) 429-3065  
[dnewcombe@beusgilbert.com](mailto:dnewcombe@beusgilbert.com)

### **Neighborhood Outreach Coordinator:**

Jeffrey A. Schwartz  
The Schwartz Group  
8701 E. San Felipe Drive  
Scottsdale, Arizona 85258  
(602) 910-4745  
[jschwartz@slilic.net](mailto:jschwartz@slilic.net)

### **Architect:**

Robert Kubicek Architects & Associates  
c/o Robert Kubicek  
2233 East Thomas Road  
Phoenix, AZ 85016

### **Engineer:**

Helix Engineering, LLC  
c/o Steve Bowser, P.E.  
3240 East Union Hills Drive  
Suite #112  
Phoenix, AZ 85050

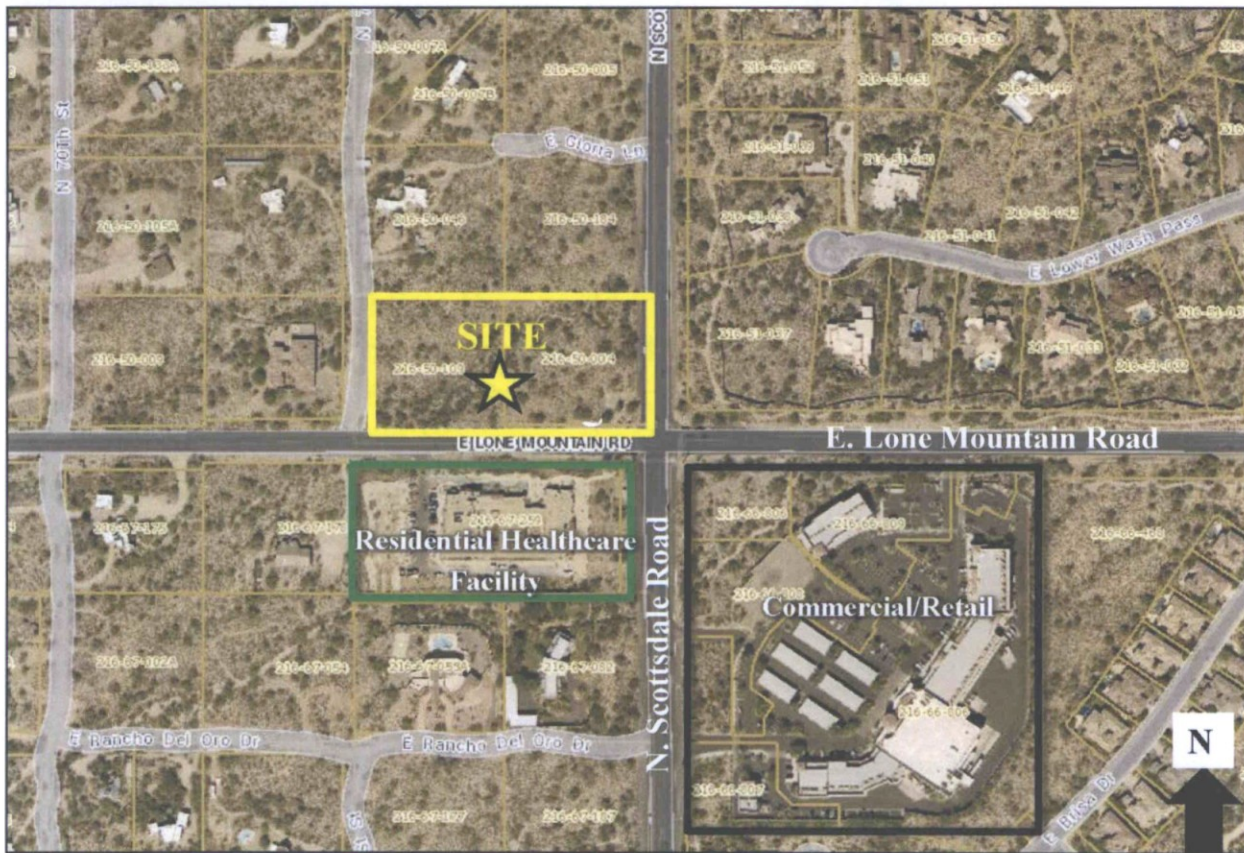
## Table of Contents

Purpose of Request/Site Location_____	4
Why Self-Storage? [Market Demand]_____	5
Existing Land Use_____	7
Proposed Land Use_____	9
Compliance with Guiding Principles of the Scottsdale General Plan_____	10
Compliance with Specific Goals and Policies_____	12
Compliance with Desert Foothills Character Area Plan_____	29
Compliance with Scenic Corridor Design Guidelines_____	31
General Plan Conclusion_____	31
<b>Rezoning Request</b> _____	32
Existing Zoning_____	32
Proposed Zoning_____	33
Compliance with Proposed Zoning and Overlay Zoning Districts_____	34
Rezoning Conclusion_____	41

**PURPOSE OF REQUEST/SITE LOCATION**

Beus Gilbert PLLC is pleased to submit this request for a Major General Plan Amendment on behalf Lone-MT. Venture, L.L.C. (the "Owner") and 1784 Capital Holdings LLC (the "Applicant/Buyer") for a change in the General Plan's land use designation for an approximately 5.0 gross acre site (APN's: 216-50-109 and 216-50-004) located at the northwest corner of Scottsdale Road and Lone Mountain Road from a "Rural Neighborhoods" designation to a "Commercial" designation.

**Site Context Aerial**



The change in land use designation on the site will allow for a climate-controlled, internalized community self-storage facility use, which a rezoning request is being processed concurrently with this Major General Plan Amendment request (Zoning Case Number: 8-ZN-2018) and is discussed as a part of this narrative document. The proposed use is appropriate and consistent with the surrounding land uses particularly the immediate nearby intersection, which includes a healthcare

facility directly south and a commercial/retail center at the southeast corner. The proposed land use change is consistent with the nearby intersection's development pattern and impediments (i.e., traffic signal with incidental utility equipment boxes, etc.) and it is also a quiet, sedate, low-impact, low traffic, appropriately scaled use, which will be designed to match the area's architectural vernacular (i.e., residential look) as well as being a nice buffer for the abutting residential homes from the busy/noisy intersection. This site is not appropriate nor has there been any interest (i.e., 20+ years) to develop it for single-family residential homes. Thus, this low-impact use, situated along a well-traveled Scottsdale Road and Lone Mountain Road, will provide for optimal and utilized business that will meet the needs of the surrounding residential community while providing a nice buffer from this busy/noisy intersection.

### **WHY SELF-STORAGE? [MARKET DEMAND]**

Prior to entertaining and spending the money and time on the proposed Major General Plan Amendment and rezoning, the Applicant/Buyer completed a market demand/analysis to confirm they could indeed successfully operate a self-storage facility at this location. With that said, a market analysis's typically includes analyses of both the existing and projected demographics for the area, existing competitive locations in the area, their rates and price structure, automobile trips, and the incorporation of projections for absorption and demand. Suffice to say those matrixes show that the proposed location is appropriate for self-storage and there is/will be demand in the area. With that said, the Applicant/Buyer would not be going through this process if they did not feel confident of self-storage's success at this location.

For example, sites (like this one) located along the daily commuter corridors of home, work, and shopping have shown substantially more success than those "off the beaten path." A fact bolster by this site being on Scottsdale Road and Lone Mountain Road, which are both well-traveled/used routes for the area and beyond. Storage is not just for residential users, but also business and professional customers storing records or merchandise and they too are looking for quality, close-by, and/or easily accessible facilities that are available along their commutes. Finally, self-storage is a "micro" market business, not a destination point and as such price points in self-storage do not cause customers to leave their normal commutes unless there is no other option available. Thus,

having self-storage facilities in and along these commuter corridors helps minimize auto trips, reducing pollutants, and captures customers in their daily travels.

Another important point is that the quality/design of a self-storage facility to a prospective customer is integral in a customer choosing to store at a specified location. In addition, seeing a site as a well maintained, easily accessible both off and on site circulation, and with a distinctive architectural look combined with the overall site's curb appeal, creates a positive image and helps increase the usage of a facility. To that end, the proposed overall building/site design, scenic corridor buffers (i.e., 50' along Lone Mountain and 100' along Scottsdale Road), preservation of natural open space (i.e., visually pleasing), and ease of vehicular access to the proposed self-storage facility fits well (i.e., aesthetically) within these attributes for the proposed future self-storage facility's success at Scottsdale Road and Lone Mountain.

Moreover, the Applicant/Buyer's market demand/analysis also projects conservatively a five-year population growth of just under 10%. However, major national developers such as KB Homes is developing The Villas at Rancho Paloma, Lennar Homes developing at Lone Mountain, and Lone Mountain Monarch by Pulte Homes, which are located immediately west of the site and due to this development and more commuters they estimate an even more robust growth rate for this area.

The market demand/analysis also states that the population totals within a 4-mile radius of the site are projected to be 41,891 residing in 16,695 households. Within the optimal 8-minute drive time from the site, the results were a population of 34,738 and 15,111 households. Finally, the businesses within the 4-mile radius are approximately 588 businesses totaling just fewer than 5,600 employees. The end result is additional traffic on the streets and customers to the proposed facility.

The market demand/analysis also established only two (2) individual self-storage facilities that appear to be competitive with the proposed facility. They are: Allstate Self Storage (31434 North Cave Creek Road - 15 years old) and Life Self Storage (34215 North Black Mountain Parkway -17 years old). Each of these competitors appears to be well cared-for; but they lack a high quality design

aesthetic and they offer roll-up door type (i.e., drive-up) storage which the proposed facility will not offer (i.e., all enclosed/climate-controlled units).

Simply put, the Applicant/Buyer's market demand/analysis acknowledges the primary indicators for a successful self-storage facility are present at this location, and they are:

1. Sufficient traffic counts along commuter corridors (i.e., Scottsdale Road and Lone Mountain Road).
2. More than adequate population within a reasonable travel distance and future growth.
3. Sufficient disposable income.
4. Average household sizes that generate need.
5. Overall quality design/access/aesthetics.

We believe, as does the Applicant/Buyer's market demand/analysis, that the proposed site is well-positioned to serve the north Scottsdale marketplace and can immediately fill a need for a high-quality, climate-controlled self-storage facility.

## **EXISTING LAND USE**

According to the City of Scottsdale 2001 General Plan Land Use Map, the subject site has a current "Rural Neighborhoods" land use designation. Additionally, the site is located within the Desert Foothills Character Area Plan boundary. In order to accommodate the proposed use, it is necessary to ask for a Major General Plan Amendment due to the fact that the change is from Rural Neighborhoods to Commercial designation. The City of Scottsdale's 2001 General Plan states the following criteria below for a Major Amendment to the General Plan.

### **Change in Land Use Category**

*A change in the land use category on the land use plan that changes the land use character from one type to another as delineated in the following table on the next page. (See arrows added to chart denoting the change triggering a Major General Plan Amendment)*



	To:	Group A	Group B	Group C	Group D	Group E
<b>From:</b>	Land Use Plan Category					
<b>Group A</b> ↑	Rural Neighborhoods Natural Open Space		Yes	Yes	Yes	Yes ↑
<b>Group B</b>	Suburban Neighborhoods Developed Open Space Cultural/ Institutional or Public Use			Yes	Yes	Yes
<b>Group C</b>	Urban Neighborhoods Resorts/Tourism	Yes				Yes
<b>Group D</b>	Neighborhood Commercial Minor Office Minor Employment	Yes	Yes			Yes
<b>Group E</b> ↑	Commercial Office Employment Mixed Use Regional Use Overlay	Yes	Yes			

Other surrounding Land Uses within Vicinity of the Site

The site is within the vicinity of various residential homes, golf courses, commercial/retail, and/or office uses. Specifically directly south of the site is a residential healthcare facility (i.e., Lone Mountain Memory Care). At the southeast corner is the “Scottsdale North Marketplace” commercial/retail shopping center including restaurants, a grocery store, bank, a future Starbucks drive-through and various other businesses. To the east is the “Whisper Rock”

single-family residential subdivision, and to the north and west are single-family residential lots with some developed with homes and others vacant. Approximately ½-mile north along Scottsdale Road is a commercial shopping center that includes a Target, Safeway, gas station, and various restaurants and retail tenants. In addition there is the Foothills Academy School located just to the southwest of the Target shopping center.

### **PROPOSED LAND USE**

As previously stated, the Applicant/Buyer proposes to change the land use classification on the site to a Commercial land use designation to allow a climate-controlled, internalized community self-storage facility. It is worth noting that the Lone Mountain Memory Care facility is not designated “Commercial” on the City’s land use map, but has a Rural Neighborhood land use designation with R1-70 ESL FO underlying zoning which required a Conditional Use Permit for said use and is considered a quasi-commercial use. However, the Scottsdale North Marketplace located to the southeast is indeed designated Commercial on the City’s land use map. Thus, this small 5-acre area designation change to “Commercial,” which in reality will be less than 5-acres for the proposed development itself (i.e., approximately 2-acres), in order to allow a quiet, low-impact use at the northeast corner of Scottsdale Road and Lone Mountain Road does not appear to be out of character with the area. Moreover, the concurrent rezoning and subsequent Development Review Board cases will assure height, buffers, access, design, etc. conforms and is compatible with the abutting residential homes. Furthermore, and as stated and outlined by the Applicant/Buyer’s market demand/analysis, the subject site is in an ideal location based on its proximity to commercial type uses, surrounding residential homes, along major commuter corridors, and within a growth area (i.e., new residential homes).

The proposed use is considered to be a “quiet/sedate neighbor” as it generates minimal traffic trips, operates with limited hours, low amount of lighting, and in our opinion is less intense than typical commercial/retail uses. The building itself and large landscape areas will provide nice buffers from the intersection to the abutting homes while providing a use in close proximity to its intended users (i.e., residential homes and businesses). The development will provide an aesthetically pleasing building design, sensitive site planning, and cohesive landscaping consistent with the area. It is worth noting, the proposed 100’ scenic buffer along

Scottsdale Road will be provided with this future development as opposed to the typical 50' for a residential home - if developed on the immediate corner lot. In addition, the proposed self-storage development will preserve and plat natural areas (i.e., NAOS's) as well as adhere to the building height, lighting standards, etc. as outlined by the Desert Foothills Overlay and Environmentally Sensitive Lands Overlay.

As stated the proposed building design will be aesthetically pleasing and match the surrounding architectural elements/character of the residential homes located in the area as well as the overall spirit and intent of the Sonoran Desert character/feel. A major goal is to blend the climate-controlled, internalized community self-storage facility with surrounding environment and minimize its appearance aside from signage along Scottsdale Road and Lone Mountain Road, which will adhere to the City's Sign Ordinance for developments within the scenic corridors in the Environmentally Sensitive Lands Overlay district. As a part of that goal to "blend" and "minimize the appearance" of the building there are generous setbacks and open space areas along Lone Mountain Road (i.e., a minimum 60' to 130' of open space setback and a 119' to 130' building setback) as well as along 71<sup>st</sup> Street abutting the site to the west with a 74' building setback/open space setback (i.e., NAOS). There is almost 180' of building setback along Scottsdale Road inclusive of 100' scenic corridor setback. The building will be designed to not look like a typical storage building, but rather a residential building with various details, massing, and complimentary materials and colors that match the area. More importantly, the Applicant/Buyer will be going down (underground) 2-stories to maintain the 24' maximum height requirement within the Foothills Overlay.

### **COMPLIANCE WITH GUIDING PRINCIPLES OF THE SCOTTSDALE GENERAL PLAN**

The City of Scottsdale's General Plan serves as a guiding tool for future development in the City. The Plan incorporates shared goals and values in order to develop the City's policies on design, character, land use, open space, natural environment, economics, and transportation. The City Council and Planning Commission are able to utilize the General Plan in order to evaluate development needs, funding, and related decisions. Residents and neighborhood groups are able to refer to the General Plan in order to understand the community's long term goals. The City has identified six (6) guiding principles to serve as the most

important goals to the community. Below are three (3) specific guiding principles applicable to this request. They are:

**Preserve Meaningful Open Space:** The city of Scottsdale is committed to promoting the acquisition, dedication, and setting aside of open space as a community amenity and in support of the tourism industry in Scottsdale.

**Overview Response:** The proposed development will provide a greater scenic corridor setback (i.e., 100' as opposed to 50' for a single family home) along Scottsdale Road. The proposed development will preserve Natural Area Open Space (NAOS) via easements recorded with the plat. The proposed development will utilize (i.e., building and paving areas) approximately 2-acres or significant less area.

**Enhance Neighborhoods:** Scottsdale's residential and commercial neighborhoods are a major defining element of this community. The quality of our experience as a Scottsdale citizen is expressed first and foremost in the individual neighborhoods where we live, work, and play. Scottsdale is committed to maintaining and enhancing our existing and future neighborhoods. Development, revitalization, and redevelopment decisions, including rezoning and infrastructure planning, must meet the needs of our neighborhoods in the context of broader community goals.

**Overview Response:** The proposed development of this longstanding vacant/difficult parcel (i.e., 2-parcels) will allow for the design of a quality integrated self-storage use that will be low impact/transitional and better use that will be appropriate at this busy intersection of Scottsdale Road and Lone Mountain Road. This is based on following elements supporting this location. They are:

1. Sufficient traffic counts along commuter corridors (i.e., Scottsdale Road and Lone Mountain Road).
2. More than adequate population within a reasonable travel distance and future growth.
3. Sufficient disposable income.
4. Average household sizes that generate need.
5. Overall quality design/access/aesthetics.

**Value Scottsdale's Unique Lifestyle and Character:** Scottsdale offers a superior and desirable Sonoran Desert lifestyle for its citizens and visitors. The preservation of this unique lifestyle and character will be achieved through a respect for our natural and man-made environment, while providing for the needs of our citizens.

**Overview Response:** The proposed building architecture (residential scale and look), landscape theme, and site design are all designed to define a distinctive development and visually minimized/blended into its natural and built environment, which will be in harmony with the natural desert surroundings as well as blend with and complement the area. The appearance of a "large residential home" that serves as a self-storage facility along with thoughtful site planning will ensure this development is "uniquely Scottsdale."

The General Plan serves as a "flexible policy document" that can be changed by city-initiated amendments, property owner requests, or other referenda. The General Plan is designed to be a broad, flexible document that changes as the community needs, conditions, and direction change.

The proposed General Plan Amendment meets the goals, vision, and guiding principles as outlined in the City's General Plan and compliance with specific goals and policies as discussed below:

### **COMPLIANCE WITH SPECIFIC GOALS AND POLICIES**

The General Plan reflects Scottsdale's community-wide goals and establishes the vision for how the City fosters and nurtures development that respects nature, the environment, and a sustainable quality of life. This application supports the City's goals and policies.

The climate-controlled, internalized community self-storage facility will serve to establish open space on site, respect neighbors and development on all sides, and provide a quality development that contributes to the needs of the overall nearby community. This self-storage use provides a business that furthers the goals and policies set forth in the General Plan and is also respectful and sensitive to surrounding uses and the environment.

## Character and Design Element

GOAL 1: Determine the appropriateness of all development in terms of community goals, surrounding area character, and the specific context of the surrounding neighborhood.

- Enrich the lives of all Scottsdale citizens by promoting safe, attractive, and context compatible development.
- Encourage projects that are responsive to the natural environment, site conditions, and unique character of each area, while being responsive to people's needs.
- Ensure that all development is a part of and contributes to the established or planned character of the area of the proposed location

(Definition): "Rural/Rural Desert Character Types contain relatively low-density and large lot development, including horse privilege neighborhoods and low-density resorts as well as areas with particularly sensitive and unique natural environments. These districts provide a rural lifestyle that includes preservation of the desert character. The identity and natural desert character of this district should be strengthened and maintained by preventing encroachment of nonconforming uses and architectural styles, protecting open spaces and vistas, encouraging conservation of desert vegetation, building low profile structures, discouraging walls, and limiting road access. Special care should be taken to preserve the natural character of the land and natural drainage corridors. Desert vegetation is maintained in either in common open-space areas or on individual lots. The impacts of development on desert preservation should be minimized through clustering, preserving washes, and the use of natural buffers on the perimeter of developments. Site plans for developments on larger vacant tracts should be sensitive to topography, vegetation and natural drainage area."

**Response:** The project requires a change to a Commercial land use designation in order to allow for a climate-controlled, internalized community self-storage facility. The subject site has remained vacant desert land for many years and the proposed self-storage use would be

the least impactful, but appropriate for the area as a buffer and transitional use from the surrounding adjacent healthcare and commercial/retail uses located at the nearby intersection. It is also worth noting that the existing healthcare and commercial/retail uses are also surrounded by residential uses/zoning district, which is not incongruent as long as appropriate design/buffers are instituted.

