



Marked Agendas

Approved Minutes

Approved Reports

**The February 18, 2021
Development Review
Board Meeting Agenda and
Minutes can be found at**

<http://www.scottsdaleaz.gov/boards/development-review-board>

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: February 18, 2021
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

Storage at McDowell 46-DR-2019	Request by owner for approval of a site plan, landscape plan, and building elevations for a new storage facility development on a +/- 1.36 -acre site with Highway Commercial (C-3) zoning, located at 7025 E. McDowell Rd.
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Staff Recommendation

Approve, subject to the attached stipulations

Key Issues

- Previous concerns from DRB Members regarding building elevations and landscape plan

Items for Consideration

- Conformance with Development Review Board Criteria
- Integration of Sensitive Design Principles
- Conformance with Self-Storage Facilities Design Guidelines
- Case was continued at April 2, 2020 DRB Hearing with 6-0 vote due to architectural design and landscaping concerns
- Case was continued at May 7, 2020 DRB Hearing per applicant's request for additional time
- Site plan changes regarding fire lane access and refuse pick up
- Site driveway relocation will result in alterations to Papago Plaza declaration lane
- Project is stipulated to match the Papago Plaza redevelopment alley improvements for consistency

PREVIOUS DRB HEARINGS SUMMARY

April 2, 2020 Development Review Board

The subject case, 46-DR-2019, was originally heard at the [April 2, 2020 Development Review Board \(DRB\) hearing](#). At that hearing, several board members expressed concerns with the proposed building architecture and landscaping. The hearing feedback consisted of:

Elevations:

- Break up the building massing of the proposed storage building due to its large size
- Provide meaningful undulations and projections to help vary the building plane
- Elevations should utilize a variety of materials for an attractive composition
- Include horizontal elements to help add visual interest
- Add windows to the building elevations (but they should be tinted and not used for storage display)
- Avoid a bulky or boxy appearance
- The subject site's location on McDowell Road warrants special attention to design

Landscape Plan:

- Provide intentional and purposeful planting arrangements that compliment and relate to the building architecture
- Site plan and landscape plan coordination needs to occur to show correct sidewalk locations
- Landscape plan needs to represent actual tree and plant sizes correctly
- Trees in the area between the street and public sidewalk are placed too close together and the spacing is not representative of their mature size
- Proposal feels scattered, try to incorporate more uniformity as the apartments have done next door

With these significant concerns, the DRB voted 6-0 to continue the case for the applicant to work on revising the proposed elevations and landscaping. The case was continued to the May 7, 2020 agenda.

May 7, 2020 Development Review Board

At the [May 7, 2020 Development Review Board Hearing](#), the applicant requested a continuance to a future date to be determined to allow for additional time to thoroughly revise the project submittal to address the DRB concerns. The DRB approved the continuance request with a 7-0 vote.

BACKGROUND

Location: 7025 East McDowell Road

Zoning: Highway Commercial (C-3)

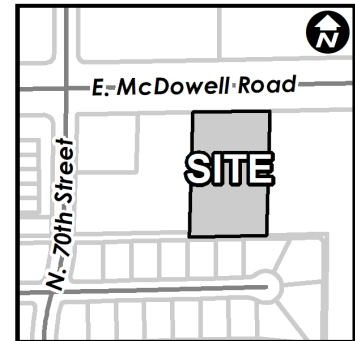
Adjacent Uses

North: Car dealership, zoned C-3

East: Papago Plaza under demolition, future site of new apartments, zoned PC PRC PSD

South: Residential subdivision, zoned R1-7

West: Hotel, zoned C-3



Property Owner

Storage at McDowell LLC

Applicant

Michelle Bach, EAPC
602-441-4505

Design Architect

Jim Elson

Engineer

Helix Engineering

DEVELOPMENT PROPOSAL

The applicant is requesting approval of a new internalized storage facility of approximately 90,000 square feet of floor area within two levels above grade and two levels below grade (four floors total). The proposed storage building is centrally located on the parcel, situated between the required twenty (20) foot front yard landscape buffer along E. McDowell Road and fifty (50) foot rear yard setback from the residential subdivision to the south. The associated parking spaces are located on the northside of building and screened from the street by landscaping and a three (3) foot tall parking lot screen wall. The proposed architecture includes split face and scored concrete masonry units and metal panels and canopies supported by concrete columns. Color palette includes desert neutral colors like Barnwood Gray and Barrel Stove, gray tones like Boat Anchor and Looking Glass, and a deep Colonial Red accent.

Development Review Board Criteria

Staff’s review is that the development proposal may meet the applicable Development Review Board Criteria. For a detailed analysis of the Criteria, please see Attachment #17. For the applicant’s complete Narrative, please see attachment #16.

STAFF RECOMMENDED ACTION

Staff recommends that the Development Review Board approve the Storage at McDowell 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
<p>Community & Economic Development Current Planning Services</p>	<p>Katie Posler Planner 480-312-2703 Email: kposler@scottsdaleaz.gov</p>
<p>Community & Economic Development Plan Review</p>	<p>Eliana Hayes Development Engineering Manager 480-312-2757 Email: ehayes@scottsdaleaz.gov</p>
<p>Public Works Traffic Engineering</p>	<p>Phil Kercher Traffic Engineer and Operations Manager 480-312-7645 Email: pkercher@scottsdaleaz.gov</p>
<p>Community & Economic Development Stormwater Management</p>	<p>Ghassan Aouad Senior Stormwater Engineer 480-312-7903 Email: gaouad@scottsdaleaz.gov</p>
<p>Public Safety Fire and Life Safety Services</p>	<p>Scott Stanek Senior Plans Examiner 480-312-2372 Email: sstanek@scottsdaleaz.gov</p>
<p>Engineering Services Engineering – Water Reclamation</p>	<p>Levi Dillion Senior Water Resources Engineer 480-312-5673 Email: ldillion@scottsdaleaz.gov</p>

APPROVED BY

Katie Posler

Katie Posler, Planner, Report Author

2/6/21

Date

Brad Carr

Brad Carr, AICP, LEED-AP, Planning & Development Area Manager
Development Review Board Liaison
Phone: 480-312-7713 Email: bcarr@scottsdaleaz.gov

2/8/2021

Date

Randy Grant

Randy Grant, Executive Director
Planning, Economic Development, and Tourism
Phone: 480-312-2684 Email: rgrant@scottsdaleaz.gov

2/9/21

Date

ATTACHMENTS

1. Context Aerial
2. Close-up Aerial
3. Previous Site Plan
4. Previous Landscape Plan
5. Previous Building Elevations (Color and B&W)
6. Previous Material Board
7. Previous Renderings
8. Revised Site Plan
9. Revised Open Space Plan
10. Revised Landscape Plan
11. Revised Building Elevations (Color and B&W)
12. Revised Material Board
13. Revised Renderings
14. Revised Photometrics Plan
15. Revised Lighting Cutsheets
16. Revised Applicant's Narrative
17. Development Review Board Criteria Analysis
18. Development Information
19. Stipulations / Zoning Ordinance Requirements
20. Papago Plaza Site Plan (for reference)
21. April 2, 2020 DRB Marked Agenda
22. May 7, 2020 DRB Marked Agenda
23. Zoning Map
24. Neighborhood Notification Map



Q.S.
12-44

Google Earth Pro Imagery

City of Tempe



Context Aerial

ATTACHMENT #1

46-DR-2019



Q.S.
12-44

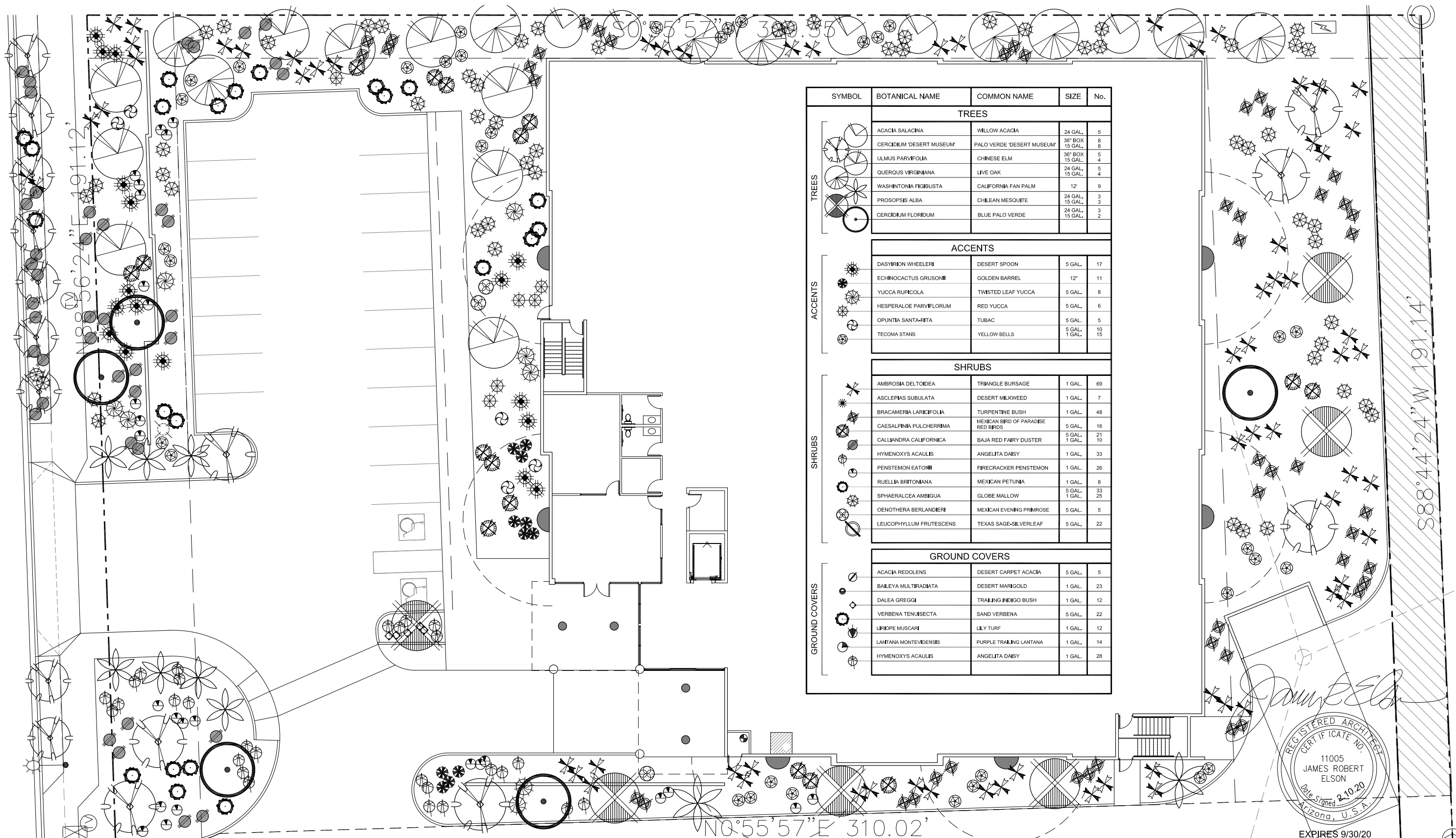
Google Earth Pro Imagery



Close-up Aerial

ATTACHMENT #2

46-DR-2019

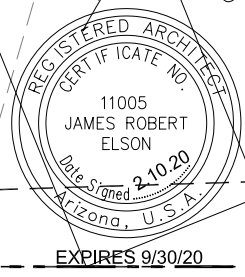


SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	No.
TREES				
TREES	ACACIA SALICINA	WILLOW ACACIA	24 GAL.	5
	CERCIDIUM 'DESERT MUSEUM'	PALO VERDE 'DESERT MUSEUM'	36" BOX 15 GAL.	8
	ULMUS PARVIFOLIA	CHINESE ELM	36" BOX 15 GAL.	4
	QUERQUS VIRGINIANA	LIVE OAK	24 GAL. 15 GAL.	5
	WASHINGTONIA FIGBUSTA	CALIFORNIA FAN PALM	12"	9
	PROSOPIS ALBA	CHILEAN MESQUITE	24 GAL. 15 GAL.	3
	CERCIDIUM FLORIDUM	BLUE PALO VERDE	24 GAL. 15 GAL.	2
	ACCENTS			
ACCENTS	DASYRION WHEELERI	DESERT SPOON	5 GAL.	17
	ECHINOCACTUS GRUSONII	GOLDEN BARREL	12"	11
	YUCCA RUPICOLA	TWISTED LEAF YUCCA	5 GAL.	8
	HESPERALOE PARVIFLORUM	RED YUCCA	5 GAL.	6
	OPUNTIA SANTA-RITA	TUBAC	5 GAL.	5
	TECOMA STANS	YELLOW BELLS	5 GAL. 1 GAL.	10 15
SHRUBS				
SHRUBS	AMBROSIA DELTOIDEA	TRIANGLE BURSAGE	1 GAL.	69
	ASCLEPIAS SUBULATA	DESERT MILKWEEED	1 GAL.	7
	BRACAMERIA LARICIFOLIA	TURPENTINE BUSH	1 GAL.	48
	CAESALPINIA PULCHERRIMA	MEXICAN BIRD OF PARADISE RED BIRDS	5 GAL. 1 GAL.	16 21
	CALLIANDRA CALIFORNICA	BAJA RED FAIRY DUSTER	1 GAL.	10
	HYMENOXYIS ACAULIS	ANGELITA DAISY	1 GAL.	33
	PENSTEMON EATONII	FIRECRACKER PENSTEMON	1 GAL.	26
	RUPELLIA BRITONIANA	MEXICAN PETUNIA	1 GAL.	8
	SPHAERALCEA AMBIGUA	GLOBE MALLOW	5 GAL. 1 GAL.	33 25
	OENOTHERA BERLANDIERI	MEXICAN EVENING PRIMROSE	5 GAL.	5
	LEUCOPHYLLUM FRUTESCENS	TEXAS SAGE-SILVERLEAF	5 GAL.	22
	GROUND COVERS			
GROUND COVERS	ACACIA REDOLENS	DESERT CARPET ACACIA	5 GAL.	5
	BAILEYA MULTIRADIATA	DESERT MARIGOLD	1 GAL.	23
	DALEA GREGGI	TRAILING INDIGO BUSH	1 GAL.	12
	VERBENA TENUISECTA	SAND VERBENA	5 GAL.	22
	LIRIOPE MUSCARI	LILY TURF	1 GAL.	12
	LANTANA MONTEVIDENSIS	PURPLE TRAILING LANTANA	1 GAL.	14
	HYMENOXYIS ACAULIS	ANGELITA DAISY	1 GAL.	28

THORNY TREES, SHRUBS AND CACTI SHALL BE PLANTED SO THAT THEIR MATURE SIZE/CANOPY WILL BE AT LEAST 4 FEET AWAY FROM ANY WALKWAYS OR PARKING AREA CURBING.

PROV. 1/2" MINUS DECOMPOSED GRANITE TYP. THRU OUT

LANDSCAPE PLAN

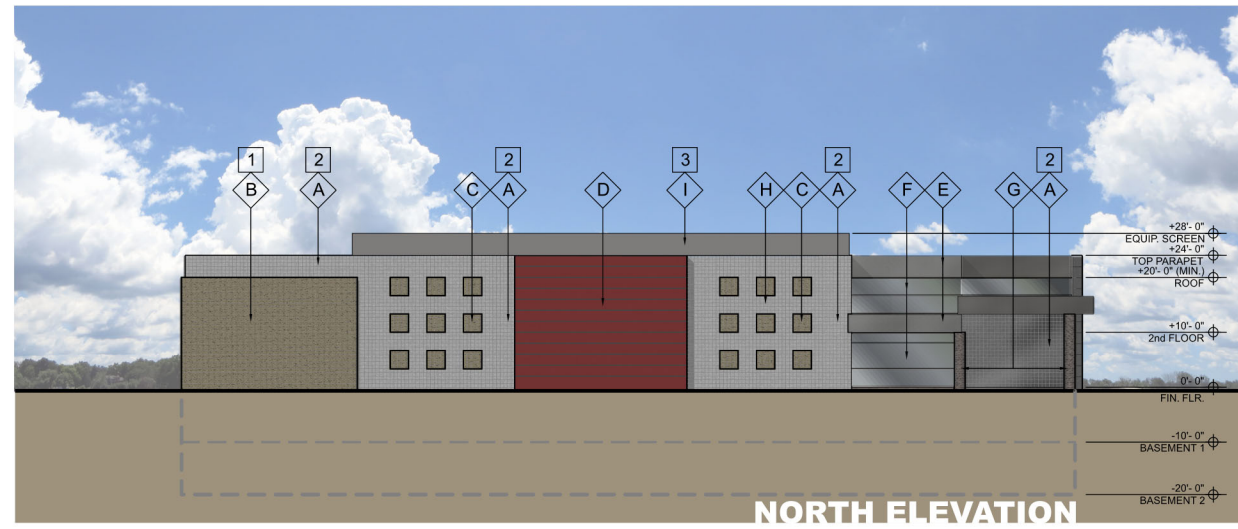


STORAGE on McDOWELL
for the BELL GROUP, LLC
7025 E. McDOWELL ROF

DATE 9.2.1
REVISED 11.12.1
C.O.S. 1st REVIEW COMMENTS
C.O.S. 2nd REVIEW COMMENTS

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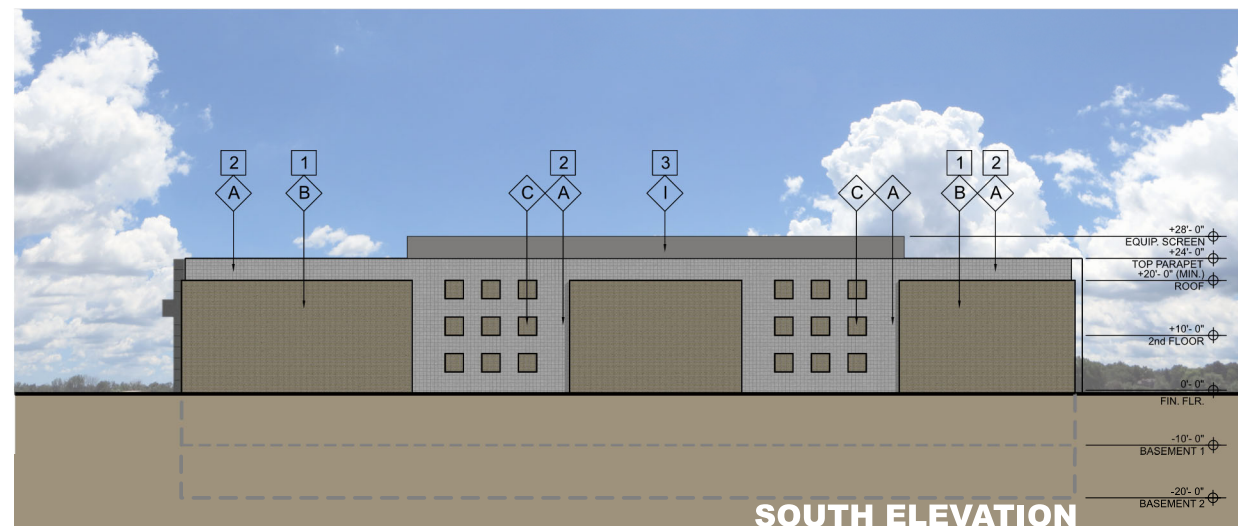
L1
LANDSCAP
PLAN



