



Marked Agendas

Approved Minutes

Approved Reports

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: November 19, 2020
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

Platinum Storage 7-DR-2020

Request by owner for approval of a site plan, landscape plan, and building elevations for a new 2-story storage facility on a +/-1.76-acre site with Industrial Park (I-1) zoning, located at southwest corner of Princess Drive and the Loop 101 frontage road.

SUMMARY

Staff Recommendation

Approve, subject to the attached stipulations

Items for Consideration

- Conformance with Development Review Board Criteria – staff confirms
- Integration of Sensitive Design Principles – staff confirms
- No community input received as of the date of this report

BACKGROUND

Location: 8585 E. Princess Drive

Zoning: Industrial Park, Planned Community Development (I-1 PCD)

Adjacent Uses

North: Vacant parcel

East: Loop 101 Freeway with a vacant parcel beyond

South: Two story medical office building with block construction, built in 2003

West: Two story medical office building with block construction, built in 2003



Property Owner

Platinum Construction

Applicant

Earl & Curley, PC
602-265-0094

Architect/Designer

RKAA

Engineer

Hunter Engineering

DEVELOPMENT PROPOSAL

The proposal is for a new internalized community storage facility with two levels below grade and two levels above grade (four total floors). The design of the building resembles the surrounding buildings that the subject site shares access and parking with. Enhanced landscaping and pedestrian connections are proposed along E. Princess Drive and the Loop 101 South Bound Frontage Road.

Development Review Board Criteria

Staff confirms that the development proposal generally meets the applicable Development Review Board Criteria. For a detailed analysis of the Criteria, please see Attachment #12.

STAFF RECOMMENDED ACTION

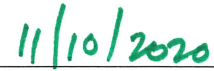
Staff recommends that the Development Review Board approve the Platinum Storage, 7-DR-2020 development proposal per the attached stipulations, finding that the Character and Design Element of the General Plan and Development Review Board Criteria have been met.

RESPONSIBLE DEPARTMENTS	STAFF CONTACTS
Planning and Development Services Current Planning Services	Ben Moriarity Planner 480-312-2836 bmoriarity@scottsdaleaz.gov

APPROVED BY



Ben Moriarity, Report Author



Date

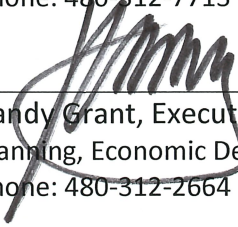


Brad Carr, AICP, LEED-AP, Planning & Development Area Manager
Development Review Board Liaison

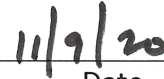
11/6/2020

Date

Phone: 480-312-7713 Email: bcarr@scottsdaleaz.gov



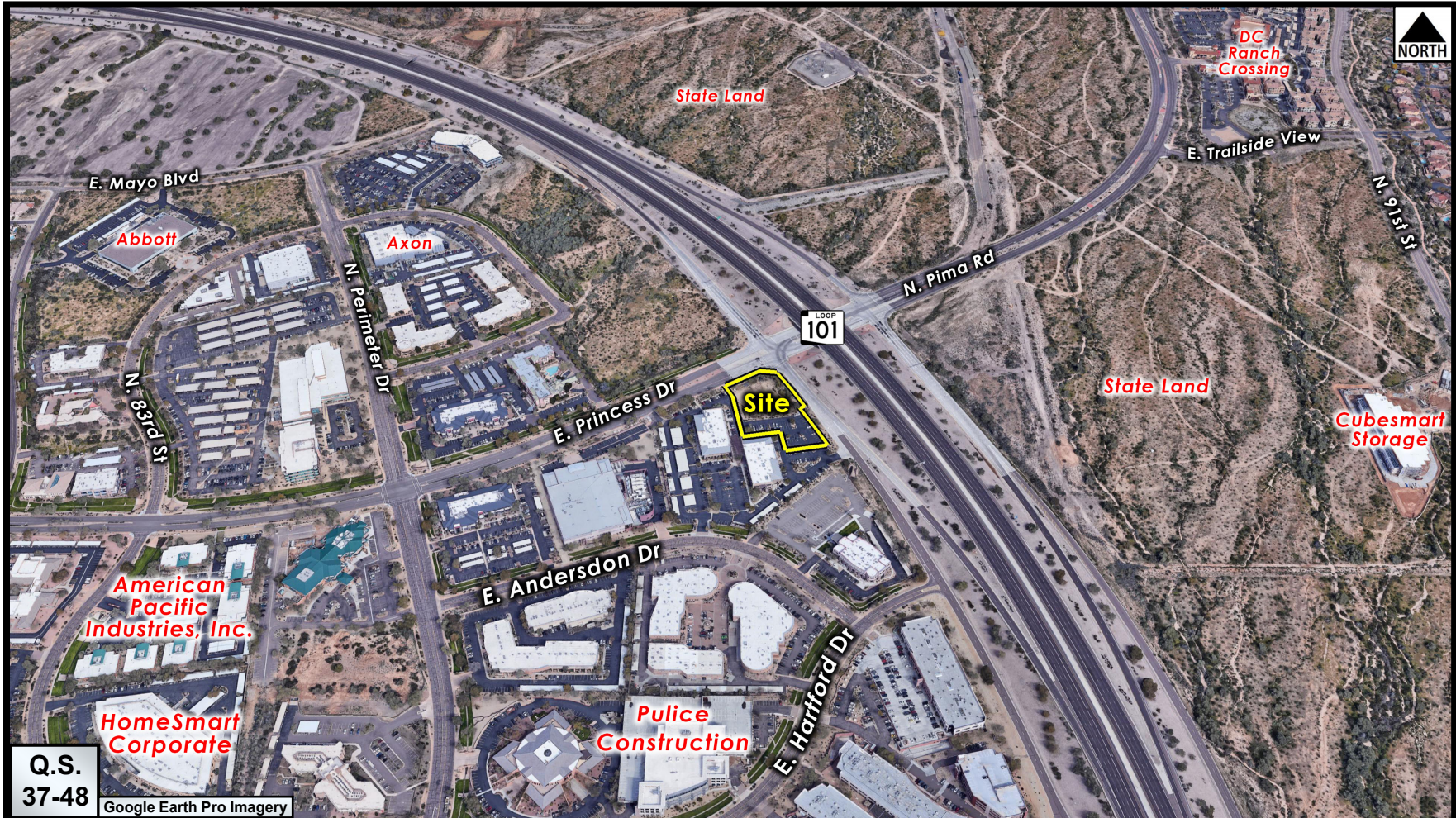
Randy Grant, Executive Director
Planning, Economic Development, and Tourism
Phone: 480-312-2664 Email: rgrant@scottsdaleaz.gov



Date

ATTACHMENTS

1. Context Aerial
2. Close-up Aerial
3. Site Plan
4. Landscape Plan
5. Building Elevations (black & white)
6. Building Elevations (color)
7. Perspectives
8. Materials and Colors Board
9. Exterior Photometrics Plan
10. Exterior Lighting Cutsheets
11. Applicant's Narrative
12. Development Review Board Criteria Analysis
13. Development Information
14. Stipulations / Zoning Ordinance Requirements
15. Zoning Map
16. Community Involvement



Context Aerial

7-DR-2020



Close-up Aerial

7-DR-2020

LEGAL DESCRIPTION

PARCEL NO. 1:

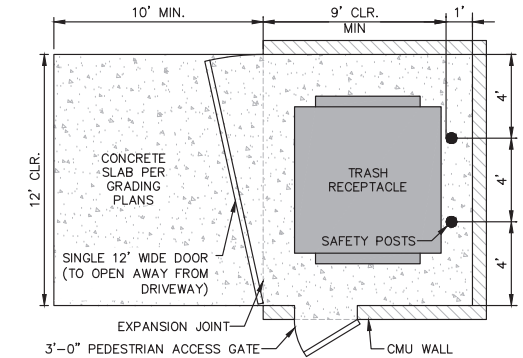
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 4 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTERLINE INTERSECTION OF HARTFORD DRIVE WITH ANDERSON DRIVE AS SHOWN ON THE MAP OF DEDICATION OF RIGHT OF WAY AND EASEMENTS FOR PERIMETER CENTER PHASE II, RECORDED IN BOOK 332 OF MAPS, PAGE 49 OF MARICOPA COUNTY RECORDS; THENCE, NORTH 44°38'20" WEST, ALONG THE CENTERLINE OF SAID ANDERSON DRIVE, 52.69 FEET; THENCE, NORTH 45°21'40" EAST, 35.00 FEET TO THE NORTHERLY RIGHT-OF-WAY OF SAID ANDERSON DRIVE; THENCE, NORTH 44°38'20" WEST, ALONG SAID RIGHT-OF-WAY LINE, 242.01 FEET TO THE BEGINNING OF A CURVE WITH A RADIUS OF 435.00 FEET TO THE LEFT; THENCE, NORTHWESTERLY, CONTINUING ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 55°12'17", FOR AN ARC DISTANCE OF 419.12 FEET TO THE BEGINNING OF A NON-TANGENT LINE; THENCE, NORTH 09°50'37" WEST, 544.18 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF PRINCESS DRIVE; THENCE, NORTH 58°23'36" EAST, ALONG SAID RIGHT-OF-WAY LINE, 146.13 FEET TO THE WESTERLY LINE OF TRACT 2 AS DESCRIBED IN 98-0751665, OF OFFICIAL RECORDS; THENCE, SOUTH 31°36'24" EAST, ALONG SAID WESTERLY LINE, 15.00 FEET; THENCE, NORTH 58°23'36" EAST, CONTINUING ALONG SAID WESTERLY LINE, 134.90 FEET TO THE TRUE POINT OF BEGINNING; THENCE, CONTINUING ALONG SAID WESTERLY LINE, NORTH 58°23'36" EAST, 148.25 FEET; THENCE, SOUTH 82°59'02" EAST, CONTINUING ALONG SAID WESTERLY LINE, 60.37 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, THE CENTER OF WHICH BEARS SOUTH 60°31'04" WEST, 6149.95 FEET; THENCE SOUTHEASTERLY, CONTINUING ALONG SAID WESTERLY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°50'12", FOR AN ARC DISTANCE OF 197.15 FEET TO THE BEGINNING OF A NON-TANGENT LINE; THENCE, SOUTH 62°29'16" WEST, 20.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, THE CENTER OF WHICH BEARS SOUTH 62°29'16" WEST, 6129.95 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°49'39", FOR AN ARC DISTANCE OF 195.51 FEET TO THE BEGINNING OF A NON-TANGENT LINE; THENCE, SOUTH 63°21'27" WEST, 14.50 FEET; THENCE, SOUTH 80°09'23" WEST, 131.89 FEET; THENCE, NORTH 09°50'37" WEST, 91.00 FEET; THENCE, SOUTH 60°09'23" WEST, 131.33 FEET; THENCE, NORTH 09°50'37" WEST, 201.16 FEET; THENCE, NORTH 28°32'02" WEST, 57.75 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF PRINCESS DRIVE AND THE TRUE POINT OF BEGINNING.

EXCEPT ALL, GAS AND OTHER HYDROCARBON SUBSTANCES, HELIUM OR OTHER SUBSTANCES OF A GASEOUS NATURE, GEOTHERMAL RESOURCES, COAL, METALS, MINERALS, FOSSILS, FERTILIZER OF EVERY NAME AND DESCRIPTION; AND EXCEPT ALL MATERIALS WHICH MAY BE ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIAL AS RESERVED TO THE STATE OF ARIZONA IN THE PATENT TO SAID LAND.

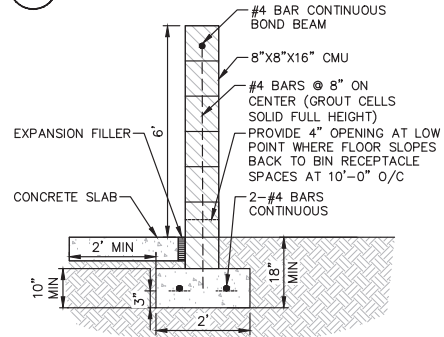
ALSO KNOWN AS LOT 2, OF PRINCESS MEDICAL CENTER, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 808 OF MAPS, PAGE 28.

PARCEL NO. 2:

A NON EXCLUSIVE AND PERPETUAL EASEMENT FOR INGRESS AND EGRESS AS CREATED BY AMENDED AND RESTATED AUGUST 16, 2000 AS 2000-627683 OF OFFICIAL RECORDS.



1 REFUSE CONTAINMENT DETAIL N.T.S.

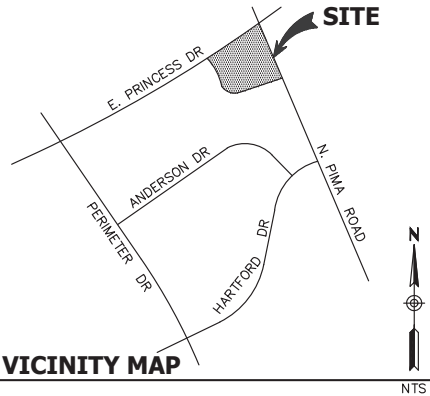
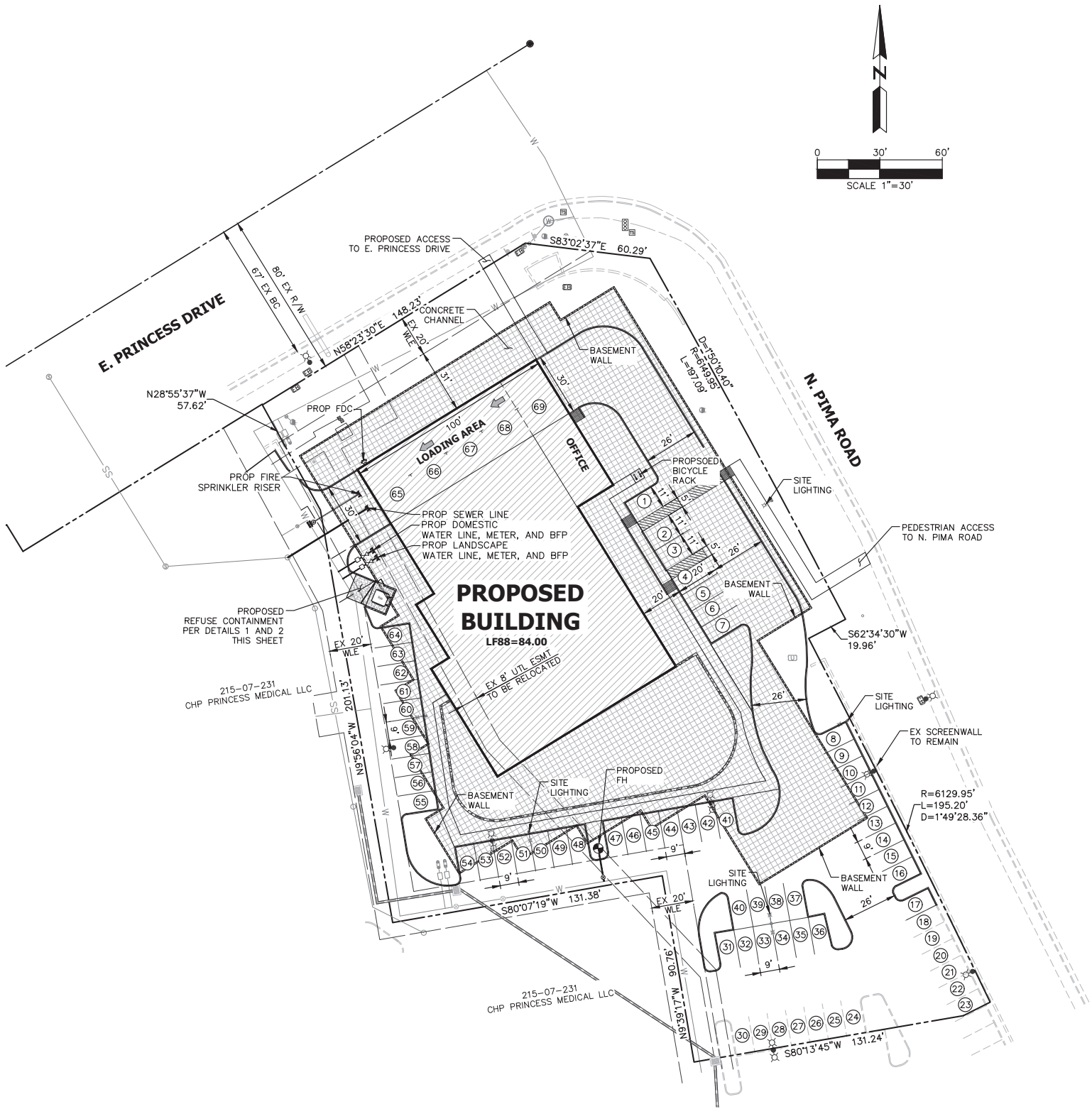


NOTE: FINAL WALL DESIGN SHALL BE DEVELOPED TO BE COMPATIBLE WITH BUILDING DESIGN.

2 REFUSE WALL DETAIL N.T.S.

PRILIMINARY SITE PLAN
FOR
PLATINUM STORAGE
8585 E. PRINCESS DRIVE
SCOTTSDALE, ARIZONA

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 4 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



SHEET INDEX

PRELIMINARY SITE PLAN,SP1.0
CONTEXT PLAN,SP1.1
EXISTING AERIAL EXHIBIT,SP1.2
VEHICLE TURNING EXHIBIT,SP1.3

OWNER/DEVELOPER
PLATINUM CONSTRUCTION
1450 TL TOWNSEND DRIVE, SUITE 100
ROCKWALL, TX 75032
PHONE: (972) 722-2590
CONTACT: SHAWN VALK
EMAIL: SHAWNVALK@GMAIL.COM

ARCHITECT
RKAA ARCHITECTS, INC.
2233 EAST THOMAS ROAD
PHOENIX, ARIZONA 85016
PHONE: (602) 955-3900
CONTACT: NEIL FEASER
EMAIL: NFEASER@RKAA.COM

CIVIL ENGINEER
HUNTER ENGINEERING, INC.
10450 N. 74TH STREET, SUITE 200
SCOTTSDALE, ARIZONA 85258
PHONE: (480) 991-3985
CONTACT: GRANT HIRNEISE, PE
EMAIL: GHIRNEISE@HUNTERENGINEERINGPC.COM

PROJECT DESCRIPTION
AN APPROXIMATE 16,075 SQUARE FOOT SELF-STORAGE BUILDING FOOTPRINT, 2 STORIES IN HEIGHT ABOVE GROUND, WITH TWO BASEMENT LEVELS FOR A TOTAL OF 4 STORIES, WITH ASSOCIATED AUTOMOBILE PARKING, UNDERGROUND UTILITIES, STORMWATER FACILITIES AND LANDSCAPING.

SITE LAYOUT SUMMARY

PROJECT NAME:	PLATINUM STORAGE
ADDRESS:	8585 E. PRINCESS DRIVE
APN NUMBER:	215-07-212Z
GROSS SITE AREA:	2.02 AC +/- (87,991 SQ. FT.)
NET SITE AREA:	1.75 AC +/- (76,230 SQ. FT.)
LOT COVERAGE:	25.7%
FLOOR AREA RATIO:	0.26 [(16,075+3,548)/76,230]
CURRENT ZONING:	I-1
PROPOSED ZONING:	COMMERCE & OFFICE
GENERAL PLAN LU:	30' (2 STORIES PLUS 2 BASEMENTS)
BUILDING HEIGHT:	26'
DRIVE AISLE WIDTHS:	26'

BUILDING AREA:	# UNITS
1ST FLOOR:	16,075 SQ. FT. 67
2ND FLOOR:	3,548 SQ. FT. 34
BASEMENT 1:	45,068 SQ. FT. 265
BASEMENT 2:	45,068 SQ. FT. 422
TOTAL:	109,759 SQ. FT. +/- 788

PARKING REQUIRED:
1 STALL PER 2,500 SQUARE FEET OF GROSS FLOOR AREA
PARKING REQUIRED = 44 SPACES

ADA PARKING REQUIRED:
1 ADA STALL PER 4% OF TOTAL PARKING PROVIDED.