The overall site and building design is sensitive to the natural conditions and characteristics of the site and area. The building design will blend with the buildings adjacent to the site on Lone Mountain Road. The proposed use is designed with specific sensitivity towards preserving view corridors and existing vegetation. A 100' scenic corridor including landscaping and a trail connection (i.e., 12' multi-use trail) is provided adjacent to Scottsdale Road and Lone Mountain Road.

In addition, the building is set back approximately 130' from the property line to the south and approximately 74' feet to the east. These setbacks are further visually enhanced by the use and conservation of existing and improved natural desert landscaping and vegetation and low decorative screen walls where appropriate and allowed. The site boasts a large amount of open space (more than ½ the acreage) which will preserve existing vegetation on site and minimize the actual development footprint.

GOAL 4: Encourage “streetscapes” for major roadways that promote the city’s visual quality and character, and blend into the character of the surrounding area.

- Ensure compatibility with the natural desert in Natural streetscape areas. Plant selection should be those that are native to the desert and densities of planting areas should be similar to natural conditions.
- Apply the Scenic Corridor designation in circumstances where a substantial landscape buffer is desired to maintain views, the desert character is a vital part of the neighborhood setting, and buffering of roadway impacts is important. This allows for a larger landscaped

area that can minimize the impact of highly traveled roads adjacent to neighborhoods.

- Other visually significant roadways include roadways with buffered setbacks, Desert Scenic Roadways (in ESLO districts), and roadways with specific streetscape design themes. Each of these designated roadways have individual design guideline policies.

**Response:** A good amount of the site will remain in its native state. Areas where grading occurs will be revegetated to blend these improvements into the natural setting. In addition, landscaping on site and hardscape elements will be designed to complement existing native vegetation. The overall design and development proposal provides great care and consideration of the visual importance of both Scottsdale Road and Lone Mountain Road and preserving/enhancing (where appropriate and allowed) the natural/native landscaping. As such, the site plan includes a 100' scenic corridor setback from the eastern property line along Scottsdale Road and a minimum 50' scenic corridor setback along Lone Mountain Road that includes a winding trail (i.e., 12' multi-use trail) with the opportunity for connections to the surrounding area while also preserving the view corridors of the streetscapes. This area is further enhanced by a large almost 180' building setback along Scottsdale Road and up to 130' along Lone Mountain Road with low decorative screen walls to screen cars on site, and existing and improved native vegetation that reduces the visual impacts along the streetscape and preserves a natural desert setting. It is worth noting that the 100' scenic corridor setback along Scottsdale Road is greater than the City would get if a single home were built along Scottsdale Road – at most 50' with a signal family home. Thus, the proposed benefit of the proposed amendment along Scottsdale Road is towards promoting the city's visual quality and character sought-after along this corridor. Moreover, enhancements, as approved by the City Staff to the NAOS and those areas along the scenic corridors and on site will be completed to provide additional visual buffers from the building along the street and protections (i.e., cacti or other prickly desert plantings) for the residential homes north and west of the site. No non-native desert plantings will be utilized.



Actively preserving/enhancing the natural desert environment, as much as possible, will enhance the quality of life for the existing residents as well as those that drive the thoroughfares.

GOAL 6: Recognize the value and visual significance that landscaping has upon the character of the community and maintain standards that result in substantial, mature landscaping that reinforces the character of the city.

- Require substantial landscaping be provided as part of new development or redevelopment.
- Maintain the landscaping materials and pattern within a character area.
- Encourage the use of landscaping to reduce the effects of heat and glare on buildings and pedestrian areas as well as contribute toward better air quality.
- Discourage plant materials that contribute substantial air-borne pollen.
- Encourage landscape designs that promote water conservation, safe public settings, erosion protection, and reduce the “urban heat island” effect.
- Encourage the retention of mature landscape plant materials.

**Response:** A good amount of the site will remain in its native state or as open space. Areas where grading occurs will be revegetated to blend these improvements into the natural setting. In addition, landscaping on site will be designed to complement existing native vegetation. Enhancements, as approved by the City Staff to the NAOS and those areas along the scenic corridors and on site will be completed to provide additional visual buffers as well as overall water conservation. The end result will be a “cool” desert environment that will not contribute to the

“urban heat island” effect as approximately 2-acres will be developed with a building and paving out of 5-acres and they redesign of the wash through the property will help to assure the native landscapes survival and add to the native desert appearance.

It is worth noting that the preservations (plating) of the NAOS areas assures that these areas are preserved long-term. You would not get this NAOS plat with two (2) single family homes built on these two (2) lots. In addition, the added 100 scenic corridor setback as opposed to a single family residential home (i.e., 50') helps assure enhanced native landscaping and visual appeal. Right-of-way dedications can be exacted via the proposed commercial development as well as better drainage and lighting standards applicable to dark-skies in the ESL. Finally, with a commercial development the City is able to stipulate for trails, enforce a site plan/building design, and better enforce the maintenance of the property/stipulations approved, which is not the case with two (2) single family homes that could be built on these two (2) lots today. The end result, one gets more certainty with the proposed change to commercial.

GOAL 7: Encourage sensitive outdoor lighting that reflects the needs and character of different parts of the city.

- Establish lighting standards that relate to the ambient lighting designations contained within the 2000 I.E.S. standards revisions.
- Encourage lighting designs that minimize glare and lighting intrusions into neighborhood settings.
- Encourage creative and high quality designs for outdoor lighting fixtures and standards that reflect the character of the local context.
- Discourage lighting that reduces the viability of astronomical observation facilities within Arizona.
- Allow for lighting systems that support active pedestrian uses and contribute to public safety.

**Response:** The proposed development will be designed with no lighting west of the drive aisle that goes through the self-storage building. All lighting will be focused east and at the main entrance/parking areas towards the intersection of Scottsdale Road and Lone Mountain Road. All the lighting will be designed to minimize glare and overflow (i.e., 0' candle at the property lines), to conserve energy, and to reflect the character of the area consistent with the City's dark-skies policy in the ESL. As such, the lighting will be reduced after 10 pm to comply with dark-skies. The selected light standards will be low-scale in terms of height (i.e., wall packs no higher than 12' with shields) similar to the light standards found in residential areas. It is worth noting, this provision (i.e., dimming of lights) would not apply to residential homes and as such a homeowner(s) can have a brighter light on at all times into the evening.

### **Land Use Element**

**GOAL 3:** Encourage the transition of land uses from more intense regional and citywide activity areas to less intense activity areas within local neighborhoods.

- Guide growth to locations contiguous to existing development to provide city services in a cost effective and efficient manner.
- Encourage transitions between different land uses and intensities through the use of gradual land use changes, particularly where natural or manmade buffers are not available.

**Response:** The proposed use is a low impact as it generates minimal daily traffic and has limited hours of operation. This is an ideal use that will blend seamlessly with surrounding uses, providing a buffer to residential properties while also guiding the growth of a low impact commercial use to the intersection where it fits best with similar existing uses.

**GOAL 4:** Maintain a balance of land uses that support a high quality of life, a diverse mixture of housing and leisure opportunities and the

economic base needed to secure resources to support the community.

- Allow for a diversity of residential uses and supporting services that provide for the needs of the community.

**Response:** This location is ideal for a use that supports and meets the needs of the surrounding community, further enhancing and diversifying a needed resource and service to the surrounding area and contributes to supporting a higher quality of life.

GOAL 7: Sensitively integrate land uses into the surrounding physical and natural environments, the neighborhood setting, and the neighborhood itself.

- Protect sensitive natural features from incompatible development, and maintain the integrity of natural systems.
- Incorporate appropriate land use transitions to help integrate into surrounding neighborhoods.
- Focus intense land uses along major transportation networks (such as the Pima Freeway and major arterial streets) and in urban centers (such as Downtown and the Airpark). Less intense land uses should be located within more environmentally sensitive lands.
- Incorporate open space, mobility, and drainage networks while protecting the area's character and natural systems.

**Response:** The proposed self-storage use is a less intense use and the overall impact (i.e., development footprint and paving areas) is way less than the 5-acres being amended to Commercial. The proposed design will also be within the 24' height with 2-stories underground. Moreover, the landscaping will be preserved and enhanced to blend and hide the building as much as possible and provide the appearance of it being a large home/horse property.

## **Economic Vitality Element**

**GOAL 3:** Encourage and support a diversity of businesses that contribute to Scottsdale's sales and property tax base so that needed infrastructure, physical amenities, services, and the expansion of such services are provided.

- Ensure adequate opportunities for future and expanded commercial and business activity throughout the community.
- Diversify Scottsdale's business and retail community so it includes a variety of business types as well as a variety of business scales and sizes.

**Response:** The proposed land use in this location further diversifies and enhances the mix of uses that fulfills the need to ensure a diversity of commercial services are available in the surrounding neighborhood. The proposed business also contributes to additional sales and property taxes that provide an economic benefit to the City of Scottsdale.

**GOAL 5:** Locate and integrate non-residential development to improve access and visibility and to protect the integrity of neighborhoods.

- Maintain and develop neighborhood-shopping areas that are in proximity to neighborhoods and residential concentrations.
- Insure neighborhoods are adequately protected from major commercial development through design sensitivity, buffering and traffic management, etc.

**Response:** The proposal is well designed, buffered, low-level lighting/intensity, and integrated to blend with the residential homes and serve the area with good access from Scottsdale Road and Lone Mountain Road. Also, the location of residential homes in the immediate area along with the adjacent commuter corridors will allow for the success of the self-storage facility.

## **Community Involvement Element**

**GOAL 1:** Seek early and ongoing involvement in project/policy-making discussions.

- Maximize opportunities for early notification of proposed projects, or projects/issues under consideration using signs, information display boards, web site postings, written correspondence, and other methods, as they become available.

**Response:** The proposed development will utilize early notification methods including site postings and written correspondence to engage with the community as well as meetings when possible. Current outreach to the immediate neighborhood has resulted in some support and identified items that can be accommodated within the proposed site plan and/or operations of the facility. For example the following are some of those questions/inquiries and answers.

1. Need a natural landscape barrier, such as prickly plants, cat claw, etc.

A note has been added to Site Plan, Landscape Plan and NAOS Plan as follows:

“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.”

2. No pavement on 71st Street.

We are not proposing any pavement on 71st Street only the city required dedication of an additional 20' of right-of-way.

3. Lighting on the rear of the building (north elevation) or the western portion of the building/site facing and abutting the residential homes.

No lighting will be located on the building or site west of the drive aisle as it turns into the building.

4. Lights on the rear (north elevation).

Lights east of the drive aisle are wall mounted, shielded and facing downward and away from the residential homes. They will be in conformance with the environmentally sensitive lands overlay, which requires that all site and building mounted lighting will be reduced after 10 pm. It is worth noting, this provision (i.e., diming of lights) would not apply to residential homes and as such a homeowner(s) can have a brighter light on at all times into the evening.

The lighting will not spill over the property lines or more specifically will maintain a 0' candle at the property lines.

5. Hours of operation for rear (north) drive aisle and hours of operation for the facility in general.

The rear (north) drive aisle will be closed and no access will be allowed between 8 pm to 9 am.

Hours of operation for the facility: the office will be 8 am to 6 pm, the self-storage units will be open/accessible from 6 am to 10 pm.

6. Explain the building height of 24'.

The building height accommodates the pitch in the roof and to screen mechanical equipment.

7. What about block fence that wraps the north drive aisle in order to screen the drive aisle?

The site plan proposes a 6' curved screen wall to block the view of the north drive aisle and door.

8. Need confirmation regarding "faux" windows along the rear and sides abutting the neighbors.

All windows around the building are "faux" except those in the southeast corner by the office/lobby. Faux windows are flush with the exterior wall but have a block wall behind them for zero access to the interior of the building.

### **Open Space & Recreation Element**

**GOAL 1:** Protect and improve the quality of Scottsdale's natural and urban environments as defined in the quality and quantity of its open spaces.

- Provide ample opportunity for people to experience and enjoy the magnificent Sonoran Desert and mountains, balancing access with preservation.
- Provide a variety of opportunities for passive and active outdoor recreational activities, such as hiking, horseback riding, mountain biking, rock climbing and wildlife observation.
- Develop a non-paved public trail system for hiking, mountain biking, and horseback riding and link these trails with other city and regional trails.
- Promote creative residential and commercial development techniques consistent with the Character Plan for an area, to further preserve meaningful and accessible open space.
- Preserve and integrate visual and functional connections between major city open spaces into the design of development projects.
- Relate the character of open spaces to the uses and character of different areas of the city.



- Protect the visual quality of open space, unique city characteristics, and community landmarks.
- Preserve scenic views and vistas of mountains, natural features, and rural landmarks.
- Permanently secure an interconnected open space system to maintain visual and functional linkages between major city open spaces. This system should include significant Scottsdale landmarks, major drainage courses, regional linkages and utility corridors.
- Apply a Scenic Corridor designation along major streets to provide for open space and opportunities for trails and paths. This designation should be applied using the following guidelines:
  - There is a need for a landscaped buffer between streets and adjacent land uses.
  - An enhanced streetscape appearance is desired.
  - Views to mountains and natural or man-made features will be enhanced.
- Consider Buffered Roadways to provide the streetscape with a unique image that should also reduce the impacts of a major street on adjacent parcels. This type of designation is primarily an aesthetic buffer.
- Apply a Desert Scenic Roadway designation along the one mile and a half mile streets within the Environmentally Sensitive Lands Ordinance (ESLO) district that are not classified as scenic Corridors or Buffered Roadways to maintain and enhance open space along roadways in ESL areas.
- Apply up to a 100 foot scenic buffer along streets within and adjacent to the Recommended Study Boundary of the McDowell

Sonoran Preserve on undeveloped (as of 10-04-2005) properties of 25 acres or larger.

- Promote project designs that are responsive to the natural environment, people's needs, site conditions, and indigenous architectural approaches to provide unique character for the city.

**Response:** The proposed project respects and responds to the natural environment through a 100' scenic corridor that preserves views along Scottsdale Road, large building setbacks, enhanced landscaping, and preserving much of the site as open space or in an undisturbed natural condition. Additionally, within the scenic corridor a trail (i.e., 12' multi-use trail) will provide for pedestrian and/or equestrian connections to the nearby area, making great use of the large landscaped open spaces preserved near the property boundaries.

More specifically, the majority of the site remain open and/or in its native state. Approximately 2-acres will be the developed area; i.e., building and paved areas. In addition, those areas where grading occurs will be revegetated to blend these improvements into the natural setting. Landscaping on site and hardscape elements will be designed to complement existing native vegetation.

Scottsdale Road and Lone Mountain Road will provide for a 100' scenic corridor setback from the eastern property line along Scottsdale Road and a minimum 50' scenic corridor setback along Lone Mountain Road; thus, preserving the view corridors of the streetscapes. It is worth noting that the 100' scenic corridor setback along Scottsdale Road is greater than the City would get if a single home were built along Scottsdale Road – at most 50' with a signal family home. This area is further enhanced by a large almost 180' building setback along Scottsdale Road and up to 130' along Lone Mountain Road. Thus, the proposed benefit of the proposed amendment along Scottsdale Road is towards promoting

the city's visual quality and character sought-after along this corridor.

The proposed building architecture (residential scale and look), landscape theme, and site design are all designed to define a distinctive development and visually minimized/blended into its natural and built environment, which will be in harmony with the natural desert surroundings as well as blend with and complement the area. Quality and diverse materials will be used to create the appearance of a large residential home and thoughtful site planning will ensure this development is "uniquely Scottsdale" in its final execution and creates a relaxing desert atmosphere.

GOAL 5: Improve the quality of life for all Scottsdale residents by ensuring a wide range of recreational facilities and services.

**Response:** This request ensures residents have adequate connections to a wide range of surrounding recreational opportunities. The proposal provides a wide scenic corridor and landscaped trail area which provides recreational opportunity and facilitates connectivity to nearby trails and recreational opportunities.

### **Preservation & Environmental Planning Element**

GOAL 2: Enhance the quality of life in Scottsdale by safeguarding the natural environment.

- Encourage developments to retain and integrate the desert ecosystem where appropriate.
- Preserve local plants, wildlife, and natural resources to maintain the biodiversity and long-term sustainability of the area's ecology.
- Maintain scenic views to preserve the aesthetic values of the area for all to enjoy and for its contribution to the quality of life for residents and visitors.

**Response:** The proposed development will maintain and enhance the natural environment with preservation of the desert landscaping and enhancements to it as well. In addition, the contours and natural grading/drainage will be preserved and/or realigned, which will focus water to help maintain the plantings with supplemental irrigation as needed.

GOAL 9: Protect and conserve native plants as a significant natural and visual resource.

- Enhance, restore, and sustain the health, productivity and biodiversity of our Sonoran Desert ecosystem through native plant retention.
- Retain and preserve native plants to retain a Sonoran desert character.

**Response:** Protecting and conservation of native plants is a significant aspect of this application. Great care was taken to ensure that much of the site area remains in an undisturbed and natural condition and that remaining open space is maximized. The site perimeter will remain mostly as native desert and native plants will be revegetated on site where feasible.

GOAL 10: Encourage environmentally sound “green building” alternatives that support sustainable desert living.

- Incorporate healthy, resource- and energy-efficient materials and methods in design, construction, and remodeling of buildings.
- Protect and enhance the natural elements of all development sites.
- Improve the energy efficiency of the building envelope, equipment, and appliances.
- Use low impact building materials.

**Response:** The proposed self-storage development will be 2-stories underground with 1-story above ground. Thus the

underground portion requires much less cooling and heating costs due to a more stable underground thermal temperature. Moreover, the building design has strategically located windows with overhangs and recesses (i.e., only along the front entrance area located along the southeast facing portion of the building) and no windows west (i.e., the greatest heat gain). However, the design utilizes faux windows to provide the impression of windows and continue the residential character. As such, the proposed building has a minimal environmental impact and energy consumption. The development will utilize high efficiency a/c units, energy saving wall systems and insulation, CFL lighting, low-E dual pane windows, etc. The use of stone and other building materials as well as plane changes, window headers, overhangs and roofline changes all help to enhance the look of the building.

### **Community Mobility Element**

**GOAL 7:** Maintain Scottsdale's high aesthetic values and environmental standards in the city's transportation system.

- Ensure that the streets designated as scenic corridors are sensitively integrated into natural desert setting and the integrity of the scenic setback is preserved.

**Response:** The proposed development consists of careful site planning including a landscaped scenic corridor and trail connections that promote and preserve the high quality aesthetics and environmental conditions in this area. The scenic corridor contains a winding trail that is well buffered by large setbacks from adjacent roadways and/or building areas and further screened by lush landscaping.

**GOAL 12:** Recognize the diversity of neighborhoods throughout the city and their different mobility needs.

- Ensure that mobility choices reflect the character and dominant lifestyle within a neighborhood(s) and that services provided are appropriate for the neighborhood(s). For example, in equestrian

areas of the community, create links to the citywide and regional trail system

**Response:** This particular area of the City has a rural and equestrian character. This proposal anticipates this need and continues the character of the area by providing a multi-use trail that facilitates connectivity through the site and access to the greater surrounding citywide and regional trail systems.

### **COMPLIANCE WITH DESERT FOOTHILLS CHARACTER AREA PLAN**

The request supports and furthers the approved plans, goals, policies and intent of the Desert Foothills Character Area Plan.

This proposal is cohesive with and reflects the values of the Character Area as demonstrated through compliance with the three goals for the Desert Foothills Character Area as indicated below:

- 1) Preserve the natural, visual qualities of the lush upper desert by using desert-sensitive building techniques.

**Response:** The proposal preserves much of the site as open space with revegetated areas or undisturbed native desert. Importantly, the site will provide a large scenic corridor with landscaping and a trail along Scottsdale Road. The proposed building is setback further from the nearby intersection through use of large building setbacks and landscape buffers that include native landscaping and undisturbed native land. Much of the site will remain as open space and leave as much of the site as possible in an undisturbed condition.

- 2) Promote connected areas of desert open spaces and trails.

**Response:** The surrounding areas adjacent to the site particularly to the east of Scottsdale Road and further north have hiking and equestrian trails. The proposal provides a trail connection that facilitates mobility to these surrounding trails and includes undisturbed open space abutting the intersection where pedestrian activity may occur or congregate.

- 3) Identify and celebrate the rural desert character of the Desert Foothills area.

**Response:** This proposal celebrates and respects the rural desert character of the Desert Foothills area. The intent of the plan is to provide a development that leaves as much of the site in a natural undisturbed condition as possible, provide large open spaces, and preserve the scenic corridor along Scottsdale Road.