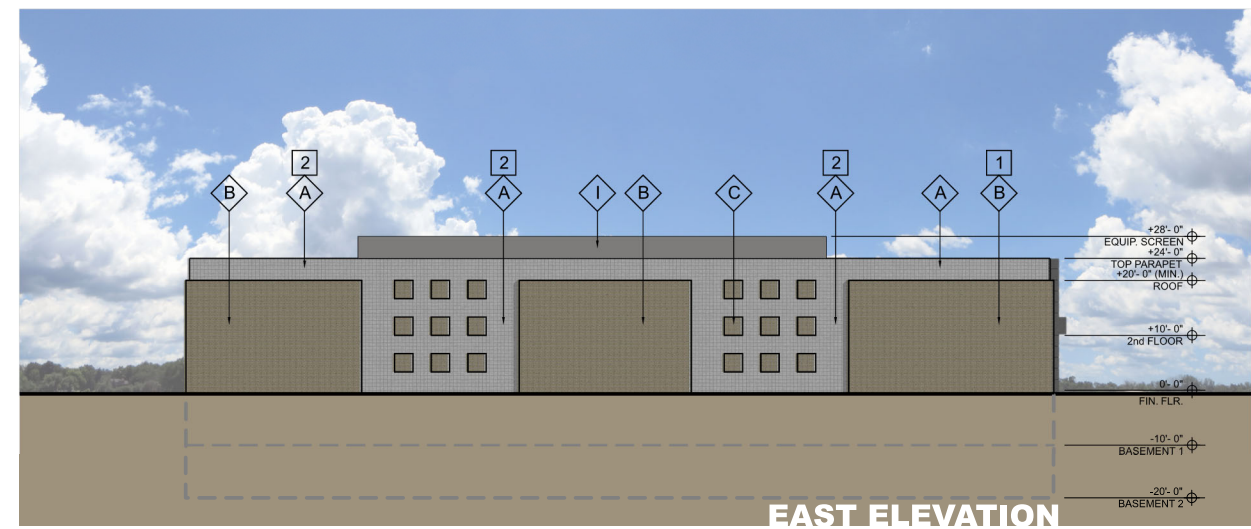
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

COLOR KEY NOTES

- 1 BARREL STOVE
DEC 216 (LRV 21)
- 2 BARNWOOD GRAY
DET 620 (LRV 31)
- 3 LOOKING GLASS
DE 6376 (LRV 23)
- 4 BOAT ANCHOR
DE 6377 (LRV 14)

WALL PLANE LEGEND

- 0 REFERENCE
WALL PLANE
- 6 DISTANCE BEHIND REFERENCE
WALL PLANE (FEET)

ELEVATION KEY NOTES

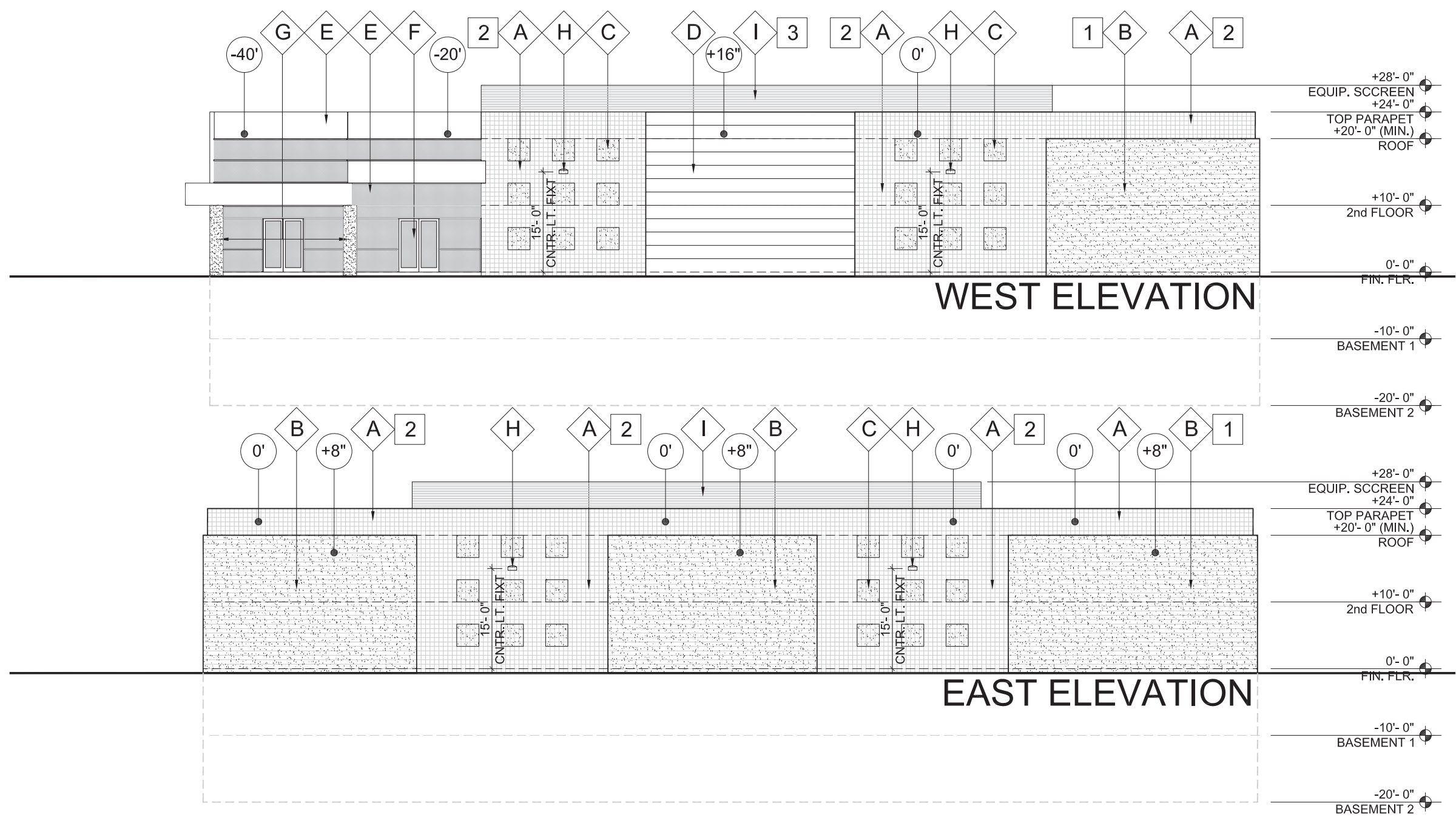
- A 8X8X16 SCORED C.M.U.
- B 8X8X16 SPLIT FACE C.M.U.
- C 6X8X16 SPLIT FACE C.M.U.
ACCENT INSERTS
- D FLAT SEAM METAL PANELS
OVER 8X8X16 C.M.U. WALL
- E METAL FASCIA CANOPY
OVER STL. STUD FRAMING
- F INSULATED DK. SOLAR GREY
BUTT GLAZED GLASS IN OFFSET
ALUM. GLAZING SYSTEM
- H SAND BLASTED CONCRETE
ROUND COLUMNS
- I STL. 'B' DECK MECH. EQUIP. SCREEN
OVER STRUCT. STL. FRAMING



DATE 9.2.19
REVISED.

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STORAGE on McDOWELL
for the BELL GROUP, LLC
7025 E. McDOWELL ROAD



COLOR KEY NOTES

- 1 BARREL STOVE
DEC 216 (LRV 21)
- 2 BARNWOOD GRAY
DET 620 (LRV 31)
- 3 LOOKING GLASS
DE 6376 (LRV 23)
- 4 BOAT ANCHOR
DE 6377 (LRV 14)

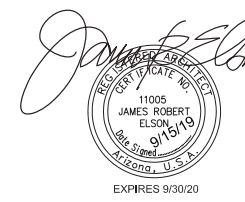
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REFERENCE
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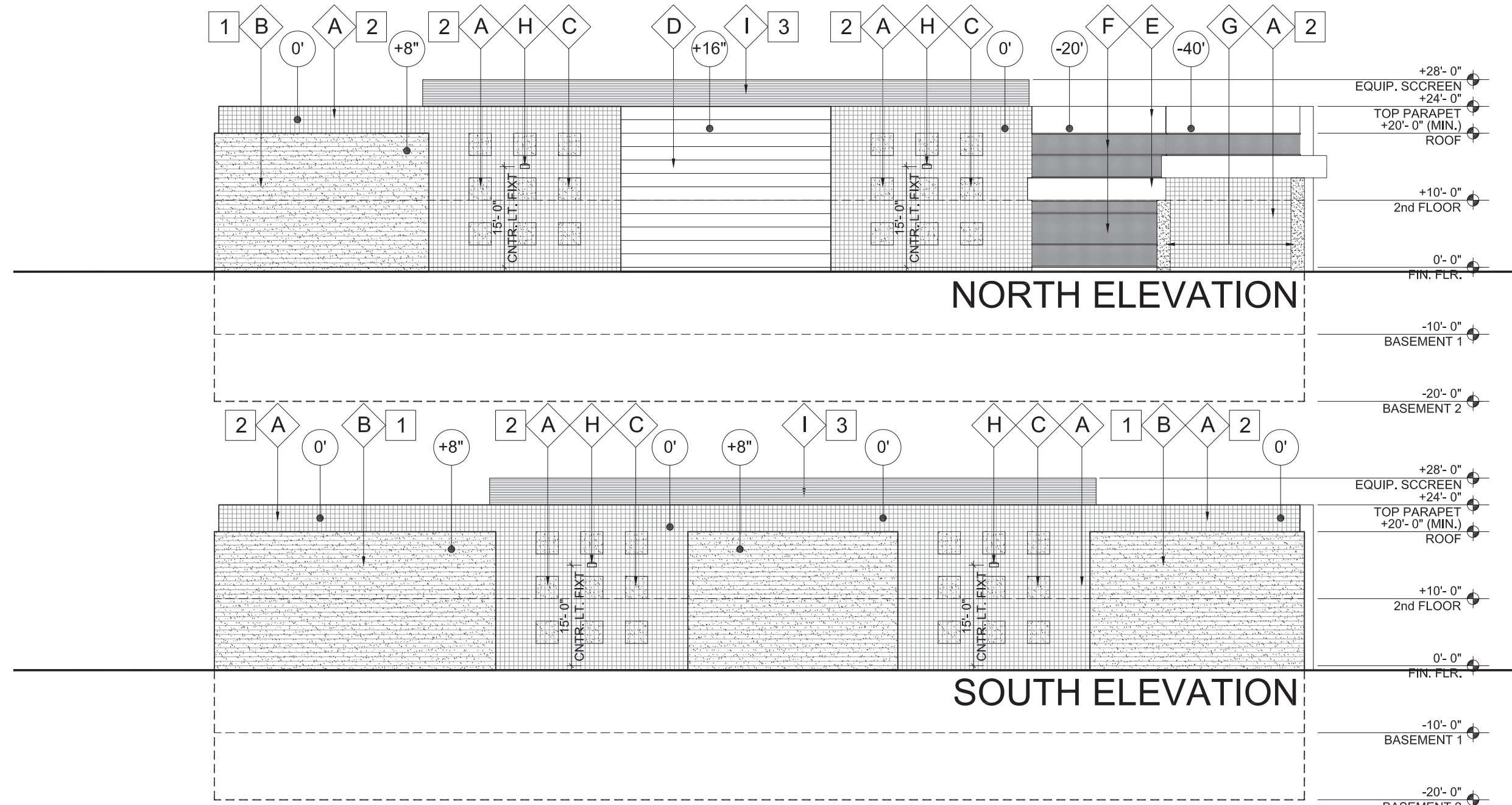
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BUTT GLAZED GLASS IN OFFSET
ALUM. GLAZING SYSTEM
- G SAND BLASTED CONCRETE
ROUND COLUMNS
- H LIGHT FIXTURE - SEE PHOTOMETRIC
PLAN & SITE LIGHTING PLAN SL-1 FOR
FIXT. TYPE. MOUNT @ 21'- 8" ABV. GRADE.
- I STL. 'B' DECK MECH. EQUIP. SCREEN
OVER STRUCT. STL. FRAMING

DATE: 9.2.19
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COLOR KEY NOTES

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DEC 216 (LRV 21)
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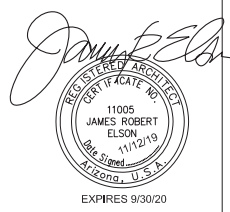
WALL PLANE LEGEND

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WALL PLANE
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REFERENCE
WALL PLANE (FEET)

ELEVATION KEY NOTES

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DATE: 9.2.19
REVISED:



james elson
architect

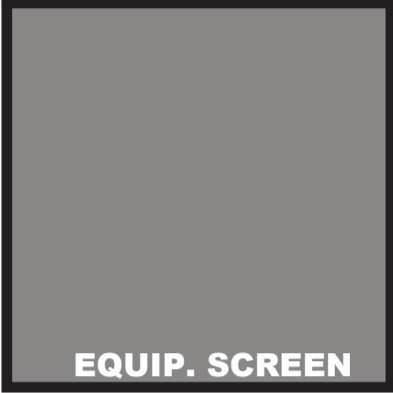
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Materials Sample Board Storage on McDowell

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elsoⁿ
elsoⁿ
architect

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suite two hundred five
scottsdale, arizona
602.903.5311 t.
480.515.9342 f.



EQUIP. SCREEN



STRUCTURAL STEEL

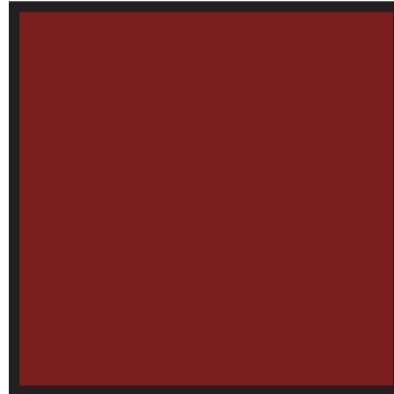
C LOOKING GLASS
DE 6376 (LRV 23)



SPLIT FACE C.M.U.



SCORED STD C.M.U.



**FLAT SEAM
METAL SIDING**

A BARREL STOVE
DEC 216 (LRV 21)

B BARNWOOD GRAY
DET 620 (LRV 31)



**STOREFRONT
BLACK ANODIZED**



**GLASS - INSULATED LOWe
DARK SOLAR GRAY**



**CONCRETE MASONRY UNITS
SCORED (STAINED - SEE COLORS)**



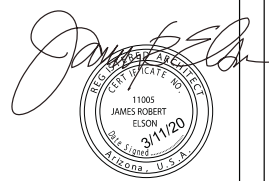
**CONCRETE MASONRY UNITS
SPLIT FACE (STAINED - SEE COLORS)**



VIEW FROM McDOWELL ROAD LOOKING SOUTHEAST

DATE 9.2.19
REVISED
C.O.S. 3.11.20
RESPONSE 2

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EXPIRES 9,30,2020

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REGISTRATION NUMBER ##### ON #####
AND THE ORIGINAL DOCUMENTS ARE STORED AT #####