PARKING PROVIDED:
69 TOTAL SPACES (INCLUDING ADA)
3 TOTAL ADA

SETBACKS:
FRONT SETBACK: 20'
SIDE SETBACK: 00'
REAR SETBACK: 00'

LEGEND

ABOVE GROUND LEVELS	
BELOW GROUND LEVELS	
PROPERTY LINE	
RIGHT OF WAY	

NO.	DATE	REVISION	BY

PURPOSE:
3RD CONCEPTUAL SUBMITTAL

DESIGN BY: AS
DRAWN BY: GM
CHECKED BY: GH

HUNTER ENGINEERING
CIVIL AND SURVEY
10450 NORTH 74TH STREET, SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986



PRELIMINARY SITE PLAN
FOR
PLATINUM STORAGE
8585 E. PRINCESS DRIVE
SCOTTSDALE, ARIZONA 85255

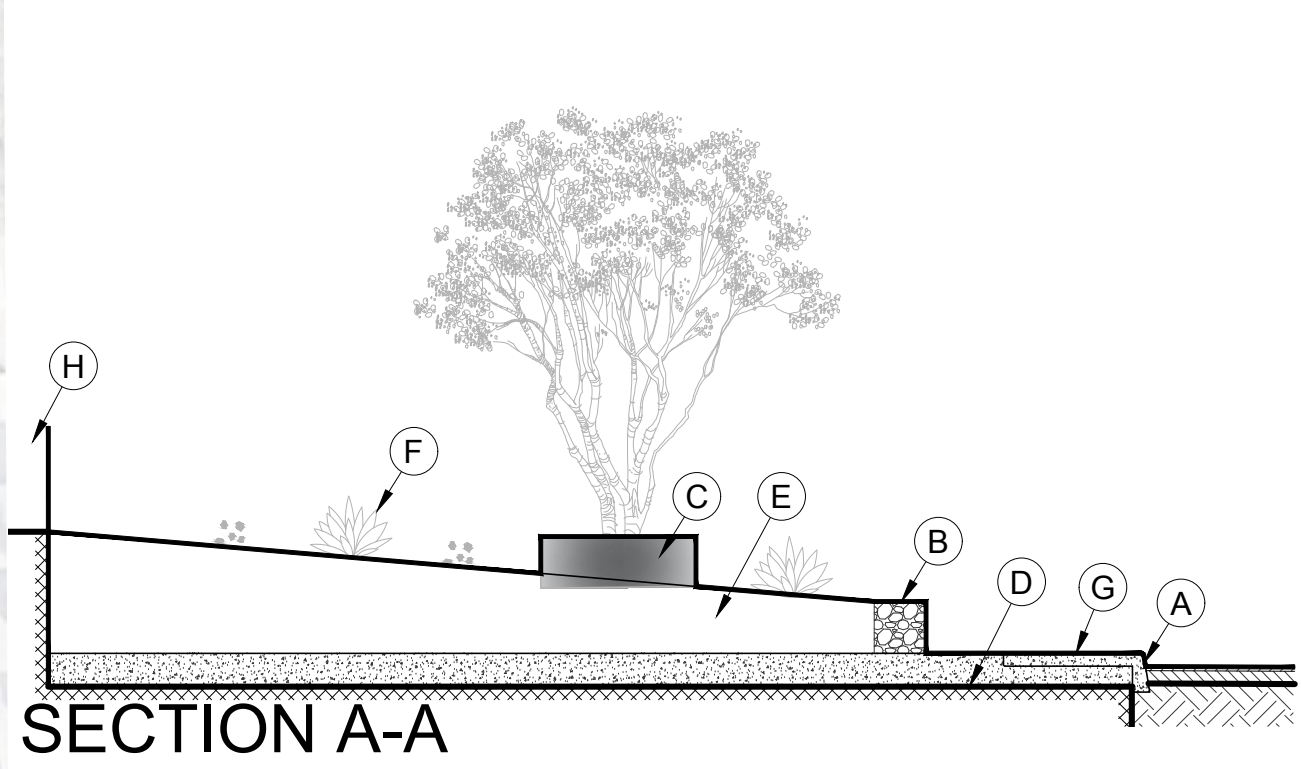
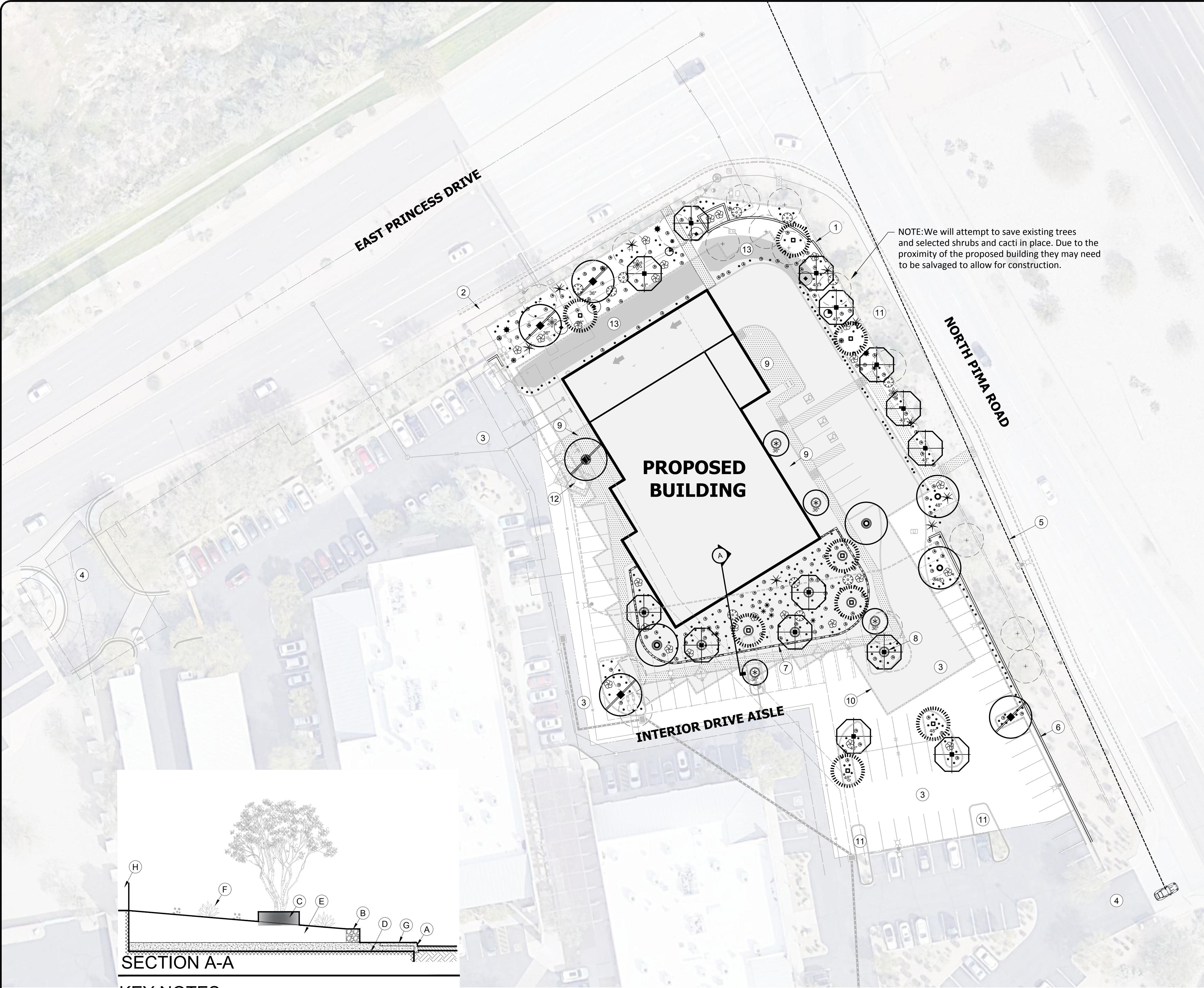


THESE PLANS ARE NOT APPROVED FOR CONSTRUCTION WITHOUT AN APPROVED SIGNATURE FROM THE GOVERNING MUNICIPALITY.

PROJECT NAME:
PLATINUM STORAGE

HE NO.: PLAT003
SCALE: 1"=30'

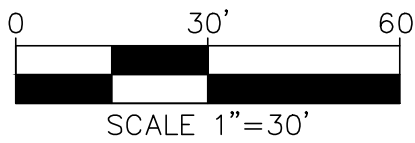
SHEET:
SP1.0



KEY NOTES

- (A) CONCRETE CURB
- (B) GABION WALL 2' X 2'
- (C) TREE PLANTER (2' HEIGHT X 6' DIAMETER)
- (D) CONCRETE PAD (TO PROTECT SUBTERRANEAN FLOOR)
- (E) 2' SOIL LAYER, AVG DEPTH
- (F) SMALL PLANTS IN SOIL OVER CONCRETE PAD
- (G) SIDEWALK
- (H) BUILDING

NOTE: AT LEAST 50% OF TREES TO BE MATURE PER ZONING ORDINANCE SEC. 10.501.B



VICINITY MAP



PLANTING LEGEND

Trees	Size	Qty.	Caliper
Acacia aneura Mulga	36" box	4	1.5"-2.0"
Ebenopsis ebano Texas Ebony	15 gal.	5	0.5"-0.75"
Ebenopsis ebano Texas Ebony	48" box	3	3.0"-3.5"
Olneya tesota Ironwood	15 gal.	3	2.0"-3.0"
Olneya tesota Ironwood	36" box	2	5.0"-6.0"
Parkinsonia x 'desert museum' Desert Museum Palo Verde	15 gal.	7	0.75"-1.0"
Parkinsonia x 'desert museum' Desert Museum Palo Verde	48" box	7	3.0"-4.0"
Prosopis velutina Velvet Mesquite	15 gal.	2	0.5"-0.75"
Prosopis velutina Velvet Mesquite	48" box	2	2.75"-3.5"
Shrubs	Size	Qty.	
Ambrosia deltoidea Bursage	5 gal.	134	
Larrea tridentata Creosote Bush	5 gal.	4	
Ruellia peninsularis Baja Ruellia	5 gal.	2	
Accents	Size	Qty.	
Carnegiea gigantea Saguaro	Spear	3	
Dasylirion wheeleri Desert Spoon	5 gal.	3	
Ferocactus wislizenii Barrel Cactus	5 gal.	1	
Fouquieria splendens Ocotillo	5 gal.	9	
Hesperaloe parviflora Red Yucca	5 gal.	7	
Opuntia violacea 'santa rita' Purple Prickly Pear	5 gal.	25	
Ground Covers	Size	Qty.	
Dalea greggii Trailing Indigo Bush	1 gal.	11	
Penstemon parryi Parry's Penstemon	1 gal.	296	

KEY NOTES

- 1 ENTRY MONUMENT, EXIST.
- 2 SIDEWALK, EXIST.
- 3 ASPHALT PARKING, EXIST.
- 4 ENTRY, EXIST.
- 5 SIGHT DISTANCE TRIANGLE PER C.O.S. DESIGN STANDARDS
- 6 3' HIGH PARKING SCREEN WALL
- 7 FREE STANDING GABION WALL
- 8 TREE PLANTER, FOR TREES OVER SUBTERRANEAN FLOOR, TYP.
- 9 CONCRETE PAVING
- 10 EDGE OF SUBTERRANEAN FLOOR
- 11 EXISTING LANDSCAPE TO REMAIN
- 12 GATED REFUSE AREA
- 13 DRAINAGE CHANNEL

NO.	DATE	REVISION	BY
PURPOSE: DR SUBMITTAL			

DESIGN BY: ALH
DRAWN BY: PR
CHECKED BY: ALH

HUNTER
ENGINEERING
10450 NORTH 74TH STREET,
SUITE 200
SCOTTSDALE, AZ 85260
T 480 891 3986
F 480 891 3986

CIVIL AND SURVEY



CONCEPTUAL LANDSCAPE
FOR
PLATINUM STORAGE
NEC OF PRINCESS DRIVE AND PIMA ROAD
SCOTTSDALE, ARIZONA

CONTACT ARIZONA 811 AT LEAST 2 FULL
WORKING DAYS BEFORE YOU BEGIN EXCAVATION
AR ZONAS11
811 SERVICE
CALL 811 OR CLICK ARIZONA811.COM

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MUNICIPALITY.

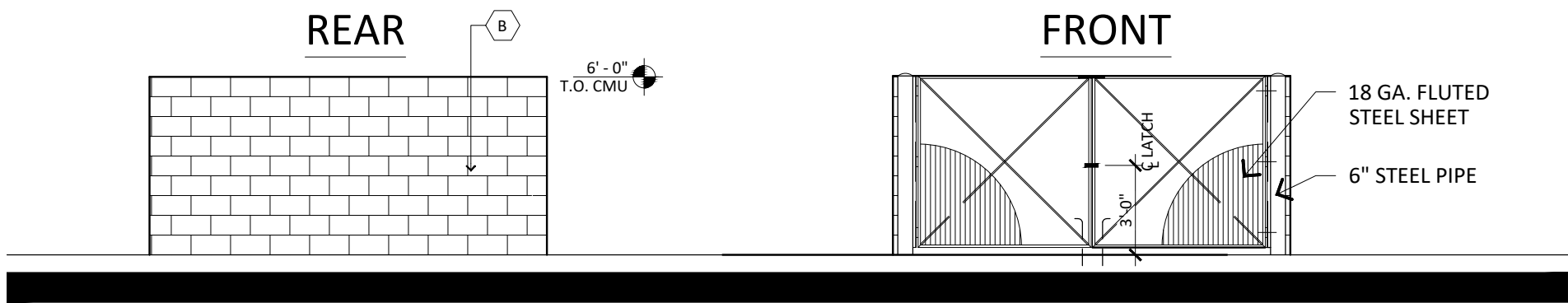
PROJECT NAME:
**PLATINUM
STORAGE**

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SCALE: 1"=30'

SHEET:
L1

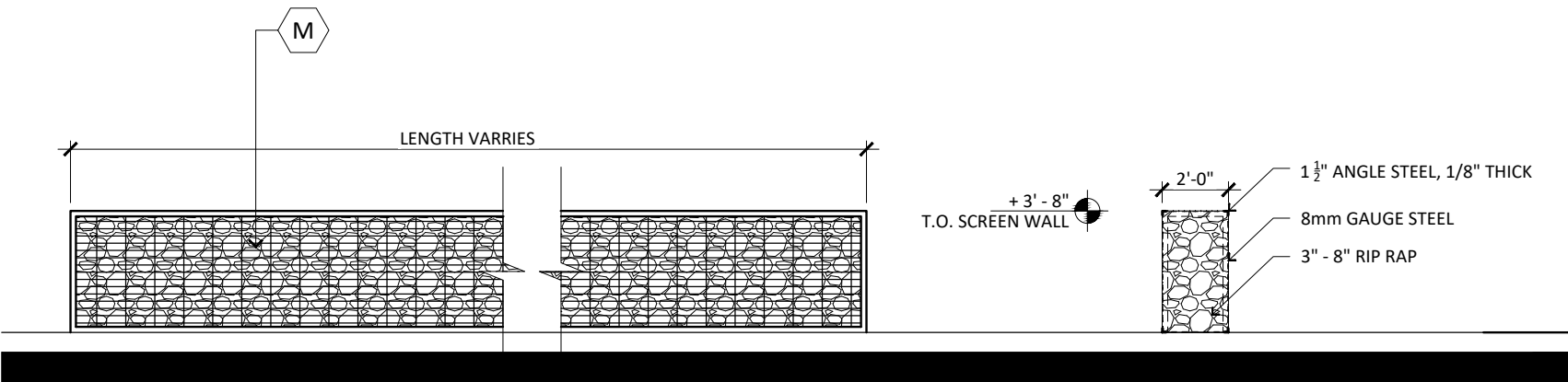
COLOR AND FINISH LEGEND

A	8X8X16 C.M.U. BLOCK: MFG: SUPERLITE BLOCK FINISH: SMOOTH FACE COLOR: MW BONE	E	STONE VENEER: MFG: SUMMIT BRICK COLOR: 558 HEIRLOOM	I	GLAZING: MFG: SOLARBAN COLOR: SOLARBAN 90 (2) SOLARGRAY + CLEAR VLT: 26%	M	GABION SCREEN WALL: GALVANIZED STEEL WIRE & ANGLE IRON: DARK BRONZE RIP RAP: WEST VALLEY ROCK COLOR: JESS RED
B	8X8X16 C.M.U. BLOCK: MFG: SUPERLITE BLOCK FINISH: SMOOTH FACE COLOR: HOPI SANDSTONE	F	PAINT: MFG: SHERWIN WILLIAMS COLOR: HALF-CAFF SPEC: SW 9091	J	METAL AWNINGS/CANOPY: COLOR: (TO MATCH STOREFRONT) MFG: DUNN EDWARDS COLOR: MINK SPEC: DE6392		
C	8X8X16 C.M.U. BLOCK: MFG: SUPERLITE BLOCK FINISH: SPLIT FACE COLOR: MALIBU SANDS	G	ALUMINUM STOREFRONT: MFG: KAWNEER COLOR: DARK BRONZE	K	INTERIOR HALLWAY SYSTEM: MFG: JANUS COLOR: DESERT SAND		
D	STONE VENEER: MFG: CORONADO COLOR: CAPE COD GRAY SPEC: QUICKSTACK	H	METAL ROLLER DOOR: MFG: JANUS COLOR: CONTINENTAL BROWN	L	INTERIOR DOOR SYSTEM: MFG: JANUS COLOR: CONTINENTAL BROWN		



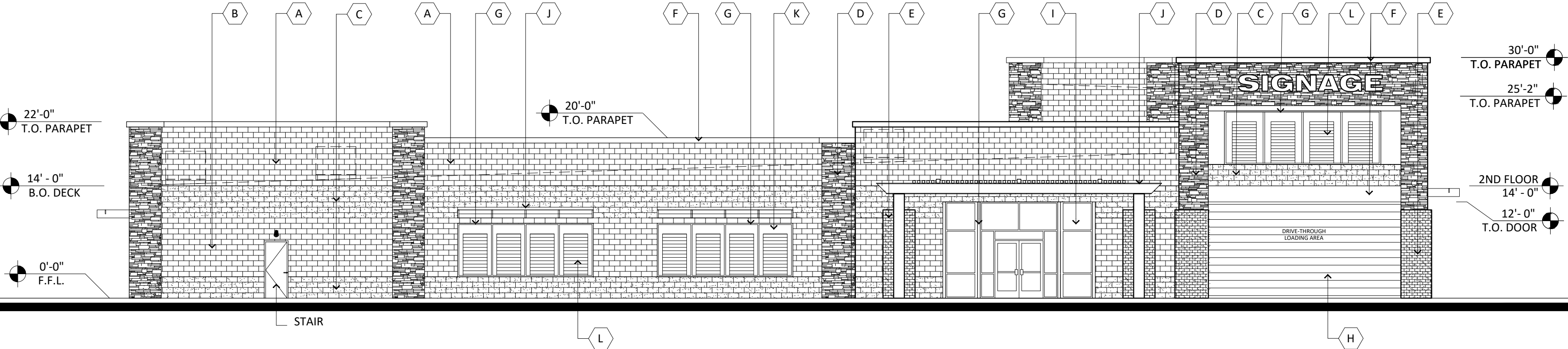
TRASH ENCLOSURE ELEVATION

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



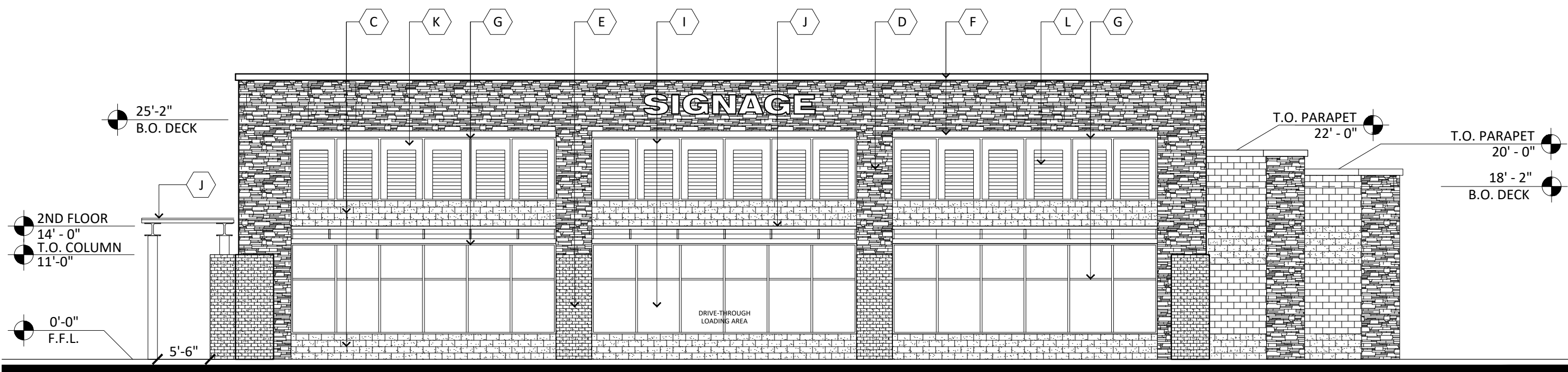
SCREEN WALL ELEVATION

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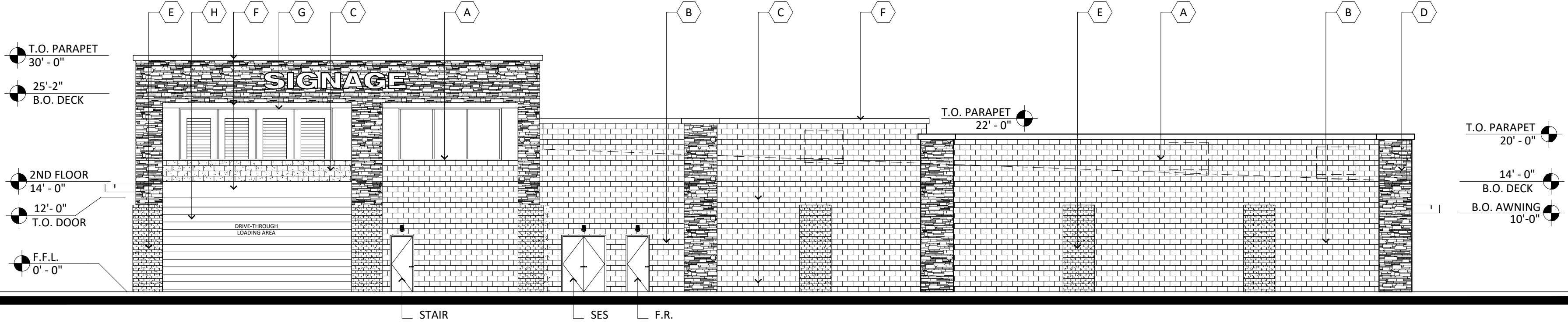
EAST ELEVATION