Through thoughtful and careful site planning and building placement minimal impact would occur to the site including preservation of a large scenic corridor, large building and landscape setbacks, and a vast amount of undisturbed or revegetated open space surrounding the site and roadways serving as a natural physical and visual buffer.

The proposed building elevations are a “residential” design that is a reflection of the surrounding buildings and Sonoran Desert environment and characteristics. The building is subtle in appearance and scale and resembles a large residential home similar to development found in the surrounding area. The overall look of the building including the use of color and materials makes the building blend well within the surrounding natural desert.

#### Additional Points of Desert Foothills Character Area Plan

- A portion of the Desert Foothills Scenic Drive is located in this area.
- Site planning that minimizes the visual impact of development is encouraged.
- There is a Local Area Infrastructure Plan (LAIP) for this area and the Trails Master Plan identifies neighborhood trails systems in accordance with the Character Area Plan.
- Open Space is critical to maintaining the rural desert character and should be provided as a visual, recreational, or character enhancing amenity.

**Response:** The proposed facility will not have any adverse impact on the existing neighborhoods but, rather, will provide a valuable service

to nearby residents. The development and land use will be environmentally sensitive and provide a significant scenic corridor, landscaping, and open space.

### **COMPLIANCE WITH SCENIC CORRIDOR DESIGN GUIDELINES**

The Desert Foothills Scenic Corridor (Scottsdale Road) is adjacent to the eastern property boundary. This particular area is identified as Segment 6 of the corridor, which extends from Happy Valley Road to the north City boundary and focuses on this segment's unique rural and natural character as opposed to other segments of Scottsdale Road.

The proposed plan includes a 100' scenic corridor that provides a natural buffer, preserves scenic views, and maintains native vegetation and the existing natural condition to the greatest extent possible. A multi-use trail (i.e., 12') will provide connectivity for alternative modes of transportation connections through the site and to surrounding trails or areas. The proposed project takes great care to minimize disturbance to the existing natural environment to a great extent and utilizes various setbacks, design techniques, colors, and materials to maintain a compatible and complimentary aesthetic with the natural environment in this area. This application is supportive of the City's goals to preserve the rural and natural setting in this area.

### **GENERAL PLAN CONCLUSION**

The proposed climate-controlled, internalized community self-storage facility use is a low intensity use proposed along a major roadway and similar to uses at the adjacent intersection and within the nearby area. The use in this location will provide a needed service to the surrounding community. The facility will have no negative impacts on the surrounding uses in the area.

A majority of the site will be preserved as open space with natural existing landscape enhanced by a new multi-use trail. The building is a high quality yet subtle design that is similar to the surrounding



developments and blends seamlessly with the Sonoran Desert. The climate-controlled, internalized community self-storage facility itself will be screened visually from the roadway and adjacent properties through design techniques, materials, large setbacks, natural buffers, and existing and revegetated landscaping that blends with the existing natural environment.

For all of the reasons above, we respectfully request the City of Scottsdale approve the Major General Plan Amendment to allow for the climate-controlled, internalized community self-storage facility at this ideal location.

## **REZONING REQUEST**

### **EXISTING ZONING**

The subject site has a current R1-70 ESL FO "Single-Family Residential, Environmentally Sensitive Lands, Foothills Overlay" zoning designation.

### **Other Surrounding Zoning Districts within Vicinity of the Site**

The site itself with the current single-family residential zoning has been vacant for many years and has remained undeveloped and underutilized. Over time the immediate intersection has developed with more traffic, a signalized intersection, homes, and businesses, which need supporting uses that provides services for nearby residents. Thus, this immediate corner is ideal for a low intensity commercial use (such as the use proposed) which will serve as a buffer to the abutting neighborhood/homes from the intersection. The proposed development along with its extensive setbacks/development standards at the intersection provides a gradual change of intensity to the single-family residences to the north and west.

The adjacent corners of the intersection include commercial zoning for a large commercial shopping center "Scottsdale North Marketplace" at the southeast corner features a commercial/retail shopping center including restaurants, a grocery store, bank, a future Starbucks drive-through and various other businesses. A healthcare facility "Lone Mountain Memory Care"(approved via a

Conditional Use Permit) is located directly south of the site (residentially zoned), as well as the “Whisper Rock” single-family subdivision to the east. There are single-family residential properties to the north and west, one parcel of which remains undeveloped.

The proposed Neighborhood Commercial zoning will serve the commercial needs of the surrounding community. The proposed C-1 zoning designation is a lower intensity neighborhood commercial district that is appropriate in this location and compatible with surrounding uses and development patterns. Approximately ½-mile north along Scottsdale Road is a commercial shopping center zoned C-2 that includes a Target, Safeway, gas station, and various restaurants and retail tenants. In addition there is the Foothills Academy School located just to the southwest of the Target shopping center on property zoned R1-70 ESL FO.

### **PROPOSED ZONING**

The Applicant/Buyer is proposing to change the zoning classification on the site to a C-1 “Neighborhood Commercial” zoning designation similar to the adjacent commercial zoning located at the southeast corner of the intersection. A Neighborhood Commercial zoning designation at this location would permit a climate-controlled, internalized community self-storage facility. The subject site is in an ideal location based on its proximity to commercial type uses, and surrounding residential uses that would provide potential customers. The change provides the opportunity to allow for a low-level commercial use compatible with the surrounding development (i.e., healthcare facility; quasi-commercial and Scottsdale North Marketplace) as well as being at a busy intersection.

The proposed use is considered to be a “quiet/sedate neighbor” as it generates minimal traffic trips, operates with limited hours, and in our opinion is less intense than typical commercial/retail uses. The building itself and large landscape areas will provide nice buffers from the intersection to the abutting homes while providing a use in close proximity to its intended users (i.e., residential homes and businesses). The development will provide an aesthetically pleasing building, sensitive site planning, and cohesive landscaping consistent with the area.

## **COMPLIANCE WITH PROPOSED ZONING & OVERLAY DISTRICTS**

The site plan design reflects the requirements and development standards for the C-1 Zoning District as well as the Environment Sensitive Lands Overlay (ESL). The proposal has taken great care and consideration in the design, materials, placement, and integration into the existing natural desert character and setting.

The following points illustrate the project's conformance to the requested zoning and overlay districts:

- The proposed site plan includes a 100' scenic corridor including a winding pathway (i.e., multi-use trail) and native desert landscaping that will be provide a buffer and preserve views adjacent to Scottsdale Road and adhere to the requirements specified and promoted within the Environmentally Sensitive Lands and Foothills Overlays.
- The site plan meets or exceeds all required setbacks for the C-1 zoning district, much of which will preserve native vegetation. A generous setback/open space will be provided along Lone Mountain Road (i.e., a minimum 60' to 130' of open space setback and a 119' to 130' building setback) as well as along 71st Street abutting the site to the west with a 74' building setback/open space setback (i.e., NAOS). There is almost 180' of building setback along Scottsdale Road inclusive of 100' scenic corridor setback.
- The proposed plan provides 41,047 square feet of natural area open space (NAOS) as well as additional open space areas along Scottsdale Road and Lone Mountain Road. The project has a lot of open space and in fact the area for the development area (i.e., building and paved areas) will be approximately 2-acres (significantly less than the 5-acres being rezoned), which will therefore have less visual and physical impact on the area as the overlay intends to do.
- The proposed building will meet the maximum height allowed within the Foothills Overlay for residential homes of 24'.

- The parking requirements for the zoning district are slightly exceeded with a total of 16 spaces provided and 14 required.
- The proposed building design will be aesthetically pleasing and match the surrounding architectural elements/character of the residential/commercial/retail and the healthcare buildings located in the area as well as the overall values/spirit of the Sonoran Desert character/feel.
- The building will be designed to not look like a typical storage building, but rather a residential type building with various details, massing, and complimentary materials and colors that match the area.

### **ESL Overlay**

The intent and purpose of the ESL Overlay District is to identify and protect environmentally sensitive lands in the City and to promote public health and safety by managing development on these lands. The proposed project provides a 100' scenic corridor on the east side along Scottsdale Road that includes a winding pathway and native landscaping that will buffer development and preserve scenic views.

The overall proposed project design and open space considerations reflect the benefits identified of the Environmentally Sensitive Overlay District, which includes:

- Providing open space between properties and along roadways.
  - Maintaining wildlife corridors.
  - Protecting native vegetation.
- A. Protect people and property from hazardous conditions characteristic of environmentally sensitive lands and their development. Such hazards include rockfalls, rolling boulders, other unstable slopes, flooding, flood-related mud slides, subsidence, erosion, and sedimentation.

**Response:** The proposed zoning and self-storage facility will not cause harm or hazardous conditions to surrounding people or properties, including rock falls, boulders, unstable slopes, flooding, flood-related mud slides, subsidence, erosion, or sedimentation. With the exception of the development on site a majority of the site will continue to remain in a “natural state” and enhancements to the landscaping (as approved by the City) will be made to provide security or impediments (e.g., cacti or other thorny desert plantings) for people to not traverse on to the abutting properties both north and west of the site.

- B. Protect and preserve significant natural and visual resources. Such resources include, but are not limited to, major boulder outcrops and large boulders, major ridges and peaks, prime wildlife habitat and corridors, unique vegetation specimens, significant washes, and significant riparian habitats.

**Response:** This application takes great care in preserving a majority of the site in a natural condition and undisturbed. The project provides a 100’ scenic corridor which preserves scenic views, wildlife habitats, and preserves the character of the surrounding desert area.

- C. Protect renewable and nonrenewable resources such as water quality, air quality, soils, and natural vegetation from incompatible land uses.

**Response:** The proposal preserves natural vegetation and will not have an effect on water, air, or soil quality. A majority of the site will continue to remain in the existing and rural condition.

- D. Minimize the costs of providing public services and facilities in ESL District areas such as streets, water, sewer, emergency services, sanitation services, parks, and recreation. Costs associated with the design and development of infrastructure in environmentally sensitive areas can be higher than costs in other areas of the city due to the unique and fragile nature of such lands.

**Response:** The site is adjacent to existing roadways that will be utilized for access. The area consists of existing infrastructure due to surrounding developments which will be better utilized with the proposed self-storage development.

- E. Conserve the character of the natural desert. Guide the location and distribution of meaningful on-lot and common tract open space and protect sensitive environmental features to sustain the unique desert character found in ESL District areas.

**Response:** The project has taken careful consideration in maximizing setbacks to surrounding areas and locating an abundance of open space throughout the site that serves as an adequate buffer to surrounding properties and roadways.

- F. Recognize and conserve the economic, educational, recreational, historic, archaeological, and other cultural assets of the environment that provide amenities and services for residents and visitors.

**Response:** The project promotes profound respect for the natural desert environment by protecting to the greatest extent possible the natural characteristics of the area and a design that integrates easily. The scenic corridors will provide a trail (i.e., 12' multi-use trail) that can be used by residents and visitors. The Neighborhood Commercial designation in this area also provides for a compatible service that meets resident's needs.

- G. Assure that decisions regarding development in environmentally sensitive areas are based on complete and accurate information about the environmental conditions including drainage features and probable development impacts.

**Response:** The proposed project has utilized the latest information available and the design will meet the requisite regulations for drainage as well as maintaining the applicable water flows required through the site while being mindful of environmental conditions. For example, the site will realign the existing wash through the site to the City standards to

run along the street frontages in order to continue the existing flows in the area, as required.

- H. Minimize the impacts of development by controlling the location, intensity, pattern, design, construction techniques, and materials of development and construction.

**Response:** The site will be minimally impacted by the development as much of the site will be preserved in a natural condition and provide adequate setbacks to all surrounding properties and uses. The site and building design both reflect the sensitive and unique character of this particular area.

- I. Retain the visual character of the natural landscape to the greatest extent feasible by regulating building mass, location, colors, and materials; grading location, design and treatment; and landscaping design and materials.

**Response:** The site will retain large setbacks and a 100' scenic corridor which preserves much of the site in a natural state and provides a buffer. Natural landscaping surrounding the site will preserve the natural landscape. In addition the building colors and materials incorporated will retain the visual character of the Sonoran Desert that blends seamlessly with the surrounding area.

- J. Maintain significant open spaces which provide view corridors, buffers, protect landmarks and large boulders, and prime wash habitats, by preserving these features in their natural state to maintain the city's unique desert setting.

**Response:** The majority of the site will remain as open space and landscaping which will preserve view corridors, provide a buffer, and maintain a natural state to the greatest extent feasible.

- K. Protect environmentally sensitive lands, while also recognizing the legitimate expectations of property owners and the city's overall economic goals.

**Response:** The development will also provide an economic benefit to the City of Scottsdale. Considering that the project meets or exceeds the requirements of the district and overlays that preserve the character of the area that demonstrates the project's compatibility, the economic benefit will also further enhance the goals and policies of the City.

- L. Encourage innovative planning, design, and construction techniques for development in environmentally sensitive areas.

**Response:** The project has demonstrated exceptionally innovative building design and site planning which minimizes disturbance to the site, preserves the desert landscape, provides buffers to surrounding properties, and integrates well with the characteristics of the natural desert setting.

### **Foothills Overlay**

The proposed C-1 zoning will adhere to the Foothills Overlay (FO) with regards to height and design. The project promotes and preserves the rural character through maintaining much of the site as open space and providing a scenic corridor along Scottsdale Road similar to adjacent developments.

In providing a plan that minimizes disturbance the project embodies the following goals of the Foothills Overlay:

1. Conserve the character of the natural desert landscape.

**Response:** The proposed project conserves a majority of the site as open space and will utilize native landscaping that preserves much of the natural existing desert character.



2. Minimize the impacts of development by controlling the location, intensity, pattern design, construction techniques, and materials of development and construction.

**Response:** Because a majority of the site will remain open space or undisturbed it will produce a minimal impact to the site and preserve the natural character and scenic views.

3. Retain the visual character of the natural landscape to the greatest extent feasible by regulating building mass location, colors, and materials; grading location, design and treatment; and landscaping design and material.

**Response:** A majority of the site will be preserved in a natural state (i.e., platted) and minimize disturbance to the site. The project also provides colors, materials, and an overall design which reflects the character of the Sonoran Desert and will utilize and preserve native landscaping to a great extent.

4. Maintain significant open spaces which provide view corridors and land use buffers, protect landmarks and prime wash habitats, and maintain the city's unique desert setting.

**Response:** A scenic corridor of 100' and large building setbacks have been provided to preserve scenic views, buffer from roadways, preserve wildlife habitats, and maintain and respect the unique character of the desert in this area.

5. Protect environmentally sensitive lands, while also recognizing the reasonable expectations of property owners.

**Response:** This application will protect the values identified by the City and community that protect environmentally sensitive lands and also respects surrounding property owners.

6. Encourage innovative planning, design and construction techniques for development in environmentally sensitive areas.

**Response:** The proposed project has taken an innovative approach to the overall design and site planning that blends seamlessly with the desert character and reflects the visual and environmental considerations identified in this area.

### **REZONING CONCLUSION**

The proposed rezoning to C-1 (Neighborhood Commercial) for a climate-controlled, internalized community self-storage facility use is a low intensity use proposed along a major roadway and similar to zoning at the adjacent intersection. The use in this location will provide a needed service to the surrounding community. The facility will have no negative impacts on the surrounding properties in the area.

A majority of the site will be preserved as open space with natural existing landscape enhanced by a new multi-use trail (i.e., 12'). The building is a high quality yet subtle design that is similar to the surrounding developments and blends seamlessly with the Sonoran Desert. The climate-controlled, internalized community self-storage facility itself will be screened visually from the roadway and adjacent properties through design techniques, materials, large setbacks, natural buffers, and existing and revegetated landscaping that blends with the existing natural environment.

For all of the reasons above, we respectfully request the City of Scottsdale approve the proposed rezoning to allow for the climate-controlled, internalized community self-storage facility at this ideal location.

# Development Application



### Development Application Type:

Please check the appropriate box of the Type(s) of Application(s) you are requesting.

Zoning		Development Review		Signs	
<input type="checkbox"/>	Text Amendment (TA)	<input type="checkbox"/>	Development Review (Major) (DR)	<input type="checkbox"/>	Master Sign Program (MS)
<input type="checkbox"/>	Rezoning (ZN)	<input type="checkbox"/>	Development Review (Minor) (SA)	<input type="checkbox"/>	Community Sign District (MS)
<input type="checkbox"/>	In-fill Incentive (II)	<input type="checkbox"/>	Wash Modification (WM)	Other:	
<input type="checkbox"/>	Conditional Use Permit (UP)	<input type="checkbox"/>	Historic Property (HP)	<input type="checkbox"/>	Annexation/De-annexation (AN)
Exemptions to the Zoning Ordinance		Land Divisions (PP)		<input checked="" type="checkbox"/>	General Plan Amendment (GP)
<input type="checkbox"/>	Hardship Exemption (HE)	<input type="checkbox"/>	Subdivisions	<input type="checkbox"/>	In-Lieu Parking (IP)
<input type="checkbox"/>	Special Exception (SX)	<input type="checkbox"/>	Condominium Conversion	<input type="checkbox"/>	Abandonment (AB)
<input type="checkbox"/>	Variance (BA)	<input type="checkbox"/>	Perimeter Exceptions	Other Application Type Not Listed	
<input type="checkbox"/>	Minor Amendment (MA)	<input type="checkbox"/>	Plat Correction/Revision	<input type="checkbox"/>	

Project Name: "Lone Mountain Self-Storage"

Property's Address: APN's: 216-50-109 & 216-50-004

Property's Current Zoning District Designation: R1-70 ESL FO

The property owner shall designate an agent/applicant for the Development Application. This person shall be the owner's contact for the City regarding this Development Application. The agent/applicant shall be responsible for communicating all City information to the owner and the owner application team.

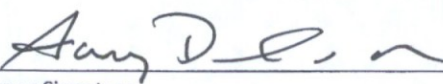
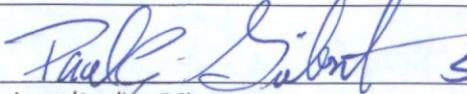
Owner: Gary Davidson	Agent/Applicant: Paul E. Gilbert
Company: Lone-MT. Venture, L.L.C.	Company: Beus Gilbert PLLC
Address: 1110 E. Missouri Ave. Suite #700, Phoenix, AZ 85014	Address: 701 N. 44th Street, Phoenix, AZ 85008
Phone: (602) 263-7626 Fax: (602) 279-2660	Phone: (480) 429-3002 Fax: (480) 429-3100
E-mail: info@dmaphx.com	E-mail: pgilbert@beusgilbert.com
Designer: Robert Kubicek	Engineer: Steve Bowser, P.E.
Company: Robert Kubicek Architects & Associates	Company: Helix Engineering, LLC
Address: 2233 E. Thomas Road, Phoenix, AZ 85016	Address: 3240 East Union Hills Drive, Suite 112, Phoenix, AZ 85050
Phone: (602) 955-3900 Fax: -	Phone: (602) 788-2616 Fax:
E-mail: rkubicek@rkaa.com	E-mail: sb@hxeng.com

Please indicate in the checkbox below the requested review methodology (please see the descriptions on page 2).

- This is not required for the following Development Application types: AN, AB, BA, II, GP, TA, PE and ZN. These applications will be reviewed in a format similar to the Enhanced Application Review methodology.

Enhanced Application Review: I hereby authorize the City of Scottsdale to review this application utilizing the Enhanced Application Review methodology.

Standard Application Review: I hereby authorize the City of Scottsdale to review this application utilizing the Standard Application Review methodology.

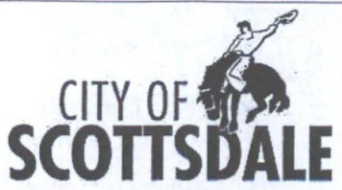
 5-17-18  
 Owner Signature
  5-17-18  
 Agent/Applicant Signature

Official Use Only      Submittal Date:      Development Application No.:

## Planning and Development Services

7447 East Indian School Road Suite 105, Scottsdale, Arizona 85251 • www.scottsdaleaz.gov

2-GP-2018  
5/18/2018



# General Plan Amendment Development Application Checklist

### Minimal Submittal Requirements:

At your pre-application meeting, your project coordinator will identify which items indicated on this Development Application checklist are required to be submitted. A Development Application that does not include all items indicated on this checklist may be rejected immediately. A Development Application that is received by the City does not constitute that the application meets the minimum submittal requirements to be reviewed.

In addition to the items on this checklist, to avoid delays in the review of your application, all Plans, Graphics, Reports and other additional information that is to be submitted shall be provided in accordance with the:

- Design Standards & Policies Manual;
- requirements of Scottsdale Revised Code (including the Zoning Ordinance); and
- stipulations, include any additional submittal requirements identified in the stipulations, of any Development Application approved prior to the submittal of this application; and
- the city's design guidelines.