CLIENT
BELL GROUP, LLC

PROJECT DESCRIPTION

PAPAGO INTERNALIZED SELF STORAGE

7025 E. MCDOWELL RD.
ADDRESS

CITY SCOTTSDALE

STATE ARIZONA

ISSUE DATES

DR	DESCRIPTION	DATE
DR	DEVELOPMENT REVIEW	01-28-2021
DR	DEVELOPMENT REVIEW	01-12-2021
MARK	DESCRIPTION	DATE

PROJECT NO: 20204680

DRAWN BY: JE

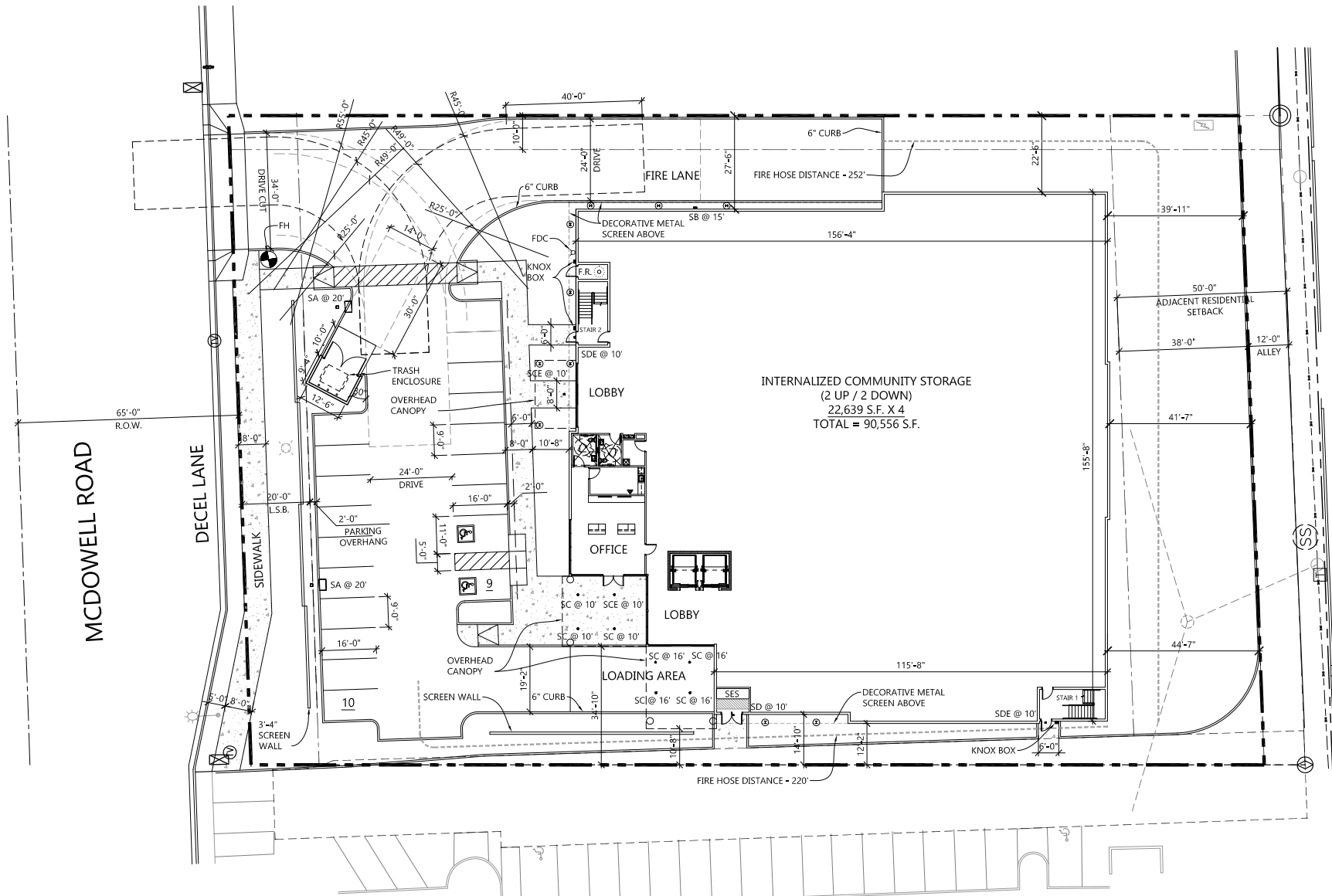
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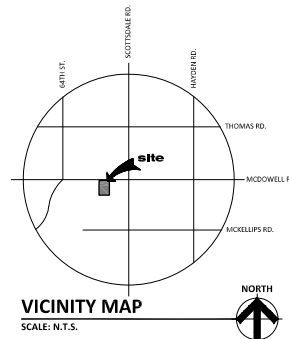
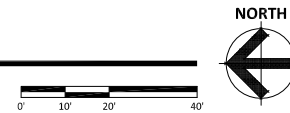
DRAWING TITLE

PRELIMINARY SITE PLAN

A002



SITE PLAN
SCALE: 1" = 20'-0"



ATTACHMENT #8
(Revised Site Plan)

PROJECT DIRECTORY:

DEVELOPER:
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ARCHITECT OF RECORD:
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POINT OF CONTACT: MICHELLE BACH
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POINT OF CONTACT: TIM MCQUEEN
PHONE: (602) 265-0320
EMAIL: timmcqueen@tjma.net

CIVIL ENGINEER:
HELIX ENGINEERING, LLC
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PHOENIX, ARIZONA 85050
POINT OF CONTACT: STEVE BOWSER
PHONE: (602) 788-2616
EMAIL: sb@hxeng.com

SITE PLAN DATA:

EXISTING ZONING:	C-3
GROSS SITE AREA:	1.36 ACRES (59,150 S.F.)
NET SITE AREA:	1.31 ACRES (56,856 S.F.)

PROPOSED BUILDING USE: INTERNALIZED SELF STORAGE

OCCUPANCY TYPE: S-1 (STORAGE) AND B (OFFICE)

CONSTRUCTION TYPE: II-B

BUILDING HEIGHT ALLOWED: 36'-0"

BUILDING HEIGHT PROPOSED: 29'-4"

BUILDING AREA:

TOTAL INTERNAL BUILDING AREA:	90,556 S.F. (2 UP / 2 DOWN)
ALLOWED FAR (0.8 MAX):	45,485 S.F. (0.80)
PROVIDED FAR (ABOVE GROUND):	45,278 S.F. (0.79)
FAR PERCENTAGE:	79%
BUILDING AREA (BELOW GROUND):	45,278 S.F.
SITE COVERAGE:	42% (23,875 S.F.)

PARKING CALCULATION:

REQUIRED PARKING:	19 SPACES
1/2500 S.F. OF ABOVE GRADE:	
INTERNALIZED COMMUNITY STORAGE:	
45,278 S.F. @ 1/2500 = 19 SPACES	

PROVIDED PARKING: 19 SPACES

REQUIRED ADA PARKING: 1 SPACES

PROVIDED ADA PARKING: 2 SPACES

BIKE PARKING REQUIRED (1/10 VEHICLES): 2 SPACES

BIKE PARKING PROVIDED: 2 SPACES

OPEN SPACE:

REQUIRED OPEN SPACE (10%) (FIRST 12' BLDG. HEIGHT):
10 X 56,856 S.F. = 5,686 S.F.

OPEN SPACE REQUIRED ABOVE 12' OF BUILDING HEIGHT:
17.3 X .004 X 56,856 S.F. = 3,934 S.F.

TOTAL OPEN SPACE REQUIRED:
5,686 S.F. + 3,934 S.F. = 9,620 S.F.

FRONT OPEN SPACE REQUIRED (50%):
9,620 S.F. X .50 = 4,810 S.F.

FRONT OPEN SPACE PROVIDED: 4,957 S.F.

OTHER OPEN SPACE PROVIDED: 9,492 S.F.

TOTAL OPEN SPACE PROVIDED: 14,449 S.F.

PARKING LOT AREA: 7,561 S.F.

PARKING LOT LANDSCAPING REQUIRED (15%): 1,134 S.F.

PARKING LOT LANDSCAPING PROVIDED: 1,744 S.F.

33% OF PARKING LOT LANDSCAPE AREA MUST BE >7'-0" WIDE
33% OF LANDSCAPE AREA PROVIDED = 0.33 X 1,744 S.F. = 576 S.F. REQUIRED
939 S.F. PROVIDED

- FIRE ORDINANCE REQUIREMENTS:**
- FIRE LANE SURFACES SHALL BE DESIGNED FOR ALL WEATHER USE AND WILL SUPPORT 83,000 LB GVW, IN ACCORDANCE WITH THE DESIGN STANDARDS & POLICIES MANUAL, SECTION 2-1.802 (3)
 - MINIMUM DRIVE WIDTHS FOR FIRE ACCESS - 24 FT - FIRE ORDINANCE 4045, 503.2.1
 - EXISTING FIRE HYDRANT SPACING IN COMPLIANCE WITH FIRE ORDINANCE 4045, 507.5.1.2
 - FDC LOCATION - FIRE ORDINANCE 4045, 912. PER MAG DET. 2367 - MIN. 36" ABOVE GRADE WALL MOUNT - NOTE: CMU APPROX. 36" HIGH - MAINTAIN SHRUBS @ 18"
 - FIRE TRUCK TURNING RADI IN COMPLIANCE WITH DSPM 2-1-802(5)
 - FIRE SPRINKLER RISER ROOM PER DSPM 6-1-504(1) - MAG STD 2368
- SITE PLAN NOTES:**
- GATES ON REFUSE ENCLOSURE WILL BE SCREENED FROM PUBLIC USE
 - REFUSE ENCLOSURE SHALL BE SCREENED BY MATERIALS COMPATIBLE WITH THE BUILDING MATERIALS. COLOR AND TEXTURE SHALL MATCH THE BUILDING.
 - SIGNS UNDER SEPARATE SUBMITTAL

THIS DOCUMENT WAS ORIGINALLY ISSUED AND SEALED BY #####
 REGISTRATION NUMBER ##### ON #####
 AND THE ORIGINAL DOCUMENTS ARE STORED AT #####

CLIENT

BELL GROUP, LLC

PROJECT DESCRIPTION

PAPAGO INTERNALIZED SELF STORAGE

7025 E. MCDOWELL RD.
 ADDRESS

CITY SCOTTSDALE

STATE ARIZONA

ISSUE DATES

MARK	DESCRIPTION	DATE
DR	DEVELOPMENT REVIEW	01-28-2021
DR	DEVELOPMENT REVIEW	01-12-2021

PROJECT NO: 20204680

DRAWN BY: JE

CHECKED BY: MAB

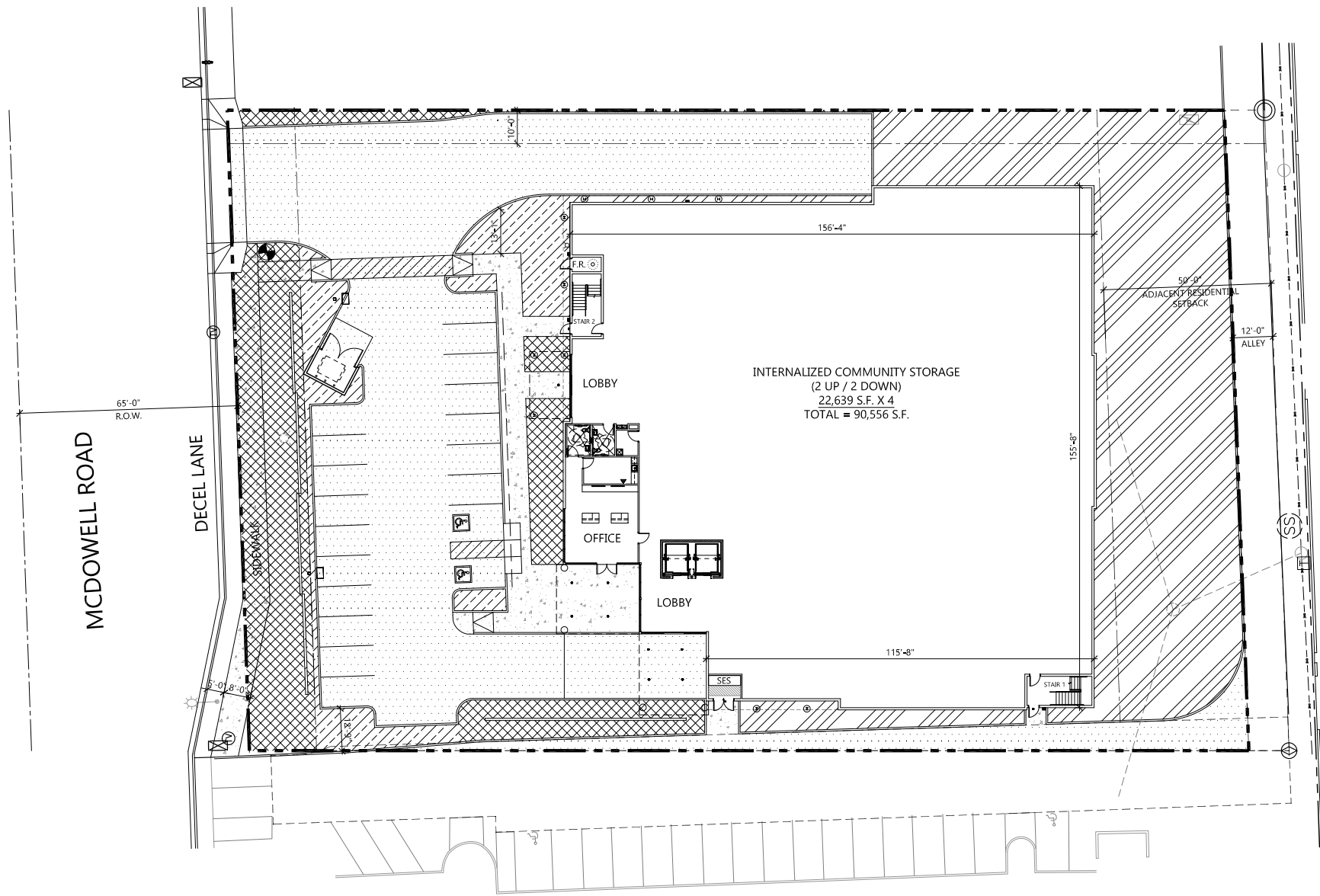
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DRAWING TITLE

OPEN SPACE PLAN

A003



OPEN SPACE PLAN

SCALE: 1" = 20'-0"

PROJECT DIRECTORY:

DEVELOPER:
 BELL GROUP, LLC
 10405 E. MCDOWELL MOUNTAIN RANCH RD., SUITE 271
 SCOTTSDALE, ARIZONA 85255
 POINT OF CONTACT: GEORGE BELL SR.
 PHONE: (602) 525-2469
 EMAIL: gbell@landrd.com

DESIGN ARCHITECT:
 JAMES ELSON ARCHITECT
 10405 E. MCDOWELL MOUNTAIN RANCH RD., SUITE 264
 SCOTTSDALE, ARIZONA 85255
 POINT OF CONTACT: JIM ELSON
 PHONE: (602) 903-5311
 EMAIL: jameselsonarchitect@gmail.com

ARCHITECT OF RECORD:
 EAPC ARCHITECTS ENGINEERS
 901 E. MADISON ST.
 PHOENIX, ARIZONA 85034
 POINT OF CONTACT: MICHELLE BACH
 PHONE: (602) 441-4505
 EMAIL: michelle.bach@eapc.net

LANDSCAPE ARCHITECT:
 T.J. MCQUEEN & ASSOCIATES, INC.
 10450 N. 74TH ST., SUITE 120
 SCOTTSDALE, ARIZONA 85258
 POINT OF CONTACT: TIM MCQUEEN
 PHONE: (602) 265-0320
 EMAIL: timmcqueen@tjma.net

CIVIL ENGINEER:
 HELIX ENGINEERING, LLC
 3240 E. UNION HILLS DR. #113
 PHOENIX, ARIZONA 85050
 POINT OF CONTACT: STEVE BOWSER
 PHONE: (602) 788-2616
 EMAIL: sb@hxeng.com

SITE PLAN DATA:

EXISTING ZONING:	C-3
GROSS SITE AREA:	1.36 ACRES (59,150 S.F.)
NET SITE AREA:	1.31 ACRES (56,856 S.F.)

PROPOSED BUILDING USE: INTERNALIZED SELF STORAGE
OCCUPANCY TYPE: S-1 (STORAGE) AND B (OFFICE)
CONSTRUCTION TYPE: II-B
BUILDING HEIGHT ALLOWED: 36'-0"
BUILDING HEIGHT PROPOSED: 29'-4"

BUILDING AREA:

TOTAL INTERNAL BUILDING AREA:	90,556 S.F. (2 UP / 2 DOWN)
ALLOWED FAR (0.8 MAX):	45,485 S.F. (0.80)
PROVIDED FAR (ABOVE GROUND):	45,278 S.F. (0.79)
FAR PERCENTAGE:	79%
BUILDING AREA (BELOW GROUND):	45,278 S.F.
SITE COVERAGE:	42% (23,875 S.F.)

OPEN SPACE:

REQUIRED OPEN SPACE (10%) (FIRST 12' BLDG. HEIGHT):
 10 X 56,856 S.F. = 5,686 S.F.

OPEN SPACE REQUIRED ABOVE 12' OF BUILDING HEIGHT:
 17.3 X .004 X 56,856 S.F. = 3,934 S.F.

TOTAL OPEN SPACE REQUIRED:
 5,686 S.F. + 3,934 S.F. = 9,620 S.F.

FRONT OPEN SPACE REQUIRED (50%):
 9,620 S.F. X .50 = 4,810 S.F.

FRONT OPEN SPACE PROVIDED: 4,957 S.F.
 OTHER OPEN SPACE PROVIDED: 9,492 S.F.
 TOTAL OPEN SPACE PROVIDED: 14,449 S.F.

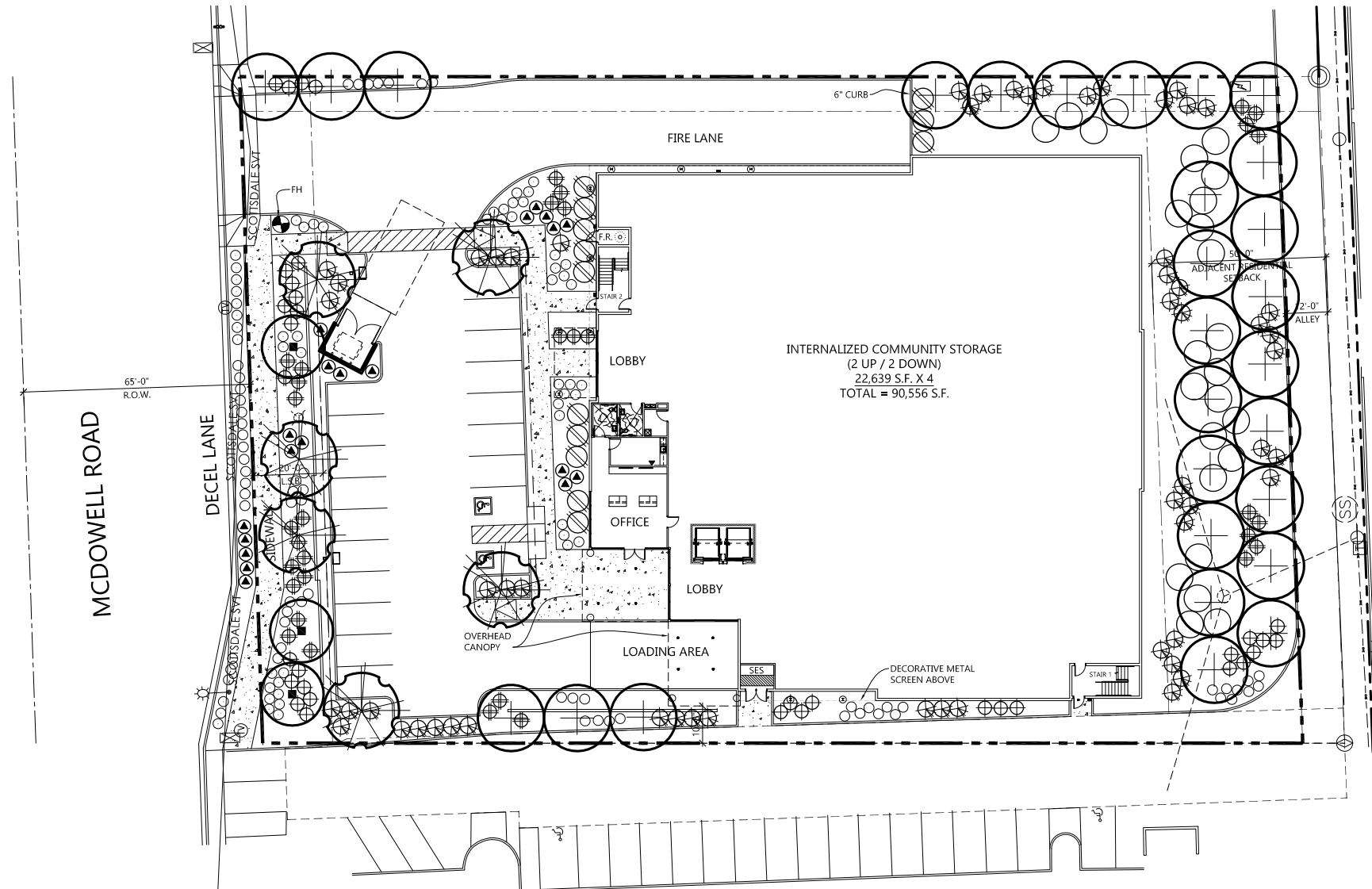
PARKING LOT LANDSCAPING:

PARKING LOT AREA:	7,561 S.F.
PARKING LOT LANDSCAPING REQUIRED (15%):	1,134 S.F.
PARKING LOT LANDSCAPING PROVIDED:	1,744 S.F.