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



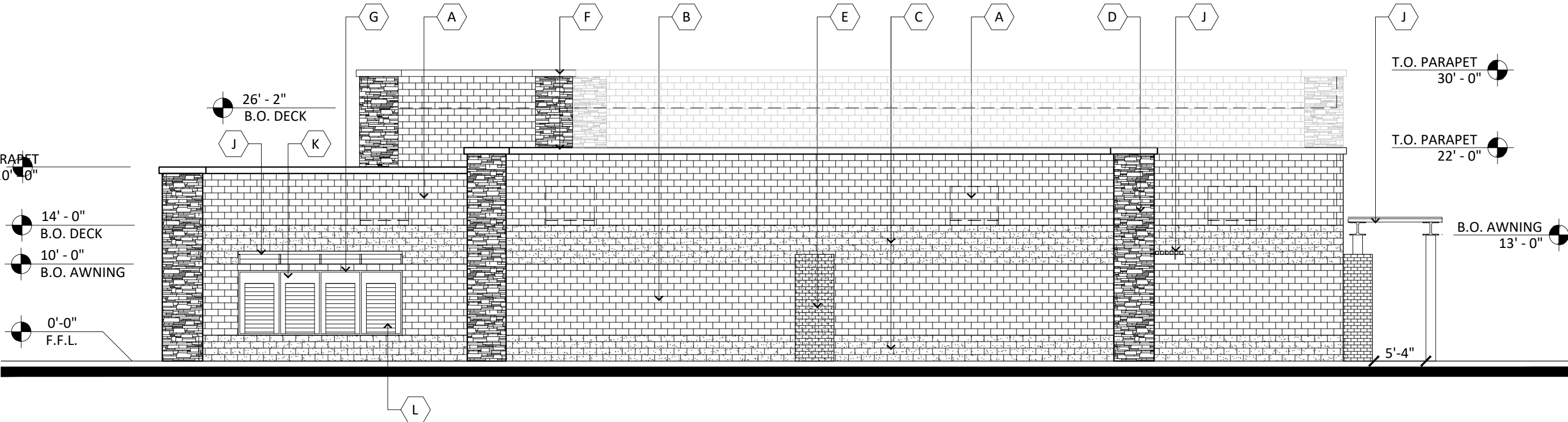
NORTH ELEVATION

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



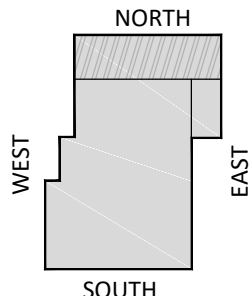
WEST ELEVATION

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



SOUTH ELEVATION

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



ATTACHMENT 5

PLATINUM STORAGE
SWC PIMA ROAD AND PRINCESS DRIVE
8585 E. PRINCESS DR. SCOTTSDALE, ARIZONA 85255
DATE: 10-23-2020 (PRELIMINARY)

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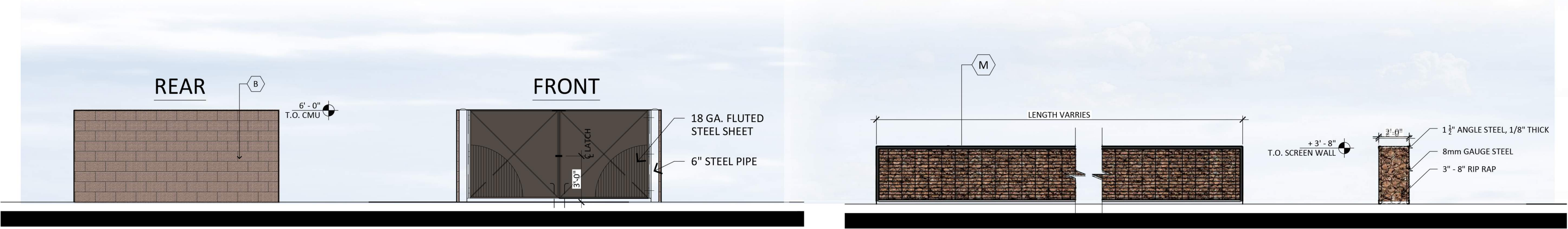
EL-1
ELEVATION

RKAA# 19206.00



COLOR AND FINISH LEGEND

<div>A</div> <div>8X8X16 C.M.U. BLOCK: MFG: SUPERLITE BLOCK FINISH: SMOOTH FACE COLOR: MW BONE</div>	<div>E</div> <div>STONE VENEER: MFG: SUMMIT BRICK COLOR: 558 HEIRLOOM</div>	<div>I</div> <div>GLAZING: MFG: SOLARBAN COLOR: SOLARBAN 90 (2) SOLARGRAY + CLEAR VLT: 26%</div>	<div>M</div> <div>GABION SCREEN WALL: GALVANIZED STEEL WIRE & ANGLE IRON: DARK BRONZE RIP RAP: WEST VALLEY ROCK COLOR: JESS RED</div>
<div>B</div> <div>8X8X16 C.M.U. BLOCK: MFG: SUPERLITE BLOCK FINISH: SMOOTH FACE COLOR: HOPI SANDSTONE</div>	<div>F</div> <div>PAINT: MFG: SHERWIN WILLIAMS COLOR: HALF-CAFF SPEC: SW 9091</div>	<div>J</div> <div>METAL AWNINGS/CANOPY: COLOR: (TO MATCH STOREFRONT) MFG: DUNN EDWARDS COLOR: MINK SPEC: DE6392</div>	
<div>C</div> <div>8X8X16 C.M.U. BLOCK: MFG: SUPERLITE BLOCK FINISH: SPLIT FACE COLOR: MALIBU SANDS</div>	<div>G</div> <div>ALUMINUM STOREFRONT: MFG: KAWNEER COLOR: DARK BRONZE</div>	<div>K</div> <div>INTERIOR HALLWAY SYSTEM: MFG: JANUS COLOR: DESERT SAND</div>	
<div>D</div> <div>STONE VENEER: MFG: CORONADO COLOR: CAPE COD GRAY SPEC: QUICKSTACK</div>	<div>H</div> <div>METAL ROLLER DOOR: MFG: JANUS COLOR: CONTINENTAL BROWN</div>	<div>L</div> <div>INTERIOR DOOR SYSTEM: MFG: JANUS COLOR: CONTINENTAL BROWN</div>	



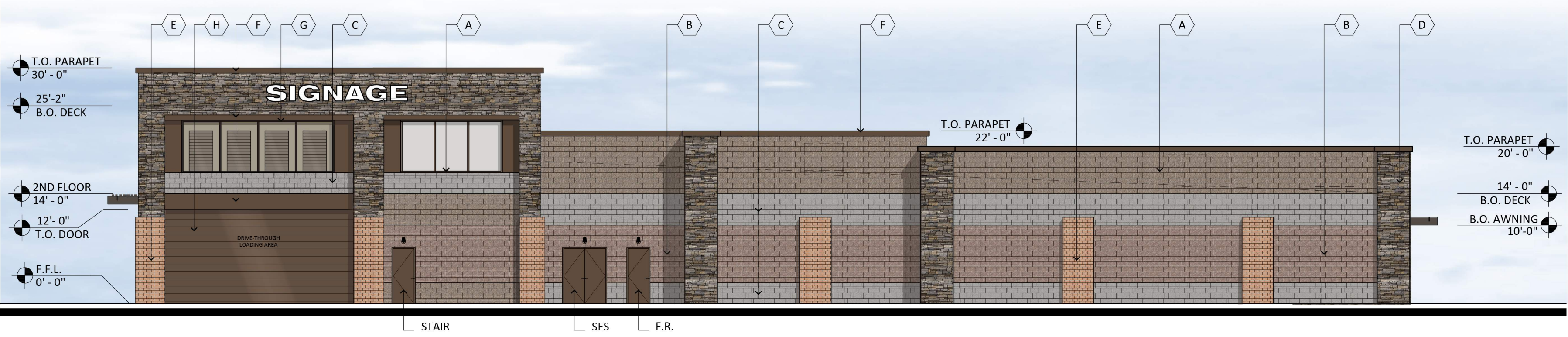
TRASH ENCLOSURE ELEVATION

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



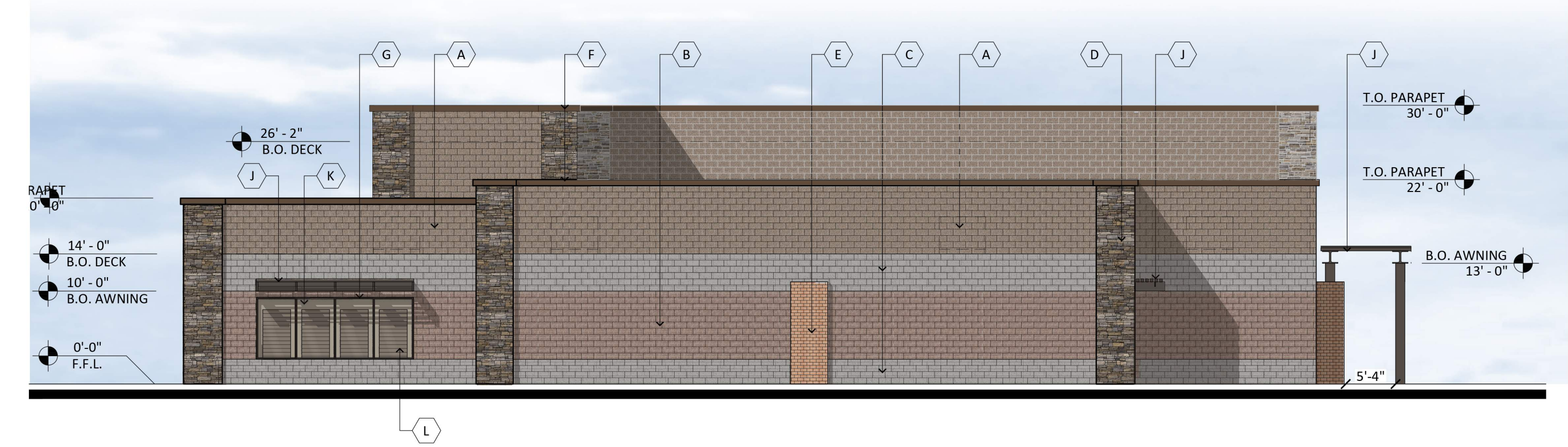
EAST ELEVATION

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



NORTH ELEVATION

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

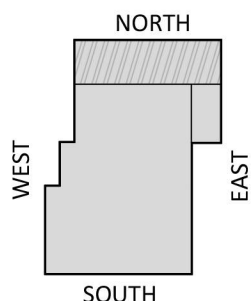


WEST ELEVATION

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

SOUTH ELEVATION

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



ATTACHMENT 6

PLATINUM STORAGE
SWC PIMA ROAD AND PRINCESS DRIVE
8585 E. PRINCESS DR. SCOTTSDALE, ARIZONA 85255
DATE: 10-23-2020 (PRELIMINARY)

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EL-1
ELEVATION

RKAA# 19206.00



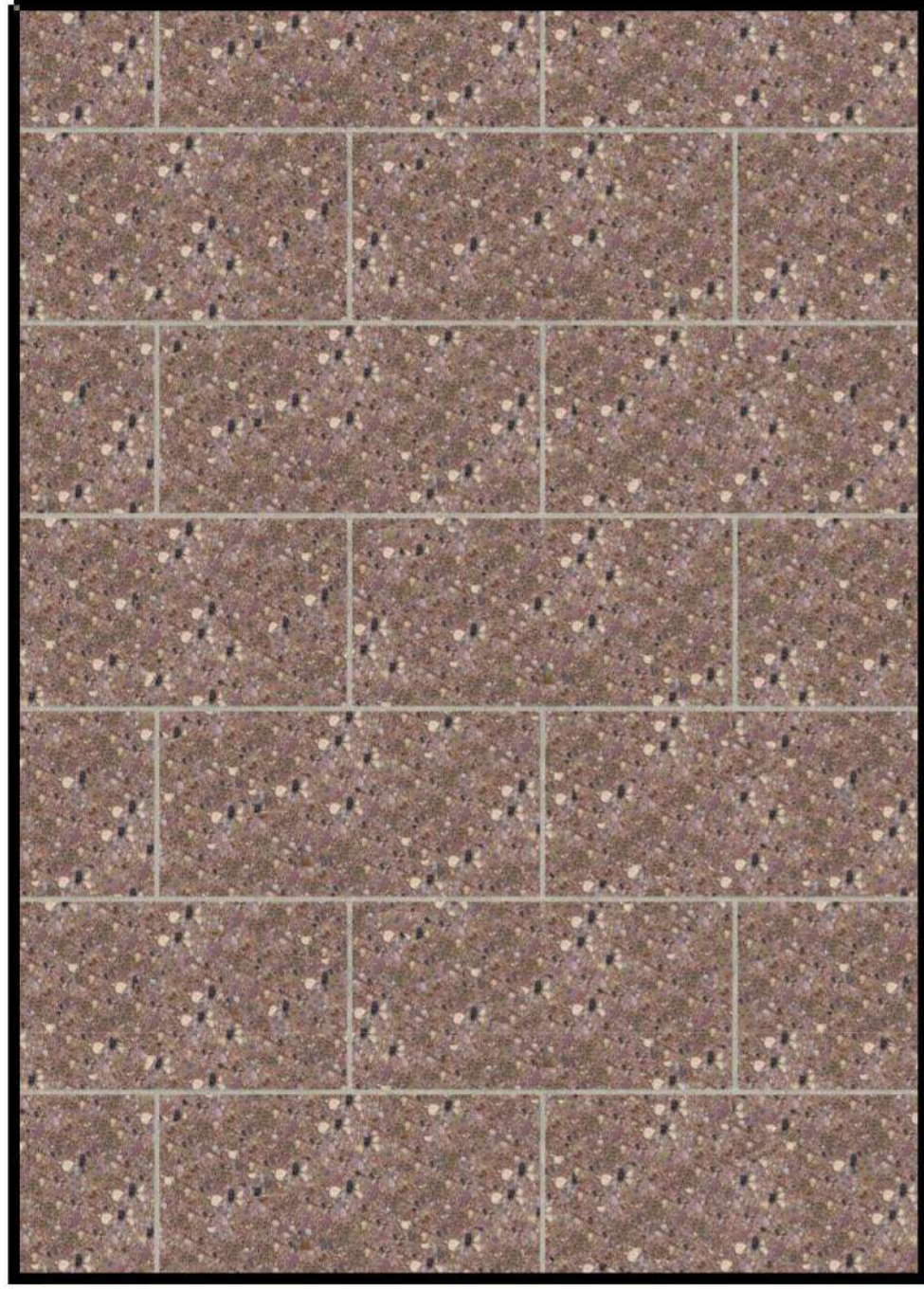


MATERIAL BOARD

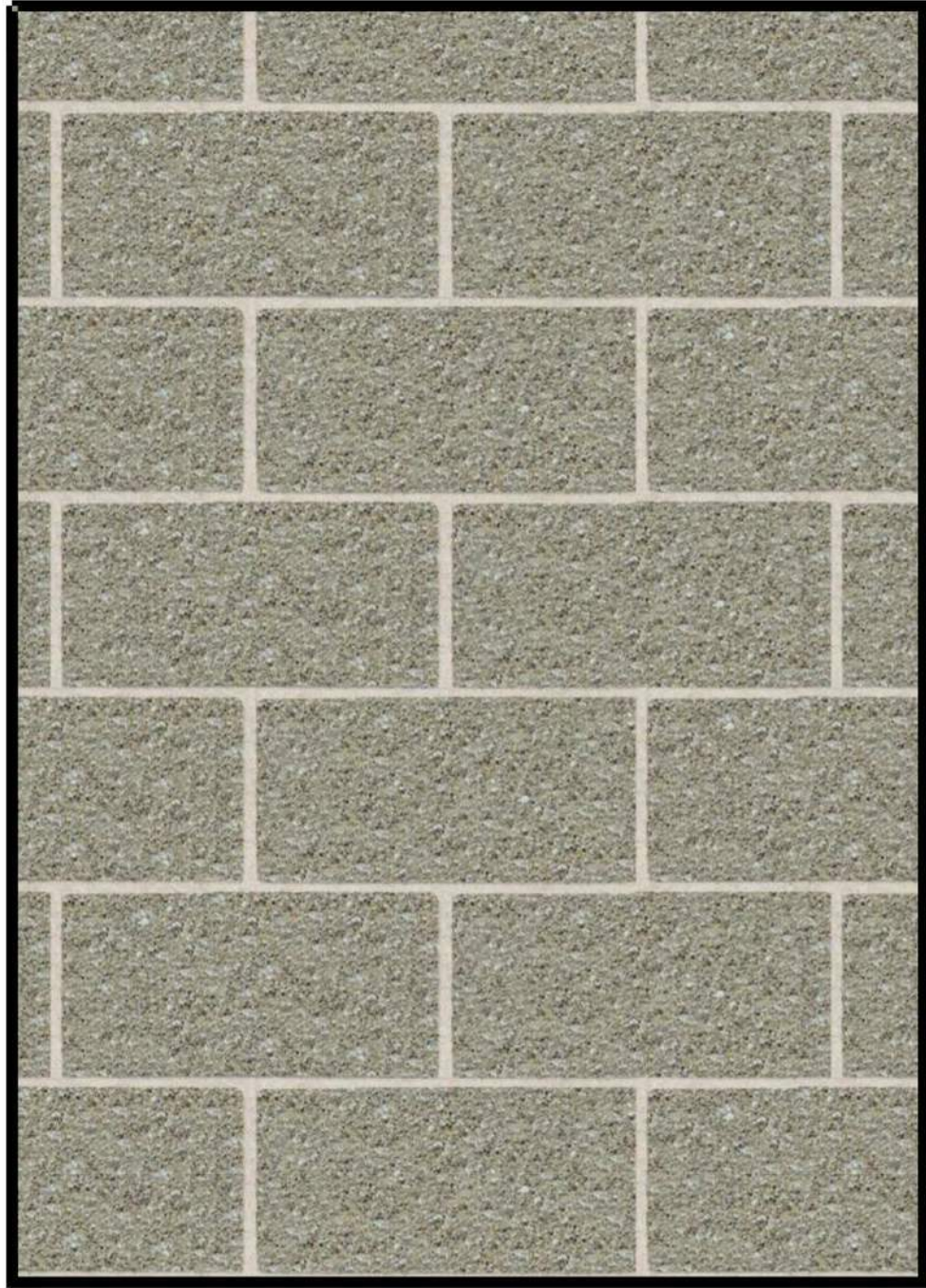
SCALE: N.T.S.



A 8"X 8"X 16" CMU BLOCK
MFG: SUPERLITE BLOCK
FINISH: SMOOTH FACE
COLOR: MW BONE



B 8"X 8"X 16" CMU BLOCK
MFG: SUPERLITE BLOCK
FINISH: SMOOTH FACE
COLOR: HOPI SANDSTONE



C 8"X 8"X 16" CMU BLOCK
MFG: SUPERLITE BLOCK
FINISH: SPLIT FACE
COLOR: MALIBU SANDS



D STONE VENEER
MFG: CORONADO STONE
COLOR: CAPE COD GRAY
SPEC: QUICK STACK

COLOR AND FINISH LEGEND

- A** 8X8X16 C.M.U. BLOCK:
MFG: SUPERLITE BLOCK
FINISH: SMOOTH FACE
COLOR: MW BONE

B 8X8X16 C.M.U. BLOCK:
MFG: SUPERLITE BLOCK
FINISH: SMOOTH FACE
COLOR: HOPI SANDSTONE

C 8X8X16 C.M.U. BLOCK:
MFG: SUPERLITE BLOCK
FINISH: SPLIT FACE
COLOR: MALIBU SANDS

D STONE VENEER:
MFG: CORONADO
COLOR: CAPE COD GRAY
SPEC: QUICK STACK

E STONE VENEER:
MFG: SUMMIT BRICK
COLOR: 558 HEIRLOOM

F PAINT:
MFG: SHERWIN WILLIAMS
COLOR: HALF-CAFF
SPEC#: SW 9091
- I** GLAZING:
MFG: SOLARBAN
COLOR: SOLARBAN 90 (2)
SOLARGRAY + CLEAR
VLT: 26%