If you have any question regarding the information above, or items indicated on this application checklist, please contact your project coordinator. His/her contact information is on page 5 of this application.

Please be advised that a Development Application received by the City that is inconsistent with information submitted with the corresponding pre-application may be rejected immediately, and may be required to submit a separate: pre-application, a new Development Application, and pay all additional fees.

## PART I -- GENERAL REQUIREMENTS

Req'd	Rec'd	Description of Documents Required for Complete Application. <b>No application shall be accepted without all items marked below.</b>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	1. General Plan Amendment Application Checklist (this list)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. Application Fee \$ <u>3,900</u> (subject to change every July)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	3. Completed Development Application Form (form provided) Prior to application submittal, please research original zoning case history to find the original adopted ordinance(s) and exhibit(s) to confirm the zoning for the property. This will help to define your application accurately. The City's full-service Records Department can assist.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	4. Letter of Authorization (from property owner(s) if property owner did not sign the application form)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	5. Affidavit of Authorization to Act for Property Owner (required if the property owner is a corporation, trust, partnership, etc. and/or the property owner(s) will be represented by an applicant that will act on behalf of the property owner (form provided))

## General Plan Amendment

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>6. Request for Site Visits and/or Inspections Form</b> (form provided)</p>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>7. Commitment for Title Insurance – No older than 30 days from the submittal date</b> (requirements form provided)</p> <ul style="list-style-type: none"> <li>• 8-1/2" x 11" – 1 copy</li> <li>• Include complete Schedule A and Schedule B.</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>8. Legal Description:</b> (if not provided in Commitment for Title Insurance)</p> <ul style="list-style-type: none"> <li>• 8-1/2" x 11" – 2 copies</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<p><b>9. Request to Submit Concurrent Development Applications</b> (form provided)</p>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>10. Public Participation</b> (see Attachment A)</p> <ul style="list-style-type: none"> <li>• Provide proof of involvement <u>AT THE BEGINNING</u> of the required six (6) month public input timeframe for major amendments and three (3) months for other amendments.</li> <li>• Record of all <u>dates</u> and <u>types</u> of public notification/involvement – letters, meetings, phone calls, open houses etc.; person/organization(s) contacted; address and telephone information regarding person/organization(s) contacted. Provide minutes of all meetings.</li> </ul>
<input type="checkbox"/>	<input type="checkbox"/>	<p><b>11. Request for Neighborhood Group Contact information</b> (form provided)</p>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>12. A completed Neighborhood Involvement packet and Report, describe the key issues with respect to this general plan amendment that have been identified by the surrounding neighborhoods through the public involvement program.</b> What adjustments or refinements have been made to the plan in response to these issues?</p>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>13. Existing Conditions Photo Exhibit: Printed digital photos on 8-1/2"x11" Paper</b></p> <ul style="list-style-type: none"> <li>• 8-1/2" x 11" - 1 copy of the set of prints</li> <li>• <u>See attached Existing Conditions Photo Exhibit</u> graphic showing required photograph locations and numbers.</li> <li>• 8-1/2" x 11" - 11 copies of the set of prints (<b>Delayed submittal.</b> At the time your Project Coordinator is preparing the public hearing report(s). Your Project Coordinator will request these items at that time, and they are to be submitted by the date indicated in the request.</li> </ul>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>14. Provide a Series of Context Graphics or Tables That Depict the Following Information:</b></p> <ul style="list-style-type: none"> <li>• <b>Graphic 1:</b> <u>Existing</u> General Plan land use, transportation, character, and open space designations for the subject property and for all surrounding properties</li> <li>• <b>Graphic 2:</b> <u>Proposed</u> General Plan designations for the subject property and all existing General Plan designations that will remain. This graphic should include total gross acreage of the General Plan designation being proposed.</li> <li>• <b>Graphic or Table 3:</b> <u>Existing</u> Character Area Plan elements, if site is located within an approved/adopted Character Area.</li> <li>• <b>Graphic or Table 4:</b> <u>Existing</u> Neighborhood Plan elements, if site is located within an approved/adopted Neighborhood Plan area.</li> </ul>

### Planning and Development Services

7447 E Indian School Road Suite 105, Scottsdale, AZ 85251 • [www.ScottsdaleAZ.gov](http://www.ScottsdaleAZ.gov)

## General Plan Amendment

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>15. Application Narrative</b></p> <ul style="list-style-type: none"> <li>• 8 ½" x 11" – 17 copies</li> </ul> <p>A narrative description, analysis and justification of how the proposed GPA would <u>support</u> or <u>change</u> the approved plans, goals, and/or policies contained in each of the following General Plan Guiding Principles and elements: (follow the online link for descriptions of the Guiding Principles <a href="http://www.scottsdaleaz.gov/general-plan/general-plan-2001">http://www.scottsdaleaz.gov/general-plan/general-plan-2001</a> and Elements).</p> <ol style="list-style-type: none"> <li>a. Value Scottsdale's Unique Character and Lifestyle:             <ol style="list-style-type: none"> <li>i. Character and Lifestyle</li> <li>ii. Land Use</li> </ol> </li> <li>b. Support Economic Vitality:             <ol style="list-style-type: none"> <li>i. Economic Vitality</li> </ol> </li> <li>c. Enhance Neighborhoods:             <ol style="list-style-type: none"> <li>i. Community Involvement</li> <li>ii. Housing</li> <li>iii. Neighborhoods</li> </ol> </li> <li>d. Open Space:             <ol style="list-style-type: none"> <li>i. Open Space and Recreation</li> <li>ii. Preservation and Environmental Planning</li> </ol> </li> <li>e. Seek Sustainability:             <ol style="list-style-type: none"> <li>i. Cost of Development</li> <li>ii. Growth Areas</li> <li>iii. Public Services and Facilities</li> </ol> </li> <li>f. Advance Transportation:             <ol style="list-style-type: none"> <li>i. Community Mobility</li> </ol> </li> </ol>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>16. In the application narrative, under a separate heading, provide a narrative description, analysis and justification of how the proposed General Plan Amendment would <u>support</u> or <u>change</u> the approved plans, goals, and/or policies contained in the applicable adopted Character Area Plan.</b></p> <p><b>The adopted Character Areas are:</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Cactus Corridor</li> <li><input checked="" type="checkbox"/> Desert Foothills</li> <li><input type="checkbox"/> Downtown</li> <li><input type="checkbox"/> Dynamite Foothills</li> <li><input type="checkbox"/> Greater Airpark</li> <li><input type="checkbox"/> Shea Area</li> <li><input type="checkbox"/> Southern Scottsdale</li> <li><input type="checkbox"/> _____</li> </ul>

# General Plan Amendment

LONG RANGE PLANNING TO PROVIDE

**17. Provide an Analysis of the Following:**

- A significant consideration of any proposed General Plan Amendment (GPA) is the potential impact that a change in land use and/or development of property will have on dwelling unit, population and/or employment densities; public infrastructure and facilities demand; transportation networks; and the physical environment. The net resulting impacts of a proposed change might be favorable, unfavorable or of no effect, depending on the nature of the change and the size of the physical area that would be the subject of the change.
- If this is a General Plan land use amendment the proposed changes include \_\_\_\_\_ amount of acres/dwelling units/square footage changing from General Plan land use designation(s) \_\_\_\_\_ to General Plan land use designation(s) \_\_\_\_\_.
- The estimated increase or decrease in population this proposed General Plan amendment will create is \_\_\_\_\_ (circle one – increase or decrease or no change).
- The estimated increase or decrease in elementary, middle and high school age children this proposed General Plan amendment will create is \_\_\_\_\_ (circle one – increase or decrease or no change).
- The estimated impact this proposed General Plan change will have on water use per year will be \_\_\_\_\_ (circle one – increase or decrease or no change).
- The estimated impact this proposed General Plan change will have on wastewater generation per year is \_\_\_\_\_ (circle one – increase or decrease or no change).
- The estimated impact this proposed General Plan change will have on solid waste generation per year is \_\_\_\_\_/tons (circle one – increase or decrease or no change).
- The estimated impact this proposed General Plan change will have on vehicle trips per day is \_\_\_\_\_ (circle one – increase or decrease or no change).
- The estimated number of employees this proposed General Plan change will result in is \_\_\_\_\_ (circle one – increase or decrease or no change).
- The Long Range Planning Unit of Scottsdale's Planning and Development Services has a Land Use Impact model that enables an analysis and projection of the impacts a change in land use and development would have per the Land Use Element of the city's General Plan. The only input necessary to run the model is the total gross acreage included in a proposed GPA, by specified land use category. GPA applicants may contact the Long Range Planning Unit at 480-312-7000 to have an in-house Land Use Impact model analysis run for the proposed GPA.

**18. Proposition 207 waiver or refusal (Delay submittal until after the Planning Commission Hearing ) (sample agreement information provided)**

**19. Other:** SCENIC CORRIDOR EXHIBIT @ SCOTTSDALE RD / DESERT SETBACK IN ACCORD. W/ I-GP. 2007 @ LONG MOUNTAIN (100')


**PART II – SUBMITTAL OF THE DEVELOPMENT APPLICATION**

Req'd	Rec'd	Description of Documents Required for Complete Application. <b>No application shall be accepted without all items marked below.</b>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	1. An appointment must be scheduled to submit this application. To schedule your submittal meeting please call 480-312-7767. Request a submittal meeting with a Planning Specialist and provide your case pre-app number; <u>239</u> -PA- <u>2018</u> .
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	2. Submit all items indicated on this checklist pursuant to the submittal requirements.

**Planning and Development Services**

7447 E Indian School Road Suite 105, Scottsdale, AZ 85251 • www.ScottsdaleAZ.gov

## General Plan Amendment

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<p><b>3. Submit all additional items that are required pursuant to the stipulations of any other Development Application that this application is reliant upon</b></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p><b>4. Delayed Submittal.</b> Additional copies of all or certain required submittal indicated items above will be required at the time your Project Coordinator is preparing the public hearing report(s). Your Project Coordinator will request these items at that time, and they are to be submitted by the date indicated in the request.</p>
<input checked="" type="checkbox"/>		<p><b>5. If you have any question regarding this application checklist, please contact your Project Coordinator.</b></p> <p>Coordinator Name (print): <u>Adam Yaron</u> Phone Number: <u>480-312-2761</u></p> <p>Coordinator email: <u>ayaron</u>@scottsdaleaz.gov Date: <u>4.11.2018</u></p> <p>Coordinator Signature: </p> <p>If the Project Coordinator is no-longer available, please contact the Long Range Planning Manager at the phone number in the footer of this page if you have any question regarding this application checklist.</p> <p>This application needs a: <input checked="" type="checkbox"/> New Project Number, or  <input type="checkbox"/> A New Phase to an old Project Number: _____</p> <p><b>Notice</b></p> <p>Pursuant to A.R.S. §9-836, an applicant/agent may request a clarification from the City regarding an interpretation or application of a statute, ordinance, code or authorized substantive policy, or policy statement. Requests to clarify an interpretation or application of a statute, ordinance, code, policy statement administered by Planning and Development Services, including a request for an interpretation of the Zoning Ordinance, shall be submitted in writing to the One Stop Shop to the attention of the Planning and Development Service Director. All such requests must be submitted in accordance with the A.R.S. §9-839 and the City's applicable administrative policies available at the Planning and Development Services One Stop Shop, or from the city's website: <a href="http://www.scottsdaleaz.gov/bldgresources/forms">http://www.scottsdaleaz.gov/bldgresources/forms</a>.</p> <p>Planning and Development Service Director  One Stop Shop  Planning and Development Services  7447 E. Indian School Rd, Suite 105  Scottsdale, AZ 85251  Phone: (480) 312-7000</p>

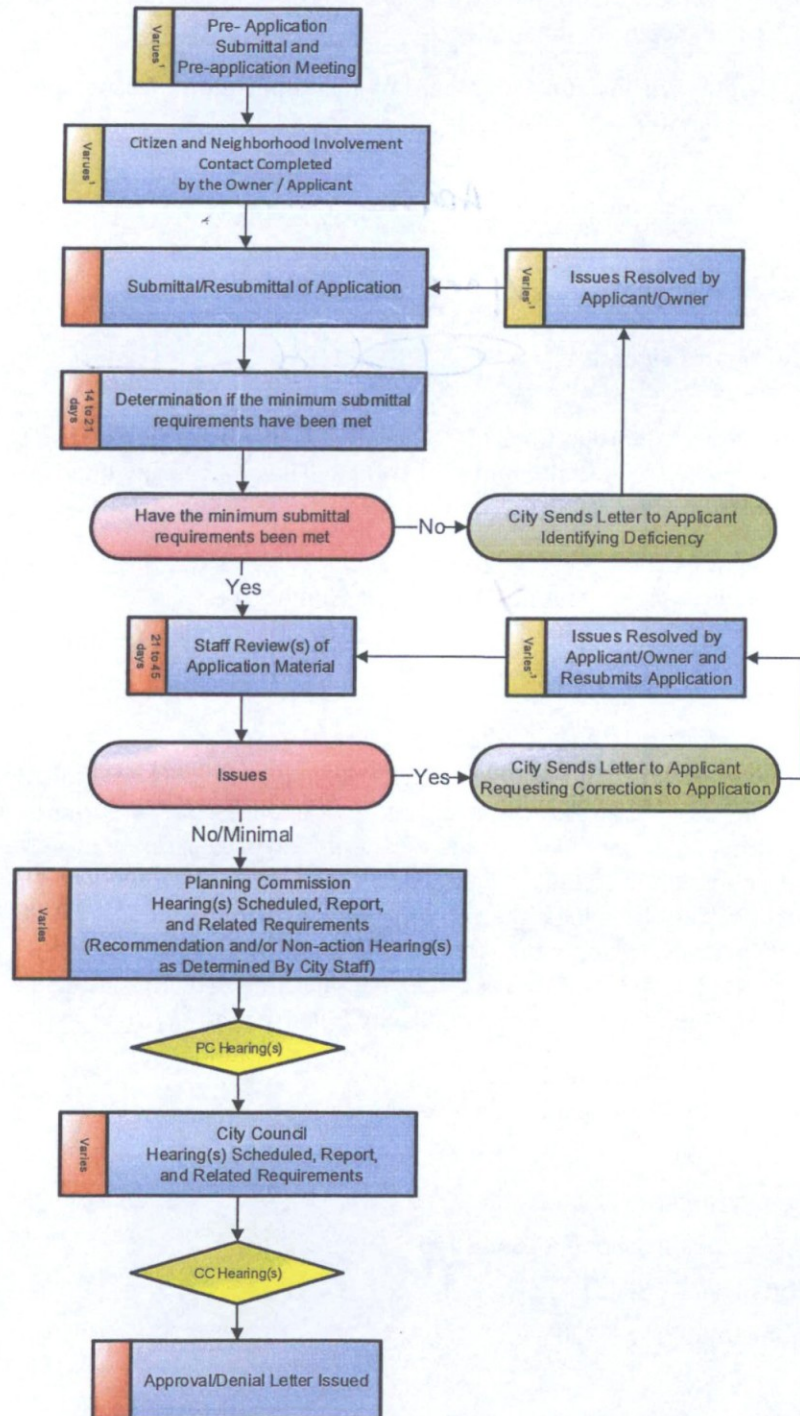
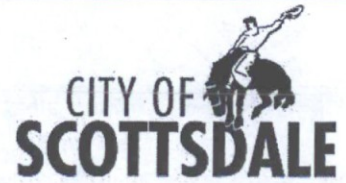
### Planning and Development Services

7447 E Indian School Road Suite 105, Scottsdale, AZ 85251 • [www.ScottsdaleAZ.gov](http://www.ScottsdaleAZ.gov)



# Development Applications Process

## Non-Major General Plan Amendment (GP)



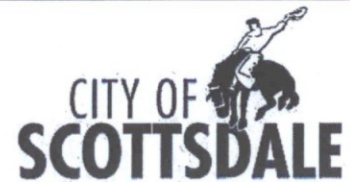
Note:  
1. Time period determined by owner/applicant.

### Planning and Development Services

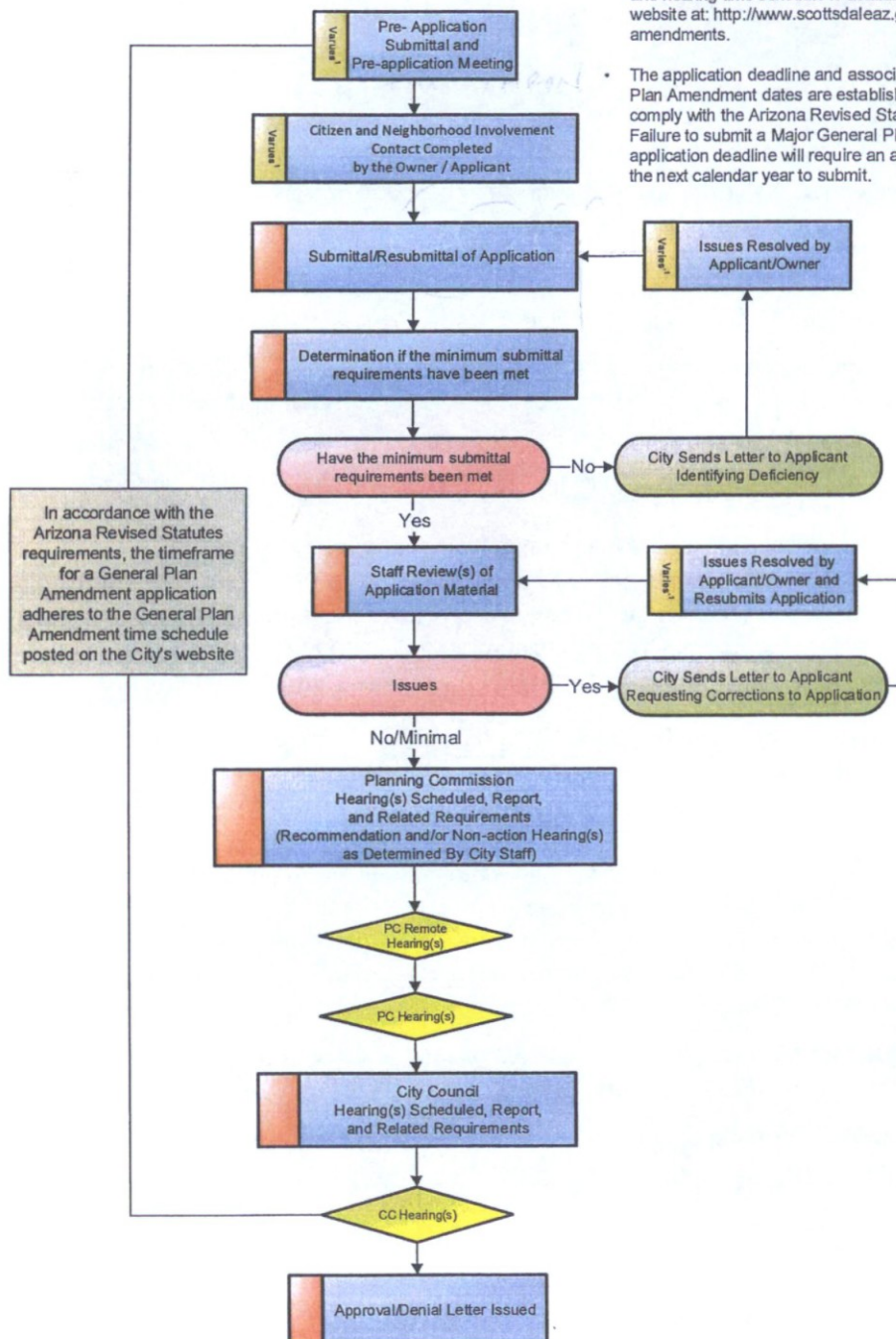
7447 E Indian School Road Suite 105, Scottsdale, AZ 85251 • [www.ScottsdaleAZ.gov](http://www.ScottsdaleAZ.gov)

# Development Applications Process

## Major General Plan Amendment (GP)



- Pursuant to Arizona Revised Statutes, Major General Plan Amendments must be heard by the City Council the same calendar year that they are submitted. The annual Major General Plan Amendment application submittal, review and hearing time schedule is available on the City's website at: <http://www.scottsdaleaz.gov/general-plan/amendments>.
- The application deadline and associated Major General Plan Amendment dates are established annually to comply with the Arizona Revised Statute requirements. Failure to submit a Major General Plan Amendment by the application deadline will require an application to wait until the next calendar year to submit.



Note:  
1. Time period determined by owner/applicant.