33% OF PARKING LOT LANDSCAPE AREA MUST BE >7'-0" WIDE
 33% OF LANDSCAPE AREA PROVIDED = 0.33 X 1,744 S.F. = 576 S.F. REQUIRED
 939 S.F. PROVIDED

OPEN SPACE LEGEND:

	FRONT OPEN SPACE	4,957 S.F.
	OTHER OPEN SPACE	9,492 S.F.
	PARKING LOT LANDSCAPING	1,744 S.F.
	PAVING	15,143 S.F.



LANDSCAPE PLAN

SCALE: 1" = 20'-0"



PROJECT DIRECTORY:
DEVELOPER:
 BELL GROUP, LLC
 10405 E. MCDOWELL MOUNTAIN RANCH RD., SUITE 271
 SCOTTSDALE, ARIZONA 85255
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FAR PERCENTAGE:	79%
BUILDING AREA (BELOW GROUND):	45,278 S.F.
SITE COVERAGE:	42% (23,875 S.F.)

PARKING CALCULATION:

REQUIRED PARKING:	19 SPACES
1/2500 S.F. OF ABOVE GRADE	
INTERNALIZED COMMUNITY STORAGE	
45,278 S.F. @ 1/2500 = 19 SPACES	

PROVIDED PARKING: 19 SPACES

REQUIRED ADA PARKING:	1 SPACES
PROVIDED ADA PARKING:	2 SPACES
BIKE PARKING REQUIRED (1/10 VEHICLES):	2 SPACES
BIKE PARKING PROVIDED:	2 SPACES

OPEN SPACE:

REQUIRED OPEN SPACE (10%) (FIRST 12' BLDG. HEIGHT):	5,686 S.F.
10 X 56,856 S.F. = 5,686 S.F.	
OPEN SPACE REQUIRED ABOVE 12' OF BUILDING HEIGHT:	3,934 S.F.
17.3 X .004 X 56,856 S.F. = 3,934 S.F.	
TOTAL OPEN SPACE REQUIRED:	9,620 S.F.
5,686 S.F. + 3,934 S.F. = 9,620 S.F.	
FRONT OPEN SPACE REQUIRED (50%):	4,810 S.F.
9,620 S.F. X .50 = 4,810 S.F.	

FRONT OPEN SPACE PROVIDED: 4,957 S.F.

OTHER OPEN SPACE PROVIDED: 9,492 S.F.

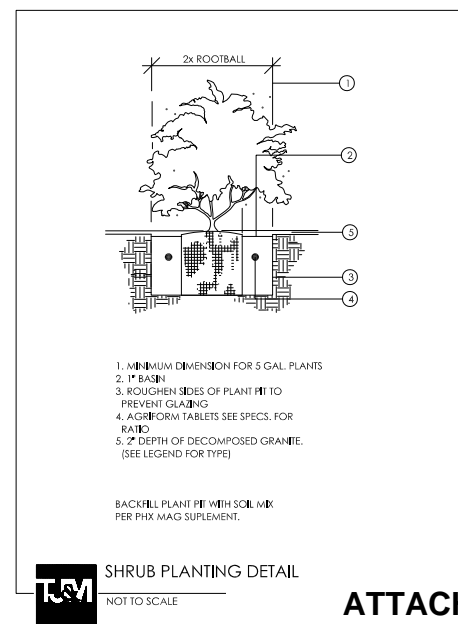
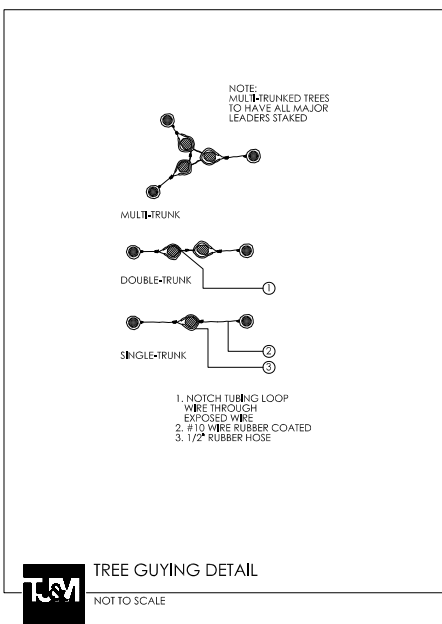
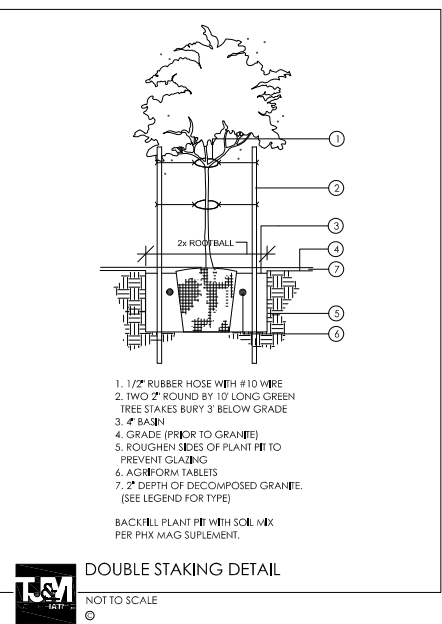
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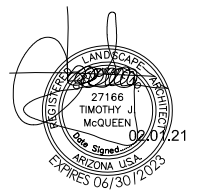


LANDSCAPE LEGEND

	CERCIDIUM 'HYBRID' DESERT MUSEUM PALO VERDE 2" CALIP., 6.5T, 4.5"W		LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' 5 GALLON
	ACACIA SALICINA WILLOW ACACIA 1" CALIP., 5.5T, 3.5"W		LANTANA MONTEVIDENSIS 'GOLD MOUND' 1 GALLON
	ACACIA STENOPHYLLA SHOESTRING ACACIA 2" CALIP., 8T, 4.5"W		LANTANA MONTEVIDENSIS TRAILING PURPLE 1 GALLON
	TECOMA 'ORANGE JUBILEE' ORANGE JUBILEE 5 GALLON		ACACIA REDOLENS 'DESERT CARPET'™ 1 GALLON
	HESPERALOE PARVIFLORA RED YUCCA 5 GALLON		1/2" SCREENED SADDLEBACK BROWN DECOMPOSED GRANITE 2" DEPTH IN ALL LANDSCAPE AREAS
	DASYLIRION WHEELERII DESERT SPOON 5 GALLON		
	AGAVE GEMMIFLORA GAVE		

LANDSCAPE SUMMARY:
 OFF-SITE LANDSCAPE: 1,297 SQ.FT.
 ON-SITE LANDSCAPE: 15,159 SQ.FT.
 PARKING LOT LANDSCAPE: 1,744 SQ.FT.

T.J. MCQUEEN & ASSOCIATES, INC.
 LANDSCAPE ARCHITECTURE
 URBAN DESIGN
 SITE PLANNING
 10450 N. 74th Street, Suite 120
 Scottsdale, Arizona 85258
 P.(602)265-0320
 EMAIL: timmcqueen@tjma.net



EAPC

Architecture | Engineering | Industrial
 Wind Energy | Interior Design | Construction

TELE 602.441.4505 FAX
 901 E Madison ST, Phoenix, AZ 85034

Grand Forks ND | Fargo ND | Blismark ND
 Williston ND | Minot ND | Newell ND
 Bemidji MN | Buenos Aires ARG | Sioux Falls SD
 St. Paul MN | Fort Collins CO | Phoenix AZ

www.eapc.net

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CLIENT
 BELL GROUP, LLC

PROJECT DESCRIPTION
 PAPAGO INTERNALIZED SELF STORAGE

7025 E. MCDOWELL RD.
 SCOTTSDALE, ARIZONA

ISSUE DATES

DR	DEVELOPMENT REVIEW	01-08-2021
MARK	DESCRIPTION	DATE

PROJECT NO: 20204680
 DRAWN BY: JE
 CHECKED BY: MAB
 COPYRIGHT:

DRAWING TITLE
 LANDSCAPE PLAN

La.01

ELEVATION GENERAL NOTES:

1. NUMBER NOTATIONS (+8", +10", +16", -10'-0", ETC.) INDICATE DISTANCES BETWEEN PLANAR SURFACES RELATIVE TO THE EXTERIOR FACE OF FROUND LEVEL EXTERIOR WALL ASSEMBLY INDICATED ON ELEVATIONS AS 0".
2. ALL ROOF TOP MECHANICAL EQUIPMENT WILL BE SCREENED BY THE BUILDING PARAPET WALL AND/OR ADDITIONAL ROOFTOP SCREENING TO MATCH THE BUILDING DESIGN.

ELEVATION KEYNOTES:

- 1 8X8X16 SCORED CMU, SMOOTH FACE, PAINTED DET620 BARNWOOD GRAY
- 2 8X16X16 CMU, SPLIT FACE, PAINTED DE62116 BARREL STOVE
- 3 AEP SPAN 23.5% OPEN AREA PERF. METAL SCREEN, COLOR COLONIAL RED
- 4 PRE-FINISH METAL FASCIA CANOPY OVER STEEL STUD FRAMING, DE6377 BOAT ANCHOR
- 5 STEEL 'H' COLUMNS, PAINTED DE6377 BOAT ANCHOR
- 6 ALUMINUM STOREFRONT, BLACK ANODIZED BRONZE, INSULATED LOW-E GLAZING, DARK SOLAR GRAY TINT
- 7 SAND BLASTED CONCRETE ROUND COLUMNS
- 8 HOLLOW METAL DOOR, PAINTED DE6216 BARREL STOVE
- 9 ROOF TOP EQUIPMENT METAL SCREENING, PAINTED DE6376 LOOKING GLASS
- 10 LIGHT FIXTURE - SEE PHOTOMETRIC
- 11 SPANDREL GLAZING



Architecture	Engineering	Industrial
Wind Energy	Interior Design	Construction

TELE 602.441.4505 FAX
901 E Madison St, Phoenix, AZ 85034

Grand Forks ND Williston ND Bismarck ND St. Paul MN	Fargo ND Minot ND Bismarck ND Fort Collins Co	Bismarck ND Norwich VT Sioux Falls SD Phoenix AZ
--	--	---

www.eapc.net

CLIENT

BELL GROUP, LLC

PROJECT DESCRIPTION

PAPAGO
INTERNALIZED SELF
STORAGE

CITY SCOTTSDALE

STATE ARIZONA

ISSUE DATES

PRELIMINARY -
NOT FOR
CONSTRUCTION

DR	DEVELOPMENT REVIEW	01-27-2021
MARK	DESCRIPTION	DATE

PROJECT NO: 20204680

DRAWN BY: AJ5

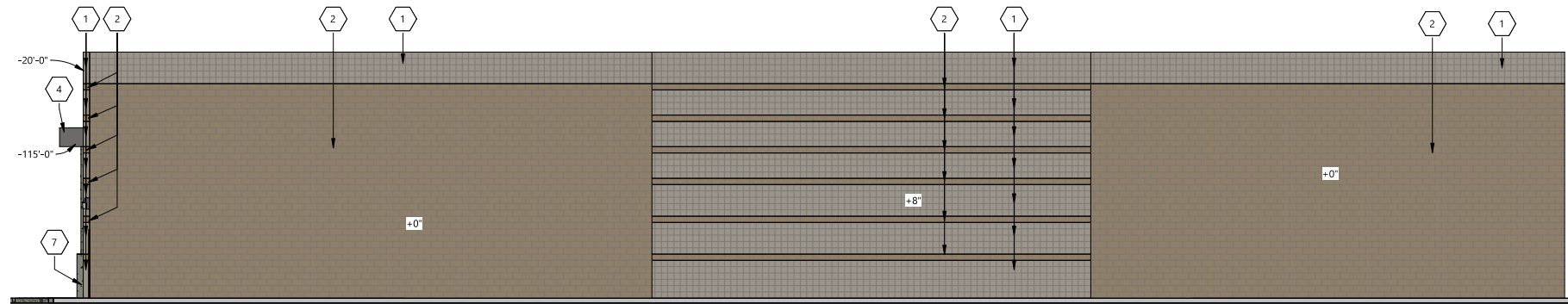
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DRAWING TITLE
COLOR - BUILDING
ELEVATIONS

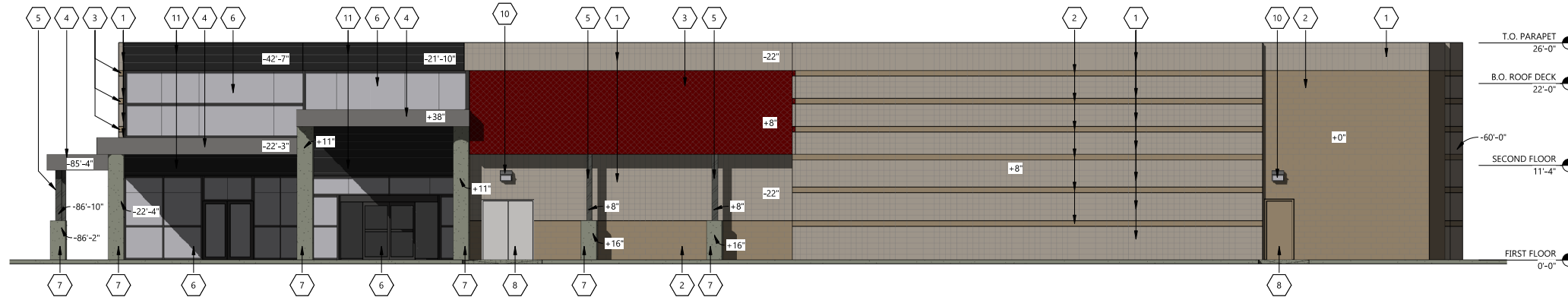


A402



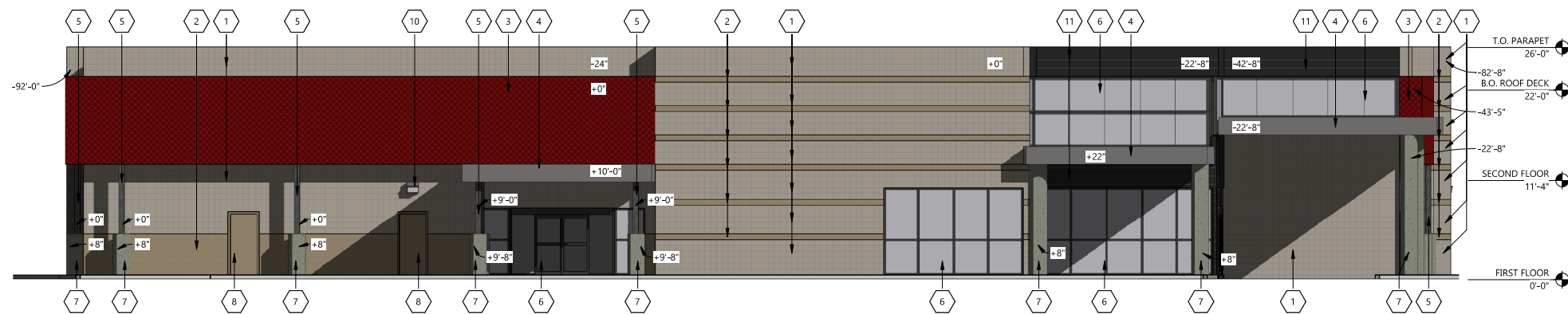
1 COLOR - SOUTH ELEVATION

A402
1/8" = 1'-0"



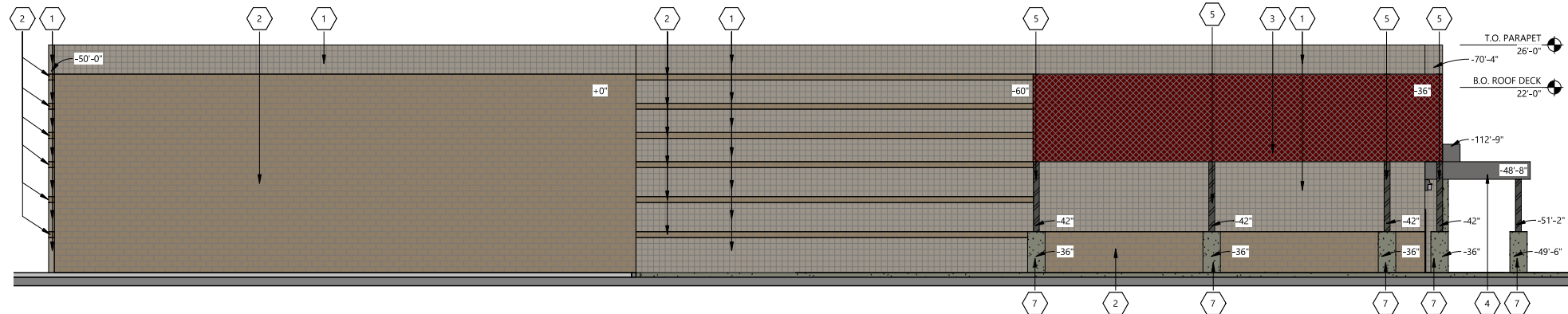
2 COLOR - WEST ELEVATION

A402
1/8" = 1'-0"