J METAL AWNINGS/CANOPY:
MFG: DUNN EDWARDS
COLOR: MINIK
SPEC#: DE6392

K INTERIOR HALLWAY SYSTEM:
MFG: JANUS
COLOR: DESERT SAND

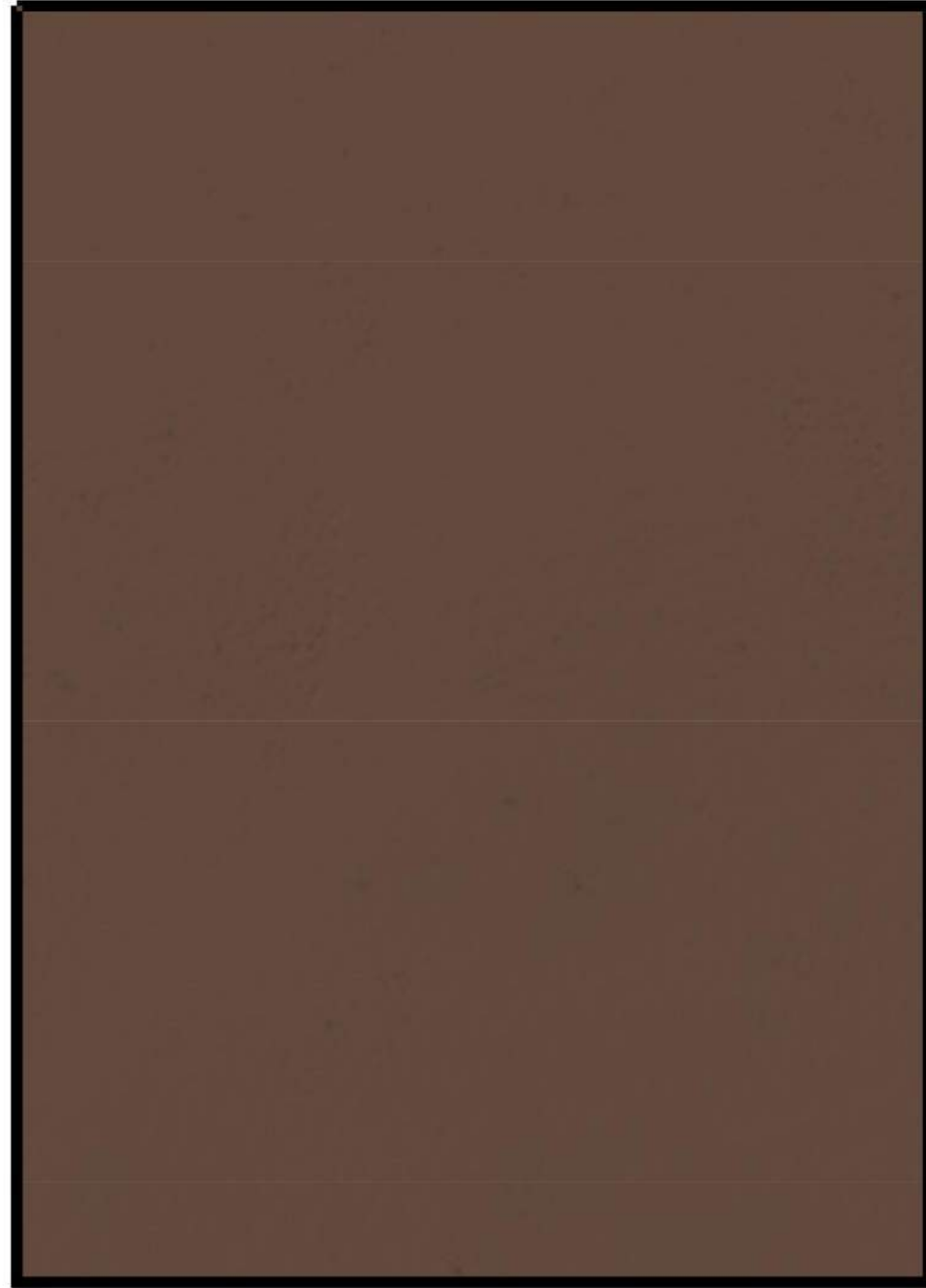
L INTERIOR DOOR SYSTEM:
MFG: JANUS
COLOR: CONTINENTAL BROWN

G ALUMINUM STOREFRONT:
MFG: KAWNEER
COLOR: DARK BRONZE

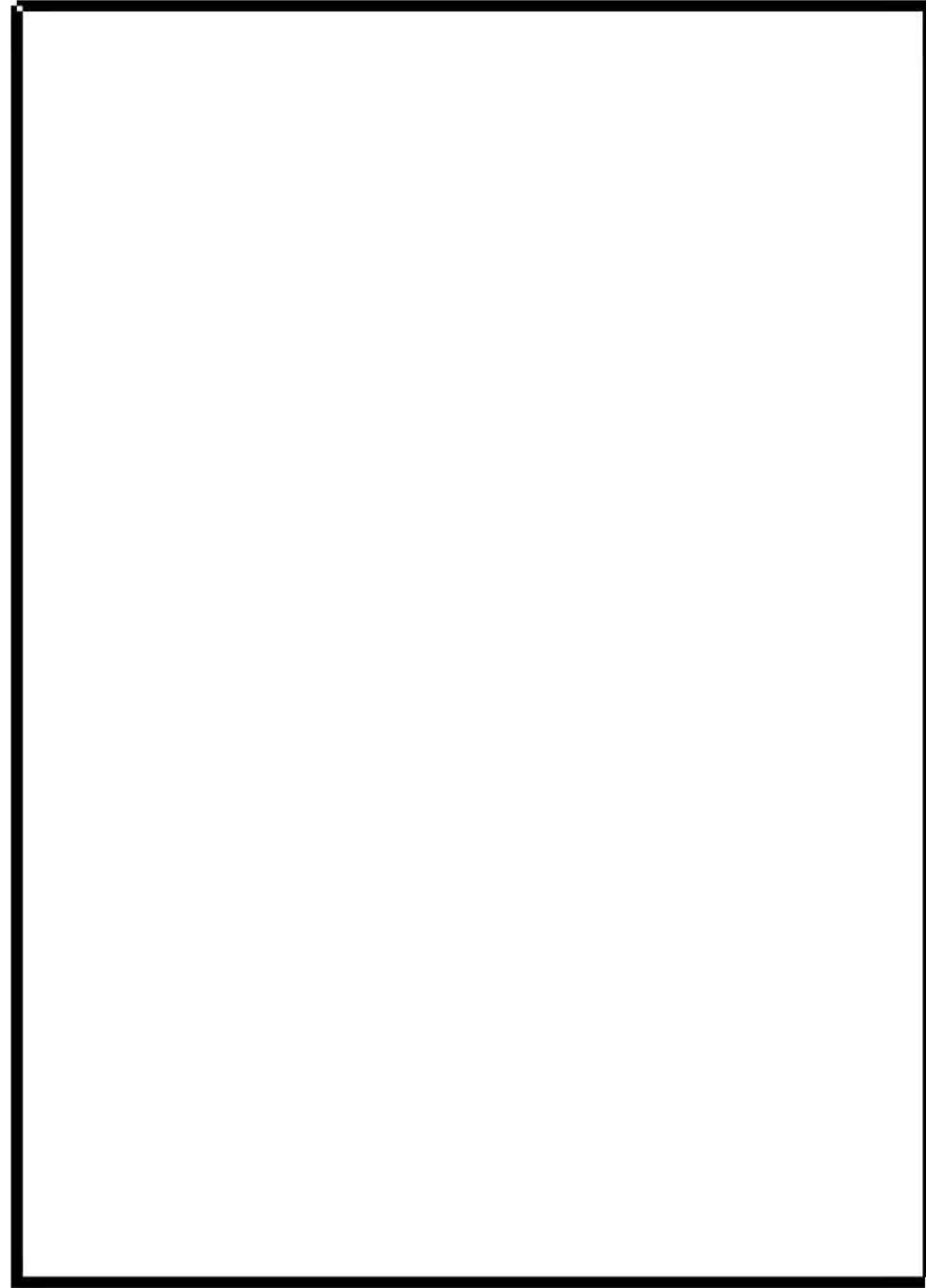
H METAL ROLLER DOOR:
MFG: JANUS
COLOR: CONTINENTAL BROWN



EAST ELEVATION



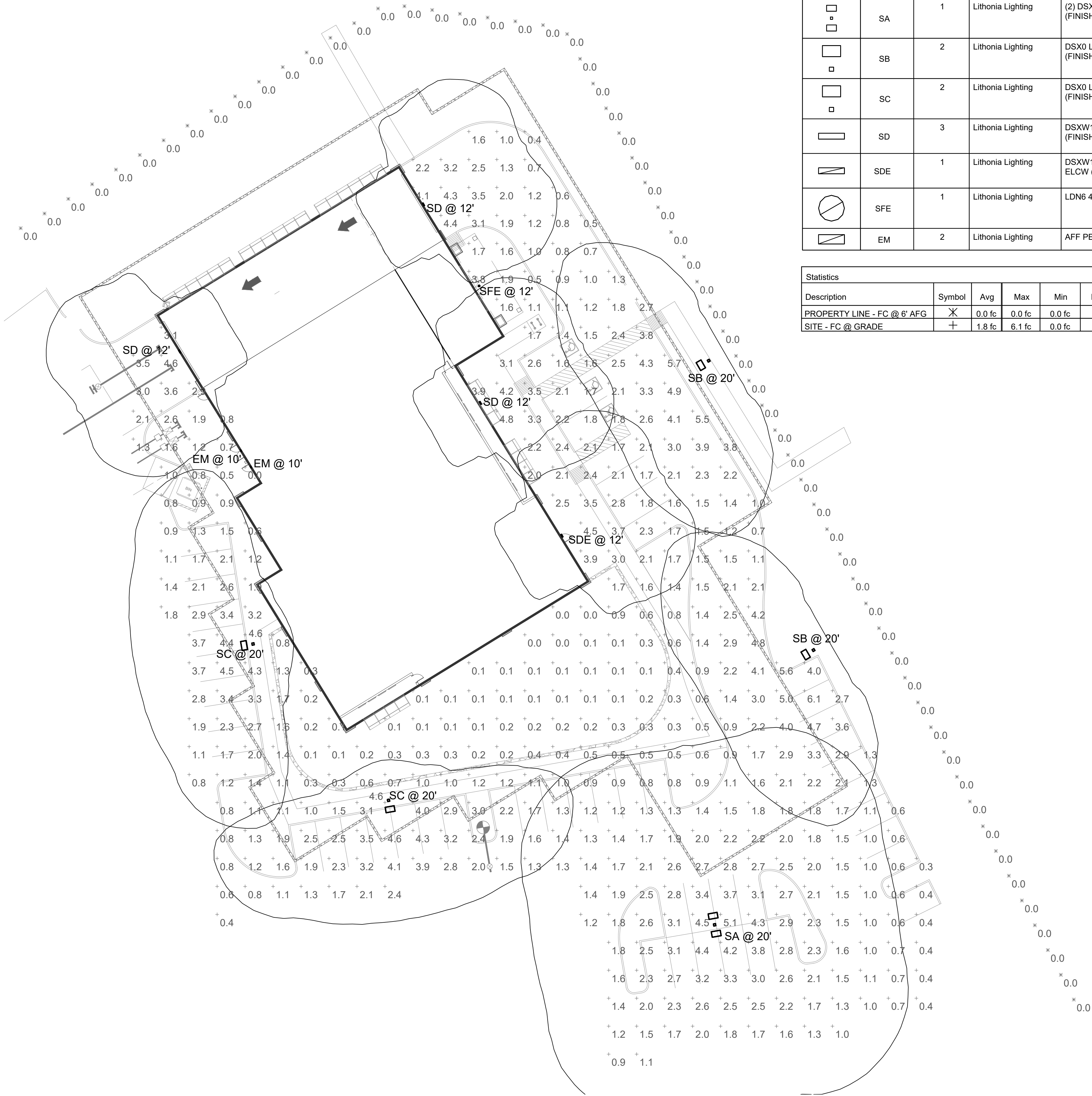
F PAINT (STUCCO)
MFG: SHERWIN WILLIAMS
COLOR: HALF-CAFF
SPEC#: SW 9091



G ALUMINUM STOREFRONT
MFG: ATAS
COLOR: ASCOT WHITE



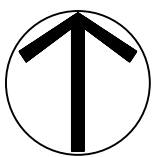
H METAL ROLLER DOOR
MFG: JANUS
COLOR: CONTINENTAL BROWN



PHOTOMETRIC SITE PLAN

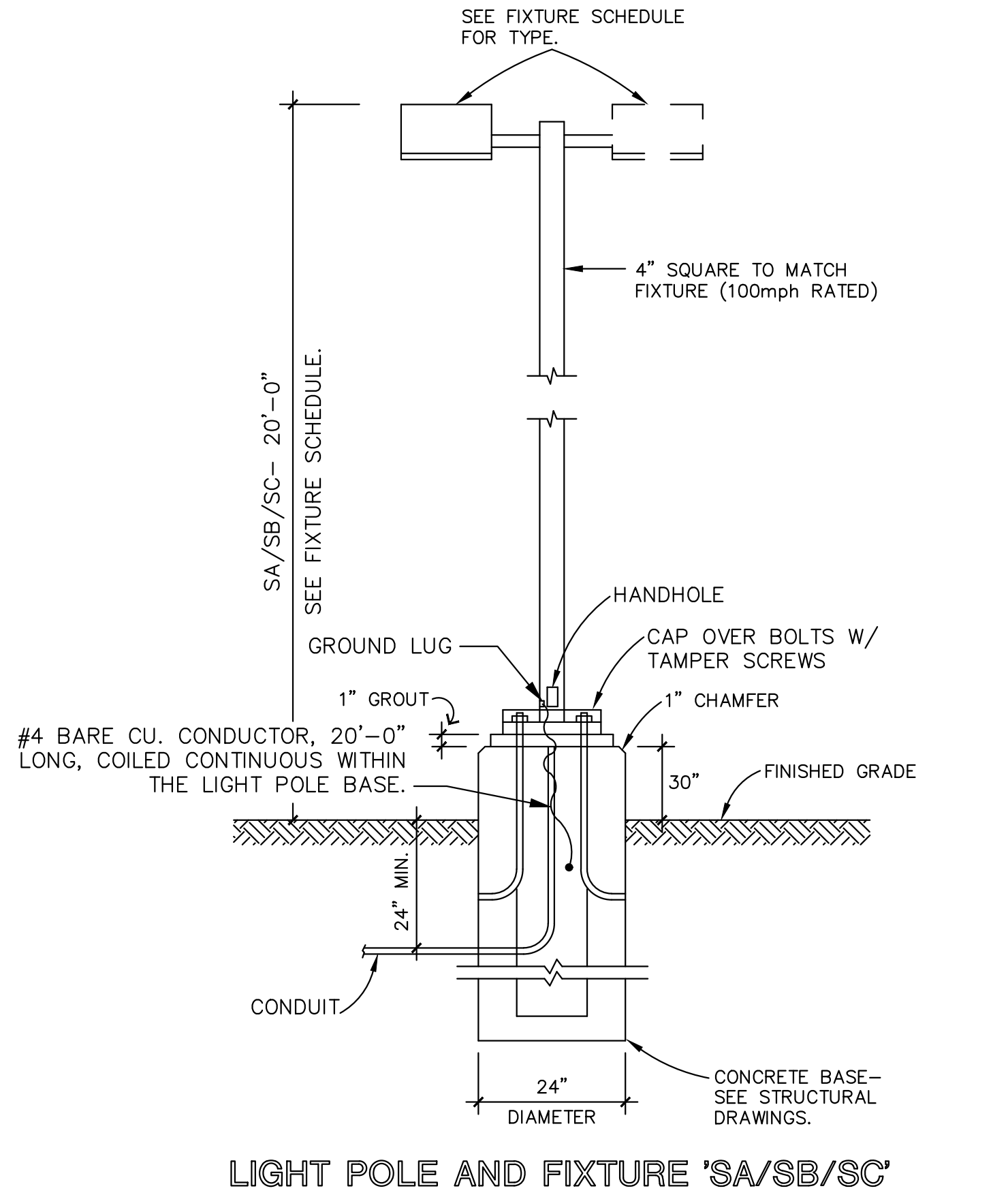
SCALE:

1" = 20'-0"



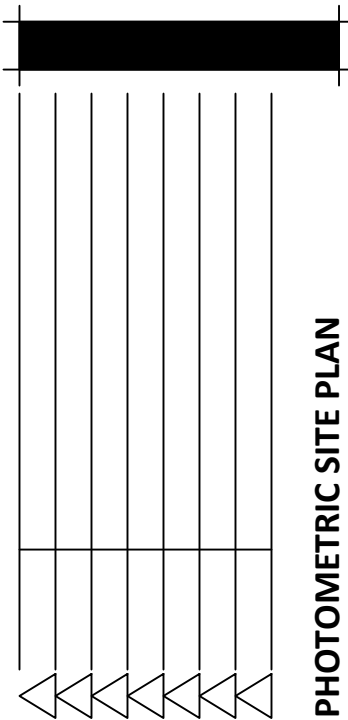
Schedule										
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	SA	1	Lithonia Lighting	(2) DSX0 LED P6 40K T5W MVOLT SPA (FINISH) / SSS 17.5' W/2.5' BASE	TWIN-HEAD DSX0 LED P6 40K T5W MVOLT	LED	DSX0_LED_P6_40K_T5W_MVOLT.ies	16466	0.91	268
	SB	2	Lithonia Lighting	DSX0 LED P6 40K BLC MVOLT SPA (FINISH) / SSS 17.5' W/2.5' BASE	DSX0 LED P6 40K BLC MVOLT	LED	DSX0_LED_P6_40K_BLC_MVOLT.ies	13089	0.91	134
	SC	2	Lithonia Lighting	DSX0 LED P6 40K T2M MVOLT SPA HS (FINISH) / SSS 17.5' W/2.5' BASE	DSX0 LED P6 40K T2M MVOLT with houseside shield	LED	DSX0_LED_P6_40K_T2M_MVOLT_HS.ies	13054	0.91	134
	SD	3	Lithonia Lighting	DSXW1 LED 20C 1000 40K TFTM MVOLT (FINISH)	DSXW1 LED WITH (2) 10 LED LIGHT ENGINES, TYPE TFTM OPTIC, 4000K, @ 1000mA.	LED	DSXW1_LED_20C_1000_40K_TFTM_MVOLT.ies	7711	0.91	73.2
	SDE	1	Lithonia Lighting	DSXW1 LED 20C 1000 40K TFTM MVOLT ELCW (FINISH)	DSXW1 LED WITH (2) 10 LED LIGHT ENGINES, TYPE TFTM OPTIC, 4000K, @ 1000mA. W/EM BATTERY PACK	LED	DSXW1_LED_20C_1000_40K_TFTM_MVOLT.ies	7711	0.91	73.2
	SFE	1	Lithonia Lighting	LDN6 40/10 LO6AR LSS MVOLT EZ10 EL	6IN LDN, 4000K, 1000LM, 80CRI, CLEAR, SEMI-SPECULAR REFLECTOR WET LOCATION W/EM BATTERY PACK	LED	LDN6_40_10_LO6A_R_LSS.ies	1054	0.91	12.75
	EM	2	Lithonia Lighting	AFF PEL (FINISH) UVOLT LTP SDRT WT	AFF premium FCT (WT Throw)	LED	AFF_WT.ies	568	0	5.7

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PROPERTY LINE - FC @ 6' AFG		0.0 fc	0.0 fc	0.0 fc	N/A	N/A
SITE - FC @ GRADE		1.8 fc	6.1 fc	0.0 fc	N/A	N/A



LIGHT POLE AND FIXTURE 'SA/SB/SC'

NOTE: CONTRACTOR SHALL PROVIDE NEW POLE BASES WHERE INDICATED ON PLANS. LIGHTING FIXTURE POLE DETAILS AND DESCRIPTIONS ARE FOR ELECTRICAL REFERENCES ONLY. PLEASE REFER TO STRUCTURAL DRAWINGS FOR POLE BASE DETAILS.



NOTICE OF ALTERNATE BILLING ON PAYMENT CYCLE: THIS CONTRACT MAY ALLOW THE OWNER TO REQUIRE THE SUBMISSION OF BILLING OR ESTIMATES IN BILLING CYCLES OTHER THAN THIRTY DAYS. THIS CONTRACT MAY ALLOW OWNERS TO MAKE PAYMENT TO THE SUBMITTER AT THE ALTERNATE BILLING CYCLE. CERTIFICATION AND APPROVAL OF BILLING AND ESTIMATES, A WRITTEN DESCRIPTION OF SUCH CYCLE BILLING CYCLE APPLICABLE TO THE PROJECT IS AVAILABLE FROM OWNER OR DESIGNATED AGENT.

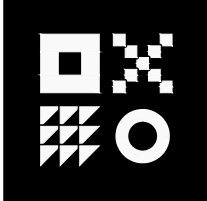
PLATINUM STORAGE

8585 E. PRINCESS DR.
SCOTTSDALE, AZ 85255

1ST CITY SUBMITTAL (10-27-20)

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design by: RWK
drawn by:
checked by: --




ARDEBILI
Engineering

Project Number: 19565 | Project Manager: JFO
8100 E Indian School Rd. Suite 205, Scottsdale, AZ 85251
P: 480.626.7072 | ardebilieng.com

E1.0
project #: 19216





D-Series Size 0 LED Area Luminaire

d-series

Specifications

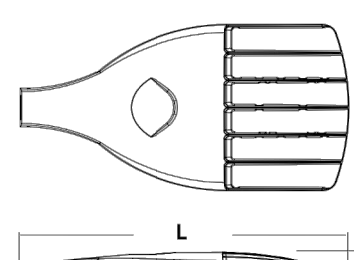
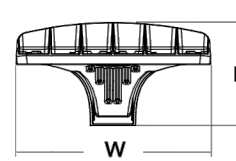
EPA: 0.95 Ft² (0.89 m²)

Length: 26" (66.0 cm)

Width: 13" (33.0 cm)

Height: 3" (7.6 cm)

Weight (max): 16 lbs (7.25 kg)

Ordering Information

Example: DSX0 LED P6 40K T3M MVOLT SPA NLTAIR2 PIRHN DBD

Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX0 LED	Forward optics		T1S Type I short	T3S Type V short	MVOLT ^{1A}
	P1 P4 P7	30K 3000 K	T1M Type I medium	T3M Type V medium	120 ^{1A}
	P2 P5	40K 4000 K	T2M Type II medium	T3W Type V wide	208 ^{1A}
	P3 P6	50K 5000 K	T3M Type II short	8LC backlight control ¹	240 ^{1A}
	Rotated optics		T4M Type IV medium	LECO Left corner cutoff ¹	277 ^{1A}
	P1P P1P		1T4M Type IV medium	RCO Right corner cutoff ¹	347 ^{1A}
	P11 P13		1T1M Forward throw medium		480 ^{1A}
			T5V5 Type V very short		
	Shipped included				
	SPA Square pole mounting				
RPA Round pole mounting					
WBA Wall bracket					
SPUMBA Square pole universal mounting adaptor					
RPMBA Round pole universal mounting adaptor					
Shipped separately					
KMA DBD10 U Most arm universal bracket adaptor (specify finish) ¹					

Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent utility, greater pole spacing and lower power density. It is ideal for replacing up to 400W metal halide with typical energy savings of 70% and extended service life of over 100,000 hours.