### Planning and Development Services

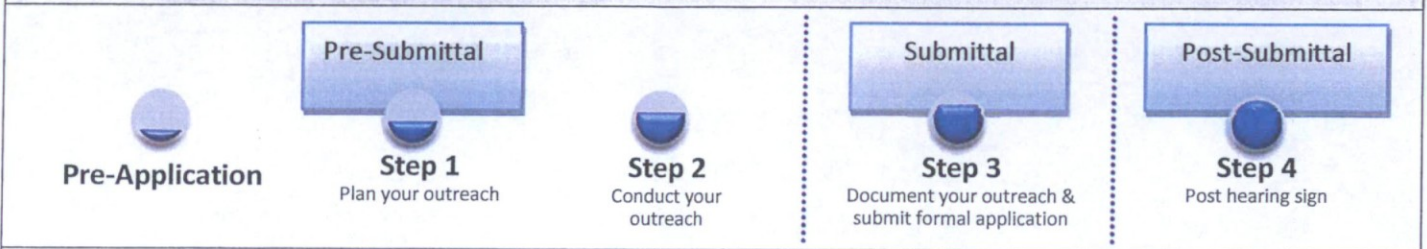
7447 E Indian School Road Suite 105, Scottsdale, AZ 85251 • [www.ScottsdaleAZ.gov](http://www.ScottsdaleAZ.gov)

# Public Participation

- Non-major General Plan Amendment (GP)
- Rezoning (ZN)
- Infill Incentive (II)



Public participation ensures early notification and involvement prior to formal application submittal, which is an integral component of Scottsdale's public hearing process.



**Step 1: Complete Citizen Review Plan prior to conducting neighborhood outreach**

The Plan shall include:

1. Where and when the open house will be held
2. How and when neighbors will be notified
3. School districts shall be notified 30 days prior to filing the formal application when rezoning from a non-residential to a residential district or when greater residential densities are proposed. Refer to the Collaborative City and School Planning packet.

**Step 2: Complete Neighborhood Involvement Outreach**

Hold a minimum of 1 Open House Meeting prior to formal application submittal.

- Send open house invite via 1st Class Letter to property owners & HOAs within 750' of the property that is the subject of the rezoning or non-major General Plan amendment, to the City's interested parties lists (GP list and standard list), and to the City project coordinator. Invitations need to be sent at least 10 calendar days prior to the open house meeting, and include the following information:
  - Project request and description
  - Pre-application number (xx-PA-xxxx)
  - Project location (street address)
  - Size (e.g. Number of acres of project, square footage of lot)
  - Existing General Plan land use designation graphic for zoning cases
  - Existing and Proposed General Plan land use designations for non-major GP cases
  - Zoning (*for ZN case*: existing and proposed graphics)
  - Applicant and City contact names, phone numbers, and email addresses
  - Scheduled open house(s) - including time, date, and location
  - Any associated active cases
- Post **Project Under Consideration** sign at least 10 calendar days prior to your Open House Meeting (See Project Under Consideration (White Sign) posting requirements)
- E-mail open house information to the Project Coordinator and to: [planninginfo@scottsdaleaz.gov](mailto:planninginfo@scottsdaleaz.gov)
- Provide sign-in sheets and comment sheets at the open house meeting
- Avoid holding the Open House meeting on holidays, weekends, and during working hours
- Maintain contact with neighbors throughout the process and make as many contacts that are warranted to achieve productive neighborhood involvement
- Hold additional open house meetings as necessary to encourage public participation and productive neighborhood involvement

# Public Participation

- Major General Plan Amendment (GP)



## Complete Neighborhood Involvement Report

Provide the completed Report with application submittal, or within 14 days of submittal deadline. The Report shall include:

- A. Details of the methods used to involve the public including:
  - 1. A map showing the number of and where notified neighbors are located
  - 2. A list of names, phone numbers/addresses of contacted parties (e.g. neighbors/property owners, School District representatives, and HOAs)
  - 3. The dates contacted, how they were contacted, and the number of times contacted
  - 4. Copies of letters or other means used to contact neighbors, school districts, and HOAs; along with copies of all comments, letters, and correspondence received
  - 5. List of dates and locations of all meetings (e.g. open house meetings, meetings with individual/groups of citizens, and HOA meetings)
  - 6. The open house sign-in sheets, a list of all people that participated in the process, and comment sheets, along with a written summary of the meeting
  - 7. The completed affidavit of sign posting with a time/date stamped photo (form provided)
- B. A written summary of the public comments including: project aspects supported of issue or concern and problems expressed by citizens during the process including:
  - 1. The substance of the comments
  - 2. The method by which the applicant has addressed or intends to address the comments identified during the process

## Step 3: Update Project Under Consideration Notice and post Public Hearing Notice.

- A. Update Project Under Consideration sign at least 10 calendar days prior to the City-sponsored Open House Meeting (See Project Under Consideration (White Sign) posting requirements).
  - o City staff to provide date, time, and location for City-sponsored Open House no later than 30 days after the major General Plan amendment application submittal deadline
- B. Post public hearing sign at least 15 calendar days prior to each required public hearing (see Public Hearing (Red Sign) posting requirements).
  - o For major General Plan amendments, required public hearings are established as part of the annual major General Plan amendment timeline and include:
    - Remote Planning Commission Hearing
    - Planning Commission Recommendation Hearing
    - City Council Major General Plan Amendment Adoption Hearing

## City will conduct additional public notification:

- Mailing out postcards to property owners within 750 feet of the property
- Publishing required legal ad in newspaper
- Posting case information on the City website
- Sending case information to email subscribers
- Sending 60-day letter to State and local jurisdictions as required by State Statute
- Hosting City-sponsored Open House for all major General Plan amendment cases

# Public Participation

- Major General Plan Amendment (GP)



## Related Resources:

- Project Under Consideration Sign Posting Requirements
- Affidavit of Posting
- Public Hearing Sign Posting Requirements
- Collaborative City and School Planning Packet
- Zoning Ordinance Sec. 1.305.C (Citizen Review Process)
- City of Scottsdale General Plan 2001
- Arizona Revised Statutes Title 9
- Interested Parties Lists

# Public Participation

- Non-major General Plan Amendment (GP)
- Rezoning (ZN)
- Infill Incentive (II)



**Step 3: Complete and include a Neighborhood Involvement Report/Citizen Review Plan with application submittal**  
The Report shall include:

- A. Details of the methods used to involve the public including:
  1. A map showing the number of and where notified neighbors are located
  2. A list of names, phone numbers/addresses of contacted parties (e.g. neighbors/property owners, School District representatives, and HOAs)
  3. The dates contacted, how they were contacted, and the number of times contacted
  4. Copies of letters or other means used to contact neighbors, school districts, and HOAs; along with copies of all comments, letters, and correspondence received
  5. List of dates and locations of all meetings (e.g. open house meetings, meetings with individual/groups of citizens, and HOA meetings)
  6. The open house sign-in sheets, a list of all people that participated in the process, and comment sheets, along with a written summary of the meeting
  7. The completed affidavit of sign posting with a time/date stamped photo (form provided)
- B. A written summary of the public comments including: project aspects supported of issue or concern and problems expressed by citizens during the process including:
  1. The substance of the comments
  2. The method by which the applicant has addressed or intends to address the comments identified during the process

**Step 4: Post public hearing sign at least 15 calendar days prior to public hearing (see Public Hearing (Red Sign) posting requirements), and submit the completed affidavit of sign posting with a time/date stamped photo**

### City will conduct additional public notification

- Mailing out postcards to property owners within 750 feet of the property that is the subject of the rezoning or non-major General Plan amendment
- Publishing required legal ad in newspaper
- Posting case information on the City website
- Posting case information on social media
- Sending case information to email subscribers

### Related Resources:

- Project Under Consideration Sign Posting Requirements
- Affidavit of Posting
- Public Hearing Sign Posting Requirements
- Collaborative City and School Planning Packet
- Zoning Ordinance Sec. 1.305.C (Citizen Review Process)
- City of Scottsdale General Plan 2001
- Interested Parties List

# Public Participation - Major General Plan Amendment (GP)



Public participation ensures early notification and involvement of community members, which is an integral component of Scottsdale's public hearing process.

The application deadline and associated major General Plan amendment dates are established annually to comply with Arizona Revised Statute requirements, and are available on the City's website. Go to [www.ScottsdaleAZ.gov](http://www.ScottsdaleAZ.gov) and search "General Plan Amendments".

## Step 1: Complete Citizen Review Plan

Prepare the Plan prior to conducting neighborhood outreach and include with application submittal

- A. The Plan shall include:
  - 1. Where and when the open house will be held
  - 2. How and when neighbors will be notified
  - 3. School districts shall be notified 30 days prior to filing the formal application when requesting a change from a non-residential to a residential district or when greater residential densities are proposed. Refer to the Collaborative City and School Planning packet.
- B. Update plan, as necessary, to include additional outreach efforts/outcomes

## Step 2 / 3: Conduct Neighborhood Involvement Outreach

Hold a minimum of 1 Open House Meeting no later than 30 days after the formal application submittal deadline.

- Send open house invite via 1st Class Letter to property owners & HOAs within 750' of the property that is the subject of the major General Plan amendment, to the City's interested parties lists (GP list and standard list), and to the City project coordinator. Invitations need to be sent at least 10 calendar days prior to the open house meeting, and include the following information:
  - Project request and description
  - Pre-application number (xx-PA-xxxx)
  - Project location (street address)
  - Size (e.g. Number of acres of project, square footage of lot)
  - Existing and Proposed General Plan land use designations
  - Existing and Proposed Zoning
  - Applicant and City contact names, phone numbers, and email addresses
  - Scheduled open house(s) - including time, date, and location
  - Companion Zoning case information
- **Post Project Under Consideration sign** at least 10 calendar days prior to your Open House Meeting (See Project Under Consideration (White Sign) posting requirements)
- E-mail open house information to the Project Coordinators and to: [planninginfo@scottsdaleaz.gov](mailto:planninginfo@scottsdaleaz.gov)
- Provide sign-in and comment sheets at the open house meeting
- Avoid holding the Open House meeting on holidays, weekends, during the months of July and August, and during working hours
- Maintain contact with neighbors throughout the process and make as many contacts that are warranted to achieve productive neighborhood involvement
- Hold additional outreach events, as necessary, to encourage public participation and productive neighborhood involvement

**Request for Site Visits and/or Inspections  
Development Application (Case Submittals)**



This request concerns all property identified in the development application.

Pre-application No: 239 -PA-2018

Project Name: Internalized Mini-Storage Facility

Project Address: APNs: 216-50-109 & 216-50-004 (Northwest corner of Scottsdale & Lone Mountain Roads)

**STATEMENT OF AUTHORITY:**

1. I am the owner of the property, or I am the duly and lawfully appointed agent of the property and have the authority from the owner to sign this request on the owner's behalf. If the land has more than one owner, then I am the agent for all owners, and the word "owner" refer to them all.

2. I have the authority from the owner to act for the owner before the City of Scottsdale regarding any and all development application regulatory or related matter of every description involving all property identified in the development application.

**STATEMENT OF REQUEST FOR SITE VISITS AND/OR INSPECTIONS**

1. I hereby request that the City of Scottsdale's staff conduct site visits and/or inspections of the property identified in the development application in order to efficiently process the application.

2. I understand that even though I have requested the City of Scottsdale's staff conduct site visits and/or inspections, city staff may determine that a site visit and/or an inspection is not necessary, and may opt not to perform the site visit and/or an inspection.

Property owner/Property owner's agent:

Paul E. Gilbert

Print Name

Signature

**City Use Only:**

Submittal Date: \_\_\_\_\_ Case number: \_\_\_\_\_

**Planning and Development Services**

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 ♦ [www.ScottsdaleAZ.gov](http://www.ScottsdaleAZ.gov)





Current Planning Services  
Long Range Planning Services

**NOTICE OF INSPECTION RIGHTS**  
**A.R.S. § 9-833**

**You have the right to:**

- Have the City staff member present a photo ID.
- Have the City staff member state the purpose for the planning inspection and legal authority to conduct it.
- Know the amount of inspection fees if applicable.
- An on-site representative may accompany the City staff member during the inspection except during confidential interviews and may:
  - Receive copies of any documents taken during the inspection.
  - Receive a split of any samples taken during the inspection.
  - Receive copies of any analysis of the samples taken when available.
- Be informed if statements are being recorded.
- Be given notice that any statements may be used in an inspection report.
- Be presented with a copy of your inspection rights.
- Be notified of the due process rights pertaining to an appeal

**You are hereby notified and informed of the following:**

- The inspection is conducted pursuant to the authority of A.R.S § 9-462.05. and/or Scottsdale Revised Code, Appendix B, Article I. Section 1.203.
- Any statements made by anyone interviewed during this inspection may be included in the inspection report.
- Information on appeal rights related to this inspection is found under Scottsdale Revised Code, Appendix B, Article I. Section 1.801.
- There is no inspection fee associated with this inspection.

I acknowledge I have been informed of my inspection rights. If I decline to sign this form, the inspector(s) may still proceed with the inspection.

If I have any questions, I may contact the City staff member, Adam Yaron

at the following number (480) 312-2761

Signature: *Paul E. Gilbert* Date: 5/17/18

Printed Name: Paul E. Gilbert

Check box if signature refused

Copy of Bill of Rights left at: \_\_\_\_\_

# Submittal Fee



Fee Amount: \$ 3900

Check the box for Fee / Case Type:

<input type="checkbox"/>	3136	Abandonment
<input type="checkbox"/>	3140	Board of Adjustment Fees
<input type="checkbox"/>	3143	Infill Incentive District
<input type="checkbox"/>	9550	In lieu Parking
<input type="checkbox"/>	3239	Time Extension
<input type="checkbox"/>	3150	Preliminary Plat / Minor Division Fees
<input type="checkbox"/>	3153	Hardship Exemption or Special Exemption
<input type="checkbox"/>	3165	Development Review Application
<input type="checkbox"/>	3166	Staff Approval (Minor-Case)
<input type="checkbox"/>	3170	Rezoning Application
<input checked="" type="checkbox"/>	3173	General Plan Application
<input type="checkbox"/>	3175	Use Permit Application
<input type="checkbox"/>	3229	Staff Approval (Major-Case)
<input type="checkbox"/>	3230	Wash Modification
<input type="checkbox"/>	3231	Minor Amendment
<input type="checkbox"/>	3232	Wireless Communications Facility
<input type="checkbox"/>	3233	Small Wireless Facility - (\$87) (\$250)
<input type="checkbox"/>	3109	SWF/Cellular Site for plan Submittal
<input type="checkbox"/>	3108	Cell Site -- SWF for ROW permit

## Applicant Contact Info:

Name: Paul Gilbert  
Phone Number: 480-429-3002  
Address: 701 N. 44th St. Phoenix 85008

## Project Info:

Project Name: LONE MOUNT. SELF STORAGE  
Pre-App #: 239-PA-2018

## Staff Info:

Staff Name: Perone  
Phone Number: (480) 312-2307  
Signature: SP-Name

## Planning and Development Services



# City of Scottsdale Cash Transmittal

## # 115275

115275  
 1 01128854  
 5/18/2018 PLN-1STOP  
 KPETERS HP600G2019  
 5/18/2018 9:26 AM  
 \$3,900.00

**Received From :**

1784 Capital Holdings  
 8777 N. GAINEY CENT STE 191  
 SCOTTSDALE, AZ  
 602-885-2552

**Bill To :**

**Reference #** 239-PA-2018  
**Address** E LONE MOUNTAIN RD  
**Subdivision**  
**Marketing Name**  
**MCR**  
**APN** 216-50-004

**Issued Date** 5/18/2018  
**Paid Date** 5/18/2018  
**Payment Type** CHECK  
**Cost Center**  
**Jurisdiction** SCOTTSDALE  
**Water Zone**  
**Water Type**  
**Sewer Type**  
**Meter Size**  
**QS** 55-44

**Owner Information**

Gary D. Davidson (Lone-Mt. Venture, LLC)  
 1110 E. Missouri Avenue, Suite  
 Phoenix, AZ 85014  
 (602) 263-7626

**Lot Number**  
**Metes/Bounds** No  
**Gross Lot Area** 0  
**NAOS Lot Area** 0  
**Net Lot Area** 0  
**Number of Units** 1  
**Density**

Code	Description	Additional	Qty	Amount	Account Number
3173	GENERAL PLAN APPLICATION	SCOTTSDALE AND LONE MOUNTAIN	1	\$3,900.00	100-21300-44221

**City of Scottsdale**  
 7447 E. Indian School Rd.  
 Scottsdale, AZ 85251  
 (480) 312-2500  
 One Stop Shop

Date: 5/18/2018 Cashier: KPETERS  
 Office: PLN-1STOP Mach ID: HP600G20199  
 Tran #: 1 Batch #: 66287  
 Receipt: 01128854 Date: 5/18/2018 9:26 AM  
 115275  
 3173 GENERAL PLAN APPL \$3,900.00

**TENDERED AMOUNTS:**

Check Tendered: \$3,900.00  
 Chk #: 1782 1784 CAPITAL HOLDINGS LLC  
 Transaction Total: \$3,900.00

Thank you for your payment.  
 Have a nice day!

SIGNED BY DENNIS NEWCOMBE ON 5/18/2018

Total Amount

**\$3,900.00**

(When a credit card is used as payment I agree to pay the above total amount according to the Card Issuer Agreement.)

3" and larger water meter fees are based on cost recovery. The city will contact the owner of the permit if additional funds are due. Payment will be due within 30 days notification

**TO HAVE WATER METER SET - CALL 480-312-5650 AND REFER TO TRANSM**

**2-GP-2018**  
**5/18/2018**

# **Lone Mountain Self-Storage**

## Major General Plan Amendment Application

Northwest Corner of Scottsdale Road and Lone Mountain Road  
Submitted: May 18, 2018

Major General Plan Amendment Case Number: XXXX  
(Companion Rezoning Case Number: XXXX)

## Development Team

### **Owner:**

Lone-MT. Venture, L.L.C.  
c/o Gary Davidson  
1110 East Missouri Avenue  
Suite #700  
Phoenix, AZ 85014

### **Buyer:**

1784 Capital Holdings LLC  
c/o Kelly McKone  
8777 North Gainey Center Drive  
Suite #191  
Scottsdale, AZ 85258

### **Representative:**

Paul E. Gilbert, Esq.  
Beus Gilbert PLLC  
701 North 44<sup>th</sup> Street  
Phoenix, AZ 85008  
(480) 429-3002  
[pgilbert@beusgilbert.com](mailto:pgilbert@beusgilbert.com)

Dennis M. Newcombe, Planning Consultant  
Beus Gilbert PLLC  
701 North 44<sup>th</sup> Street  
Phoenix, AZ 85008  
(480) 429-3065  
[dnewcombe@beusgilbert.com](mailto:dnewcombe@beusgilbert.com)

### **Architect:**

Robert Kubicek Architects & Associates  
c/o Robert Kubicek  
2233 East Thomas Road  
Phoenix, AZ 85016

### **Engineer:**

Helix Engineering, LLC  
c/o Steve Bowser, P.E.  
3240 East Union Hills Drive  
Suite #112  
Phoenix, AZ 85050

## Table of Contents

Purpose of Request.....	4
Site Location.....	5
Existing Land Use.....	5
Proposed Land Use.....	6
Compliance with Guiding Principles of the Scottsdale General Plan.....	7
Compliance with Specific Goals and Policies.....	7
Compliance with Desert Foothills Character Area Plan.....	14
Compliance with Scenic Corridor Design Guidelines.....	16
Conclusion.....	17

## PURPOSE OF REQUEST

Beus Gilbert PLLC is pleased to submit this request for a Major General Plan Amendment on behalf Lone-MT. Venture, L.L.C. (the "Owner") and 1784 Capital Holdings LLC (the "Applicant/Buyer") for a change in the General Plan's land use designation for an approximately 5.0 gross acre property located at the northwest corner of Scottsdale Road and Lone Mountain Road from a "Rural Neighborhoods" designation to a "Commercial" designation.

### Site Context Aerial



The change in land use designation on the property will allow for a climate-controlled, internalized community self-storage facility use, which a rezoning request is being processed concurrently with this Major General Plan Amendment request. The proposed use is appropriate and consistent with the surrounding land uses particularly the immediate nearby intersection, which includes a healthcare facility directly south and a commercial/retail center at the southeast

corner. The proposed land use change is consistent with the nearby intersection's development pattern and impediments (i.e., traffic signal with incidental utility equipment boxes, etc.) and it is also a quiet, low-impact, low traffic, appropriately scaled use, which will be designed to match the area's architectural vernacular as well as being a nice buffer for the abutting residential homes from the busy/noisy intersection. This property is not appropriate nor has there been any interest (i.e., 20+ years) to develop it for single-family residential homes. Thus, this low-impact use, situated along a well-traveled Scottsdale Road and Lone Mountain Road, will provide for optimal and utilized business that will meet the needs of the surrounding residential community while providing a nice buffer from this busy/noisy intersection.