3 COLOR - NORTH ELEVATION

A402
1/8" = 1'-0"



4 COLOR - EAST ELEVATION

A402
1/8" = 1'-0"

**ATTACHMENT #11
(Revised Elevations)**

Rev Date: 1/29/2021 4:29:54 PM

**PRELIMINARY -
NOT FOR
CONSTRUCTION**

DR	DEVELOPMENT REVIEW	01-27-2021
MARK	DESCRIPTION	DATE

PROJECT NO: **20204680**
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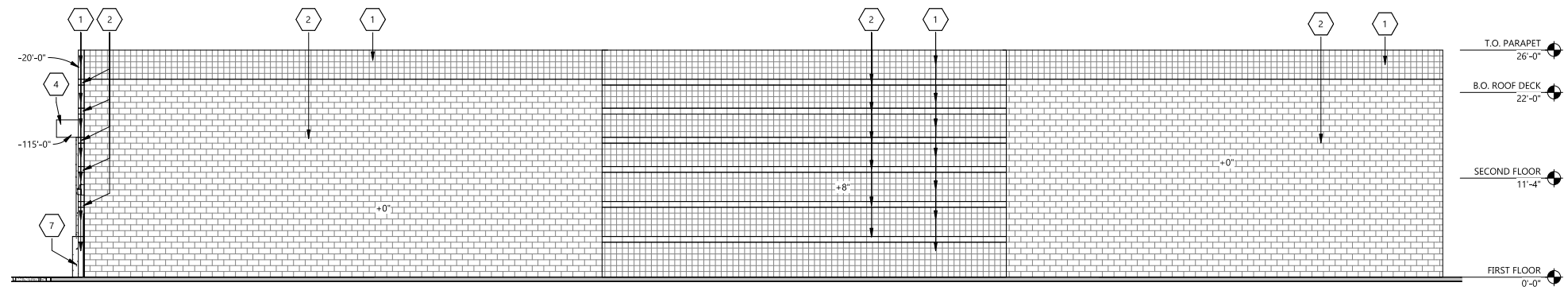
DRAWING TITLE
**B/W BUILDING
ELEVATIONS**

ELEVATION GENERAL NOTES:

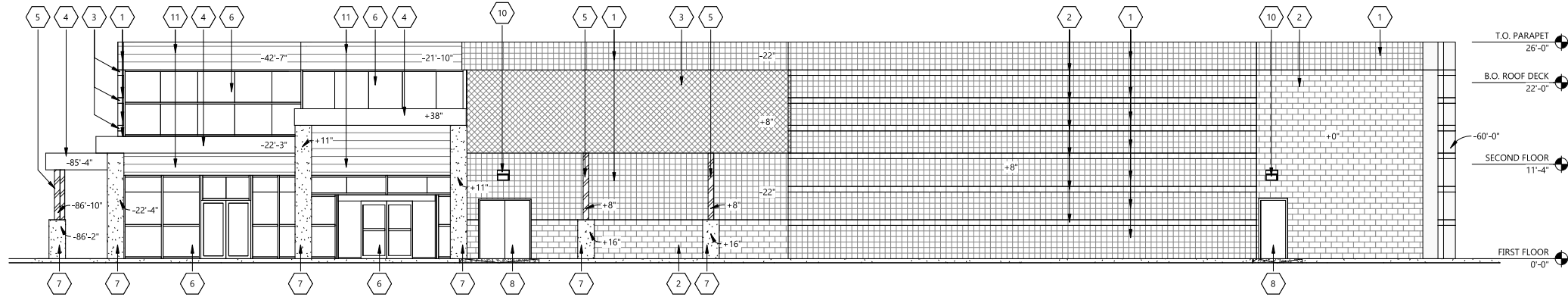
- NUMBER NOTATIONS (+8", +10", +16", -10'-0", ETC.) INDICATE DISTANCES BETWEEN PLANAR SURFACES RELATIVE TO THE EXTERIOR FACE OF FROUND LEVEL EXTERIOR WALL ASSEMBLY INDICATED ON ELEVATIONS AS 0".
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ELEVATION KEYNOTES:

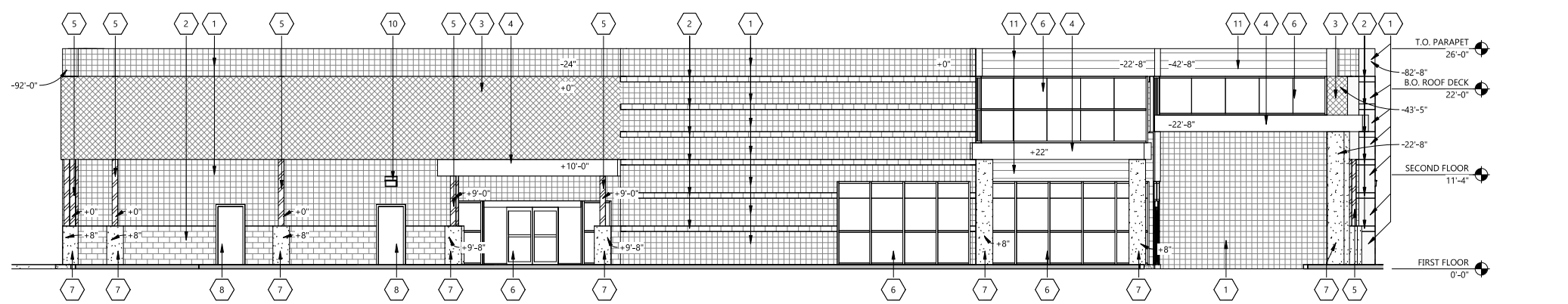
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- LIGHT FIXTURE - SEE PHOTOMETRIC
- SPANDREL GLAZING



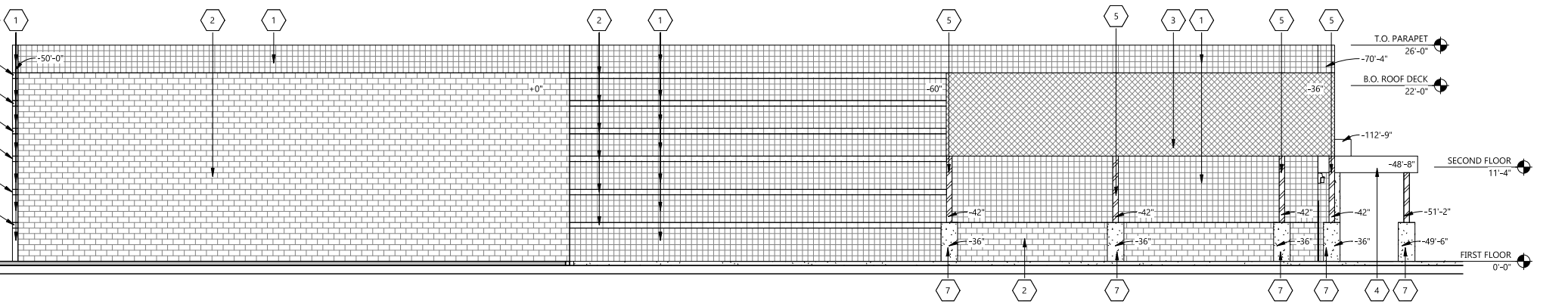
1 B/W - SOUTH ELEVATION
1/8" = 1'-0"



2 B/W - WEST ELEVATION
1/8" = 1'-0"



3 B/W - NORTH ELEVATION
1/8" = 1'-0"



4 B/W - EAST ELEVATION
1/8" = 1'-0"



DUNN EDWARDS PAINT
BARNWOOD GRAY - DET620



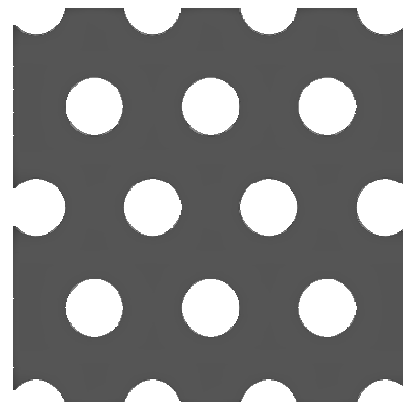
DUNN EDWARDS PAINT
BARREL STOVE - DE6216



DUNN EDWARDS PAINT
BOAT ANCHOR - DE6377



DUNN EDWARDS PAINT
LOOKING GLASS - DE6376



AEP SPAN PERFERATED
METAL SHEET - 23.5% OPEN
AREA



AEP SPAN PERFERATED
METAL SHEET - COLONIAL
RED



SMOOTH FACE - 8x8
SCORED CMU BLOCK



SPLIT FACE - 8x16 CMU
BLOCK

CLIENT

BELL GROUP, LLC

PROJECT DESCRIPTION

PAPAGO
INTERNALIZED SELF
STORAGE

CITY SCOTTSDALE

STATE ARIZONA

ISSUE DATES

PRELIMINARY -
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DRAWN BY: AJS

CHECKED BY: MAB

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DRAWING TITLE

MATERIAL BOARD

A400



PERSPECTIVE OF NORTHEAST CORNER



PERSPECTIVE OF NORTHWEST CORNER

**ATTACHMENT #13
(Revised Renderings)**

CLIENT

BELL GROUP, LLC

PROJECT DESCRIPTION

PAPAGO
INTERNALIZED SELF
STORAGE

CITY SCOTTSDALE

STATE ARIZONA

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DRAWING TITLE

EXTERIOR
RENDERINGS



NORTH ELEVATION FACING MCDOWELL ROAD



PERSPECTIVE OF SOUTHWEST CORNER

**ATTACHMENT #13
(Revised Renderings)**

CLIENT

BELL GROUP, LLC

PROJECT DESCRIPTION

PAPAGO
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STORAGE

CITY SCOTTSDALE

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EXTERIOR
RENDERINGS

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AND THE ORIGINAL DOCUMENTS ARE STORED AT #####

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PAPAGO INTERNALIZED SELF STORAGE

7025 E. MCDOWELL RD.
ADDRESS

CITY SCOTTSDALE

STATE ARIZONA

ISSUE DATES

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DR	DEVELOPMENT REVIEW	02-08-2021
DR	DEVELOPMENT REVIEW	01-28-2021
DR	DEVELOPMENT REVIEW	01-12-2021
MARK	DESCRIPTION	DATE

PROJECT NO: 20204680

DRAWN BY: JE

CHECKED BY: MAB

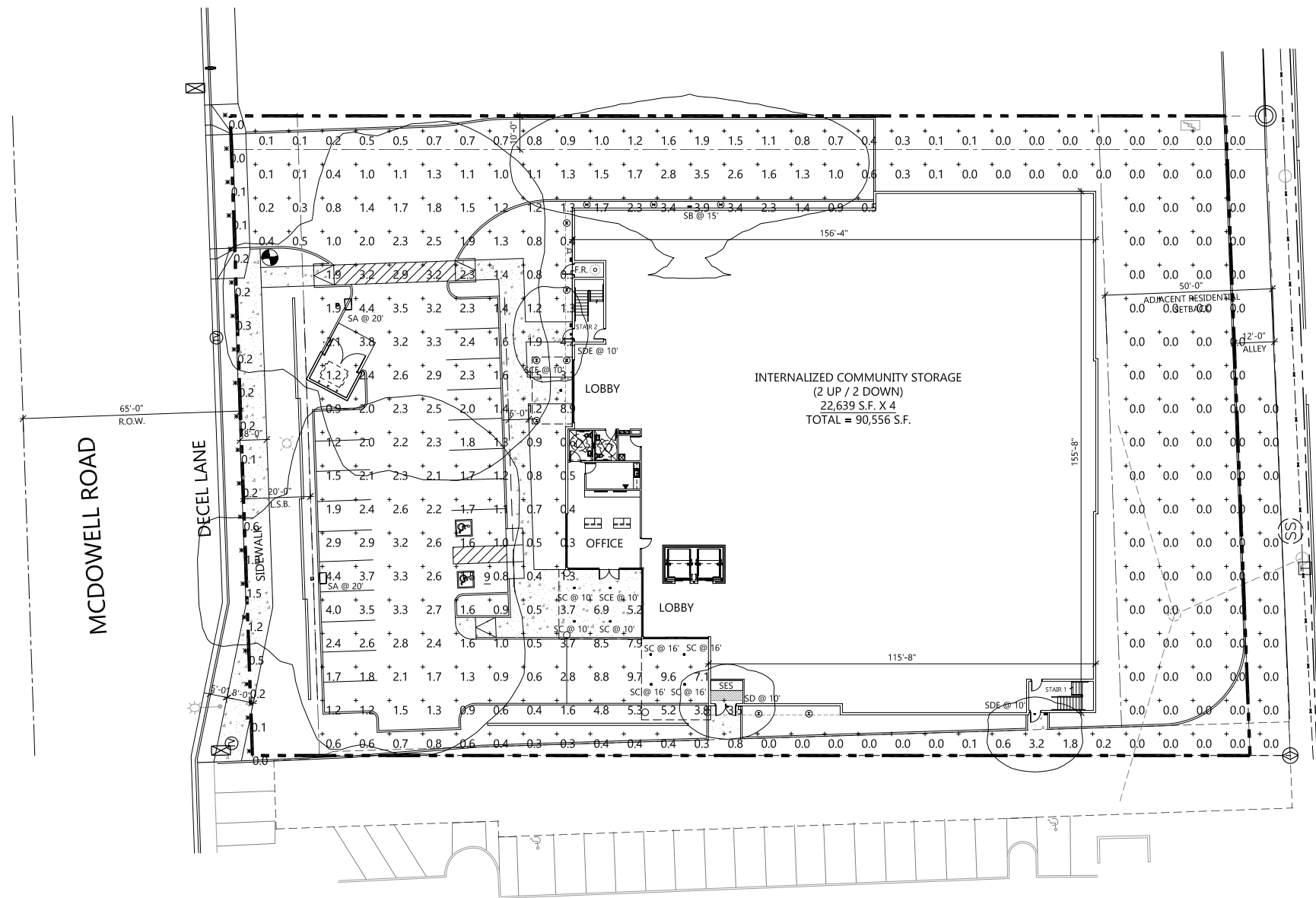
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DRAWING TITLE

PHOTOMETRIC SITE PLAN

E002



PHOTOMETRIC SITE PLAN

SCALE: 1" = 20'-0"

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PROPERTY LINE - FC @ 6' AFG	X	0.4 fc	1.5 fc	0.0 fc	N/A	N/A
SITE - FC @ GRADE	+	1.3 fc	9.7 fc	0.0 fc	N/A	N/A

Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Filename	Lumens per Lamp	LLF	Wattage
SA	SA	2	Lithonia Lighting	DSX0 LED P6 40K TFM MVOLT SPA (FINISH) / SSS 17.5" W/2.5" BASE	DSX0 LED P6 40K TFM MVOLT	LED	DSX0_LED_P6_40K_TFM_MVOLT.ies	15964	0.91	134
SB	SB	1	Lithonia Lighting	DSXW1 LED 20C 1000 40K T2M MVOLT (FINISH)	DSXW1 LED WITH (2) 10 LED LIGHT ENGINES, TYPE T2M OPTIC, 4000K, @ 1000mA.	LED	DSXW1_LED_20C_1000_40K_T2M_MVOLT.ies	7373	0.91	73.2
SC	SC	7	Lithonia Lighting	LDN6 40/10 L06AR LSS MVOLT E210	6IN LDN, 4000K, 1000LM, 80CRI, CLEAR, SEMI-SPECULAR REFLECTOR WET LOCATION	LED	LDN6_40_10_L06AR_LSS.ies	1054	0.91	12.75
SCE	SCE	2	Lithonia Lighting	LDN6 40/10 L06AR LSS MVOLT E210 EL	6IN LDN, 4000K, 1000LM, 80CRI, CLEAR, SEMI-SPECULAR REFLECTOR WET LOCATION W/EM BATTERY PACK	LED	LDN6_40_10_L06AR_LSS.ies	1054	0.91	12.75
SD	SD	1	Lithonia Lighting	WDGE1 LED P1 40K 80CRI VF MVOLT (FINISH)	WDGE1 LED WITH P1 - PERFORMANCE PACKAGE, 4000K, 80CRI, VISUAL COMFORT FORWARD OPTIC	LED	WDGE1_LED_P1_40K_80CRI_VF.ies	1227	0.91	10.0002
SDE	SDE	2	Lithonia Lighting	WDGE1 LED P1 40K 80CRI VF MVOLT E4WH (FINISH)	WDGE1 LED WITH P1 - PERFORMANCE PACKAGE, 4000K, 80CRI, VISUAL COMFORT FORWARD OPTIC	LED	WDGE1_LED_P1_40K_80CRI_VF.ies	1227	0.91	10.0002

ATTACHMENT #14
(Revised Photometrics)

PROJECT DIRECTORY:
DEVELOPER:
BELL GROUP, LLC
10405 E. MCDOWELL MOUNTAIN RANCH RD., SUITE 271
SCOTTSDALE, ARIZONA 85255
POINT OF CONTACT: GEORGE BELL SR.
PHONE: (602) 525-2469
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DESIGN ARCHITECT:
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PHONE: (602) 903-5311
EMAIL: jameselsonarchitect@gmail.com

ARCHITECT OF RECORD:
EAPC ARCHITECTS ENGINEERS
901 E. MADISON ST.
PHOENIX, ARIZONA 85034
POINT OF CONTACT: MICHELLE BACH
PHONE: (602) 441-4505
EMAIL: michellebach@eapc.net

LANDSCAPE ARCHITECT:
T.J. MCQUEEN & ASSOCIATES, INC.
10450 N. 74TH ST., SUITE 120
SCOTTSDALE, ARIZONA 85258
POINT OF CONTACT: TIM MCQUEEN
PHONE: (602) 265-0320
EMAIL: timmcqueen@tjmla.net

CIVIL ENGINEER:
HELIX ENGINEERING, LLC
3240 E. UNION HILLS DR. #113
PHOENIX, ARIZONA 85050
POINT OF CONTACT: STEVE BOWSER
PHONE: (602) 788-2616
EMAIL: sb@hvxeng.com

SITE PLAN DATA:
EXISTING ZONING: C-3
GROSS SITE AREA: 1.36 ACRES (59,150 S.F.)
NET SITE AREA: 1.31 ACRES (56,856 S.F.)