Ordering Information

Example: DSX0 LED P6 40K T3M MVOLT SPA NLTAIR2 PIRHN DBD

Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX0 LED	Forward optics		T1S Type I short	T3S Type V short	MVOLT ^{1A}
	P1 P4 P7	30K 3000 K	T1M Type I medium	T3M Type V medium	120 ^{1A}
	P2 P5	40K 4000 K	T2M Type II medium	T3W Type V wide	208 ^{1A}
	P3 P6	50K 5000 K	T3M Type II short	8LC backlight control ¹	240 ^{1A}
	Rotated optics		T4M Type IV medium	LECO Left corner cutoff ¹	277 ^{1A}
	P1P P1P		1T4M Type IV medium	RCO Right corner cutoff ¹	347 ^{1A}
	P11 P13		1T1M Forward throw medium		480 ^{1A}
			T5V5 Type V very short		
	Shipped included				
	SPA Square pole mounting				
RPA Round pole mounting					
WBA Wall bracket					
SPUMBA Square pole universal mounting adaptor					
RPMBA Round pole universal mounting adaptor					
Shipped separately					
KMA DBD10 U Most arm universal bracket adaptor (specify finish) ¹					

Control options

Shipped installed

NLTAIR2 rLight AI generation 2 enabled^{1A}

PIRHN Network, high flow motion/ambient sensor^{1A}

PER Network, high flow motion/ambient sensor^{1A}

PERB Network, high flow motion/ambient sensor^{1A}

PERB Five-pin receptacle only (control ordered separately)^{1A}

PERB Seven-pin receptacle only (leads not boxed) (control ordered separately)^{1A}

DMG 0-10V dimming extend out back of housing for external control (control ordered separately)^{1A}

PIR High-flow, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 36"^{1A}

PIRBN High-flow, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 36"^{1A}

PIR1FCV High-flow, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 36"^{1A}

PIR1FCV High-flow, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 36"^{1A}

FAO Field adjustable output^{1A}

Shipped installed

HS House-side shield^{1A}

SF Single step (120, 277, 347V)^{1A}

DF Double step (240, 240, 480V)^{1A}

L90 Left oriented optics^{1A}

R90 Right oriented optics^{1A}

DDL Diffused down optics^{1A}

Shipped separately

BS Bird spikes^{1A}

ES External glare shield

DBD10 Dark bronze

BLACK Black

DMAD Natural aluminum

DMAD White

DBD10 Textured dark bronze

DBD10 Textured black

DMAD Textured natural aluminum

DMAD Textured white

LITHONIA LIGHTING

One Lithonia Way • Conyers, Georgia 30112 • Phone: 1-800-705-SERV (7378) • www.lithonia.com

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DSX0 Rev. 12/09 Page 1

D-Series Size 1 LED Wall Luminaire

Celling

Noses

Type

SD/SDE

For the full range of options, visit www.lithonia.com.

d²series

Specifications

Luminaire

Width:	13-3/4" (34.9 cm)	Weight:	12 lbs (5.4 kg)
Depth:	10" (25.4 cm)		
Height:	6-3/8" (16.3 cm)		

Back Box (BBW, ELWC)

Width:	13-3/4" (34.9 cm)	BBW Weight:	5 lbs (2.3 kg)
Depth:	4" (10.2 cm)	ELWC Weight:	10 lbs (4.5 kg)
Height:	6-3/8" (16.3 cm)		

For 3/4" NPT side-entry conduit (BBW only)

Introduction

The D-Series Wall Luminaire is a stylish, fully integrated LED solution for building-modern applications. It features a sleek, modern design and is carefully engineered to provide long-lasting energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DDBT

DSXW1 LED									
Series	LEDs	Drive Current	Color temperature		Distribution		Voltage	Mounting	Control Options
DSXW1 LED	10C 10 LEDs (one engine)	350 350 mA	30K	3000 K	T25	Type I Short	IMVOLT ¹	Shipping included (blank) Surface mount only bracket BBW Surface-mount back-box (no control entry) ²	Shipping installed PE Photometric cut, button type ³ DMG 0-10V dimming was pulled outside fixture (for use with an external control, ordered separately) PIR 180° motion/ambient light sensor, <15 mg/ft ³ PIRH 180° motion/ambient light sensor, 15-30 mg/ft ³ PIRHFCV Motion/ambient sensor, 8-15° mounting height, ambient sensor enabled at 16" PIRHFCV Motion/ambient sensor, 15-30° mounting height, ambient sensor enabled at 16" ELWC Emergency battery backup (includes external component inputs, 1.5 hrs, 20 Noncompliant ⁴)
	20C 20 LEDs (two engines)	700 700 mA	40K	4000 K	T2M	Type I Medium	120V ¹		
		1000 1000 mA (1A) AMP ⁵	50K	5000 K	T35	Type I Short	208 ¹		
			50K	5000 K	T3M	Type I Medium	208 ¹		
					T4M	Type I Medium	277 ¹		
					TTT	Forward Throw	347 ¹		
					TTM	Medium	480 V ¹		

Other Options			Finish options		
Shipped installed			Shipped separately ¹¹		
ST Single face (120, 277 or 347V) ¹⁰			DOBK Dark bronze	DSDD Sandstone	DWHDG Textured white
DF Double face (208, 240 or 480V) ¹⁰			DBLD Black	DSDBT Textured dark bronze	DSSTD Textured sandstone
HS House-side shield ¹¹			WNV White	DNALD Natural aluminum	DBLBD Textured black
IS House-side shield ¹¹			DNWDO White	DNBTD Textured natural aluminum	
SPD Separate surge protection ¹²			DDL Diffused drop lens		

Accessories

Ordered and shipped separately.


DSXW1 LED	Double-sided panel (no light output)
DSXW1 LED	House-side shield
DSXW1 LED	House-side shield ¹¹
DSXW1 LED	White-gate accessory

NOTES

- 20C 1000 is not available with PIR, PIRH, PIRHFCV or PIRHFCV.
- MVOLT driver operates on any line voltage from 120-277V (50/60Hz).
- Single face ST requires 120, 277 or 347-voltage option. Double face DF requires 208, 240 or 480-voltage option.
- Not available with 20C, 200mA or 400mA. Not available with PIR or PIRH.
- Back box only installed on exterior. Canopies face installed. Cannot be ordered as an accessory.
- Photometric (PE) requires 120, 208, 240, 277 or 347-voltage option. Not available with motion/ambient light sensor PIRH or PIRH.
- Reference Motion Sensor table on page 3.
- Cold-wire (20C) rated. Not compatible with conduit entry applications. Not available with IMVOLT mounting option. Not available with 347 or 480V.
- Not available with SPD.
- Not available with ELWC.
- Not available with ELWC.
- Not available with ELWC.
- Not available with ELWC.

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DSXW1 LED
 Rev. 8/15/19



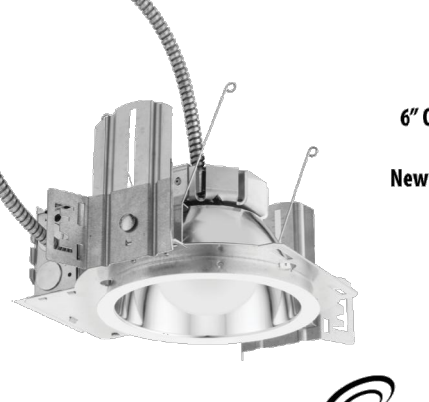
Number

Name




Type

SFE

LDN6



6" OPEN AND WALLMOUNT LED Non-Ic New Construction Downlight

FEATURES & SPECIFICATIONS

INTERIOR USE – Typical applications include corridors, lobbies, conference rooms and private offices.

CONSTRUCTION – Galvanized steel mounting/dimmer frame, galvanized steel junction box with bottom-hinged access covers and spring lugs. Reflectors are installed by torsion springs.

Vertically adjustable mounting brackets with commercial hand carriers provide 3° to 14° adjustment. Two combinations 12° 3/4" and four 1" models for straight through conduit run. Capacity 3/4 Hx 1 in. No. 12 AWG conductors, rated for 90°C.

Accommodates 12" x 4" inlet spigot.

Passive cooling thermal management for 25° standard below ambient (40°C) option available. Light engine and drivers are accessible from above or below hinging.

Light ceiling thickness 1-1/2".

OPTICS – LEDs are bonded to a 3-Step SMD40, 80 Cd minimum, 90° CR optical.

Mex lighting source concealed with diffusing optical lens.

General Illumination with 1.5 MW and 55° cutoff to source and stage house.

Self-flanged adjustable reflectors in specular, semi-specular, or matte diffuse finishes. Also available in white and black painted reflectors.

ELECTRICAL – Multi-volt (120-277V, 50/60Hz) 0-10V dimming drivers mounted to junction box, 10% or no minimum dimming level available.

0-10V dimming future requires two (2) additional low-voltage wires to be pulled.

Power consumption at 60,000 hours.

LIGHTING – Certified to US and Canadian safety standards. Wet location standard covered ceiling.


IP55 rated, ENERGY STAR certified product.

WARRANTY – 5-year limited warranty. Complete warranty terms located at: www.lithonialighting.com/customer-support/warranty-and-conditions

Note: Actual performance may differ as a result of end user environment and application.

All units are design of original values, measured under laboratory conditions at 25 °C.

Specifications subject to change without notice.

 Capable option indicated by this color background.

ORDERING INFORMATION		Lead times will vary depending on options selected. Consult with your sales representative.									
Series	Color Temperature	Lumens¹		Aperture/Trim Color		Finish		Voltage			
LDN6 6" round	27° 3000K 35° 3500K 40° 4000K	2700K 3000K 3500K 4000K	50 lumens 100 lumens 150 lumens 2000 lumens	30 50 80 2000 lumens	45 2000 lumens 4000 lumens 5000 lumens	LD6 White WB¹ Black	Clear White BR¹ Black	LS Semi-specular LT Matte diffuse LS Specular	WW01 Multi-volt 120 277 347¹		

Driver

G210 6-10V driver dims 0-10V

TBN¹ 6-10V driver dims 0-10V

E210 0-10V dELED driver with smooth color transition deep dimming performance down to 1%

E210 0-10V dELED driver with smooth color transition deep dimming performance down to 1%

E210 0-10V dELED driver with smooth color transition deep dimming performance down to 1%

EWPC²P² Compact Interchangeable emergency EFC power system

GPAB² Oversized trim ring for 8" outside diameter¹

SCAA² Sloped ceiling adapter. Refer to ITC-HS-5 for more options.

Options

SP¹ Single flange

TRB¹ White painted flange

TRBL¹ Black painted flange

EL¹ Emergency battery pack with integral test switch. 10W Constant Power. Certified CA Title 20A MABCS

ELB¹ Emergency battery pack with self-diagnostics, integral test switch. 10W Constant Power. Not Certified CA Title 20A MABCS

ELS²D¹ Emergency battery pack with self-diagnostics, remote test switch. 10W Constant Power. Not Certified CA Title 20A MABCS

ELWC²P² Emergency battery pack, 10W Constant Power with integral test switch. Certified CA Title 20A MABCS

ELWC²P² Emergency battery pack, 10W Constant Power with remote test switch. Certified CA Title 20A MABCS

NPP160¹ nLight™ network powerline pack with 1-10V dimming for non-dELED drivers (E210, G210).

NPP160ER¹ nLight™ network powerline pack with emergency circuit for non-dELED drivers (E210, G210). ER circuit features on emergency circuit.

Notes

1 Overall higher ratings based on lumen package; refer to dimensional chart on page 3.

2 Not available with finlines.

3 Not available with emergency kit.

4 Most needs voltage 120V or 277V.

5 Available with clear (CR) reflector only.

6 1/2" x 1/2" power distribution box access required for battery pack maintenance.

7 Specify voltage. ER kit used with generator supply load tied free.

8 Fixture begins at 80% light level. Must be specified with NPS20 or NPS3000. ED only available with E210 and G210 drivers.

9 Not available with GP WPA200, LDN600, NPP400 or NPS options.

10 NLTRA2 and NLTRA3 not recommended for sealed fixture installations.

11 Driver height is 6.5" for all lantern packages with HAQ.

12 Must specify voltage for 3000K...5000K with angled spacing 24" x 24" H x 4". Not available with emergency battery pack option.

Accessories: Order as separate catalog number.

PAS500Z² FME Power Sentry Battery Backed, T20 compliant, field installable. The constant power.

FAC-SDM³ Compact Interchangeable emergency EFC power system

FAC-SDM³ Compact Interchangeable emergency EFC power system

GPAB² Oversized trim ring for 8" outside diameter¹

SCAA² Sloped ceiling adapter. Refer to ITC-HS-5 for more options.

DOWNLIGHTING



FEATURES & SPECIFICATIONS

INTENDED USE — Ideal for applications requiring low light, attractive emergency lighting with optional normal-off or normally-on power control. Provides a minimum of 90 minutes of illumination both indoors and outdoors upon loss of AC power. **Certain airborne contaminants can diminish the integrity of acrylic and/or polycarbonate.** [Click here for Acrylic/Polycarbonate Compatibility table for suitable uses.](#)

CONSTRUCTION — Compact, low-profile, architectural design with die-cast aluminum housing. Finishes are textured powder coat paint for dark bronze, white, black and non-textured for natural aluminum. Test switch indicator light is removable and located on the bottom of the housing and are easily accessible and visible from the floor.

OPTICS — LEDs with 15,000 of hours. Delivers 635 lumens in Normal-On and Emergency operation. Optional hood configurable for wide and forward throw distribution (**US Pat Pending**). Outdoor use. Power distribution: 70° 1/2° of spread at a 2.5 mounting height with 1% Average.

0.0001 correlated color temperature (CCT).

70 CRI.

ELECTRICAL — UL924 (120 thru 347V, 50/60Hz). Current-limiting charger maximizes battery life and minimizes energy consumption to provide low operating costs. Small battery chargers Certified in the CA Title 20 Appliance Efficiency Database.

Short-circuit protection — current-limiting charger circuitry protects printed circuit board from shorts. Regulated charge voltage maintains a stable charge voltage over a wide range of line voltages.

Prevents overcharging that shortens battery life and reduces capacity. Filtered charge input minimizes charge voltage ripple and extends battery life.

Photocell option (PEL) for normally on product in order to discontinue illumination during periods when ambient light is present.

Remote units (RBL) are normally off. Emergency only functionality with DC power from an external battery.

BATTERY: Sealed, maintenance-free Lithium Iron Phosphate battery.

SELF-DIAGNOSED AND REMOTE TEST (SDRT OPT) Feature: Automatic 24-hour recharge after a 90-minute discharge. Advanced electrical design provides constant light output throughout the entire discharge period for non-CV batteries. (For cold weather and cold temperature applications, the light may diminish through the discharge cycle). Brownout protection is automatically withheld to emergency mode when supply voltage drops below approximately 80 percent nominal of 120, 220, 277 or 347. Other input voltages may vary. AC/DC line-set allows battery connection before AC power is applied and prevents battery damage from deep discharge.

Self diagnosis: Continuously monitors AC functionality. Standard diagnostic monitoring will indicate disconnected battery, charger failure and displays green flashing indicator light while in emergency mode. Single multi-chromatic LED indicator to display two-stage charging, test activation and three-stage self-diagnosis.

Automatic testing: Five minutes every 30 days and 90 minutes annually. Diagnostic evaluation of lamps, AC, DC transients, battery charging and condition of microprocessor. Automatic test is easily postponed for eight hours by activating manual test switch or use of remote tester (RTXI accessory).

Manual testing: Test switch and remote tester (RTXI accessory) provides manual activation of 60-second diagnostic testing for on-demand visual inspection. 90 minute manual testing can be enabled by pressing the test switch again while in test mode.

INSTALLATION — Wall mount: typically meets 2.5' to 14' mounting height from ground or floor. Power supplied by either mounting directly to a 4" square or 4" octagon box (wall mount) and accepts rigid or end cut.

LISTINGS — UL wet location listed standard at 32-327T-B-50°C. Unit with CW/battery (ad/water) listed for 32-7T to 32-7P (50°C). Remote listed for 120 to 122T/1-1.40T to 50°C. Meets or exceeds all applicable requirements for UL 924, NFPA 101 (Current Life Safety code), NFPA 70 (NEC), NOM (Norma Oficial Mexicana), California Energy Commission Title 20 section 1605.3 (90Vdc), FCC Title 47, Part 15, Subpart B and OSHA. List and labeled to comply with Canadian Standards C22.2 no. 140, Meets City of Chicago Code.

WARRANTY — 5-year limited warranty. Complete warranty terms and conditions:

[http://www.lithoniatrans.com/support/customer-support/terms-and-conditions](#)

Note: Actual performance may differ as a result of end-use environment and application.

All walls are design of typical values, measured under laboratory conditions at 25°C.

Specifications subject to change without notice.

1 Small Battery Chargers Certified in the CA Title 20 Appliance Efficiency Database.

EM

AFFINITY

Premium Die-Cast Architectural Emergency Light

AF

without photocell (white)

without photocell
(natural aluminum)

with photocell (white)

with photocell
(dark bronze)

MOUNTING

All dimensions are inches (centimeters).

Shipping weights: 5.5 lbs. (1.59 kg).

Length: 6.1/2 (15.51)

Depth: 3.2/7.0 (8.36)

Height: 10 (25.45)

Weight: 3.5 lbs (1.59kg)

Dimensions (inches):

- Front view: 6.1/2 (15.51) height, 3.2/7.0 (8.36) depth, 6.96 (176.41) width.
- Side view: 10.0 (254.0) height, 6.96 (176.41) width.
- Top view: 6.1/2 (15.51) length, 3.2/7.0 (8.36) depth.

EMERGENCY

COMcheck Software Version 4.1.1.0

Exterior Lighting Compliance Certificate

Project Information

Energy Code: 2018 IECC
 Project Title: PLATINUM STORAGE
 Project Type: New Construction
 Exterior Lighting Zone: 2 (Residentially zoned area)

Construction Site:
 8585 E. PRINCESS DR.
 PHOENIX, AZ 85255

Owner/Agent:

Designer/Contractor:

Allowed Exterior Lighting Power

A Area/Surface Category	B Quantity	C Allowed Watts / Unit	D Tradable Wattage	E Allowed Watts (B X C)
Illuminated area of facade wall or surface	16000 ft2	0.07	No	1200
Parking area	50000 ft2	0.04	Yes	2000
Total Tradable Watts (a) =				2000
Total Allowed Watts =				3200
Total Allowed Supplemental Watts (b) =				400

(a) Wattage tradeoffs are only allowed between tradable areas/surfaces.

(b) A supplemental allowance equal to 400 watts may be applied toward compliance of both non-tradable and tradable areas/surfaces.

Proposed Exterior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt.	E (C X D)
Illuminated area of facade wall or surface (16000 ft2): Non-tradable Wattage				
LED 1: SD: WALL SCONE: Other:	2	4	73	293
LED 2: SFE: 6" DOWNLIGHT: Other:	1	1	13	13
Parking area (50000 ft2): Tradable Wattage				
LED 3: SA: DOUBLE POLE LIGHT: Other:	2	1	268	268
LED 4: SB/SC: SINGLE POLE LIGHT: Other:	1	4	134	536
Total Tradable Proposed Watts =				804

Exterior Lighting PASSES: Design 67% better than code

Exterior Lighting Compliance Statement

Compliance Statement: The proposed exterior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed exterior lighting systems have been designed to meet the 2018 IECC requirements in COMcheck Version 4.1.1.0 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

OMID ARDEBILI, PE

Name - Title

Signature

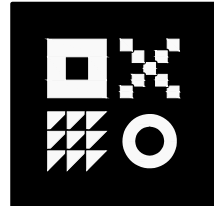
12/19/2019

Date

Project Name: PLATINUM STORAGE

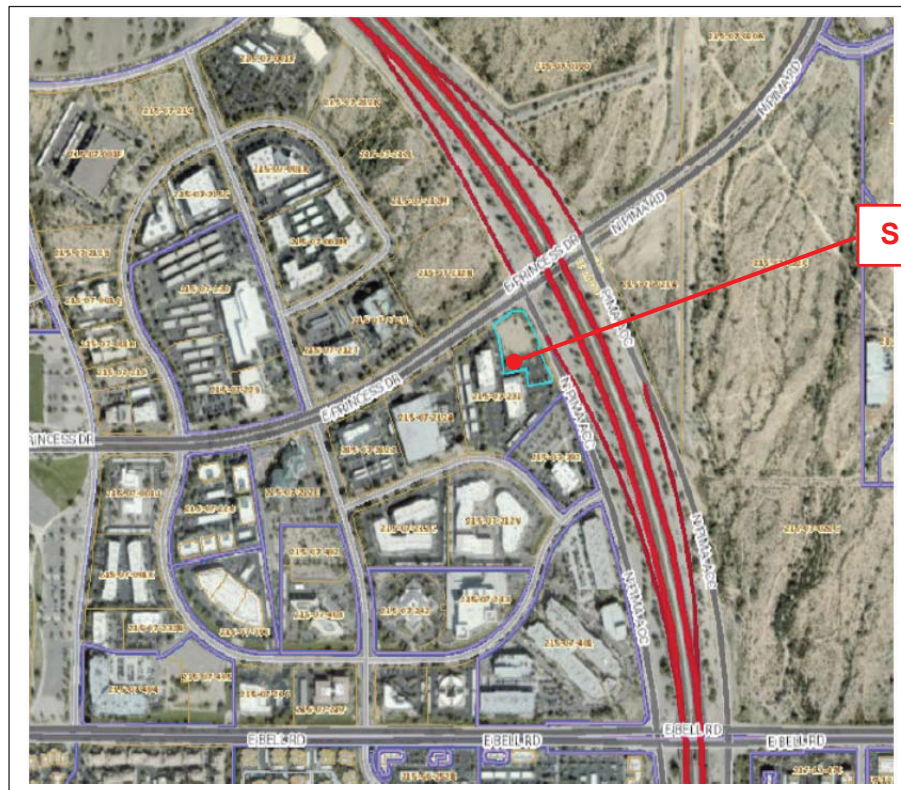
Report date: 12/19/19

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 Princess04_Calculations\19565.cck



Princess & Pima Internalized Community Storage ("Storage 365")

Development Review Board



Taylor C. Earl
3101 N. Central Avenue, Suite 1000
Phoenix, AZ 85012
tearl@earlcurley.com

Application #: _____

Submittal Date: _____

ATTACHMENT 11

I. Summary of Request & Background:

This request is for a new internalized community storage facility on a ±1.76-acre site located at the southwest corner of Princess Drive and the Loop 101 frontage road. The site is zoned I-1 (Industrial Park), which permits Internalized Community Storage as a permitted use.