## **SITE LOCATION**

The subject site is approximately 5.0 gross acres of vacant and undeveloped land located at the northwest corner of Scottsdale and Lone Mountain Roads. The site consists of two (2) parcels identified as APN's: 216-50-109 and 216-50-004.

## **EXISTING LAND USE**

According to the City of Scottsdale 2001 General Plan Land Use Map, the subject property has a current "Rural Neighborhoods" land use designation. Additionally, the property is located within the Desert Foothills Character Area Plan boundary.

### Other surrounding Land Uses within Vicinity of the Site

The majority of the property within the vicinity to the site consists of various residential uses, scattered golf courses, and supporting commercial, retail, or office uses. Directly south of the site is a residential healthcare facility, "Lone Mountain Memory Care". At the southeast corner is a commercial land use, the "Scottsdale North Marketplace" commercial/retail shopping center including restaurants, a grocery store, bank, a future Starbucks drive-through and various other businesses. To the east is the "Whisper Rock" single-family residential subdivision, and to the north and west are single-family land uses, with one parcel to the north of the site which has remained undeveloped. Approximately one half



mile north along Scottsdale Road is a large commercial shopping center including a Target, Safeway, gas station, and various restaurants and retail tenants.

## **PROPOSED LAND USE**

The Applicant is proposing to change the land use classification on the property to a Commercial land use similar to other corners of the intersection. The Commercial land use at this location would permit the climate-controlled, internalized community self-storage facility use by right. The subject property is in an ideal location based on its proximity to commercial type uses, and surrounding residential uses that would provide potential customers. The change provides the opportunity to allow for commercial services similar to those in the immediate area and further north along Scottsdale Road.

The proposed use is considered to be a “quiet neighbor” as it generates minimal traffic trips, operates with limited hours, and in our opinion is less intense than typical commercial/retail uses. The building itself and large landscape areas will provide nice buffers from the intersection to the abutting homes while providing a use in close proximity to its intended users (i.e., residential homes and businesses). The development will provide an aesthetically pleasing building, sensitive site planning, and cohesive landscaping consistent with the area.

The proposed building design will be aesthetically pleasing and match the surrounding architectural elements/character of the residential/commercial/retail and the healthcare buildings located in the area as well as the overall values/spirit of the Sonoran Desert character/feel. Additionally, a scenic corridor of one-hundred (100) feet will be provide a buffer and preserve views adjacent to Scottsdale Road, further blending the climate-controlled, internalized community self-storage facility with surrounding environment and providing pedestrian and/or equestrian connections to nearby trails or pathways. Moreover, a generous setback/open space will be provided along Lone Mountain Road (i.e., minimum 60’ to a maximum 130’) as well as along 71<sup>st</sup> Street abutting the property to the west with a 94’ setback/open space. The building will be designed to not look like a typical storage building, but rather an office building with various details, massing, and complimentary materials and colors that match the area.

## **COMPLIANCE WITH GUIDING PRINCIPLES OF THE SCOTTSDALE GENERAL PLAN**

The City of Scottsdale's General Plan serves as a guiding tool for future development in the City. The Plan incorporates shared goals and values in order to develop the City's policies on design, character, land use, open space, natural environment, economics, and transportation. The City Council and Planning Commission are able to utilize the General Plan in order to evaluate development needs, funding, and related decisions. Residents and neighborhood groups are able to refer to the General Plan in order to understand the community's long term goals. The City has identified six guiding principles to serve as the most important goals to the community. The General Plan serves as a "flexible policy document" that can be changed by city-initiated amendments, property owner requests, or other referenda. The General Plan is designed to be a broad, flexible document that changes as the community needs, conditions, and direction change.

The proposed General Plan Amendment meets the goals, vision, and guiding principles as outlined in the City's General Plan and compliance with specific goals and policies as discussed below:

## **COMPLIANCE WITH SPECIFIC GOALS AND POLICIES**

The General Plan reflects Scottsdale's community-wide goals and establishes the vision for how the City fosters and nurtures development that respects nature, the environment, and a sustainable quality of life. This application supports the City's goals and policies.

The climate-controlled, internalized community self-storage facility will serve to establish open space on-site, respect neighbors and development on all sides, and provide a quality development that contributes to the needs of the overall nearby community. This neighborhood service provides a business that furthers the goals and policies set forth in the General Plan and is also respectful and sensitive to surrounding uses and the environment.

## Character and Lifestyle Element

GOAL 1: Determine the appropriateness of all development in terms of community goals, surrounding area character, and the specific context of the surrounding neighborhood.

- Enrich the lives of all Scottsdale citizens by promoting safe, attractive, and context compatible development.
- Encourage projects that are responsive to the natural environment, site conditions, and unique character of each area, while being responsive to people's needs.
- Ensure that all development is a part of and contributes to the established or planned character of the area of the proposed location

(Definition): *"Rural/Rural Desert Character Types contain relatively low-density and large lot development, including horse privilege neighborhoods and low-density resorts as well as areas with particularly sensitive and unique natural environments. These districts provide a rural lifestyle that includes preservation of the desert character. The identity and natural desert character of this district should be strengthened and maintained by preventing encroachment of nonconforming uses and architectural styles, protecting open spaces and vistas, encouraging conservation of desert vegetation, building low profile structures, discouraging walls, and limiting road access. Special care should be taken to preserve the natural character of the land and natural drainage corridors. Desert vegetation is maintained in either in common open-space areas or on individual lots. The impacts of development on desert preservation should be minimized through clustering, preserving washes, and the use of natural buffers on the perimeter of developments. Site plans for developments on larger vacant tracts should be sensitive to topography, vegetation and natural drainage area."*

**Response:** The project requires a change to a Commercial land use to allow for a climate-controlled, internalized community self-storage facility. The subject site has remained as vacant desert land and the proposed use would be similar to the surrounding adjacent healthcare

and commercial/retail uses located at the nearby intersection, which are also surrounded by a variety of residential uses.

The overall site and building design is sensitive to the natural conditions and characteristics of the site and area. The building design will blend with the buildings adjacent to the site on Lone Mountain Road. The proposed use is designed with specific sensitivity towards preserving view corridors and existing vegetation. A one hundred (100) foot scenic corridor including landscaping and a trail connection is provided adjacent to Scottsdale Road.

In addition, the building is set back approximately 131 feet from the property line to the south and approximately 181 feet to the east. These setbacks are further visually enhanced by the use and conservation of existing and improved landscaping and vegetation and a decorative screen wall where appropriate. Additionally, the site boasts a large amount of open space which will preserve existing vegetation on site.

GOAL 4: Encourage “streetscapes” for major roadways that promote the city’s visual quality and character, and blend into the character of the surrounding area

**Response:** The proposal provides great care and consideration of the visually important Scottsdale Road. The site plan includes a one hundred (100) foot scenic corridor setback from the eastern property line along Scottsdale Road that includes a winding trail with the opportunity for connections to the surrounding area while also preserving the view corridor of the streetscape. This area is further enhanced by a large approximately 181 foot building setback, decorative screen wall, and existing and improved native vegetation that reduces the visual impacts along the streetscape and preserves a natural desert setting.

### Land Use Element

GOAL 3: Encourage “streetscapes” for major roadways that promote the city’s visual quality and character, and blend into the character of the surrounding area.

- Guide growth to locations contiguous to existing development to provide city services in a cost effective and efficient manner.
- Encourage transitions between different land uses and intensities through the use of gradual land use changes, particularly where natural or manmade buffers are not available.

**Response:** The proposed use is a low impact as it generates minimal daily traffic and has limited hours of operation. This is an ideal use that will blend seamlessly with surrounding uses, providing a buffer to residential properties while also guiding the growth of a low impact commercial use to the intersection where it fits best with similar existing uses.

GOAL 4: Maintain a balance of land uses that support a high quality of life, a diverse mixture of housing and leisure opportunities and the economic base needed to secure resources to support the community.

- Allow for a diversity of residential uses and supporting services that provide for the needs of the community.

**Response:** This location is ideal for a use that supports and meets the needs of the surrounding community, further enhancing and diversifying a needed resource and service to the surrounding area and contributes to supporting a higher quality of life.

### **Economic Vitality Element**

GOAL 3: Encourage and support a diversity of businesses that contribute to Scottsdale's sales and property tax base so that needed infrastructure, physical amenities, services, and the expansion of such services are provided.

- Ensure adequate opportunities for future and expanded commercial and business activity throughout the community.

- Diversify Scottsdale's business and retail community so it includes a variety of business types as well as a variety of business scales and sizes.

**Response:** The proposed land use in this location further diversifies and enhances the mix of uses that fulfills the need to ensure a diversity of commercial services are available in the surrounding neighborhood. The proposed business also contributes to additional sales and property taxes that provide an economic benefit to the City of Scottsdale.

### **Community Involvement Element**

**GOAL 1:** Seek early and ongoing involvement in project/policy-making discussions.

- Maximize opportunities for early notification of proposed projects, or projects/issues under consideration using signs, information display boards, web site postings, written correspondence, and other methods, as they become available.

**Response:** The proposed project will utilize early notification methods including site postings and written correspondence to engage with the community.

### **Open Space & Recreation Element**

**GOAL 1:** Protect and improve the quality of Scottsdale's natural and urban environments as defined in the quality and quantity of its open spaces.

- Provide ample opportunity for people to experience and enjoy the magnificent Sonoran Desert and mountains, balancing access with preservation.
- Provide a variety of opportunities for passive and active outdoor recreational activities, such as hiking, horseback riding, mountain biking, rock climbing and wildlife observation.

- Develop a non-paved public trail system for hiking, mountain biking, and horseback riding and link these trails with other city and regional trails.
- Apply a Scenic Corridor designation along major streets to provide for open space and opportunities for trails and paths. This designation should be applied using the following guidelines:
  - There is a need for a landscaped buffer between streets and adjacent land uses.
  - An enhanced streetscape appearance is desired.
  - Views to mountains and natural or man-made features will be enhanced.

**Response:**

The proposed project respects and responds to the natural environment through a 100 foot scenic corridor that preserves views along Scottsdale Road, large building setbacks, enhanced landscaping, and preserving much of the site as open space or in an undisturbed natural condition.

Additionally, within the scenic corridor a trail will provide for pedestrian and/or equestrian connections to the nearby area, making great use of the large landscaped open spaces preserved near the property boundaries.

**GOAL 5:** Improve the quality of life for all Scottsdale residents by ensuring a wide range of recreational facilities and services.

**Response:** This request ensures residents have adequate connections to a wide range of surrounding recreational opportunities. The proposal provides a wide scenic corridor and landscaped trail area which provides recreational opportunity and facilitates connectivity to nearby trails and recreational opportunities.

## Preservation & Environmental Planning Element

GOAL 9: Protect and conserve native plants as a significant natural and visual resource.

- Enhance, restore, and sustain the health, productivity and biodiversity of our Sonoran Desert ecosystem through native plant retention.
- Retain and preserve native plants to retain a Sonoran desert character.

**Response:** Protecting and conservation of native plants is a significant aspect of this application. Great care was taken to ensure that much of the site area remains in an undisturbed and natural condition and that remaining open space is maximized. The site perimeter will remain mostly as native desert and native plants will be revegetated on site where feasible.

## Community Mobility Element

GOAL 7: Maintain Scottsdale's high aesthetic values and environmental standards in the city's transportation system.

- Ensure that the streets designated as scenic corridors are sensitively integrated into natural desert setting and the integrity of the scenic setback is preserved.

**Response:** The proposed development consists of careful site planning including a landscaped scenic corridor and trail connections that promote and preserve the high quality aesthetics and environmental conditions in this area. The scenic corridor contains a winding trail that is well buffered by large setbacks from adjacent roadways and/or building areas and further screened by lush landscaping.

GOAL 12: Recognize the diversity of neighborhoods throughout the city and their different mobility needs.



- Ensure that mobility choices reflect the character and dominant lifestyle within a neighborhood(s) and that services provided are appropriate for the neighborhood(s). For example, in equestrian areas of the community, create links to the citywide and regional trail system

**Response:** This particular area of the City has a rural and equestrian character. This proposal anticipates this need and continues the character of the area by providing a multi-use trail that facilitates connectivity through the site and access to the greater surrounding citywide and regional trail systems.

### **COMPLIANCE WITH DESERT FOOTHILLS CHARACTER AREA PLAN**

The request supports and furthers the approved plans, goals, policies and intent of the Desert Foothills Character Area Plan.

This proposal is cohesive with and reflects the values of the Character Area as demonstrated through compliance with the three goals for the Desert Foothills Character Area as indicated below:

- 1) Preserve the natural, visual qualities of the lush upper desert by using desert-sensitive building techniques.

**Response:** The proposal preserves much of the site as open space with revegetated areas or undisturbed native desert. Importantly, the site will provide a large scenic corridor with landscaping and a trail along Scottsdale Road. The proposed building is setback further from the nearby intersection through use of large building setbacks and landscape buffers that include native landscaping and undisturbed native land. Much of the site will remain as open space and leave as much of the site as possible in an undisturbed condition.

- 2) Promote connected areas of desert open spaces and trails.

**Response:** The surrounding areas adjacent to the site particularly to the east of Scottsdale Road and further north have hiking and equestrian trails. The proposal provides a trail connection that facilitates mobility to these surrounding trails and includes undisturbed open space abutting the intersection where pedestrian activity may occur or congregate.

- 3) Identify and celebrate the rural desert character of the Desert Foothills area.

**Response:** This proposal celebrates and respects the rural desert character of the Desert Foothills area. The intent of the plan is to provide a development that leaves as much of the site in a natural undisturbed condition as possible, provide large open spaces, and preserve the scenic corridor along Scottsdale Road.

Through thoughtful and careful site planning and building placement minimal impact would occur to the site including preservation of a large scenic corridor, large building and landscape setbacks, and a vast amount of undisturbed or revegetated open space surrounding the site and roadways serving as a natural physical and visual buffer.

The proposed building elevations are a modern design that is a reflection of the surrounding buildings and Sonoran Desert environment and characteristics. The building is subtle in appearance and scale and resembles a high quality office building similar to development found in the surrounding area. The overall look of the building including the use of color and materials makes the building blend well within the surrounding natural desert.

#### Additional Points of Desert Foothills Character Area Plan

- A portion of the Desert Foothills Scenic Drive is located in this area.
- Site planning that minimizes the visual impact of development is encouraged.

- There is a Local Area Infrastructure Plan (LAIP) for this area and the Trails Master Plan identifies neighborhood trails systems in accordance with the Character Area Plan.
- Open Space is critical to maintaining the rural desert character and should be provided as a visual, recreational, or character enhancing amenity.

The proposed facility will not have any adverse impact on the existing neighborhoods but, rather, will provide a valuable service to nearby residents. The development and land use will be environmentally sensitive and provide a significant scenic corridor, landscaping, and open space.

#### **COMPLIANCE WITH SCENIC CORRIDOR DESIGN GUIDELINES**

The Desert Foothills Scenic Corridor (Scottsdale Road) is adjacent to the eastern property boundary. This particular area is identified as Segment 6 of the corridor, which extends from Happy Valley Road to the north City boundary and focuses on this segment's unique rural and natural character as opposed to other segments of Scottsdale Road.

The proposed plan includes a one hundred (100) foot scenic corridor that provides a natural buffer, preserves scenic views, and maintains native vegetation and the existing natural condition to the greatest extent possible. A multi-use trail will provide connectivity for alternative modes of transportation connections through the site and to surrounding trails or areas. The proposed project takes great care to minimize disturbance to the existing natural environment to a great extent and utilizes various setbacks, design techniques, colors, and materials to maintain a compatible and complimentary aesthetic with the natural environment in this area. This application is supportive of the City's goals to preserve the rural and natural setting in this area.

## **CONCLUSION**

The proposed climate-controlled, internalized community self-storage facility use is a low intensity use proposed along a major roadway and similar to uses at the adjacent intersection and within the nearby area. The use in this location will provide a needed service to the surrounding community. The facility will have no negative impacts on the surrounding uses in the area.

A majority of the site will be preserved as open space with natural existing landscape enhanced by a new multi-use trail. The building is a high quality yet subtle design that is similar to the surrounding developments and blends seamlessly with the Sonoran Desert. The climate-controlled, internalized community self-storage facility itself will be screened visually from the roadway and adjacent properties through design techniques, materials, large setbacks, natural buffers, and existing and revegetated landscaping that blends with the existing natural environment.

For all of the reasons above, we respectfully request the City of Scottsdale approve the Major General Plan Amendment to allow for the climate-controlled, internalized community self-storage facility at this ideal location.

# **Lone Mountain Self-Storage**

## Major General Plan Amendment/Rezoning Applications

Northwest Corner of Scottsdale Road and Lone Mountain Road

Submitted: May 18, 2018

Resubmittal: August 6, 2018

Major General Plan Amendment Case Number: 2-GP-2018

(Companion Rezoning Case Number: 8-ZN-2018)

**2-GP-2018**  
**8/6/2018**

## Development Team

### **Owner:**

Lone-MT. Venture, L.L.C.  
c/o Gary Davidson  
1110 East Missouri Avenue  
Suite #700  
Phoenix, AZ 85014

### **Buyer:**

1784 Capital Holdings LLC  
c/o Kelly McKone  
8777 North Gainey Center Drive  
Suite #191  
Scottsdale, AZ 85258

### **Representative:**

Paul E. Gilbert, Esq.  
Beus Gilbert PLLC  
701 North 44<sup>th</sup> Street  
Phoenix, AZ 85008  
(480) 429-3002  
[pgilbert@beusgilbert.com](mailto:pgilbert@beusgilbert.com)

Dennis M. Newcombe, Planning Consultant  
(480) 429-3065  
[dnewcombe@beusgilbert.com](mailto:dnewcombe@beusgilbert.com)

### **Neighborhood Outreach Coordinator:**

Jeffrey A. Schwartz  
The Schwartz Group  
8701 E. San Felipe Drive  
Scottsdale, Arizona 85258  
(602) 910-4745  
[jschwartz@slillc.net](mailto:jschwartz@slillc.net)

### **Architect:**

Robert Kubicek Architects & Associates  
c/o Robert Kubicek  
2233 East Thomas Road  
Phoenix, AZ 85016

### **Engineer:**

Helix Engineering, LLC  
c/o Steve Bowser, P.E.  
3240 East Union Hills Drive  
Suite #112  
Phoenix, AZ 85050

## Table of Contents

Purpose of Request.....	4
Site Location.....	5
Existing Land Use.....	5
Proposed Land Use.....	6
Compliance with Guiding Principles of the Scottsdale General Plan.....	7
Compliance with Specific Goals and Policies.....	7
Compliance with Desert Foothills Character Area Plan.....	16
Compliance with Scenic Corridor Design Guidelines.....	18
General Plan Conclusion.....	18
<b>Rezoning Request</b> .....	19
Existing Zoning.....	19
Proposed Zoning.....	20
Compliance with Proposed Zoning and Overlay Zoning Districts.....	20
Rezoning Conclusion.....	27

## PURPOSE OF REQUEST

Beus Gilbert PLLC is pleased to submit this request for a Major General Plan Amendment on behalf Lone-MT. Venture, L.L.C. (the "Owner") and 1784 Capital Holdings LLC (the "Applicant/Buyer") for a change in the General Plan's land use designation for an approximately 5.0 gross acre property located at the northwest corner of Scottsdale Road and Lone Mountain Road from a "Rural Neighborhoods" designation to a "Commercial" designation.

### Site Context Aerial



The change in land use designation on the property will allow for a climate-controlled, internalized community self-storage facility use, which a rezoning request is being processed concurrently with this Major General Plan Amendment request. The proposed use is appropriate and consistent with the surrounding land uses particularly the immediate nearby intersection, which includes a healthcare facility directly south and a commercial/retail center at the southeast



corner. The proposed land use change is consistent with the nearby intersection's development pattern and impediments (i.e., traffic signal with incidental utility equipment boxes, etc.) and it is also a quiet, low-impact, low traffic, appropriately scaled use, which will be designed to match the area's architectural vernacular as well as being a nice buffer for the abutting residential homes from the busy/noisy intersection. This property is not appropriate nor has there been any interest (i.e., 20+ years) to develop it for single-family residential homes. Thus, this low-impact use, situated along a well-traveled Scottsdale Road and Lone Mountain Road, will provide for optimal and utilized business that will meet the needs of the surrounding residential community while providing a nice buffer from this busy/noisy intersection.

## **SITE LOCATION**

The subject site is approximately 5.0 gross acres of vacant and undeveloped land located at the northwest corner of Scottsdale and Lone Mountain Roads. The site consists of two (2) parcels identified as APN's: 216-50-109 and 216-50-004.