PROPOSED BUILDING USE: INTERNALIZED SELF STORAGE
OCCUPANCY TYPE: S-1 (STORAGE) AND B (OFFICE)
CONSTRUCTION TYPE: II-B
BUILDING HEIGHT ALLOWED: 36'-0"
BUILDING HEIGHT PROPOSED: 29'-4"

BUILDING AREA:
TOTAL INTERNAL BUILDING AREA: 90,556 S.F. (2 UP / 2 DOWN)
ALLOWED FAR (0.8 MAX): 45,485 S.F. (0.80)
PROVIDED FAR (ABOVE GROUND): 45,278 S.F. (0.79)
FAR PERCENTAGE: 79%
BUILDING AREA (BELOW GROUND): 45,278 S.F.
SITE COVERAGE: 42% (23,875 S.F.)

PARKING CALCULATION:
REQUIRED PARKING: 19 SPACES
1/2500 S.F. OF ABOVE GRADE
INTERNALIZED COMMUNITY STORAGE
45,278 S.F. @ 1/2500 = 19 SPACES

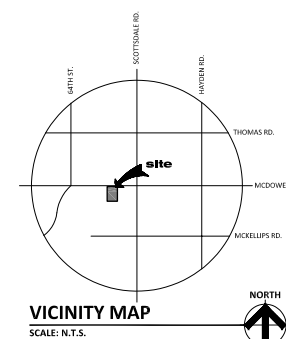
PROVIDED PARKING: 19 SPACES
REQUIRED ADA PARKING: 1 SPACES
PROVIDED ADA PARKING: 2 SPACES
BIKE PARKING REQUIRED (1/10 VEHICLES): 2 SPACES
BIKE PARKING PROVIDED: 2 SPACES

OPEN SPACE:
REQUIRED OPEN SPACE (10%) (FIRST 12' BLDG. HEIGHT):
10 X 56,856 S.F. = 5,686 S.F.
OPEN SPACE REQUIRED ABOVE 12' OF BUILDING HEIGHT:
17.3 X .004 X 56,856 S.F. = 3,934 S.F.
TOTAL OPEN SPACE REQUIRED:
5,686 S.F. + 3,934 S.F. = 9,620 S.F.
FRONT OPEN SPACE REQUIRED (50%):
9,620 S.F. X .50 = 4,810 S.F.

FRONT OPEN SPACE PROVIDED: 4,957 S.F.
OTHER OPEN SPACE PROVIDED: 9,492 S.F.
TOTAL OPEN SPACE PROVIDED: 14,449 S.F.

PARKING LOT AREA: 7,561 S.F.
PARKING LOT LANDSCAPING REQUIRED (15%): 1,134 S.F.
PARKING LOT LANDSCAPING PROVIDED: 1,744 S.F.

33% OF PARKING LOT LANDSCAPE AREA MUST BE >7'-0" WIDE
33% OF LANDSCAPE AREA PROVIDED = 0.33 X 1,744 S.F. = 576 S.F. REQUIRED
939 S.F. PROVIDED





D-Series Size 1 LED Wall Luminaire

Specifications Luminaire

Width	13.31" (340 mm)	Weight	12 lbs (5.4 kg)
Depth	1.5" (38 mm)	Height	6.53" (166 mm)

Introduction
The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount 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: DSKW1 LED 20C 1000 40K T3M MVOLT DBBTD

Series	LED	Color Temp.	Color Rendering	Beam Spread	Voltage	Mounting	Control System
DSKW1 LED	10K	2700K	90	30°	120V	Surface Mount	None
	20C	2700K	90	30°	240V	Surface Mount	None

Option	Description	Part Number
1	Emergency Battery Backup (12V)	DSKW1-12V
2	Emergency Battery Backup (24V)	DSKW1-24V
3	Emergency Battery Backup (36V)	DSKW1-36V

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Performance Data

Series	LED	Color Temp.	Color Rendering	Beam Spread	Voltage	Mounting	Control System
DSKW1 LED	10K	2700K	90	30°	120V	Surface Mount	None
	20C	2700K	90	30°	240V	Surface Mount	None

Option	Description	Part Number
1	Emergency Battery Backup (12V)	DSKW1-12V
2	Emergency Battery Backup (24V)	DSKW1-24V
3	Emergency Battery Backup (36V)	DSKW1-36V

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Performance Data

Series	LED	Color Temp.	Color Rendering	Beam Spread	Voltage	Mounting	Control System
DSKW1 LED	10K	2700K	90	30°	120V	Surface Mount	None
	20C	2700K	90	30°	240V	Surface Mount	None

Option	Description	Part Number
1	Emergency Battery Backup (12V)	DSKW1-12V
2	Emergency Battery Backup (24V)	DSKW1-24V
3	Emergency Battery Backup (36V)	DSKW1-36V

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WEDGE1 LED Architectural Wall Luminaire

Specifications Luminaire

Depth (D1)	5.5"
Depth (D2)	1.5"
Height	6"
Width	9"
Weight	9 lbs

Introduction
The WEDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean, rectangular design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing true site-wide solution. WEDGE1 delivers up to 2,000 lumens with a soft, non-glared light source, creating a visually comfortable environment. The compact size of WEDGE1, with its integrated emergency battery backup option, makes it an ideal over-the-door wall-mounted lighting solution.

Ordering Information

EXAMPLE: WEDGE1 LED P2 40K 80CRI VF MVOLT SRM PE DBBTD

Series	LED	Color Temp.	Color Rendering	Beam Spread	Voltage	Mounting	Control System
WEDGE1 LED	10K	2700K	90	30°	120V	Surface Mount	None
	20C	2700K	90	30°	240V	Surface Mount	None

Option	Description	Part Number
1	Emergency Battery Backup (12V)	WEDGE1-12V
2	Emergency Battery Backup (24V)	WEDGE1-24V
3	Emergency Battery Backup (36V)	WEDGE1-36V

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Performance Data

Series	LED	Color Temp.	Color Rendering	Beam Spread	Voltage	Mounting	Control System
WEDGE1 LED	10K	2700K	90	30°	120V	Surface Mount	None
	20C	2700K	90	30°	240V	Surface Mount	None

Option	Description	Part Number
1	Emergency Battery Backup (12V)	WEDGE1-12V
2	Emergency Battery Backup (24V)	WEDGE1-24V
3	Emergency Battery Backup (36V)	WEDGE1-36V

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Performance Data

Series	LED	Color Temp.	Color Rendering	Beam Spread	Voltage	Mounting	Control System
WEDGE1 LED	10K	2700K	90	30°	120V	Surface Mount	None
	20C	2700K	90	30°	240V	Surface Mount	None

Option	Description	Part Number
1	Emergency Battery Backup (12V)	WEDGE1-12V
2	Emergency Battery Backup (24V)	WEDGE1-24V
3	Emergency Battery Backup (36V)	WEDGE1-36V

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Performance Data

Series	LED	Color Temp.	Color Rendering	Beam Spread	Voltage	Mounting	Control System
WEDGE1 LED	10K	2700K	90	30°	120V	Surface Mount	None
	20C	2700K	90	30°	240V	Surface Mount	None

Option	Description	Part Number
1	Emergency Battery Backup (12V)	WEDGE1-12V
2	Emergency Battery Backup (24V)	WEDGE1-24V
3	Emergency Battery Backup (36V)	WEDGE1-36V

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REGISTRATION NUMBER ***** AND THE ORIGINAL DOCUMENTS ARE STORED AT *****

CLIENT

BELL GROUP, LLC

PROJECT DESCRIPTION

PAPAGO INTERNALIZED SELF STORAGE

7025 E. MCDOWELL RD.

SCOTTSDALE

ARIZONA

ISSUE DATES

DR	DEVELOPMENT REVIEW	01-11-2021
MARK	DESCRIPTION	DATE

PROJECT NO: 20204680
DRAWN BY: JE
CHECKED BY: MAB

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DRAWING TITLE

PHOTOMETRIC CUT SHEETS

E004

January 13, 2021
 February 8, 2021
 DR: 46-DR-2019

Papago Internalized Community Storage

Location:

7025 E. McDowell Rd.
 Scottsdale, Arizona

I. Summary of Request & Background

On the behalf of the property owner and developer, EAPC Architects Engineers, has prepared this Development Review to submit for approval of a two-story with two basement levels, approximately 90,556 gross square foot, internalized community self-storage facility. The site is located west of the SWC of McDowell Road and Scottsdale Road in Scottsdale. Papago Storage is located to the west of Papago Plaza, which is currently under redevelopment as Broadstone Papago Marketplace. It is approximately 1.31 net acres and is currently zoned C-3 (Highway Commercial); APN: 129-12-001L. The storage facility is anticipated to serve the numerous multi-family projects that are currently being planned in the south Scottsdale area.

II. Design & Development Plan Summary

The current site is developed with existing commercial retail once serving the Papago Plaza. The project consists of demoing the old retail building and building a new self-storage facility with associated site improvements. The building will consist of two above grade levels with two basement levels of climate-controlled storage at 90,556 gross square feet. It is the intent to create an attractive, high quality designed facility incorporating a variety of architectural styles. The colors chosen for the project site will be consistent and aesthetically compatible with the neighboring developments.

The internal storage building will be constructed using a combination of scored and split face concrete masonry units. The building mass will be enhanced through the application of perforated metal panels and overhangs at the entry to the lobby and unloading areas of the building. The wall planes are offset at changes in building materials to provide variety to the façade

Phoenix AZ	St. Paul, Bemidji MN	Minot, Bismarck, Fargo, Grand Forks, Williston ND
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Sioux Falls SD	Fort Collins CO	Norwich VT	Buenos Aires ARG
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and reduce wall mass. Steel clad canopies will identify the main entry to the lobby and loading area and provide cover and shading. Glazing will be a graylite 14, insulated, low-e glass, butt glazed store front system. The mechanical equipment will be located on the roof and fully screened from street frontage and pedestrian activity. Screening will be integral to our design of the building.

Site Access & Circulation

Primary access to the site will be through a relocated driveway along McDowell Road. All parking is located on the north side of the property parallel with the public road and will be screened by a three-foot cmu wall from the north with landscaping. Site improvements include the continuation of the deceleration lane along McDowell Road servicing the new Broadstone Papago Marketplace. The circulation around the parking area has a minimum 24'-0" drive aisle along the north with a dedicated 24'-0" fire lane along the east. Parking stalls are nine (9) feet by sixteen (16) feet with a two (2) foot parking overhang. The parking lot and drive aisles will be a paved asphalt surface with proper fire truck turning clearance. There is a sidewalk planned along the north side of the facility to provide pedestrian circulation and a connection in the northeast to McDowell Road.

Landscape/Outdoor Space

It is our intent to provide a naturally pleasing environmentally sensitive design using Sonoran Desert indigenous plant material. The placement of this indigenous plant material will be spaced to match the density of the surrounding natural desert. Plants will be in random grouping as commonly seen in the natural environment. Plant material will be selected to provide seasonal color along with striking dramatic shapes the natural desert provides. Desert accents will also be provided to complement the natural desert environment. The landscape base will consist of flowering shrubs and ground cover on top of natural desert pavement consisting of 1/2" screened 'Saddleback Brown' decomposed granite. The irrigation system will be designed to be a low flow high efficiency drip irrigation system entirely underground. This system will not be visible throughout the landscape areas.

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:



- 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: Papago Internalized Community Storage will comply with the applicable guidelines, development standards, Design Standards & Policies Manual, General Plan and Zoning Ordinance. The Property has a Mixed-Use Neighborhoods Land Use designation. The proposal is compliant with this land use designation as well as the C-3 (Highway Commercial) zoning ordinance provisions. The Property is in the Southern Scottsdale Character Area and part of the Suburban/Suburban Desert Character on the Character Type Map in the General Plan.

The General Plan highlights the City's desire to guide growth and development decisions for the Southern Scottsdale Area. The focus of the Southern Scottsdale plan is to create development that sustains the existing neighborhoods while encouraging mixed-use development as a means for providing housing, shopping, employment, and entertainment. Providing direct redevelopment and reinvestment along the major corridors and activity areas is a main plan goal. The proposed development accomplishes a range of goals and policies compatible with the Southern Scottsdale plan including the redevelopment of an underutilized property along a major corridor, supporting business diversity and enhancing the identity of the area by integrating new, contemporary architecture and site planning.

- 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 character is respectful of the existing built environment with heights and massing consistent with the surrounding Commercial and Residential developments. The building design takes on a contemporary aesthetic and is intended to resemble an office building vs. a traditional storage facility.

The open space areas and landscape character of the proposed development include a wide variety of plants that will provide year-round color, shade, and texture for the site. The proposed plant palette incorporates hardy plants known to thrive in the intense heat and sun of the desert climate.

- b. Avoid excessive variety and monotonous repetition;**



Response: As mentioned above, one of the primary design goals was to create visually interesting architecture vs. a static building form typically found with storage buildings. The variety of building materials, architectural accents, metal panels and window placement create movement in the building façade avoiding monotonous repetition. The metal panel accents are offset from the building façade and reduce the wall mass. Additional steel clad canopies will identify the main entry to the lobby and loading area that provide articulation the building mass and shading.

- 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: Not applicable.

- 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: 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: The Property is accessed by a relocated curb cut and new right turn lane on McDowell Road. The access point will be developed with the redevelopment of this site. Pedestrian access will be enhanced along the building frontage with a landscape buffer and new streetscape vegetation. The circulation around the parking area has a 24' drive aisle. Parking stalls are 9'x 16' with a 2' overhang and covered loading bay.

- 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 and additional mechanical louvered screens that are in conformance with the zoning ordinance requirements. Screening is integral to the design of the building.

5. *Within the Downtown Area, the building and site design shall:* Not applicable, the project is not located within the 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 the 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 affection existing utilities, public utility easements, and vehicular sight distance requirements; and***
- e. Location in conformance and to standards for public safety.***

Response: Not applicable.

B. The burden is on the applicant to address all applicable criteria in this section.

Response: Acknowledged above.

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 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 any 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 with respect to appropriate scale, massing and setbacks. The building is designed to be compatible with the materials and aesthetic of the Broadstone Papago Marketplace.

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

Response: The setting of this site is commercial in character. The developer is proposing to enhance the open space on site, predominately along South property line providing enhanced screening for the adjacent residential with improved open space along McDowell Road that will create a visually pleasing setting for the new building.

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

Response: The property is a new development on an existing commercial site. All landscaping will consist of low-water use desert appropriate landscaping materials. See Landscape Plan.

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 and restore natural habitats and ecological processes through the inclusion of additional desert appropriate landscaping. Additional landscaping will contribute to the suburban habitat for wildlife and improved air quality. Also, desert appropriate plants will be able to withstand the variations of the local climate and as they mature they will become self-sustaining relative to water demand. See Landscape Plan.

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 falls within the McDowell Road Streetscape Guidelines per the Streetscape Map in the General Plan. The proposed landscape setting is consistent with the McDowell Road plant palette and the adjacent Broadstone Papago Marketplace. The pedestrian experience internal to the site will also be enhanced with the development.



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: The site is located along McDowell Road, a major arterial running east to west. The McDowell Road corridor is flanked with commercial and residential development, which provide both a local and regional draw to our site. This Property is nestled between commercial uses on the east and west, McDowell Road to the north with commercial uses on the opposite side of the right-of-way and single family residential to the south. Bicycle racks will be provided onsite in conformance to City Code.

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 will incorporate design elements that respect human-scale, providing shade and relief through building, site and landscape design.

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

Response: The proposed architectural character is respectful of the surrounding built environment with heights and massing consistent with the surrounding commercial and residential developments. The building design takes on a contemporary aesthetic and is intended to resemble an office building vs. a traditional storage facility. The materials of building will be a combination of scored and split face concrete masonry units. The building mass will be enhanced through the application of perforated metal panels and overhangs at the entry to the lobby and loading areas.

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

Response: The proposed development will utilize a variety of desert appropriate textures and building finishes, incorporate architectural elements that provide solar shading and overhangs, and celebrate the Southwestern climate.

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, will be emphasized.

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

Response: Context appropriate, arid-region plant materials will be utilized with the proposed development. The desert character will be upheld through the careful selection of plant materials in terms of scale, density, and arrangement. See Landscape plan.

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. Context appropriate desert plant materials will be utilized with the development of the Property, 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 future residents. The lighting will be LED fixtures integrated into the building aesthetic and provide outdoor pedestrian spaces with adequate, secure lighting. See Photometric Plan.

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 in terms of size, color and location and will be consistent with the City's sign code.

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 that Papago Internalized Community Storage will comply with the applicable guidelines, development standards, Design Standards & Policies Manual, General Plan and Zoning Ordinance. The Property has a Mixed-Use Neighborhoods Land Use designation. The proposal is compliant with this land use designation as well as the C-3 (Highway Commercial) zoning ordinance provisions. The Property is in the Southern Scottsdale Character Area and part of the Suburban/Suburban Desert Character on the Character Type Map in the General Plan.*
The General Plan highlights the City's desire to guide growth and development decisions for the Southern Scottsdale Area. The focus of the Southern Scottsdale plan is to create development that sustains the existing neighborhoods while encouraging mixed-use development as a means for providing housing, shopping, employment, and entertainment. Providing direct redevelopment and reinvestment along the major corridors and activity areas is a main plan goal. The proposed development accomplishes a range of goals and policies compatible with the Southern Scottsdale plan including the redevelopment of an underutilized property along a major corridor, supporting business diversity and enhancing the identity of the area by integrating new, contemporary architecture and site planning.
 - *Staff finds that the proposed development generally complies with the Zoning Ordinance, General Plan, and applicable Self-Storage Facilities Design Guidelines.*
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 that the proposed architectural character is respectful of the existing built environment with heights and massing consistent with the surrounding Commercial and Residential developments. The building design takes on a contemporary aesthetic and is intended to resemble an office building vs. a traditional storage facility. One of the primary design goals was to create visually interesting architecture vs. a static building form typically found with storage buildings. The variety of building materials, architectural accents, metal panels and window placement create movement in the building façade avoiding monotonous repetition. The metal panel accents are offset from the building façade and reduce the wall mass. Additional steel clad canopies will identify the main entry to the lobby and loading area that provide articulation the building mass and shading.*

The open space areas and landscape character of the proposed development include a wide variety of plants that will provide year-round color, shade, and texture for the site. The proposed plant palette incorporates hardy plants known to thrive in the intense heat and sun of the desert climate.