The proposed facility serves both the regional and local area by providing much needed storage for area businesses and local residents. By providing offsite storage, area businesses can utilize their internal space to expand operations, rather than devote that area for storage. In this way, the proposed internalized community storage facility enhances the employment core. It also benefits from great freeway access, and complements the established character for the area as demonstrated below.

II. Design & Development Plan Summary:

The proposed structure is two stories below grade and mostly one story above grade, with only a portion of the building extending to a second story above grade. The total square footage proposed is 107,500 square feet.

This facility will be of premium grade, with all storage occurring indoors in a climate-controlled facility. Additionally, all loading and unloading will also occur within a climate-controlled environment. This not only makes it more comfortable and secure for our guests but will also shield all loading and unloading activity from view.

Access to the site will be via an existing driveway through an existing parking lot to the south and west. No new driveways are proposed onto either Princess Drive or the Pima Freeway frontage road. Ample parking will be provided within the eastern, southern, and western portions of the site.

Pedestrian access will be enhanced along both street frontages with sidewalks (where needed),. Trees will also be placed in above-ground planters, where shown, above the underground floor to prevent water damage. The additional pedestrian linkages will provide connectivity to adjacent areas.

A landscape buffer with an average minimum depth of approximately 35 feet will be provided along both the Princess Drive and Pima Freeway street frontages.

The building architecture was designed to emulate a contemporary office building rather than a more traditional storage facility. The elevation treatments include a brick and block exterior with various colors as noted below, with stone veneer columns, aluminum “storefronts”, staggered building footprint and other building relief, all designed to provide for visual interest and avoid long expanses of uninterrupted building walls. The extensive use of glass occurs along the street frontages (north and east) on both the ground and second floors, with lesser glass treatments

along the non-street frontages (south and west). In some areas, the glass serves as windows into the interior of the facility, providing for additional interest and views and enhancing security.

The height of the proposed building varies along each elevation, from 20-feet to 30-feet (top of parapet), with other building elements at a height of 22-feet (top of parapet).

The colors chosen for the project provide a more contemporary design consistent and aesthetically compatible with the neighboring developments.

In addition to the glass treatments noted above, other pedestrian-level design considerations include sidewalks and landscaping along both street frontages. Snapshots of the two street elevations are below (full versions included with submittal):

Princess Drive elevation:



Pima Freeway / Frontage Road elevation:



Color and Materials

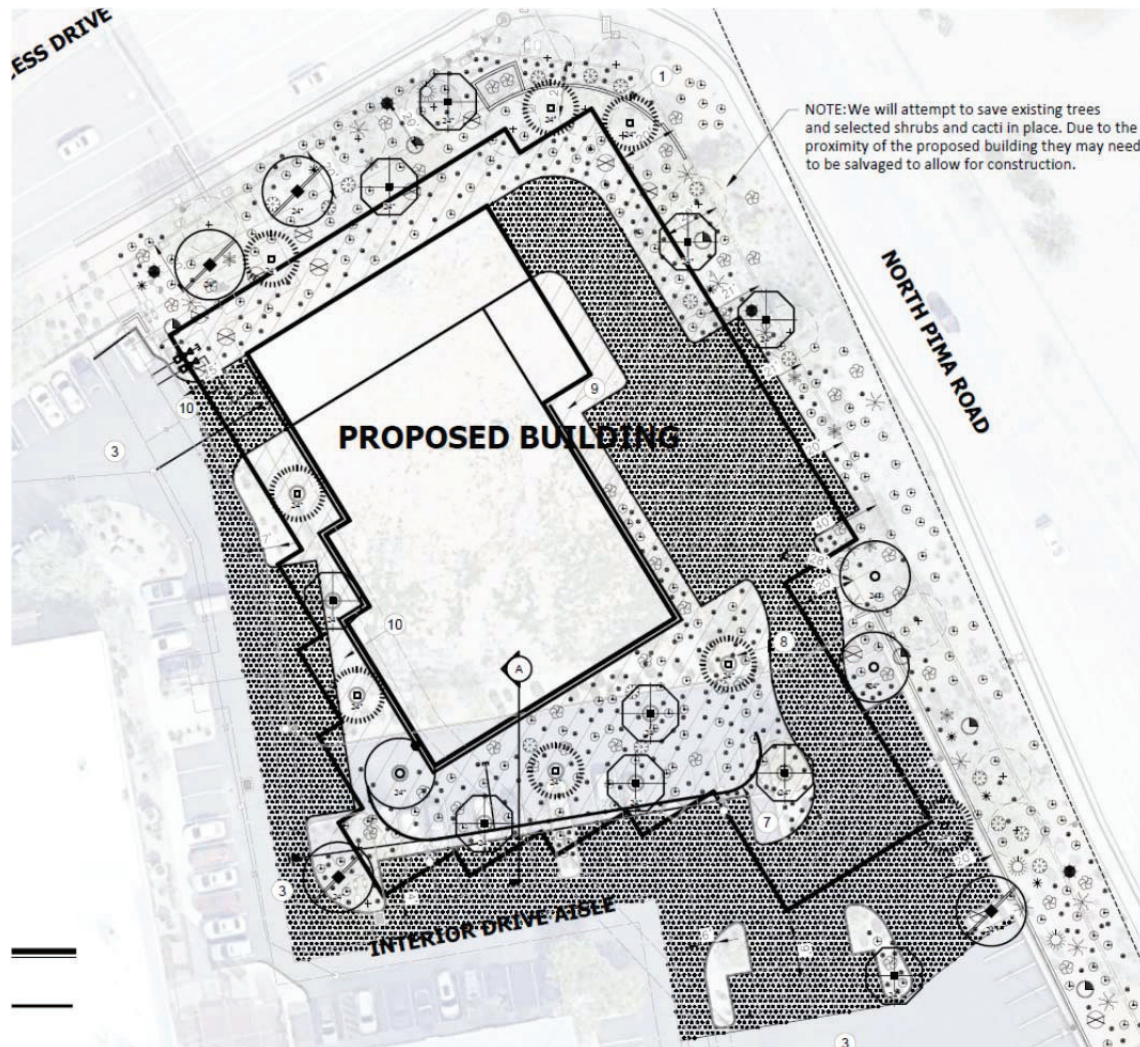
- Exterior Walls: Smooth-faced Superlite block; 3 colors: MW Bone, Hopi Sandstone and Durango
- Stone Veneer: Summit Brick; color: Heirloom, and Coronado Stone; color: Cape Cod Gray
- Paint: Sherwin Williams; color: Half-Caff (SW 9091)
- Aluminum Storefront: Atlas; color: Ascot White
- Metal Roller Door: Janus; color: Continental Brown

Landscaping / Outdoor Space:

A landscape buffer with an average minimum depth of approximately 35 feet will be provided along both the Princess Drive and Pima Freeway street frontages.

The landscape design includes a low-water use plant palette with a variety of tree types, shrubs and groundcover, all designed to complement the existing landscaping along both street frontages and in the adjacent developments, as well as to complement the architectural design.

The proposed palette includes Texas Ebony, Ironwood, Desert Museum Palo Verde, and Velvet Mesquite. Tree placement will be designed to enhance the pedestrian experience. Sidewalks will be maintained and/or improved along the street frontages with connection points into the site. These pedestrian linkages will provide connectivity to adjacent developments.



Existing vegetation will be salvaged where feasible and incorporated into new landscaping in order to provide a consistent theme along the road frontages and within the site. There is existing Natural Area Open Space that borders the property on the ADOT-owned land. We will be using a similar cobble over the decomposed granite to make the landscaped areas look more natural.

Development of the site will adhere to the Master Drainage Report for the Scottsdale Perimeter Center. The development will surface drain all stormwater runoff into the surrounding grass swales that ultimately outlet into the T.P.C. Scottsdale Golf Course retention basin.

III. Development Review Board Criteria (Sec.1.904)

A. *In considering any application for development, the Development Review Board shall be guided by the following criteria (with applicant response trailing each element):*

1. *The Board shall examine the design and theme of the application for consistency with the design and character components of the applicable guidelines, development standards, Design Standards and Policies Manual, master plans, character plan and General Plan.*

Response:

The proposed Internalized Community Storage facility will comply with the applicable guidelines, development standards, Design Standards & Policies Manual, General Plan, Zoning Ordinance, and other applicable requirements of the City of Scottsdale.

The site has a General Plan land use designation of "Employment," along with "Regional Use District." The proposed use is consistent with both land use designations. The storage capacity will support existing businesses, offices, and other employment-based activities by providing a convenient location for businesses' offsite storage needs and allowing for their continued growth and expansion. The proposed storage facility is also consistent with the "Regional Use District" designation in a similar manner by enhancing the employment core by supporting businesses.

The proposed use is consistent with the I-1 zoning ordinance provisions.

Because of the site's high visibility along both Princess Drive and the Pima Freeway, careful attention has been taken to design the project in a manner that enhances the streetscape design. The proposed site design increases the landscape setback along both roadway frontages to an average minimum depth of approximately 35 feet by supplementing the quantity and quality of landscaping, and enhancing the pedestrian experience by improving sidewalk connections.

The proposed development accomplishes a range of goals and policies including the development of a vacant and underutilized property, integrating new and contemporary architecture and site planning to the area, and improving the pedestrian experience in an area that provides access to a range of uses in the surrounding area.

2. *The architectural character, landscaping and site design of the proposed development shall:*
 - a. *Promote a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood;*

Response:

The proposed architectural theme is compatible with the existing buildings that are adjacent to and near the subject site. The building design takes on a contemporary aesthetic and is intended to resemble an office building, rather than a traditional storage facility. We believe the proposed building enhances the architectural experience of the center.

We have also limited the height of the building tremendously. Most internal storage buildings are 3-4 stories tall. Our structure is mostly one story above grade. A second story element is proposed near Princess Drive, which is away from the existing office buildings on the site.

Additionally, the footprint of the building has been significantly reduced from what would otherwise fit on the site. This design is incredibly considerate of the other buildings in the center.

The landscape character of the proposed development is also designed to coordinate with and enhance the existing landscaping palette of the site's frontage and adjacent developments.

- b. Avoid excessive variety and monotonous repetition;*

Response:

This project's design creates visually interesting architecture and avoids the type of uninspiring design often found with storage facilities. It is compatible with the surrounding buildings but intentionally not identical.

As indicated on the elevations included with this submittal, a variety of building materials, architectural features and accents, and glass/window placement create an architecturally-interesting building façade.

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

Response:

Please see the Scottsdale Sensitive Design Principle section below.

- d. Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District; and,*

Response:

This is not applicable to this site/development.

- e. *Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback or architectural details, in the Historic Property Overlay District.*

Response:

The site is not located within the Historic Property Overlay District; therefore, this sub-section is not applicable.

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

Response:

Access to the site will be via existing driveways through an existing parking lot to the south and west. No new driveways are proposed onto either Princess Drive or the Pima Freeway frontage road. An interior drive-through area within the northern portion of the proposed building provides for fully-screened loading and unloading.

Self-storage facilities are notoriously low-traffic generators, and this one is expected to generate significantly less traffic than other possible uses that could occur on the site. Therefore, no impacts are expected from this project for either Princess Drive or the Pima Freeway (Loop 101) frontage road.

The parcel also includes approximately 66 existing parking spaces, which are shared amongst the various tenants within the center. Most of these parking spaces will remain in their current location, and new parking spaces will be added for a total of 79 parking spaces. These will be provided along the eastern, southern, and western portions of the site, which will be accessible via the existing driveways and parking areas to the south and west. Parking stalls are 20' deep x 9' wide, with no overhang. Two handicapped-accessible spaces are provided and will be 20' deep x 9' wide, with an adjacent 9' wide access aisle. As with traffic generation, self-storage facilities also have very low parking needs, and the proposed facility will have more than sufficient parking and will also have no adverse impact on existing parking on the adjacent properties. A new parking area screening wall will be placed along the frontage of the Pima Freeway frontage road.

Interior drives are 26' wide. All internal circulation and parking areas will be paved.

Pedestrian access will be enhanced along both street frontages with an increased landscape buffer and new streetscape vegetation. These pedestrian linkages will provide connectivity to adjacent areas

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

Response:

Rooftop mechanical equipment will be fully screened by parapet walls in conformance with the zoning ordinance requirements. Screening is integral to the design of the building.

5. *Within the Downtown Area, building and site design shall:*
 - a. *Demonstrate conformance with the Downtown Plan Urban Design & Architectural Guidelines;*
 - b. *Incorporate urban and architectural design that address human scale and incorporate pedestrian-oriented environment at the street level;*
 - c. *Reflect contemporary and historic interpretations of Sonoran Desert architectural traditions, by subdividing the overall massing into smaller elements, expressing small scale details, and recessing fenestrations;*
 - d. *Reflect the design features and materials of the urban neighborhoods in which the development is located; and*
 - e. *Incorporate enhanced design and aesthetics of building mass, height, materials, and intensity with transitions between adjacent/abutting Type 1 and Type 2 Areas, and adjacent/abutting Type 2 Areas and existing development outside the Downtown Area.*

Response:

The above criteria under #5 are not applicable, as the site is not located within the defined "Downtown Area".

6. *The location of artwork provided in accordance with the Cultural Improvement Program or Public Art Program shall address the following criteria:*
 - a. *Accessibility to the public;*
 - b. *Location near pedestrian circulation routes consistent with existing or future development or natural features;*
 - c. *Location near the primary pedestrian or vehicular entrance of a development;*

- d. Location in conformance with the Design Standards and Policies Manual for locations affecting existing utilities, public utility easements, and vehicular sight distance requirements; and*
- e. Location in conformance to standards for public safety.*

Response:

The above criteria under #6 are not applicable to this development.

- B. The property owner shall address all applicable criteria in this section.*

Response:

The applicable criteria of the Section have been acknowledged above, and reflected in the application materials.

IV. Scottsdale Sensitive Design Principles:

"The Character and Design Element of the General Plan states that "Development should respect and enhance the unique climate, topography, vegetation and historical context of Scottsdale's Sonoran Desert environment, all of which are considered amenities that help sustain our community and its quality of life.

"The City of Scottsdale has established a set of design principles, known as the Scottsdale's Sensitive Design Principles, to reinforce the quality of design in our community. The following Sensitive Design Principles are fundamental to the design and development of the Property."

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

Response:

The architectural character, range of building materials, enhanced pedestrian connectivity, and the quality and amount of new landscaping provide a design that is in harmony with the southwestern character of Scottsdale while drawing from the surrounding context for appropriate scale, massing, and setbacks.

2. *Development, through appropriate siting and orientation of buildings, should recognize and preserve established major vistas, as well as protect natural features, such as:*
 - *Scenic views of the Sonoran Desert and mountains*
 - *Archaeological and historical resources*

Response:

Although the setting of this site is suburban in character, the adjacent properties are already developed, and do not have natural features such as natural area open space or washes. The proposal enhances and increases landscaping on the site and provides an improved visual and pedestrian experience along both Princess Drive and the Pima Freeway frontage road.

3. *Development should be sensitive to existing topography and landscaping.*
 - *A design should respond to the unique terrain of the site by blending with the natural shape and texture of the land while minimizing disturbances to the natural environment.*

Response:

This site is an infill parcel and adjacent properties are already developed. All landscaping will consist of low-water use desert-appropriate landscaping materials as required by the City of Scottsdale.

A Landscape Plan is included with this submittal.

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

Response:

The proposed development will preserve, restore, and enhance natural habitats and ecological processes through the inclusion of additional desert-appropriate landscaping. This landscaping will contribute to the suburban habitat for wildlife and improved air quality. The proposed desert-appropriate plants will be able to withstand the variations of the local climate, and as they grow and mature, they will become more and more self-sustaining relative to water demand. Cobble, similar to what exists within the NAOS area within the Loop 101 right-of-way, will be placed over the decomposed granite to make the landscaped areas look more natural.

Existing vegetation will be salvaged where feasible and incorporated into new landscaping in order to provide a consistent theme along the road frontages and within the site.

A Landscape Plan is included with this submittal.

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

Response:

The site is located within the Suburban Streetscape designation as noted on the Streetscape Map within the 2001 Scottsdale General Plan, and the Pima/Loop 101 Freeway is designated as a Visually Important Roadway.

The proposed landscape theme for the site is consistent with the intent of both of these designations. The pedestrian experience along both the perimeter of the site, as well as internal to the site, will be enhanced with the proposed use as numerous and varied uses are within walking distances from this site.

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

Response:

Bicycle racks will be provided onsite in conformance to City Code. The site is situated in a walkable location, based on the surrounding context. At the present time, we are not aware of any transit service to the site or immediate area.

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

Response:

The proposed development incorporates design elements that respect the pedestrian element by providing shade and relief through building, site and landscape design.

Pedestrian linkages are provided that are both internal to the site and also along the street frontages that will provide and promote connectivity to adjacent and nearby developments.

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

Response:

The proposed architectural character is designed to be consistent with, and enhancing to, surrounding developments. The building design takes on a contemporary aesthetic and is intended to resemble an office building versus a traditional storage facility.

The majority of the building has only one story about grade. A reduced second story element is proposed nearest to Princess drive, which places it away from the rest of the office complex.

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

Response:

The proposed development utilizes a variety of desert-appropriate building finishes, materials and colors, and incorporates architectural elements that celebrate the Southwestern character.

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

Response:

Sustainable strategies and building techniques, which minimize environmental impact and reduce energy consumption, have been emphasized in both the site and building design.

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

Response:

The landscaping theme for this development will incorporate plant types that exist along the frontage of the site and within the adjacent developments. These will include desert-palette plant materials, as required by the City of Scottsdale, with the careful selection of plant materials in terms of type, scale, density, and placement.

A Landscape Plan is included with this submittal

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

Response:

The proposed development will maintain a low-water-use plant palette as required by the City of Scottsdale. Context-appropriate desert plant materials will be utilized with the development of the site, consistent with the established vegetative pattern in the area.

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

Response:

Lighting has been designed in a manner that is respectful of the surrounding context while maintaining safety for persons utilizing the facility and the public.

A Lighting and Photometric Plan are included with this submittal.

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

Response:

Signage will be respectful of the surrounding context of the area in terms of type, size, color and location, and will be consistent with the City's sign code. Signage will be designed to complement the proposed development.

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

Per Section 1.904. of the Zoning Ordinance, in considering any application for development, the Development Review Board shall be guided by the following criteria:

1. The Board shall examine the design and theme of the application for consistency with the design and character components of the applicable guidelines, development standards, Design Standards and Policies Manual, master plans, character plan and General Plan.
 - The applicant states the site has a General Plan land use designation of “Employment,” along with “Regional Use District.” The proposed use is consistent with both land use designations. The storage capacity will support existing businesses, offices, and other employment-based activities by providing a convenient location for businesses’ offsite storage needs and allowing for their continued growth and expansion. The proposed storage facility is also consistent with the “Regional Use District” designation in a similar manner by enhancing the employment core by supporting businesses.
Because of the site’s high visibility along both Princess Drive and the Pima Freeway, careful attention has been taken to design the project in a manner that enhances the streetscape design. The proposed site design increases the landscape setback along both roadway frontages to an average minimum depth of approximately 35 feet by supplementing the quantity and quality of landscaping and enhancing the pedestrian experience by improving sidewalk connections.
 - Staff finds that the proposed development is generally consistent with the Zoning Ordinance as well as the Character and Design element of the General Plan, and the Greater Airpark Character Area Plan, which designates the site as employment.
Additionally, staff has found the Development Plan to be designed in conformance with the Design Standards & Policies Manual.
2. The architectural character, landscaping and site design of the proposed development shall:
 - a. Promote a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood;
 - b. Avoid excessive variety and monotonous repetition;
 - c. Recognize the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles;
 - d. Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District; and
 - e. Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback or architectural details, in the Historic Property Overlay District.
 - The applicant states the proposed architectural theme is compatible with the existing buildings that are adjacent to and near the subject site. The building design takes on a contemporary aesthetic and is intended to resemble an office building, rather than a traditional storage facility. The landscape character of the proposed development is also designed to coordinate with and enhance the existing landscaping palette of the site’s frontage and adjacent developments. A variety of building materials, architectural features and accents, and glass/window placement create an architecturally interesting building façade.
 - Staff finds the proposed development promotes a desirable relationship to existing structures in the surrounding area. The proposed buildings have a contemporary design style

- that utilize a variety of massing and materials to avoid monotonous repetition and the building features a column design that resembles the neighboring buildings. Shading is provided above the windows and glazing is predominantly on the north and east sides of the building that appropriately responds to the unique climate of the Sonoran Desert. The site is not located within the ESL Overlay District nor the Historic Preservation Overlay District.
3. Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be designed as to promote safety and convenience.
 - The applicant states access to the site will be via existing driveways through an existing parking lot to the south and west. No new driveways are proposed onto either Princess Drive or the Pima Freeway frontage road. An interior drive-through area within the northern portion of the proposed building provides for fully screened loading and unloading. This self-storage is expected to generate significantly less traffic than other possible uses that could occur on the site. Therefore, no impacts are expected from this project for either Princess Drive or the Pima Freeway (Loop 101) frontage road. As with traffic generation, self-storage facilities also have very low parking needs, and the proposed facility will have more than sufficient parking and will also have no adverse impact on existing parking on the adjacent properties. A new parking area screening wall will be placed along the frontage of the Pima Freeway frontage road. Pedestrian access will be enhanced along both street frontages with an increased landscape buffer and new streetscape vegetation. These pedestrian linkages will provide connectivity to adjacent areas.
 - Staff finds the ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways have been designed to promote safety and convenience.
 4. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.
 - The applicant states rooftop mechanical equipment will be fully screened by parapet walls in conformance with the zoning ordinance requirements. Screening is integral to the design of the building.
 - Staff finds the proposed mechanical equipment will be screened by parapet walls that are integral to the building design.
 5. Within the Downtown Area, building and site design shall:
 - a. Demonstrate conformance with the Downtown Plan Urban Design & Architectural Guidelines;
 - b. Incorporate urban and architectural design that address human scale and incorporate pedestrian-oriented environment at the street level;
 - c. Reflect contemporary and historic interpretations of Sonoran Desert architectural traditions, by subdividing the overall massing into smaller elements, expressing small scale details, and recessing fenestrations;
 - d. Reflect the design features and materials of the urban neighborhoods in which the development is located; and
 - e. Incorporate enhanced design and aesthetics of building mass, height, materials and intensity with transitions between adjacent/abutting Type 1 and Type 2 Areas, and adjacent/abutting Type 2 Areas and existing development outside the Downtown Area.
 - This criterion is not applicable.