## **EXISTING LAND USE**

According to the City of Scottsdale 2001 General Plan Land Use Map, the subject property has a current "Rural Neighborhoods" land use designation. Additionally, the property is located within the Desert Foothills Character Area Plan boundary.

### Other surrounding Land Uses within Vicinity of the Site

The majority of the property within the vicinity to the site consists of various residential uses, scattered golf courses, and supporting commercial, retail, or office uses. Directly south of the site is a residential healthcare facility, "Lone Mountain Memory Care". At the southeast corner is a commercial land use, the "Scottsdale North Marketplace" commercial/retail shopping center including restaurants, a grocery store, bank, a future Starbucks drive-through and various other businesses. To the east is the "Whisper Rock" single-family residential subdivision, and to the north and west are single-family land uses, with one parcel to the north of the site which has remained undeveloped. Approximately one half mile north along Scottsdale Road is a large commercial shopping center including a Target, Safeway, gas station, and various restaurants and retail tenants.

## **PROPOSED LAND USE**

The Applicant is proposing to change the land use classification on the property to a Commercial land use similar to other corners of the intersection. The Commercial land use at this location would permit the climate-controlled, internalized community self-storage facility use by right. The subject property is in an ideal location based on its proximity to commercial type uses, and surrounding residential uses that would provide potential customers. The change provides the opportunity to allow for commercial services similar to those in the immediate area and further north along Scottsdale Road.

The proposed use is considered to be a “quiet neighbor” as it generates minimal traffic trips, operates with limited hours, and in our opinion is less intense than typical commercial/retail uses. The building itself and large landscape areas will provide nice buffers from the intersection to the abutting homes while providing a use in close proximity to its intended users (i.e., residential homes and businesses). The development will provide an aesthetically pleasing building, sensitive site planning, and cohesive landscaping consistent with the area.

The proposed building design will be aesthetically pleasing and match the surrounding architectural elements/character of the residential/commercial/retail and the healthcare buildings located in the area as well as the overall values/spirit of the Sonoran Desert character/feel. Additionally, a scenic corridor of one-hundred (100) feet will be provide a buffer and preserve views adjacent to Scottsdale Road, further blending the climate-controlled, internalized community self-storage facility with surrounding environment and providing pedestrian and/or equestrian connections to nearby trails or pathways. Moreover, a generous setback/open space will be provided along Lone Mountain Road (i.e., minimum 60’ to a maximum 130’) as well as along 71<sup>st</sup> Street abutting the property to the west with a 94’ setback/open space. The building will be designed to not look like a typical storage building, but rather an office building with various details, massing, and complimentary materials and colors that match the area.

## **COMPLIANCE WITH GUIDING PRINCIPLES OF THE SCOTTSDALE GENERAL PLAN**

The City of Scottsdale's General Plan serves as a guiding tool for future development in the City. The Plan incorporates shared goals and values in order to develop the City's policies on design, character, land use, open space, natural environment, economics, and transportation. The City Council and Planning Commission are able to utilize the General Plan in order to evaluate development needs, funding, and related decisions. Residents and neighborhood groups are able to refer to the General Plan in order to understand the community's long term goals. The City has identified six guiding principles to serve as the most important goals to the community. The General Plan serves as a "flexible policy document" that can be changed by city-initiated amendments, property owner requests, or other referenda. The General Plan is designed to be a broad, flexible document that changes as the community needs, conditions, and direction change.

The proposed General Plan Amendment meets the goals, vision, and guiding principles as outlined in the City's General Plan and compliance with specific goals and policies as discussed below:

## **COMPLIANCE WITH SPECIFIC GOALS AND POLICIES**

The General Plan reflects Scottsdale's community-wide goals and establishes the vision for how the City fosters and nurtures development that respects nature, the environment, and a sustainable quality of life. This application supports the City's goals and policies.

The climate-controlled, internalized community self-storage facility will serve to establish open space on-site, respect neighbors and development on all sides, and provide a quality development that contributes to the needs of the overall nearby community. This neighborhood service provides a business that furthers the goals and policies set forth in the General Plan and is also respectful and sensitive to surrounding uses and the environment.

## Character and Design Element

GOAL 1: Determine the appropriateness of all development in terms of community goals, surrounding area character, and the specific context of the surrounding neighborhood.

- Enrich the lives of all Scottsdale citizens by promoting safe, attractive, and context compatible development.
- Encourage projects that are responsive to the natural environment, site conditions, and unique character of each area, while being responsive to people's needs.
- Ensure that all development is a part of and contributes to the established or planned character of the area of the proposed location

*(Definition): "Rural/Rural Desert Character Types contain relatively low-density and large lot development, including horse privilege neighborhoods and low-density resorts as well as areas with particularly sensitive and unique natural environments. These districts provide a rural lifestyle that includes preservation of the desert character. The identity and natural desert character of this district should be strengthened and maintained by preventing encroachment of nonconforming uses and architectural styles, protecting open spaces and vistas, encouraging conservation of desert vegetation, building low profile structures, discouraging walls, and limiting road access. Special care should be taken to preserve the natural character of the land and natural drainage corridors. Desert vegetation is maintained in either in common open-space areas or on individual lots. The impacts of development on desert preservation should be minimized through clustering, preserving washes, and the use of natural buffers on the perimeter of developments. Site plans for developments on larger vacant tracts should be sensitive to topography, vegetation and natural drainage area."*

**Response:** The project requires a change to a Commercial land use to allow for a climate-controlled, internalized community self-storage facility. The subject site has remained as vacant desert land and the proposed use would be similar to the surrounding adjacent healthcare

and commercial/retail uses located at the nearby intersection, which are also surrounded by a variety of residential uses.

The overall site and building design is sensitive to the natural conditions and characteristics of the site and area. The building design will blend with the buildings adjacent to the site on Lone Mountain Road. The proposed use is designed with specific sensitivity towards preserving view corridors and existing vegetation. A one hundred (100) foot scenic corridor including landscaping and a trail connection is provided adjacent to Scottsdale Road.

In addition, the building is set back approximately 131 feet from the property line to the south and approximately 181 feet to the east. These setbacks are further visually enhanced by the use and conservation of existing and improved landscaping and vegetation and a decorative screen wall where appropriate. Additionally, the site boasts a large amount of open space which will preserve existing vegetation on site.

GOAL 4: Encourage “streetscapes” for major roadways that promote the city’s visual quality and character, and blend into the character of the surrounding area.

- Ensure compatibility with the natural desert in Natural streetscape areas. Plant selection should be those that are native to the desert and densities of planting areas should be similar to natural conditions.

**Response:** The proposal provides great care and consideration of the visually important Scottsdale Road. The site plan includes a one hundred (100) foot scenic corridor setback from the eastern property line along Scottsdale Road that includes a winding trail with the opportunity for connections to the surrounding area while also preserving the view corridor of the streetscape. This area is further enhanced by a large approximately 181 foot building setback, decorative screen wall, and existing and improved native vegetation that reduces the visual impacts along the streetscape and preserves a natural desert setting.

Enhancements to the natural (desert) landscaping will be implemented throughout the site.

### **Land Use Element**

**GOAL 3:** Encourage the transition of land uses from more intense regional and citywide activity areas to less intense activity areas within local neighborhoods.

- Guide growth to locations contiguous to existing development to provide city services in a cost effective and efficient manner.
- Encourage transitions between different land uses and intensities through the use of gradual land use changes, particularly where natural or manmade buffers are not available.

**Response:** The proposed use is a low impact as it generates minimal daily traffic and has limited hours of operation. This is an ideal use that will blend seamlessly with surrounding uses, providing a buffer to residential properties while also guiding the growth of a low impact commercial use to the intersection where it fits best with similar existing uses.

**GOAL 4:** Maintain a balance of land uses that support a high quality of life, a diverse mixture of housing and leisure opportunities and the economic base needed to secure resources to support the community.

- Allow for a diversity of residential uses and supporting services that provide for the needs of the community.

**Response:** This location is ideal for a use that supports and meets the needs of the surrounding community, further enhancing and diversifying a needed resource and service to the surrounding area and contributes to supporting a higher quality of life.

GOAL 7: Sensitively integrate land uses into the surrounding physical and natural environments, the neighborhood setting, and the neighborhood itself.

- Protect sensitive natural features from incompatible development, and maintain the integrity of natural systems.
- Incorporate appropriate land use transitions to help integrate into surrounding neighborhoods.
- Focus intense land uses along major transportation networks (such as the Pima Freeway and major arterial streets) and in urban centers (such as Downtown and the Airpark). Less intense land uses should be located within more environmentally sensitive lands.
- Incorporate open space, mobility, and drainage networks while protecting the area's character and natural systems.

**Response:** The proposed design will be within the 24' height with 2-stories underground. Moreover, the landscaping will be preserved and enhanced to blend and hide the building as much as possible and provide the appearance of it being a large home/horse property.

### Economic Vitality Element

GOAL 3: Encourage and support a diversity of businesses that contribute to Scottsdale's sales and property tax base so that needed infrastructure, physical amenities, services, and the expansion of such services are provided.

- Ensure adequate opportunities for future and expanded commercial and business activity throughout the community.
- Diversify Scottsdale's business and retail community so it includes a variety of business types as well as a variety of business scales and sizes.

**Response:** The proposed land use in this location further diversifies and enhances the mix of uses that fulfills the need to ensure a diversity of commercial services are available in the surrounding neighborhood. The proposed business also contributes to additional sales and property taxes that provide an economic benefit to the City of Scottsdale.

GOAL 5: Locate and integrate non-residential development to improve access and visibility and to protect the integrity of neighborhoods.

- Maintain and develop neighborhood-shopping areas that are in proximity to neighborhoods and residential concentrations.
- Insure neighborhoods are adequately protected from major commercial development through design sensitivity, buffering and traffic management, etc.

Response: The proposal is well designed, buffered, low-level lighting, and integrated to blend with the residential homes and serve the area with good access from Scottsdale Road and Lone Mountain Road. Also, the location of residential homes in the immediate area will allow for thi s.

### **Community Involvement Element**

GOAL 1: Seek early and ongoing involvement in project/policy-making discussions.

- Maximize opportunities for early notification of proposed projects, or projects/issues under consideration using signs, information display boards, web site postings, written correspondence, and other methods, as they become available.

**Response:** The proposed project will utilize early notification methods including site postings and written correspondence to engage with the community.



## Open Space & Recreation Element

GOAL 1: Protect and improve the quality of Scottsdale's natural and urban environments as defined in the quality and quantity of its open spaces.

- Provide ample opportunity for people to experience and enjoy the magnificent Sonoran Desert and mountains, balancing access with preservation.
- Provide a variety of opportunities for passive and active outdoor recreational activities, such as hiking, horseback riding, mountain biking, rock climbing and wildlife observation.
- Develop a non-paved public trail system for hiking, mountain biking, and horseback riding and link these trails with other city and regional trails.
- Apply a Scenic Corridor designation along major streets to provide for open space and opportunities for trails and paths. This designation should be applied using the following guidelines:
  - There is a need for a landscaped buffer between streets and adjacent land uses.
  - An enhanced streetscape appearance is desired.
  - Views to mountains and natural or man-made features will be enhanced.

**Response:** The proposed project respects and responds to the natural environment through a 100 foot scenic corridor that preserves views along Scottsdale Road, large building setbacks, enhanced landscaping, and preserving much of the site as open space or in an undisturbed natural condition.

Additionally, within the scenic corridor a trail will provide for pedestrian and/or equestrian connections to the nearby area, making great use of the large landscaped open spaces preserved near the property boundaries.

GOAL 5: Improve the quality of life for all Scottsdale residents by ensuring a wide range of recreational facilities and services.

**Response:** This request ensures residents have adequate connections to a wide range of surrounding recreational opportunities. The proposal provides a wide scenic corridor and landscaped trail area which provides recreational opportunity and facilitates connectivity to nearby trails and recreational opportunities.

### **Preservation & Environmental Planning Element**

GOAL 2: Enhance the quality of life in Scottsdale by safeguarding the natural environment.

- Encourage developments to retain and integrate the desert ecosystem where appropriate.
- Preserve local plants, wildlife, and natural resources to maintain the biodiversity and long-term sustainability of the area's ecology.
- Maintain scenic views to preserve the aesthetic values of the area for all to enjoy and for its contribution to the quality of life for residents and visitors.

**Response:** The proposed development will maintain and enhance the natural environment with preservation of the desert landscaping and enhancements to it as well. In addition, the contours and natural grading/drainage will be preserved and/or realigned, which will focus water to help maintain the plantings with supplemental irrigation as needed.

GOAL 9: Protect and conserve native plants as a significant natural and visual resource.

- Enhance, restore, and sustain the health, productivity and biodiversity of our Sonoran Desert ecosystem through native plant retention.

- Retain and preserve native plants to retain a Sonoran desert character.

**Response:** Protecting and conservation of native plants is a significant aspect of this application. Great care was taken to ensure that much of the site area remains in an undisturbed and natural condition and that remaining open space is maximized. The site perimeter will remain mostly as native desert and native plants will be revegetated on site where feasible.

### **Community Mobility Element**

**GOAL 7:** Maintain Scottsdale's high aesthetic values and environmental standards in the city's transportation system.

- Ensure that the streets designated as scenic corridors are sensitively integrated into natural desert setting and the integrity of the scenic setback is preserved.

**Response:** The proposed development consists of careful site planning including a landscaped scenic corridor and trail connections that promote and preserve the high quality aesthetics and environmental conditions in this area. The scenic corridor contains a winding trail that is well buffered by large setbacks from adjacent roadways and/or building areas and further screened by lush landscaping.

**GOAL 12:** Recognize the diversity of neighborhoods throughout the city and their different mobility needs.

- Ensure that mobility choices reflect the character and dominant lifestyle within a neighborhood(s) and that services provided are appropriate for the neighborhood(s). For example, in equestrian areas of the community, create links to the citywide and regional trail system

**Response:** This particular area of the City has a rural and equestrian character. This proposal anticipates this need and continues the character of the area by providing a multi-use trail

that facilitates connectivity through the site and access to the greater surrounding citywide and regional trail systems.

### **COMPLIANCE WITH DESERT FOOTHILLS CHARACTER AREA PLAN**

The request supports and furthers the approved plans, goals, policies and intent of the Desert Foothills Character Area Plan.

This proposal is cohesive with and reflects the values of the Character Area as demonstrated through compliance with the three goals for the Desert Foothills Character Area as indicated below:

- 1) Preserve the natural, visual qualities of the lush upper desert by using desert-sensitive building techniques.

**Response:** The proposal preserves much of the site as open space with revegetated areas or undisturbed native desert. Importantly, the site will provide a large scenic corridor with landscaping and a trail along Scottsdale Road. The proposed building is setback further from the nearby intersection through use of large building setbacks and landscape buffers that include native landscaping and undisturbed native land. Much of the site will remain as open space and leave as much of the site as possible in an undisturbed condition.

- 2) Promote connected areas of desert open spaces and trails.

**Response:** The surrounding areas adjacent to the site particularly to the east of Scottsdale Road and further north have hiking and equestrian trails. The proposal provides a trail connection that facilitates mobility to these surrounding trails and includes undisturbed open space abutting the intersection where pedestrian activity may occur or congregate.

- 3) Identify and celebrate the rural desert character of the Desert Foothills area.

**Response:** This proposal celebrates and respects the rural desert character of the Desert Foothills area. The intent of the plan is to

provide a development that leaves as much of the site in a natural undisturbed condition as possible, provide large open spaces, and preserve the scenic corridor along Scottsdale Road.

Through thoughtful and careful site planning and building placement minimal impact would occur to the site including preservation of a large scenic corridor, large building and landscape setbacks, and a vast amount of undisturbed or revegetated open space surrounding the site and roadways serving as a natural physical and visual buffer.

The proposed building elevations are a modern design that is a reflection of the surrounding buildings and Sonoran Desert environment and characteristics. The building is subtle in appearance and scale and resembles a high quality office building similar to development found in the surrounding area. The overall look of the building including the use of color and materials makes the building blend well within the surrounding natural desert.

#### Additional Points of Desert Foothills Character Area Plan

- A portion of the Desert Foothills Scenic Drive is located in this area.
- Site planning that minimizes the visual impact of development is encouraged.
- There is a Local Area Infrastructure Plan (LAIP) for this area and the Trails Master Plan identifies neighborhood trails systems in accordance with the Character Area Plan.
- Open Space is critical to maintaining the rural desert character and should be provided as a visual, recreational, or character enhancing amenity.

The proposed facility will not have any adverse impact on the existing neighborhoods but, rather, will provide a valuable service to nearby residents. The development and land use will be environmentally sensitive and provide a significant scenic corridor, landscaping, and open space.

## **COMPLIANCE WITH SCENIC CORRIDOR DESIGN GUIDELINES**

The Desert Foothills Scenic Corridor (Scottsdale Road) is adjacent to the eastern property boundary. This particular area is identified as Segment 6 of the corridor, which extends from Happy Valley Road to the north City boundary and focuses on this segment's unique rural and natural character as opposed to other segments of Scottsdale Road.

The proposed plan includes a one hundred (100) foot scenic corridor that provides a natural buffer, preserves scenic views, and maintains native vegetation and the existing natural condition to the greatest extent possible. A multi-use trail will provide connectivity for alternative modes of transportation connections through the site and to surrounding trails or areas. The proposed project takes great care to minimize disturbance to the existing natural environment to a great extent and utilizes various setbacks, design techniques, colors, and materials to maintain a compatible and complimentary aesthetic with the natural environment in this area. This application is supportive of the City's goals to preserve the rural and natural setting in this area.

## **GENERAL PLAN CONCLUSION**

The proposed climate-controlled, internalized community self-storage facility use is a low intensity use proposed along a major roadway and similar to uses at the adjacent intersection and within the nearby area. The use in this location will provide a needed service to the surrounding community. The facility will have no negative impacts on the surrounding uses in the area.

A majority of the site will be preserved as open space with natural existing landscape enhanced by a new multi-use trail. The building is a high quality yet subtle design that is similar to the surrounding developments and blends seamlessly with the Sonoran Desert. The climate-controlled, internalized community self-storage facility itself will be screened visually from the roadway and adjacent properties through design techniques, materials, large setbacks, natural buffers, and existing

and revegetated landscaping that blends with the existing natural environment.

For all of the reasons above, we respectfully request the City of Scottsdale approve the Major General Plan Amendment to allow for the climate-controlled, internalized community self-storage facility at this ideal location.

## **REZONING REQUEST**

### **EXISTING ZONING**

The subject property has a current R1-70 ESL FO “Single-Family Residential, Environmentally Sensitive Lands, Foothills Overlay” zoning designation.

#### Other Surrounding Zoning Districts within Vicinity of the Site

The site itself with the current single-family residential zoning has been vacant for many years and has remained undeveloped and underutilized. Over time the immediate intersection has developed with more traffic, a signalized intersection, homes, and businesses, which need supporting uses that provides services for nearby residents. Thus, this immediate corner is ideal for a low intensity commercial use (such as the use proposed) which will serve as a buffer to the abutting neighborhood/homes from the intersection. The proposed development along with its extensive setbacks/development standards at the intersection provides a gradual change of intensity to the single-family residences to the north and west.

The adjacent corners of the intersection include commercial zoning for a large commercial shopping center “Scottsdale North Marketplace” at the southeast corner features a commercial/retail shopping center including restaurants, a grocery store, bank, a future Starbucks drive-through and various other businesses. A healthcare facility “Lone Mountain Memory Care” is located directly south of the site (residentially zoned), as well as the “Whisper Rock” single-family subdivision to the east. There are single-family residential properties to the north and west, one parcel of which remains undeveloped.

The proposed Neighborhood Commercial zoning will serve the commercial needs of the surrounding community. The proposed C-1 zoning designation is a lower intensity neighborhood commercial district that is appropriate in this location and compatible with surrounding uses and development patterns. Additionally, within the vicinity, approximately one half mile north along Scottsdale Road, is a large commercial shopping center including a Target, Safeway, gas station, and various restaurants and retail tenants.

## **PROPOSED ZONING**

The Applicant is proposing to change the zoning classification on the property to a C-1 "Neighborhood Commercial" zoning designation similar to the adjacent commercial zoning located at the southeast corner of the intersection. A Neighborhood Commercial zoning designation at this location would permit a climate-controlled, internalized community self-storage facility. The subject property is in an ideal location based on its proximity to commercial type uses, and surrounding residential uses that would provide potential customers. The change provides the opportunity to allow for a level of commercial services similar to those in the immediate area and further north along Scottsdale Road.