- *Staff finds that the applicant has worked to revise the previous architectural design and landscaping in response to the past DRB hearing concerns.*

The applicant has incorporated varied building massing through the addition of 8” to 22” deep red perforated metal panels with associated gray concrete columns located along the east, north, and west elevation. In addition, a gray metal canopy has been added over the new lobby location for a shaded entrance into the building. There have also been more windows added to the north elevation on a pedestrian friendly level. Finally, the split face and scored concrete masonry units locations along the façade were revised to add horizontal interest.

Regarding landscaping, the applicant worked with a landscape architect to revise tree and plant locations to be more thoughtful and intentional in relation to the architecture, as well as correcting the sizes and proportions on the plan.

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 that primary access to the site will be through a relocated driveway along McDowell Road. All parking is located on the north side of the property parallel with the public road and will be screened by a three-foot cmu wall from the north with landscaping. Site improvements include the continuation of the deceleration lane along McDowell Road servicing the new Broadstone Papago Marketplace. The circulation around the parking area has a minimum 24'-0” drive aisle along the north with a dedicated 24'-0” fire lane along the east. Parking stalls are nine (9) feet by sixteen (16) feet with a two (2) foot parking overhang. The parking lot and drive aisles will be a paved asphalt surface with proper fire truck turning clearance. There is a sidewalk planned along the north side of the facility to provide pedestrian circulation and a connection in the northeast to McDowell Road.*
- *Revisions were made to the vehicular driveway location, fire lane access, and refuse pick up from the past submittal to address concerns raised by the DRB. Due to the size of the building, the previous site plan’s fire lane and refuse access was located along the west side of the building and east portion of the neighbor’s property, which required cross access agreement to be in place.*

The applicant was not able to obtain a cross access agreement from the neighbor, which resulted in relocating the fire lane, refuse, and driveway to the east side of the site. The new driveway location conflicted with the proposed entrance into the Papago Plaza deceleration lane. Per the Transportation department, the applicant is now responsible to revise the deceleration lane to extend across the project’s frontage to avoid conflicts. The applicant has agreed to this stipulation and it is shown on the site plan. The Fire and Solid Waste department have approved the site plan revisions.

The existing six (6) foot sidewalk along the street will be replaced with a new eight (8) foot wide sidewalk that is detached from the curb. There will also be a new six (6) foot sidewalk connection that leads to the main building entrance.

4. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.
 - *The applicant states that rooftop mechanical equipment will be fully screened by parapet walls and additional mechanical louvered screens that are in conformance with the zoning ordinance requirements. Screening is integral to the design of the building.*
 - *Staff finds the proposed roof mounted equipment is fully screened by building parapets. In addition, the SES room is recessed into the building plane per the Commercial Design Guidelines.*
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 is zoned Highway Commercial (C-3) and has had this designation since annexation into the City of Scottsdale in 1956. The C-3 district promotes high quality development and is intended for various types of commercial activities, like shopping and service needs, to be located along major streets.

Community Involvement

The standard postcard notification is within 750 feet of the subject site. Based on the outreach and interest staff received with the Papago Plaza redevelopment next door, staff has sent postcards to all property owners within 1,500 feet of the subject site. There has also been a hearing sign posted at the site. Staff has received many phone calls from upset neighbors regarding the proposed use of the site as a storage facility. However, the use is permitted by right in the C-3 zoning district.

Context

The subject site is located southwest of the North Scottsdale Road and East McDowell Road intersection. The site is located just west of the new Papago Plaza redevelopment that includes a new apartment complex, garage, grocery store, various retail and restaurant buildings. Please see context photos.

Project Data

- Existing Use: Office building portion of Papago Plaza
- Proposed Use: Internalized Community Storage
- Parcel Size: 56,856 square feet, 1.3 acres (net)
- Building Area (above grade): 45,278 square feet
- Building Area (below grade): 45,278 square feet
- Floor Area Ratio Allowed: 0.8
- Floor Area Ratio Proposed: 0.79
- Building Height Allowed: 36 feet
- Building Height Proposed: 29 feet 4 inches
- Parking Required: 19 spaces
- Parking Provided: 19 spaces
- Open Space Required: 9,620 square feet
- Open Space Provided: 14,449 square feet

**REVISED Stipulations for the
Development Review Board Application:
Storage at McDowell
Case Number: 46-DR-2019**

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 Michelle Bach, with a city staff date of 2/7/21.
 - b. The location and configuration of all site improvements shall be consistent with the site plan submitted by Michele Bach dated 1/27/21, with a city staff email date of 1/28/21.
 - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by Michelle Bach, with a city staff date of 2/7/21.
 - d. The case drainage report submitted by Helix 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 (Utility Site Plan) submitted by Helix Engineering and accepted in concept by the Water Resources Department.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable zoning case was 771-ZN-1956.

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. No building signage shall be permitted on the south elevation.
5. With final plans, the SES enclosure shall be recessed into the building plane.

SITE DESIGN:

DRB Stipulations

6. All drive aisles that are fire lanes shall have a width of twenty-four (24) feet.
7. With final plans, install a new hydrant on the north side of property.
8. Prior to issuance of any building permit for the development project, the property owner shall submit plans and receive approval to construct all refuse enclosures in conformance with the City of Scottsdale Supplements to MAG Standard Details, detail 2146-1, 2 (2 is grease containment) for single enclosures, and #2147-1, 2 (2 is grease containment) for double enclosures.
9. Final civil plans shall include the same alley improvements that are occurring with the Papago Plaza redevelopment next door, which include new pavement and pedestrian lighting.
10. With final plans, provide sidewalk access to the fire riser room.

LANDSCAPE DESIGN:

Ordinance

- C. If any native plants are to be disturbed with the proposed construction, the applicant shall submit a native plant application and native plant inventory produced by an approved salvage company.
- D. With final plans, the landscape plan shall be updated so that no more than 7 feet is without plant or tree coverage.

DRB Stipulations

11. Prior to the issuance of any building permit for the development project, the property owner shall submit landscape improvement plans that demonstrate how the salvaged vegetation from the site will be incorporated into the design of the landscape improvements.
12. Prior to the issuance of any building permit for the development project, the property owner shall submit landscape improvement plans that demonstrate the utilization of the City of Scottsdale Supplement to MAG Standard Specifications for the landscape and irrigation improvements within the public right-of-way median(s).
13. 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 plaza area and pedestrian nodes that are shown on the site plan.

EXTRIOR LIGHTING:

Ordinance

- E. All exterior luminaires mounted eight (8) feet or higher above finished grade, shall be directed downward and have an integral lighting shield.

- 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

- 14. With final plans, the lighting sheets shall be updated to include bollard lighting within the landscape area adjacent to the southern property line for consistency with Papago Plaza alley improvements which include new lighting. Bollards shall be directed downward and shielded.
- 15. All exterior lighting fixtures shall be a dark brown or black color.
- 16. All exterior luminaires shall meet all IES requirements for full cutoff, and shall be aimed downward and away from property line except for sign and landscape lighting.
- 17. 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 2.5 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 10 foot-candles. All exterior luminaires shall be included in this calculation.
 - c. The initial vertical luminance at 6-foot above grade, along the southern entire property line shall not exceed 3.0 foot-candles to provide sensitivity to the southern residential neighbors. All exterior luminaires shall be included in this calculation.
 - d. The total lumen per luminaire shall not exceed 24,000 lumens.
 - e. All exterior lighting shall have a color temperature of 3000 Kelvin or less.

STREET DEDICATIONS:

Ordinance

- H. Prior to the issuance of any building permit for the development project, the property owner shall make the following fee simple right-of-way dedications to the City of Scottsdale:
 - a. 12 ft of additional alley dedication along the south line for a total alley width of 20 feet.

STREET INFRASTRUCTURE:

Ordinance

- I. All street infrastructure improvements shall be constructed in accordance with this City of Scottsdale (COS) Supplement to MAG Specifications and Details, and the Design Standards and Policies Manual.

DRB Stipulations

- 18. Prior to the issuance of any building permit for the development project, the property owner shall submit and obtain approval of civil construction documents to construct the following improvements:
 - a. Construct the new the driveway ramps in accordance with the City of Scottsdale (COS) Supplement to MAG Specifications and Details, detail 2256-CL1.

- b. Construct an 8 foot wide public sidewalk along the property's street frontage that is detached from the curb.
- c. Construct a 6 foot wide ADA Sidewalk from the public street to the building entrance.
- d. Construct a deceleration lane along the McDowell North frontage with a taper and a minimum of 100 feet of storage.
- e. Revise the Papago McDowell Road plans (4829-19-2) to accommodate the tie-in to their deceleration lane.

WATER AND WASTEWATER:

DRB Stipulations

19. Prior to the civil construction document submittal, the property owner shall obtain approval of the master water and wastewater reports from to Water Resources Department. The civil construction document submittal shall be consistent with the approved master water and wastewater reports. Any design that modifies the approved master report requires from the owner a site-specific addendum to the master report, subject to review and approval by City staff.
20. Existing water and sewer service lines to this site shall be utilized, or shall be disconnected at the main pursuant to the Water Resources Department requirements.
21. Connect to sewer to along the existing 8 inch line in the alley to the south.
22. Connect water line to the 12 inch line in Scottsdale Road. Replacement of a 12-inch section of existing ACP pipe in McDowell Rd will be required for fire line installation.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

23. 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.
24. All headwalls and drainage structures shall be integrally colored concrete to blend with the color of the surrounding natural desert.
25. With final plans, address the following:
 - a. How the flow from the hotel on the west side is managed across this site and it cannot be mixed with onsite first flush basin.
 - b. Properly describe the finished floor requirements per Scottsdale DSPM (DR Sec. 4&5).
 - c. Clarify how the north retention basin will be drained. If also through drywells, indicate so. (DR Sec. 5)
 - d. Define the contributing area boundary to each of retention basins A and B. (DR Sec. 5)
 - e. While it may be possible to have a self-retaining basin on the north side, clarify and demonstrate on the plans that the overflow from the basin in larger storms drain to the pre-development outfall. (DR Sec. 5)
 - f. Update the FEMA block and show survey sources data and benchmark information.

EASEMENTS DEDICATIONS:

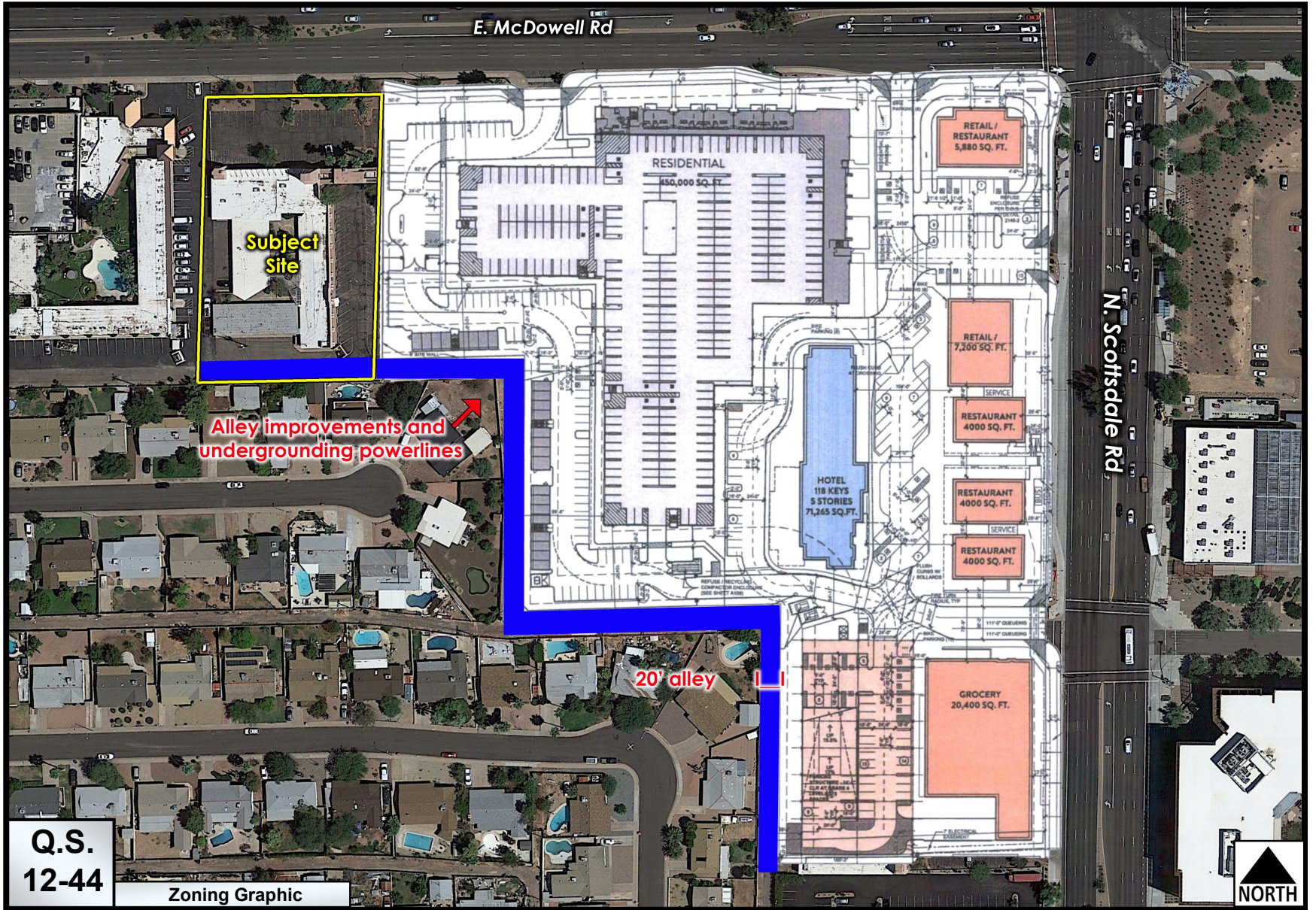
DRB Stipulations

26. Prior to the issuance of any building permit for the development project, the property owner shall dedicate the following easements to the City of Scottsdale on a final plat or map of dedication:
- a. A sight distance easement, in conformance with figures 5.3-26 and 5.3-27 of Section 5.3 of the DSPM, where a sight distance triangle(s) cross on to the property.
 - b. Public nonmotorized access easement in locations where the public sidewalk crosses on to the lot.
 - c. Drainage easements over the proposed retention basins.

ADDITIONAL:

DRB Stipulations

27. No exterior windows shall be used for false roll up door display.



Q.S.
12-44

Zoning Graphic



Papago Redevelopment for reference

ATTACHMENT #20

46-DR-2019

SCOTTSDALE

DEVELOPMENT REVIEW BOARD MEETING

MEETING NOTICE AND **MARKED AMENDED** AGENDA



Meeting will be held electronically

*Removed Gushgari from the agenda

DEVELOPMENT REVIEW BOARD

Solange Whitehead, Council Member/Chair
William Scarbrough, Vice Chair
Renee Higgs, Planning Commissioner
Doug Craig, Design Member

*Shakir Gushgari, Design Member
Joe Young, Design Member
Michal Ann Joyner, Development Member

Thursday, April 2, 2020

1:00 P.M.

DEVELOPMENT REVIEW BOARD MEETING

City Hall Kiva Forum, 3939 N. Drinkwater Boulevard

Until further notice, meetings will be held electronically. While physical facilities are not open to the public, meetings are televised on Cox cable Channel 11 and streamed online at scottsdaleaz.gov (search "live stream") to allow the public to listen/view the meeting in progress. Only written comments submitted electronically are being accepted. To be considered, please submit your written Public Comment on an agenda item at least one hour before the meeting's scheduled time to the following link:

<https://www.scottsdaleaz.gov/boards/development-review-board/public-comment>

Call to Order - 1:00 PM

Roll Call - ALL PRESENT

Members of the Board will be attending the meeting by telephone, video, or Internet conferencing in accordance with A.R.S. § 38-431(4).

Administrative Report – Brad Carr, AICP

1. Identify supplemental information, if any, related to the April 2, 2020 Development Review Board agenda items, and other correspondence.

Minutes

2. Approval of the March 5, 2020 Development Review Board [Meeting Minutes](#).
APPROVED 6-0; MOTION BY BOARD MEMBER CRAIG, 2ND BY VICE CHAIR SCARBROUGH.

CONSENT AGENDA

3. [51-DR-2019 \(Cavasson Office A & B\)](#) Greg Bloemberg
Request by owner for approval of a site plan, landscape plan, and building elevations for two new office buildings, (164,529 square feet and 157,340 square feet), totaling 321,869 square feet on a +/- 7-acre site with Planned Community District, Planned Airpark Core (P-C PCP) zoning.
18615 N Claret Dr
Butler Design Group, Architect/Designer
APPROVED 6-0; MOTION BY BOARD MEMBER YOUNG, 2ND BY BOARD MEMBER JOYNER.

REGULAR AGENDA

4. [53-DR-2019 \(Clayton Design Center\)](#) Ben Moriarity
Request approval of the site plan, building elevations, and landscape plan for renovations of an existing +/-18,886 square foot commercial building.
2115 N Scottsdale Rd
Aline Architecture, Architect/Designer
APPROVED 6-0 WITH ADDITIONAL STIPULATIONS AND REMOVAL OF STIPULATION #4; MOTION BY VICE CHAIR SCARBROUGH, 2ND BY BOARD MEMBER YOUNG.
5. [46-DR-2019 \(Storage at McDowell\)](#) Katie Posler
Request by owner for approval of a site plan, landscape plan, and building elevations for a new storage facility development on a +/- 1.36 - acre site with Highway Commercial (C-3) zoning.
7025 E McDowell Rd
James Elson, Architect/Designer
CONTINUED TO MAY 7, 2020 HEARING 6-0; MOTION BY VICE CHAIR SCARBROUGH, 2ND BY BOARD MEMBER JOYNER.

NON-ACTION ITEM

6. [50-DR-2018 \(Bellezza da Stallone \(TSG Foundation\)\)](#) Jesus Murillo
This is a non-action item. Staff is requesting comments regard conceptual elevations and color.
SWC of East Stagecoach Pass Road and North Pima Road
Everett Alan Group, Architect/Designer
THE BOARD DISCUSSED 50-DR-2018.