6. The location of artwork provided in accordance with the Cultural Improvement Program or Public Art Program shall address the following criteria:
 - a. Accessibility to the public;
 - b. Location near pedestrian circulation routes consistent with existing or future development or natural features;
 - c. Location near the primary pedestrian or vehicular entrance of a development;
 - d. Location in conformance with Design Standards and Policies Manual for locations affecting existing utilities, public utility easements, and vehicular sight distance requirements; and
 - e. Location in conformance to standards for public safety.
 - This criterion is not applicable.

DEVELOPMENT INFORMATION

Zoning History

The site was annexed into the City in 1963 (Ord. #169) and zoned to the Single-family (R1-35) zoning designation. Since initial rezoning of the site, the site has been rezoned in 1988 to Industrial Park, Planned Community Development (I-1 PCD), case 10-ZN-1988.

Community Involvement

With the submittal of the application, staff notified all property owners within 750 feet of the site. In addition, the applicant has been in communication with property owners surrounding the site. As of the publishing of this report, staff has not received any community input regarding the application.

Context

Located at the southwest corner of the intersection of E. Princess Drive and the Loop 101 South Bound Frontage Road the surrounding developments are primarily office uses.

Project Data

- Existing Use: Vacant Parcel
- Proposed Use: Internalized Community Storage
- Parcel Size: 87,991 square feet / 2.02 acre (gross)
76,230 square feet / 1.75 acre (net)
- Total Building Area: 109,759 square feet
- Building Height Allowed: 52 feet (exclusive of rooftop appurtenances)
- Building Height Proposed: 30 feet (inclusive of rooftop appurtenances)
- Parking Required: 8 spaces
- Parking Provided: 69 spaces
- Open Space Required: 10,680 square feet / 0.25 acre
- Open Space Provided: 24,589 square feet / 0.56 acre

**Stipulations for the
Development Review Board Application:
Platinum Storage
Case Number: 7-DR-2020**

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

APPLICABLE DOCUMENTS AND PLANS:

1. Except as required by the Scottsdale Revised Code (SRC), the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture shall be constructed to be consistent with the building elevations submitted by RKA Architects, Inc, with a city staff date of 5/29/2020.
 - b. The location and configuration of all site improvements shall be consistent with the site plan submitted by Hunter Engineering, with a city staff date of 5/29/2020.
 - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by Hunter Engineering, with a city staff date of 5/29/2020.
 - d. The case drainage report submitted by Hunter Engineering and accepted in concept by the Stormwater Management Department of the Planning and Development Services.
 - e. The water and sewer basis of design report submitted by Hunter Engineering and accepted in concept by the Water Resources Department.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable Zoning case for the subject site was: 10-ZN-1988.

ARCHAEOLOGICAL RESOURCES:

Ordinance

- B. Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Section 46-134 - Discoveries of archaeological resources during construction.

ARCHITECTURAL DESIGN:

DRB Stipulations

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

3. All exterior doors shall be recessed a minimum of thirty (30) percent of the wall depth, the amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal, the developer shall provide head, jamb and sill details clearly showing the amount of recess for all door types.
4. All shade devices should be designed so that the shade material has a density of 75%, or greater. Per Scottsdale Sensitive Design Principle 9.

SITE DESIGN:

DRB Stipulations

5. All drive aisles shall have a width of twenty-four (24) feet.

LANDSCAPE DESIGN:

Ordinance

- C. The property owner shall obtain approval of a Salvage/Native Plant Plan Application and obtain a permit to remove any protected native plant.

DRB Stipulations

6. Landscape pots and/or raised landscape planters, with a minimum of 36 inches in diameter, a sufficient depth to support the root system of the plants located in the pots/planters, and an automatic irrigation system, shall be provided in the pedestrian nodes that are shown on the site plan.

EXTRIOR LIGHTING:

Ordinance

- D. All exterior luminaires mounted eight (8) feet or higher above finished grade, shall be directed downward.
- E. All exterior luminaires mounted above three (3) feet shall be directed downward, have an integral lighting shield, and comply with the Illuminating Engineering Society requirement for full cutoff.
- F. Any exterior luminaire with a total initial lumen output of greater than 1600 lumens shall have an integral lighting shield.
- G. Any exterior luminaire with a total initial lumen output of greater than 3050 lumens shall be directed downward and comply with the Illuminating Engineering Society of North America (IES) requirements for full cutoff.

DRB Stipulations

7. All fixtures shall be IESNA full cutoff and directed downward. (City of Scottsdale Exterior Lighting Policy)
8. No interior light fixtures or strip lighting shall be located at interior windows. (Self-Storage Facilities Design Guidelines)
9. No fixture shall be mounted higher than twenty (20) feet. (City of Scottsdale Exterior Lighting Policy and DSPM)
10. All exterior fixtures shall have a Kelvin temperature of 3000 or less. (City of Scottsdale Exterior Lighting Policy)

11. All fixtures and associated hardware, including poles, shall be flat black or dark bronze. (City of Scottsdale Exterior Lighting Policy)
12. Incorporate the following parking lot and site lighting into the project's design:
 - a. The maintained average horizontal luminance level, at grade on the site, shall not exceed 2 foot-candles. All exterior luminaires shall be included in this calculation
 - b. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 8 foot-candles. All exterior luminaires shall be included in this calculation
 - c. The initial vertical luminance at 6-foot above grade, along the entire property line shall not exceed 1 foot-candles. All exterior luminaires shall be included in this calculation.
 - d. The total lumen per luminaire shall not exceed 24,000 lumens.

AIRPORT:

Ordinance

- H. This project falls within the Airport Influence Area, AC-2, and per the Scottsdale Revised Code, Chapter 5, Aviation requires the following to be submitted with final plans:
 - a. The owner of the new development shall complete a height analysis (Sec 5-354) and submit required forms;
 - b. Owner shall make fair disclosure to each purchaser or if subject to CC&Rs, this disclosure should be included; (Sec 5-355)
 - c. An Aviation easement shall be granted to the city and recorded (Sec. 5-357).

DRB Stipulations

13. With the construction document submittal, the property owner shall submit an FAA FORM 7460-1 to the FAA for any proposed structures, appurtenances and/or individual construction cranes that penetrate the 100:1 slope. The elevation of the highest point of those structures, including the appurtenances, must be detailed on the FAA form 7460-1 submittal. The property owner shall provide Aviation staff a copy of the FAA determination letter prior to building permit issuance.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

14. With the civil construction document submittal, the property owner shall submit a final drainage report that demonstrates consistency with the DSPM and the case drainage report accepted in concept by the Stormwater Manager or designee.



Zoning Aerial

7-DR-2020

CITIZEN PARTICIPATION REPORT

For

Platinum Self-Storage

**SWC PRINCESS DRIVE & LOOP 101(PIMA ROAD)
SCOTTSDALE, ARIZONA**

PREPARED BY:

HUNTER ENGINEERING, INC.
10450 N. 74th STREET, SUITE 200
SCOTTSDALE, AZ 85258
(480) 991-3985

Submitted: February 4th, 2020

H.E. PROJECT NO. PLAT003
DRB Case#: 658-PA-2019

Citizen Participation Plan – Platinum Self-Storage

Date: January 31st, 2020

Purpose: The purpose of this Citizen Participation is to inform citizens, property owners, neighbor associations, agencies and businesses about a Development Review Board (DRB) application for Platinum Self-Storage. The site is located at the SWC of Princess Drive and Loop 101; and is an application for developing 1.76 net acres of I-1 Industrial PCD for a much needed, state of the art, self-storage facility. This participation plan ensures that those affected by this application for this rezone have had an opportunity to learn about and comment on the proposal.

Contact:

Michael Buschbacher II, AICP - Principal Planner
Hunter Engineering Inc.
10450 N 74th Street Suite 200
Scottsdale, AZ 85258
mbuschbacher@hunterengineeringpc.com
480-991-3985

List of Names, Phone Numbers/Addresses of Contacted Parties:

First class letters were mailed out to property owners & HOAs within 750' of the project, including the City's standard interested parties list, and the Neighborhood Group Contact list provided by Lorraine Castro who noted that she did not see any HOA's in the neighborhood for the 750' buffer. Letters were mailed 10 days before formal application and included the project request and description, pre-application number, project location, project acreage, zoning, conceptual site plan, building elevations and contact info for both applicant and the City. A sample letter has been attached to this report along with the complete mailing list.

Note: All comments, questions and concerns received have been copied to the project planner with the City of Scottsdale and have been included in this Participation Report below.

Provide a map showing where notified neighbors are located:

A map has been provided showing the neighbors notified within 750' of the proposed project.

Dates contacted and number of times contacted:

A contact log was created for all responses to the public notification letter and has been included below that shows dates contacted, number of times contacted and how they were contacted. Copies of all email correspondence have been included as attachments below.

Platinum Self Storage Facility Contact Log

1/22/2020 – David Brown w/Wentworth 602-875-5014 –
lm/mch 12:28p

Called back: Wanted to know if this was the Platinum from California. Advised was a new client and not from California. David asked for a color site plan. Advised I would send to the email provided. David asked where the access points are for the site. I advised the existing access points along Princess and Pima Rd will be used.

dbrown@wentprop.com

1/23/2020 – Chris Sparkman w/Perimeter Center Property Management 1/23/20 3:01pm

Wanted to let us know that the site is within the Perimeter Center Association and we need to submit to them for review also. Chris noted that he would be sending the DR package submittal info.

Originals of all comments, letters and correspondences received have been included below.

The City will post public hearing sign notices and provide other public notification as noted below.

- Mailing out postcards to property owners within 750 feet
- Posting case information on the City website
- Posting on social media
- Sending to email subscribers

10450 N. 74th Street, Suite 200
Scottsdale, Arizona 85258
T 480 991 3985
F 480 991 3986

January 20th, 2020

Re: Development Review Board Case#: 658-PA-2019
APN: 215-07-212Z

Dear Neighbor/Interested Party,

We are applying with the City of Scottsdale Development Review Board to review a project located in Scottsdale, Arizona at the Southwest Corner of Princess Drive and Loop 101 Freeway.


This request is for development of a 125,000 sf self-storage facility on approximately 1.76-acres. The building would be primarily single story with a small mezzanine level and two floors of basement. The site will include associated parking, drive aisles and other on-site improvements. Please see the conceptual site plan and elevations attached to this application.

The project will be developed for the client, who will take immediate occupancy upon completion of construction. The proposed use is permitted under the existing zoning designation of Industrial Park (I-1). The City of Scottsdale General Plan Land Use map designates the area as Employment with a Regional Use District overlay. Storage facility is a compatible use under the category of Employment.

As a part of the Public Participation for this project, this letter is being sent to all property owners within 750 feet of the property, to the list of interested parties maintained by the City of Scottsdale and to any HOA's or neighborhood groups in the area.

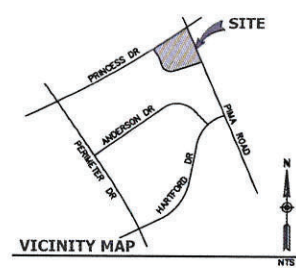
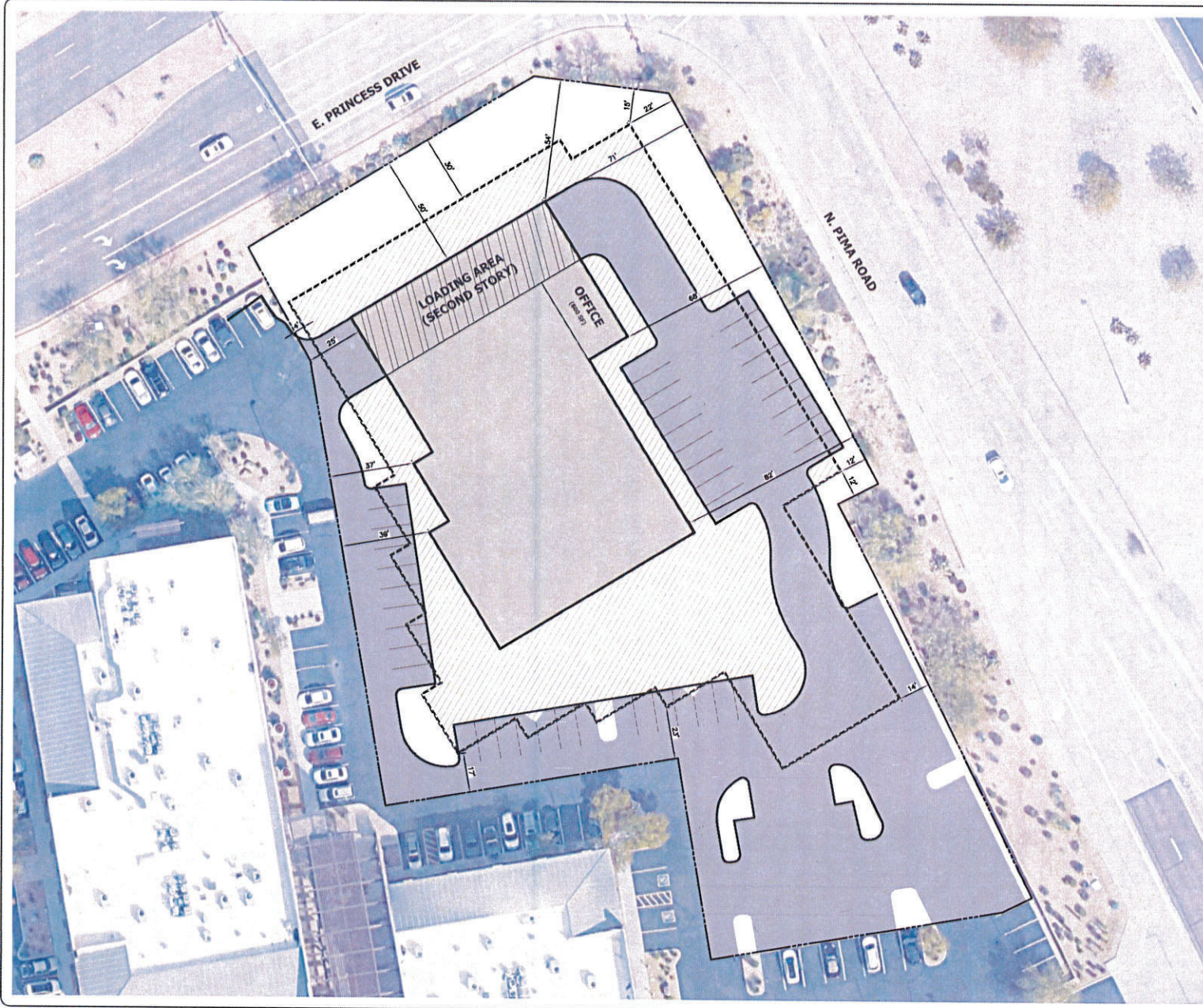
If you have any questions regarding this proposal, please call me at 480-991-3985. The City of Scottsdale has assigned this case to Ben Moriarity, a planner with the Planning and Development Department. He can be reached at 480-312-2836, should you have any questions regarding the Public Participation process. If you have sold this property in the interim, please forward this correspondence to the new owner.

Sincerely,



Michael S Buschbacher II, AICP

Principal Planner
Hunter Engineering

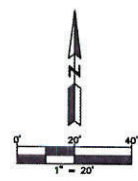


SITE LAYOUT SUMMARY

BUILDING AREA:	16,700	SQ. FT.
1ST FLOOR:	3,000	SQ. FT.
2ND FLOOR:	44,400	SQ. FT.
BASEMENT 1:	14,800	SQ. FT.
BASEMENT 2:	107,500	SQ. FT.
TOTAL:		

LEGEND

1ST FLOOR	[Solid Grey Box]
2ND FLOOR	[Hatched Box]
BASEMENT LEVELS	[Dashed Line Box]



NO.	DATE	REVISION	BY

DESIGN BY:	DRW BY:	CHK BY:
CHECKED BY:	DATE:	
PURPOSE: PRELIM SITE PLAN		

HUNTER
ENGINEERING
1040 NORTH 74TH AVENUE
SCOTTSDALE, AZ 85260
TEL: 480.344.3300
FAX: 480.344.3300

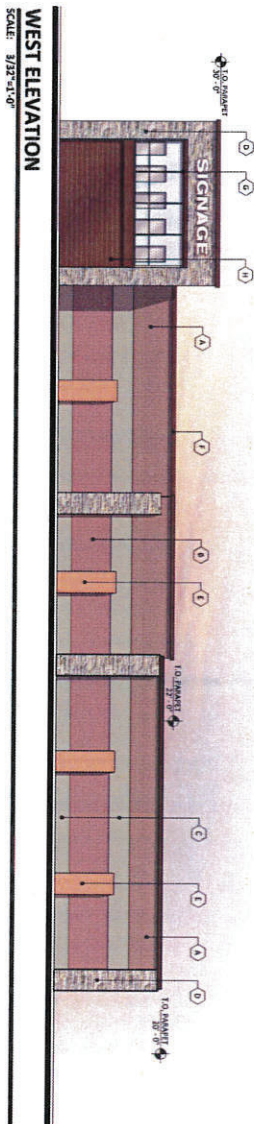
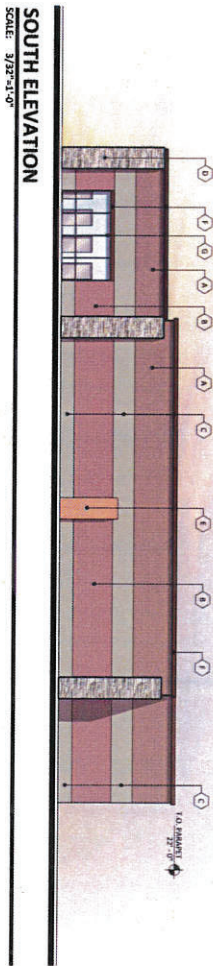
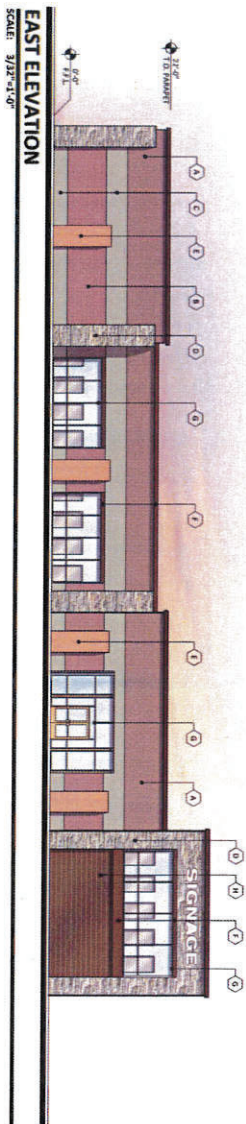
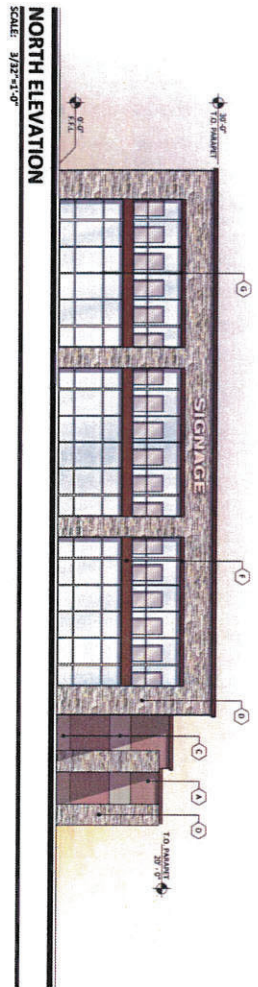
SITE PLAN FOR PLATINUM STORAGE SWC PIMA AND PRINCESS SCOTTSDALE, ARIZONA

ARIZONA
ON BEHALF OF THE
THESE PLANS ARE NOT APPROVED FOR CONSTRUCTION WITHOUT AN APPROVED SIGNATURE FROM THE GOVERNING MUNICIPALITY.