The proposed use is considered to be a "quiet neighbor" as it generates minimal traffic trips, operates with limited hours, and in our opinion is less intense than typical commercial/retail uses. The building itself and large landscape areas will provide nice buffers from the intersection to the abutting homes while providing a use in close proximity to its intended users (i.e., residential homes and businesses). The development will provide an aesthetically pleasing building, sensitive site planning, and cohesive landscaping consistent with the area.

## **COMPLIANCE WITH PROPOSED ZONING & OVERLAY DISTRICTS**

The proposed project is requesting Neighborhood Commercial zoning and an Environmentally Sensitive Lands overlay. The site plan design reflects this by meeting and exceeding the requirements and development standards for the C-1 Zoning District as well as the Environment Sensitive Lands Overlay (ESL). The proposal has taken great care and consideration in the design, materials, placement, and integration into the existing natural desert character and setting.



The following points illustrate the project's conformance to the requested zoning and overlay districts:

- The proposed site plan includes a one hundred (100) foot scenic corridor including a winding pathway and native desert landscaping that will be provide a buffer and preserve views adjacent to Scottsdale Road and adhere to the requirements specified and promoted within the Environmentally Sensitive Lands and Foothills Overlays.
- The site plan meets or exceeds all required setbacks for the C-1 zoning district, much of which will preserve native vegetation. A generous setback/open space will be provided along Lone Mountain Road (i.e., minimum 60' to a maximum 130') as well as along 71<sup>st</sup> Street abutting the property to the west with a 94' setback/open space.
- The proposed plan provides 96,266 square feet of open space, where 25,158 square feet is required. The project greatly exceeds the minimum open space requirement and will therefore have less visual and physical impact on the area as the overlay intends to do.
- The proposed building will meet the maximum height allowed within the Foothills Overlay for residential homes of 24-feet and is also below the maximum height allowed within the C-1 zoning district of 36 feet.
- The parking requirements for the zoning district are slightly exceeded with a total of 31 spaces provided and 26 required.
- The proposed building design will be aesthetically pleasing and match the surrounding architectural elements/character of the residential/commercial/retail and the healthcare buildings located in the area as well as the overall values/spirit of the Sonoran Desert character/feel.
- The building will be designed to not look like a typical storage building, but rather an office/residential type building with various details, massing, and complimentary materials and colors that match the area.

## ESL Overlay

The intent and purpose of the ESL Overlay District is to identify and protect environmentally sensitive lands in the City and to promote public health and safety by managing development on these lands. The proposed project provides a one hundred foot (100) scenic corridor on the east side along Scottsdale Road that includes a winding pathway and native landscaping that will buffer development and preserve scenic views.

The overall proposed project design and open space considerations reflect the benefits identified of the Environmentally Sensitive Overlay District, which includes:

- Providing open space between properties and along roadways.
  - Maintaining wildlife corridors.
  - Protecting native vegetation.
- A. Protect people and property from hazardous conditions characteristic of environmentally sensitive lands and their development. Such hazards include rockfalls, rolling boulders, other unstable slopes, flooding, flood-related mud slides, subsidence, erosion, and sedimentation.

**Response:** The proposed zoning and self-storage facility will not cause harm or hazardous conditions to surrounding people or properties, including rock falls, boulders, unstable slopes, flooding, flood-related mud slides, subsidence, erosion, or sedimentation. With the exception of the development on-site a majority of the property will continue to remain in a natural state.

- B. Protect and preserve significant natural and visual resources. Such resources include, but are not limited to, major boulder outcrops and large boulders, major ridges and peaks, prime wildlife habitat and corridors, unique vegetation specimens, significant washes, and significant riparian habitats.

**Response:** This application takes great care in preserving a majority of the site in a natural condition and undisturbed. The project provides a one hundred foot (100) scenic corridor which preserves scenic views, wildlife habitats, and preserves the character of the surrounding desert area.

- C. Protect renewable and nonrenewable resources such as water quality, air quality, soils, and natural vegetation from incompatible land uses.

**Response:** The proposal preserves natural vegetation and will not have an effect on water, air, or soil quality. A majority of the property will continue to remain in the existing and rural condition.

- D. Minimize the costs of providing public services and facilities in ESL District areas such as streets, water, sewer, emergency services, sanitation services, parks, and recreation. Costs associated with the design and development of infrastructure in environmentally sensitive areas can be higher than costs in other areas of the city due to the unique and fragile nature of such lands.

**Response:** The property is adjacent to existing roadways that will be utilized for access. The area consists of existing infrastructure due to surrounding developments which will be better utilized with the development of the property.

- E. Conserve the character of the natural desert. Guide the location and distribution of meaningful on-lot and common tract open space and protect sensitive environmental features to sustain the unique desert character found in ESL District areas.

**Response:** The project has taken careful consideration in maximizing setbacks to surrounding areas and locating an abundance of open space throughout the site that serves as an adequate buffer to surrounding properties and roadways.

- F. Recognize and conserve the economic, educational, recreational, historic, archaeological, and other cultural assets of the environment that provide amenities and services for residents and visitors.

**Response:** The project promotes profound respect for the natural desert environment by protecting to the greatest extent possible the natural characteristics of the area and a design that integrates easily. The scenic corridor will provide for the recreation and amenities for residents and visitors. The Neighborhood Commercial designation in this area also provides for a compatible service that meets resident's needs.

- G. Assure that decisions regarding development in environmentally sensitive areas are based on complete and accurate information about the environmental conditions including drainage features and probable development impacts.

**Response:** The proposed project has utilized the latest information available and the design will meet the requisite regulations for drainage as well as maintaining the applicable water flows required through the site while being mindful of environmental conditions. For example, the site will realign the existing wash through the site to the City standards to run along the street frontages in order to continue the existing flows in the area, as required.

- H. Minimize the impacts of development by controlling the location, intensity, pattern, design, construction techniques, and materials of development and construction.

**Response:** The site will be minimally impacted by the development as much of the site will be preserved in a natural condition and provide adequate setbacks to all surrounding properties and uses. The site and building design both reflect the sensitive and unique character of this particular area.

- I. Retain the visual character of the natural landscape to the greatest extent feasible by regulating building mass, location, colors, and

materials; grading location, design and treatment; and landscaping design and materials.

**Response:** The site will retain large setbacks and a one hundred foot (100) scenic corridor which preserves much of the site in a natural state and provides a buffer. Natural landscaping surrounding the site will preserve the natural landscape. In addition the building colors and materials incorporated will retain the visual character of the Sonoran Desert that blends seamlessly with the surrounding area.

- J. Maintain significant open spaces which provide view corridors, buffers, protect landmarks and large boulders, and prime wash habitats, by preserving these features in their natural state to maintain the city's unique desert setting.

**Response:** The majority of the site will remain as open space and landscaping which will preserve view corridors, provide a buffer, and maintain a natural state to the greatest extent feasible.

- K. Protect environmentally sensitive lands, while also recognizing the legitimate expectations of property owners and the city's overall economic goals.

**Response:** The development will also provide an economic benefit to the City of Scottsdale. Considering that the project meets or exceeds the requirements of the district and overlays that preserve the character of the area that demonstrates the project's compatibility, the economic benefit will also further enhance the goals and policies of the City.

- L. Encourage innovative planning, design, and construction techniques for development in environmentally sensitive areas.

**Response:** The project has demonstrated exceptionally innovative building design and site planning which minimizes disturbance to the site, preserves the desert landscape, provides buffers to surrounding

properties, and integrates well with the characteristics of the natural desert setting.

### Foothills Overlay

Though the Foothills Overlay (FO) is not applicable for C-1 zoned properties, but the proposed application does meet many of the FO's development standards as well as intent of this overlay district that further demonstrate the proposed project's conformance and compatibility with the surrounding area and requested zoning district. The project promotes and preserves the rural character through maintaining much of the site as open space and providing a scenic corridor along Scottsdale Road similar to adjacent developments.

In providing a plan that minimizes disturbance the project embodies the following goals of the Foothills Overlay:

1. Conserve the character of the natural desert landscape.

**Response:** The proposed project conserves a majority of the site as open space and will utilize native landscaping that preserves much of the natural existing desert character.

2. Minimize the impacts of development by controlling the location, intensity, pattern design, construction techniques, and materials of development and construction.

**Response:** Because a majority of the site will remain open space or undisturbed it will produce a minimal impact to the site and preserve the natural character and scenic views.

3. Retain the visual character of the natural landscape to the greatest extent feasible by regulating building mass location, colors, and materials; grading location, design and treatment; and landscaping design and material.

**Response:** A majority of the site will be preserved in a natural state and minimize disturbance to the site. The project also provides colors, materials, and an overall design which reflects the character of the Sonoran Desert and will utilize and preserve native landscaping to a great extent.

4. Maintain significant open spaces which provide view corridors and land use buffers, protect landmarks and prime wash habitats, and maintain the city's unique desert setting.

**Response:** A scenic corridor of one hundred (100) feet and large setbacks have been provided to preserve scenic views, buffer from roadways, preserve wildlife habitats, and maintain and respect the unique character of the desert in this area.

5. Protect environmentally sensitive lands, while also recognizing the reasonable expectations of property owners.

**Response:** This application will protect the values identified by the City and community that protect environmentally sensitive lands and also respects surrounding property owners.

6. Encourage innovative planning, design and construction techniques for development in environmentally sensitive areas.

**Response:** The proposed project has taken an innovative approach to the overall design and site planning that blends seamlessly with the desert character and reflects the visual and environmental considerations identified in this area.

### **REZONING CONCLUSION**

The proposed rezoning to C-1 (Neighborhood Commercial) for a climate-controlled, internalized community self-storage facility use is a low intensity use proposed along a major roadway and similar to zoning at the adjacent intersection. The use in this location will provide a needed

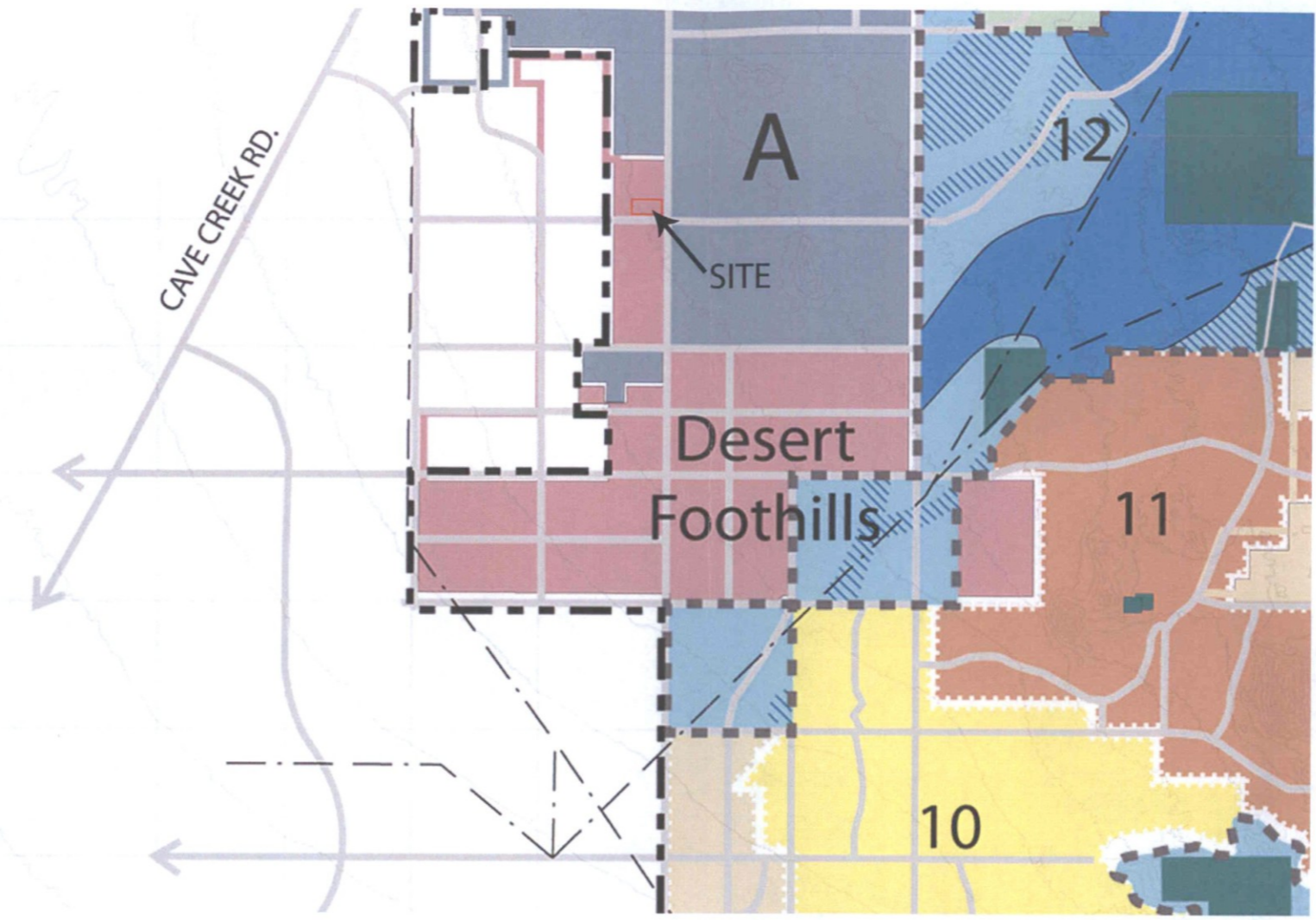
service to the surrounding community. The facility will have no negative impacts on the surrounding properties in the area.

A majority of the site will be preserved as open space with natural existing landscape enhanced by a new multi-use trail. The building is a high quality yet subtle design that is similar to the surrounding developments and blends seamlessly with the Sonoran Desert. The climate-controlled, internalized community self-storage facility itself will be screened visually from the roadway and adjacent properties through design techniques, materials, large setbacks, natural buffers, and existing and revegetated landscaping that blends with the existing natural environment.

For all of the reasons above, we respectfully request the City of Scottsdale approve the proposed rezoning to allow for the climate-controlled, internalized community self-storage facility at this ideal location.








DOVE VALLEY RD.  
 LONE MOUNTAIN RD.  
 DIXILETA DR.  
 DYNAMITE BLVD.  
 JOMAX RD.  
 HAPPY VALLEY RD.  
 PINNACLE PEAK RD.



SCOTTSDALE ROAD

Character Areas Map

COMPLETED	PRIORITY
Desert Foothills (July 1999)	A. Boulders
Dynamite Foothills (March 2000)	B. East Shea
Downtown (June 2009)	
Southern Scottsdale (October 2010)	FUTURE
Greater Airpark (October 2010)	1-15

-  McDowell Sonoran Preserve (as of 4/2002)
-  State Trust Lands Reclassified for Conservation
-  State Trust Lands Reclassified, but not limited to Conservation
-  Recommended Study Boundary of the McDowell Sonoran Preserve
-  City Boundary

INTERNALIZED COMMUNITY STORAGE  
 NWC LONE MOUNTAIN ROAD AND SCOTTSDALE ROAD  
 SCOTTSDALE, ARIZONA  
 DATE: 05-17-2018 (PRELIMINARY)

CHARACTER PLAN  
 RKAA# 18011.50



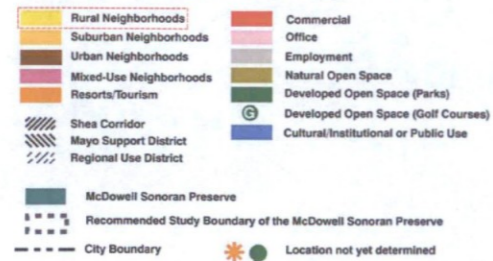
2-GP-2018  
 5/18/2018

© 2018 RKAA ARCHITECTS, INC. ALL RIGHTS RESERVED. THIS DRAWING IS AN INSTRUMENT OF SERVICE. IT IS THE PROPERTY OF RKAA ARCHITECTS, INC. AND MAY NOT BE REPRODUCED, COPIED, OR DISCLOSED WITHOUT WRITTEN PERMISSION OF THE ARCHITECT.

**EXISTING GENERAL PLAN LAND USE:**



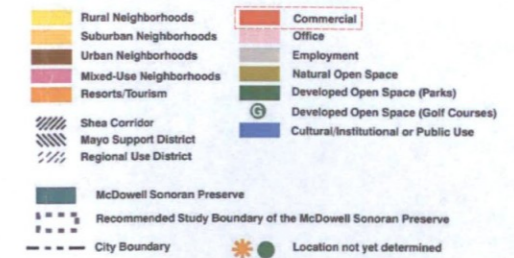
**Conceptual Land Use Map**



**PROPOSED GENERAL PLAN LAND USE:**



**Conceptual Land Use Map**



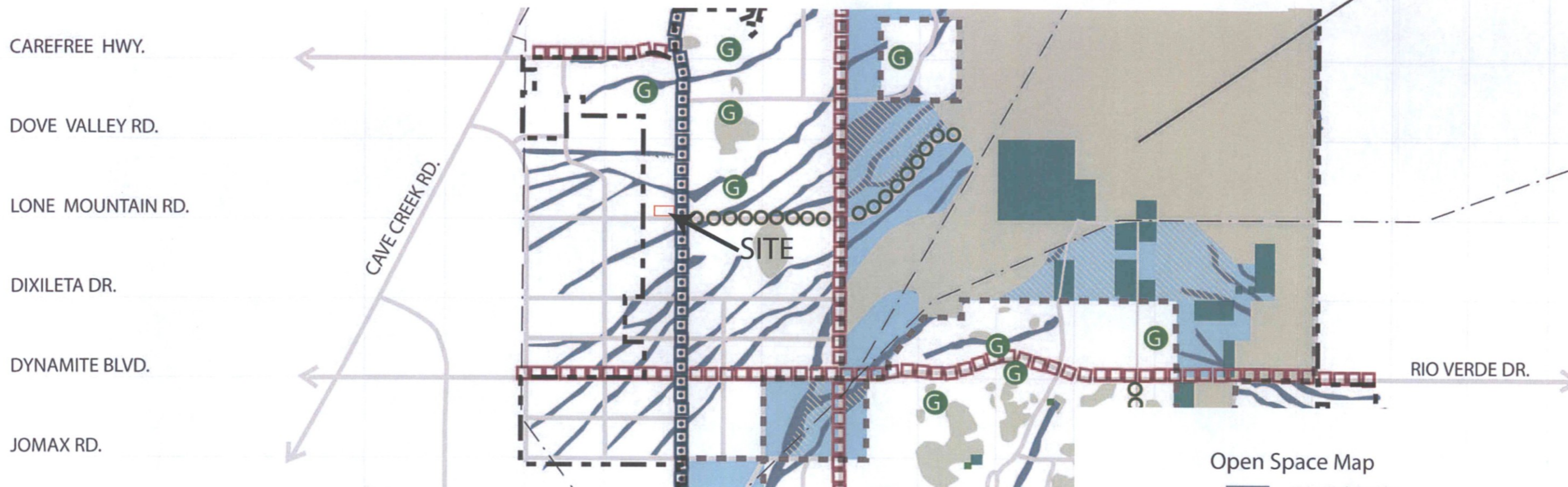
INTERNALIZED COMMUNITY STORAGE  
 NWC LONE MOUNTAIN ROAD AND SCOTTSDALE ROAD  
 SCOTTSDALE, ARIZONA  
 DATE: 05-17-2018 (PRELIMINARY)

GENERAL PLAN  
 RKAA# 18011.50



2-GP-2018  
 5/18/2018

# Natural Open Space



## Open Space Map

- Major Wash Corridor
- Natural Open Space
- Developed Arid Open Space
- Developed Urban Open Space
- Developed Parks/Green Open Space
- Golf Course
- Scenic Corridor
- Desert Foothills Scenic Drive
- Buffered Roadways
- McDowell Sonoran Preserve (as of 4/2002)
- State Trust Lands Reclassified, but not limited to Conservation
- Recommended Study Boundary of the McDowell Sonoran Preserve
- City Boundary

INTERNALIZED COMMUNITY STORAGE  
 NWC LONE MOUNTAIN ROAD AND SCOTTSDALE ROAD  
 SCOTTSDALE, ARIZONA  
 DATE: 05-17-2018 (PRELIMINARY)

OPEN SPACE  
 PLAN  
 RKA# 18011.50



2-GP-2018  
 5/18/2018

© 2018 RKAA ARCHITECTS, INC. ALL RIGHTS RESERVED. THIS DRAWING IS AN INSTRUMENT OF SERVICE. IT IS THE PROPERTY OF RKAA ARCHITECTS, INC. AND MAY NOT BE REPRODUCED, COPIED, DISCLOSED WITHOUT WRITTEN PERMISSION OF THE ARCHITECT.