HE JOB NO.: PLAT003

SCALE 1" = 20'

SHEET 1



PLATINUM STORAGE
 SMC PIMA ROAD AND PRINCESS DRIVE
 8585 E. PRINCESS DR. SCOTTSDALE, ARIZONA 85255
 DATE: 08-26-2019 (PRELIMINARY)

COLOR AND FINISH LEGEND

A	PAINT: S&W, 100% FLOOR: S&W, 100% FLOOR: S&W, 100%	E	PAINT: S&W, 100% FLOOR: S&W, 100% FLOOR: S&W, 100%
B	PAINT: S&W, 100% FLOOR: S&W, 100% FLOOR: S&W, 100%	F	PAINT: S&W, 100% FLOOR: S&W, 100% FLOOR: S&W, 100%
C	PAINT: S&W, 100% FLOOR: S&W, 100% FLOOR: S&W, 100%	G	PAINT: S&W, 100% FLOOR: S&W, 100% FLOOR: S&W, 100%
D	PAINT: S&W, 100% FLOOR: S&W, 100% FLOOR: S&W, 100%	H	PAINT: S&W, 100% FLOOR: S&W, 100% FLOOR: S&W, 100%

EL-1
 ELEVATION
 RKA# 19206.00



SLR TURNSTONE LLC/NHR TURNSTONE LLC
10320 E MOUNTAIN SPRING RD
SCOTTSDALE ,AZ 85255
215-07-001M

ARIZONA STATE LAND DEPT
1616 W ADAMS ST
PHOENIX ,AZ 85007
215-07-019D

SCOTTSDALE VISTELLA LLC LEASE 03-108992
40 N CENTRAL AVE STE 2700
PHOENIX ,AZ 85004
215-07-021A

SCOTTSDALE VISTELLA LLC LEASE 03-108992
40 N CENTRAL AVE STE 2700
PHOENIX ,AZ 85004
215-07-022C

IO DATA CENTERS LLC
615 N 48TH ST
PHOENIX ,AZ 85008
215-07-212A

KPN INDUSTRIAL LLC
11225 W BERNARDO CT SUITE 100
SAN DIEGO ,CA 92127
215-07-212C

UNITED INSURANCE COMPANY OF AMERICA
1 E WACKER DR 10
CHICAGO ,IL 60601
215-07-212J

SCOTTSDALE PERIMETER I LLC
14648 N SCOTTSDALE RD #345
SCOTTSDALE ,AZ 85254
215-07-212M

SCOTTSDALE PERIMETER I LLC
14648 N SCOTTSDALE RD #345
SCOTTSDALE ,AZ 85254
215-07-212N

ASHTON PRINCESS PROPERTY LLC
1201 MONSTER RD SW
RENTON ,WA 98055
215-07-212T

APPLE TEN SPE SCOTTSDALE INC
814 E MAIN ST
RICHMOND ,VA 23219
215-07-212U

PRESSON SCOTTSDALE LLC
2122 E HIGHLAND AVE STE 400
PHOENIX ,AZ 85016
215-07-212V

VALK RONALD C/ROBERT SHAWN
1450 TL TOWNSEND STE 100
ROCKWELL ,TX 75032
215-07-212Z

CHP PRINCESS MEDICAL LLC
3434 47TH ST STE 220
BOULDER ,CO 80301
215-07-231

17207 PERIMETER DR LLC
14747 N NORTHSIGHT BLVD 111-431
SCOTTSDALE ,AZ 85260
215-07-242

PERIMETER GATEWAY III OWNER LLC
802 N 3RD AVE
PHOENIX ,AZ 85003
215-07-243

SCOTTSDALE AREA ASSOC OF REALTORS
4221 N SCOTTSDALE RD
SCOTTSDALE ,AZ 85251
215-07-392

PERIMETER GATEWAY PORTFOLIO LLC
802 N 3RD AVE
PHOENIX ,AZ 85003
215-07-401

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Ali Fakih
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Phoenix, AZ 85016

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Paradise Valley, AZ 85253

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Scottsdale, AZ 85260

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Scottsdale, AZ 85251

Dr. Sonnie Kirtley
COGS
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Scottsdale, AZ 85251-1822

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Scottsdale, AZ 85255

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Burch & Cracchiolo PA
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Phoenix, AZ 85011

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25499 N. 104th Way
Scottsdale, AZ 85255

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Scottsdale, AZ 85254

Guy Phillips
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3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251

Howard Myers
6631 E Horned Owl Trail
Scottsdale, AZ 85266

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Gainey Ranch Community Association
7720 Gainey Ranch Road
Scottsdale, AZ 85258

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Scottsdale, AZ 85260

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Berry Riddell, LLC
6750 E Camelback Rd, Ste 100
Scottsdale, AZ 85251

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Scottsdale, AZ 85251

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Scottsdale, AZ 85262

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Cave Creek, AZ 85327

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Phoenix, AZ 85012

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Scottsdale, AZ 85255

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AT&T
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Mesa, AZ 85201

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Scottsdale, AZ 85250

Patti Badenoch
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Scottsdale, AZ 85253

Paul Alessio - Chair
City of Scottsdale Planning Commission
7527 E. Tailspin Lane
Scottsdale, AZ 85255

Planning & Development Department
Maricopa County Planning & Development
501 N. 44th Street, Suite 200
Phoenix, AZ 85008

Planning & Development Director
City of Phoenix
200 West Washington Street, 2nd Floor
Phoenix, AZ 85003

Planning & Engineering Section Manager
Arizona State Land Department
1616 W. Adams Street
Phoenix, AZ 85007

Planning and Zoning
Town of Carefree
8 Sundial Circle P.O. Box 740
Carefree, AZ 85377

Planning Department
Town of Cave Creek
37622 N Cave Creek Road
Cave Creek, AZ 85331

Planning Department
SRP-MIC
10005 E Osborn Road
Scottsdale, AZ 85256

Prescott Smith
City of Scottsdale Planning Commission
4350 E. Camelback Rd., Suite G-200
Phoenix, AZ 85018

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Arizona Department of Transportation
205 S. 17th Avenue MD 6012E
Phoenix, AZ 85007

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Spring Creek Development
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Scottsdale, AZ 85251

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Town of Fountain Hills
16705 E. Avenue of the Fountains
Fountain Hills, AZ 85268

Sherry Wagner/Right-of-Way Technician, SR.
Mail Station PAB348
P.O. Box 52025
Phoenix, AZ 85072-2025

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7753 E. Catalina Drive
Scottsdale, AZ 85251

Superintendent
Cave Creek Unified School District
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Cave Creek, AZ 85327

Superintendent
Scottsdale Unified School District
8500 E. Jackrabbit Rd
Scottsdale, AZ 85250

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Scottsdale, AZ 85255

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Scottsdale, AZ 85251

Vickie Falen
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Scottsdale, AZ 85259

Virginia Korte
City of Scottsdale City Council
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Scottsdale, AZ 85251

W.J. Jim Lane - Mayor
City of Scottsdale City Council
3939 N. Drinkwater Blvd.
Scottsdale, AZ 85251

Wade Tinant
4614 E. Running Deer Trail
Cave Creek, AZ 85331

Granite Reef Neighborhood Resource Center
1700 N Granite Reef Road
Scottsdale, AZ 85257

Gammage & Burnham, PLC
2 N. Central Avenue, 15th Floor
Phoenix, AZ 85004

Southwest Gas Corporation
2200 N. Central Avenue Ste 101
Phoenix, AZ 85004

Withey Morris, PLC
2525 E. Arizona Biltmore Circle; Suite A-212
Phoenix, AZ 85016

Paradise Valley Unified School District
15002 N. 32nd Street
Phoenix, AZ 85032

Earl, Curley & Lagarde, P.C.
3101 N. Central Avenue, Ste. 1000
Phoenix, AZ 85012

Arizona Commerce Authority
333 N. Central Avenue, Suite 1900
Phoenix, AZ 85004

Maggie Keasler
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Scottsdale, AZ 85255

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Scottsdale, AZ 85255

Patricia Van Cleave
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Scottsdale, AZ 85262

Andrea Keck
9719 E. West View Drive
Scottsdale, AZ 85255

Steve Perone
7474 E. Earll Dr. #108
Scottsdale, AZ 85251

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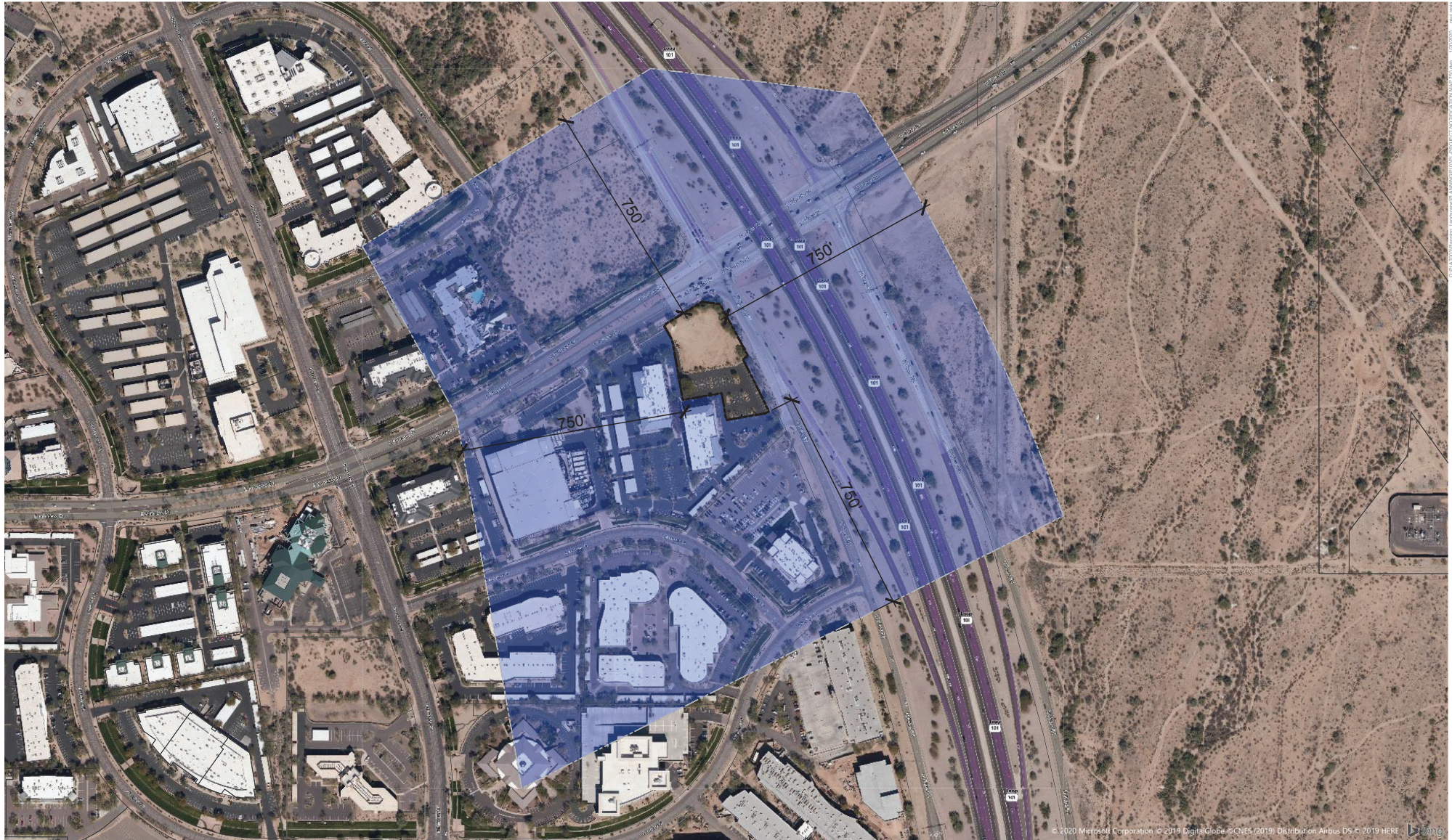
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PLATINUM STORAGE
PROPERTY OWNERSHIP MAP

Michael Buschbacher

From: Michael Buschbacher
Sent: Thursday, January 30, 2020 9:59 PM
To: dbrown@wentprop.com
Subject: 658-PA-2019 Platinum Storage Color Exhibit Request
Attachments: PUBLIC_NOTIF_LETTER_plat003.pdf

David,

Please find attached the color site plan and elevations requested for this project.

Best Regards,

Michael S. Buschbacher II, AICP, ASLA

Principal Planner, Senior Urban Designer



10450 N. 74th Street, Suite 200
Scottsdale, AZ 85258
Phone: (480) 991-3985
Fax: (480) 991-3986

ELECTRONIC FILE DISCLAIMER

Hunter Engineering, Inc. makes no warranty or guaranty as to the correctness, completeness or propriety of the information released on its electronic files. Any damages or losses suffered as a result of any use of Hunter Engineering, Inc.'s electronic files are without risk or liability to Hunter Engineering, Inc.. The release of Hunter Engineering, Inc.'s electronic files are for User's convenience only, and User assumes all risks; duties and liabilities associated with the use of Hunter Engineering, Inc.'s electronic files.

Hunter Engineering, Inc. makes no representation as to the compatibility of its electronic files with other computer software and systems, nor regarding the electronic files being computer virus free. User agrees to indemnify and hold Hunter Engineering, Inc. harmless from all claims, damages and expenses (including court costs and attorney fees) that User may suffer as a result of use of Hunter Engineering, Inc.'s electronic files. The design concepts are the exclusive Copyrighted property of Hunter Engineering, Inc., and any transfer of use of the design concepts by the recipient on any other project(s) is strictly prohibited.

Michael Buschbacher

From: Chris Sparkman <chriss@casehuff.com>
Sent: Thursday, January 23, 2020 3:05 PM
To: Michael Buschbacher
Cc: heatherk@casehuff.com; timh@casehuff.com
Subject: Perimeter Center Owners Association
Attachments: Hunter Engineering - letter and plan.pdf; Plan Submittal info - PCOA.pdf

Mike,

Just following up on the telephone call we had. Please find attached to this e-mail the checklist for the process of having plans reviewed for the Perimeter Center Owners Association (PCOA).

The design guidelines for the PCOA are contained the CC & R documents for the park.

If you have any questions, please feel free to contact me.

Thank you.

Chris Sparkman
Senior Property Manager



4835 East Cactus Road Suite 443 | Scottsdale Arizona 85254-3546
602-252-9300 OFFICE | 602-252-6860 FAX
chriss@casehuff.com | www.casehuff.com

This message is intended only for the use of the addressee and may contain information that is privileged and confidential. If you are not the intended recipient, you are hereby requested to not disseminate or use this communication. If you have received this communication in error, please destroy it and notify us immediately by telephone at the number shown above. Thank you.

Note: If this email and/or attachment isn't intended for you, don't open it and let me know that it was sent in error.

SCOTTSDALE

DEVELOPMENT REVIEW BOARD MEETING

MEETING NOTICE AND MARKED AGENDA



DEVELOPMENT REVIEW BOARD

Suzanne Klapp, Council Member/Chair
Paul Alessio, Planning Commissioner
Doug Craig, Design Member

Shakir Gushgari, Design Member
Michal Ann Joyner, Development Member

Thursday, November 19, 2020

1:00 P.M.

DEVELOPMENT REVIEW BOARD MEETING

Until further notice, Board and Commission meetings are being held electronically to virtually attend and listen/view the meeting in progress. Board and Commission meetings are televised on Cox Cable Channel 11/streamed online at [Scottsdaleaz.gov](https://www.scottsdaleaz.gov/scottsdale-video-network/live-stream) (search "live stream") OR will be available on Scottsdale's YouTube channel to allow the public to listen/view the meeting in progress. A link will be available below to denote where this meeting can be viewed:

<https://www.scottsdaleaz.gov/scottsdale-video-network/live-stream>

Spoken comment is being accepted on agenda action items. To sign up to speak on these items, please [click here](#). Request to speak forms must be submitted no later than 90 minutes before the start of the meeting.

Written comment is being accepted for both agendized and non-agendized items, and should be submitted electronically at least 90 minutes before the meeting. These comments will be emailed to the Board or Commission and posted online prior to the meeting. A written public comment may be submitted electronically by [clicking here](#).

Call to Order – 1:00 PM

Roll Call – ALL MEMBERS PRESENT

One or more members of the Board may be attending the meeting by telephone, video, or Internet conferencing, pursuant to A.R.S. § 38-431(4).

Administrative Report – Brad Carr, AICP

1. Identify supplemental information, if any, related to the November 19, 2020 Development Review Board agenda items, and other correspondence.

Minutes

2. Approval of the November 5, 2020 Development Review Board [Meeting Minutes](#).
APPROVED 5-0; MOTION BY COMMISSIONER ALESSIO, 2ND BY BOARD MEMBER CRAIG.



Persons with a disability may request a reasonable accommodation by contacting staff at 480-312-7767. Requests should be made 24 hours in advance, or as early as possible, to allow time to arrange accommodation. For TTY users, the Arizona Relay Service (1-800-367-8939) may contact staff.

CONSENT AGENDA

3. [7-DR-2020 \(Platinum Storage\)](#)

Ben Moriarity

Request by owner for approval of a site plan, landscape plan, and building elevations for a new two-story self-storage facility on a +/- 1.76 acre site with Industrial Park (I-1) zoning, located at southwest corner of Princess Drive and the Loop 101 frontage road.

8585 E. Princess Drive

RKAA, Architect/Designer

APPROVED 5-0; MOTION BY BOARD MEMBER CRAIG, 2ND BY BOARD MEMBER JOYNER.

Non-ACTION ITEM

4. [32-DR-2020 \(DSPM Design Standards & Policies Manual Update 2021\)](#)

Eliana Hayes

Introduction and initial discussion regarding the updates to the City of Scottsdale Design Standards & Policies Manual (DSPM) for 2021.

Adjournment – 1:31 PM



**SCOTTSDALE DEVELOPMENT REVIEW BOARD
KIVA-CITY HALL
3939 DRINKWATER BOULEVARD
SCOTTSDALE, ARIZONA
THURSDAY, NOVEMBER 19, 2020**

SUMMARIZED MEETING MINUTES

PRESENT:

Suzanne Klapp, Councilmember
Paul Alessio, Planning Commissioner
Shakir Gushgari, Design Member
Doug Craig, Design Member
Michal Ann Joyner, Development Member

ABSENT:

None

STAFF:

Brad Carr
Margaret Wilson
Ben Moriarity
Eliana Hayes
Chris Zimmer
Bronte Ibsen
Lorraine Castro
Brian Hancock

CALL TO ORDER

Councilwoman Klapp called the meeting of the Development Review Board to order at 1:00 PM.

ROLL CALL

A formal roll call was conducted confirming members present as stated above.

ADMINISTRATIVE REPORT

1. Identify supplemental information, if any, related to November 5, 2020 Development Review Board agenda items, and other correspondence.

BRAD CARR, STATED NO ADDITIONAL INFORMATION TO REPORT.

* Note: These are summary action minutes only. A complete copy of the meeting audio/video is available on the Development Review Board website at:
http://scottsdale.granicus.com/ViewPublisher.php?view_id=36

MINUTES

2. Approval of the November 5, 2020 Development Review Board Meeting Minutes.

COMMISSIONER ALESSIO MOVED TO APPROVE THE NOVEMBER 5, 2020 DEVELOPMENT REVIEW BOARD MEETING MINUTES, 2ND BY BOARD MEMBER CRAIG. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILMEMBER KLAPP, COMMISSIONER ALESSIO, BOARD MEMBERS GUSHGARI, JOYNER, AND CRAIG WITH AN AYE VOTE OF FIVE (5) TO ZERO (0).

CONSENT AGENDA

7-DR-2020 (Platinum Storage)

Request by owner for approval of a site plan, landscape plan, and building elevations for a new two-story self-storage facility on a +/- 1.76 acre site with Industrial Park (I-1) zoning, located at southwest corner of Princess Drive and the Loop 101 frontage road.

8585 E. Princess Drive

RKAA, Architect/Designer

BOARD MEMBER CRAIG MOVED TO APPROVE 7-DR-2020, 2ND BY BOARD MEMBER JOYNER. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILMEMBER KLAPP, COMMISSIONER ALESSIO, BOARD MEMBERS GUSHGARI, JOYNER AND CRAIG WITH AN AYE VOTE OF FIVE (5) TO ZERO (0).

NON-ACTION ITEM

32-DR-2020 (DSPM Design Standards & Policies Manual Update 2021)

Introduction and initial discussion regarding the updates to the City of Scottsdale Design Standards & Policies Manual (DSPM) for 2021. – Presentation by Eliana Hayes.

DISCUSSION BY BOARD MEMBER CRAIG REGARDING DECOMPOSED GRANITE AND QUESTION FROM CITY COUNCIL MEMBER KLAPP ABOUT HOW TO FIND DOCUMENT ON WEBSITE AND REGARDING REFUSE COLLECTION STANDARDS. BOARD MEMBER GUSHGARI COMMENTED ON AN EDUCATIONAL SESSION ON DSPM IMPLEMENTATION FOR ALL BOARD MEMBERS.

ADJOURNMENT

With no further business to discuss, the regular meeting of the Development Review Board adjourned at 1:31 PM.