Adjournment - 2:37 PM



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 AT (480-312-7767).

SCOTTSDALE DEVELOPMENT REVIEW BOARD MEETING MEETING NOTICE AND **MARKED** AGENDA



Meeting will be held electronically and remotely

DEVELOPMENT REVIEW BOARD

Kathy Littlefield, Council Member/Chair
William Scarbrough, Vice Chair
Renee Higgs, Planning Commissioner

Doug Craig, Design Member
Joe Young, Design Member
Michal Ann Joyner, Development Member
Shakir Gushgari, Design Member

Thursday, May 7, 2020

1:00 P.M.

DEVELOPMENT REVIEW BOARD MEETING

Until further notice, meetings will be held electronically and remotely. While physical facilities are not open to the public, meetings are televised on Cox Cable Channel 11 and streamed online at scottsdaleaz.gov (search "live stream") to allow the public to listen/view the meeting in progress. Only written comments submitted electronically are being accepted. To be considered, please submit your written Public Comment on an agenda item at least one hour before the meeting's scheduled time to the following link:

<https://www.scottsdaleaz.gov/boards/development-review-board/public-comment>

Call to Order - 1:00 PM

Roll Call - ALL PRESENT

Members of the Board will be attending the meeting by telephone, video, or Internet conferencing in accordance with A.R.S. § 38-431(4).

Administrative Report – Brad Carr, AICP

1. Identify supplemental information, if any, related to the May 7, 2020 Development Review Board agenda items, and other correspondence.

Minutes

2. Approval of the April 16, 2020 Development Review Board [Meeting Minutes](#).
APPROVED 7-0; MOTION BY BOARD MEMBER CRAIG, 2ND BY BOARD MEMBER YOUNG.

CONTINUANCES

3. [46-DR-2019 \(Storage at McDowell\)](#) Katie Posler
Request by applicant for a continuance.
7025 E. McDowell Road
James Elson, Architect/Designer
CONTINUED 7-0; MOTION BY BOARD MEMBER YOUNG, 2ND BY VICE CHAIR SCARBROUGH.

CONSENT AGENDA

4. [57-DR-2019 \(Bahia Live Work Play \(Phase II\)\)](#) Greg Bloemberg
Request approval of site plan, building elevations and landscape plan for a new 5-story condominium building on a +/- 5-acre site, zoned Planned Community District, Planned Airpark Core, Airpark Mixed Use-Residential (P-C PCP AMU-R).
16576 N. 92nd Street
FitzGerald Associates, Architect/Designer
APPROVED 7-0; MOTION BY BOARD MEMBER CRAIG, 2ND BY COMMISSIONER HIGGS.
5. [58-DR-2019 \(SkySong 7\)](#) Greg Bloemberg
Approval of site plan, landscape plan and building elevations for a new 6-story office building, with approximately 340,000 square feet of building area, and a 7-level parking garage with 1,361 parking spaces, all on a +/- 2.75-acre site.
1485 N. Scottsdale Road
Butler Design Group, Architect/Designer
APPROVED 7-0; MOTION BY BOARD MEMBER CRAIG, 2ND BY COMMISSIONER HIGGS.

REGULAR AGENDA

6. [3-DR-2020 \(The Relux\)](#) Ben Moriarity
Request by owner for approval of a site plan, landscape plan, and building elevations for a new two-story commercial development on a +/- 0.5-acre site with Highway Commercial, Parking P-3 District & Parking P-2 District; Vehicle Parking (C-3/P-3 & P-2) zoning.
10830 N. Scottsdale Road
The Construction Zone, LTD., Architect/Designer
PARTIALLY APPROVED 7-0; MOTION BY BOARD MEMBER YOUNG, 2ND BY BOARD MEMBER JOYNER.



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 AT (480-312-7767).

Non-Action Agenda

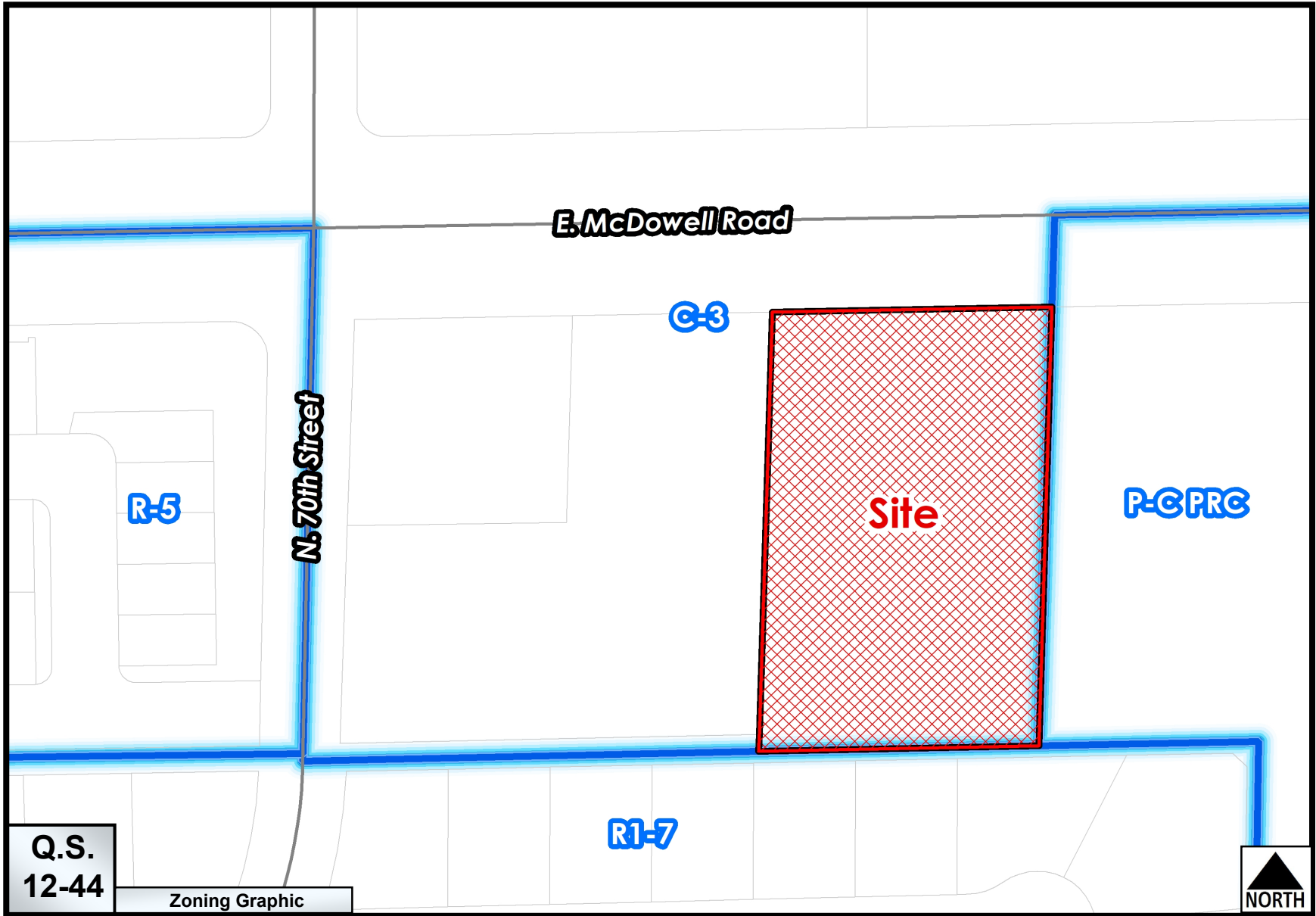
7. [Self-Storage Facilities Design Guidelines](#) Brad Carr, AICP
Review, discussion, and direction by the Development Review Board regarding the initial draft of design guidelines for self-storage (internalized community storage) facilities.
STAFF PRESENTED INFORMATION ON THE SELF-STORAGE FACILITIES DESIGN GUIDELINES.

Adjournment - **2:01 PM**



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 AT (480-312-7767).

ATTACHMENT #22



Q.S.
12-44

Zoning Graphic



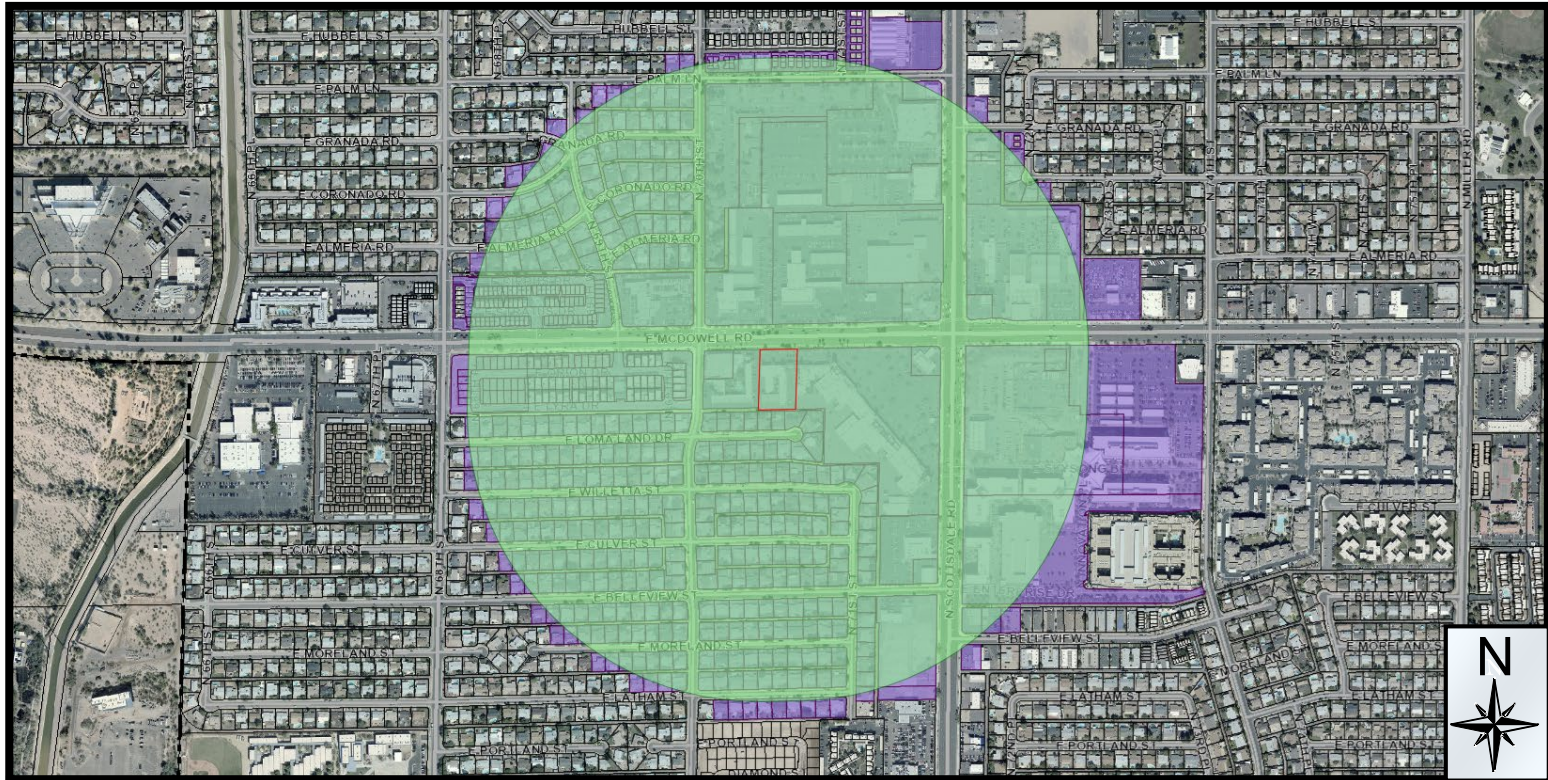
Existing Zoning

ATTACHMENT #23

46-DR-2019

City Notifications – Mailing List Selection Map

Storage at McDowell


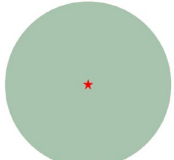


Additional Notifications:

- Interested Parties List
- Adjacent HOA's
- P&Z E-Newsletter
- Facebook
- Nextdoor.com
- City Website-Projects in the hearing process

Pulled Labels
September 24, 2019

Map Legend:

-  Site Boundary
-  Properties within 1500-foot

Postcards: 580

46-DR-2019

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: April 2, 2020
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

Storage at McDowell 46-DR-2019

Location: 7025 East McDowell Road

Request: By owner for approval of a site plan, landscape plan, and building elevations for a new storage facility development on a +/- 1.36 -acre site with Highway Commercial (C-3) zoning, located at 7025 E. McDowell Rd.

OWNER

Storage at McDowell LLC
(602) 903-5311

ARCHITECT & APPLICANT CONTACT

Jim Elson
602-903-5311

BACKGROUND

Zoning

The site is zoned C-3, Highway Commercial, and has been since annexation into the City of Scottsdale in 1956. The C-3 district promotes high quality development and is intended for various types of commercial activities, like shopping and service needs, to be located along major streets.

Context

The subject site is located southwest of the North Scottsdale Road and East McDowell Road intersection. Please see context photos. The site is located just west of the new Papago Plaza redevelopment that includes a new apartment complex, garage, grocery store, various retail and restaurant buildings (see attachment #3).

Adjacent Uses and Zoning

- North Car dealership, zoned C-3
- South Residential subdivision, zoned R1-7
- East Papago plaza under demolition, future site of new apartments, zoned PC PRC PSD
- West Hotel, zoned C-3

Key Items for Consideration

- Commercial Design Guidelines
- Sensitive Design Principles
- Project is stipulated to match the Papago Plaza redevelopment alley improvements for consistency
- Project will include the undergrounding of powerlines
- Site plan is contingent on neighbor’s approval of cross access easement

DEVELOPMENT PROPOSAL

Goal/Purpose of Request

The applicant is requesting Development Review Board approval of a new internalized community storage facility that is twenty-eight (28) feet tall with two floors above grade and two floors below grade with associated parking, landscaping, and open space.

Neighborhood Communication

The standard postcard notification is within 750 feet of the subject site. Based on the outreach and interest staff received with the Papago Plaza redevelopment next door, staff has sent postcards to all property owners within 1,500 feet of the subject site. There has also been a hearing sign posted at the site. Staff has received many phone calls from upset neighbors regarding the proposed use of the site as a storage facility. However, the use is permitted by right in the C-3 zoning district.

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

Site Plan

The proposed storage building is centrally located on the parcel, situated between the required twenty (20) foot front yard landscape buffer along E. McDowell Road and fifty (50) foot rear yard setback from the residential subdivision to the south. The associated parking spaces are located on the northside of building and screened from the street by landscaping and a three (3) foot tall parking lot screen wall.

There will be one vehicular driveway onto E. McDowell Road and the existing six (6) foot sidewalk along the street will be replaced with a new eight (8) foot wide sidewalk that is detached from the curb. There will also be a new six (6) foot sidewalk connection that leads to the main building entrance. Fire lane and refuse access is located along the west side of the building and east portion of the neighbor’s property, which will require a cross access agreement to be in place. The applicant has been working with neighbor to obtain this agreement and it must be recorded prior to permit issuance per the stipulations.

To provide consistency with the Papago Plaza redevelopment to the east of the site, the storage project will also be responsible for undergrounding power lines and completing adjacent alley improvements per the stipulations. The alley improvements include new pavement and pedestrian scale lighting so that the alley can function as a bike path and accessway to the new commercial activities.

Elevations

The building elevations are composed of scored and split face concrete masonry units that are recessed and projected from the main building façade. To add additional visual interest, staff has recommended the square split face elements be recessed the same width as the projections, at 8 inches per stipulation #4. The concrete masonry units will be stained with desert appropriate colors like “Barrel Stove” and “Barnwood Gray.”

The north and west facades also include a deep red metal accent panel in the center of the elevations and gray colored metal canopies shading the building entrance. During the case review process, the accent metal panels were originally a gray color. Staff recommend the use of another color to avoid repetition and compliment the architecture of the new apartments approved to the east, which include red brick and neutral colors.

Landscape

The landscape plan includes lush landscape buffers along the northern and southern boundaries of the property and base planting along the east and west side of the building. The plant palette includes suitable desert plants such as Palo Verde, Golden Barrell, and Turpentine Bush.

Development Information

- Existing Use: Office building portion of Papago Plaza
- Proposed Use: Internalized Community Storage
- Parcel Size: 1.3 net acres
56,856 square feet
- Building Area (above grade): 45,276 square feet
- Building Area (below grade): 45,754 square feet
- Floor Area Ratio Allowed: 0.8
- Floor Area Ratio Proposed: 0.79
- Building Height Allowed: 36 feet
- Building Height Proposed: 28 feet
- Parking Required: 19 spaces
- Parking Provided: 20 spaces
- Open Space Required: 9,325 square feet
- Open Space Provided: 18,299 square feet

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Development Review Board approve Storage at McDowell per the attached stipulations, finding that the Development Review Criteria have been met.

RESPONSIBLE DEPARTMENTS

Current Planning Services
Transportation Department
Fire Safety

STAFF CONTACT

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APPROVED BY

Katie Posler

3/19/20

Katie Posler, Planner, Report Author

Date

[Signature]

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3/23/2020

Date

[Signature]

Randy Grant, Executive Director
Planning and Development Services
Phone: 480-312-2664 E-mail: rgrant@scottsdaleaz.gov

3/26/20

Date

ATTACHMENTS

- A. Stipulations/Zoning Ordinance Requirements
 - 1. Context Aerial
 - 1A. Close-Up Aerial
 - 2. Zoning Map
 - 3. Papago Redevelopment for reference
 - 4. Applicant's Narrative
 - 5. Site Plan
 - 6. Open Space Plan
 - 7. Building Elevations
 - 8. Perspective
 - 9. Material and Color Board
 - 10. Landscape Plans
 - 11. Electrical Site Plan
 - 12. Exterior Lighting Cutsheets
 - 13. Neighborhood Notification Map

**Stipulations for the
Development Review Board Application:
Storage at McDowell
Case Number: 46-DR-2019**

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 Jim Elson, with a city staff date of 3/18/20.
 - b. The location and configuration of all site improvements shall be consistent with the site plan submitted by Jim Elson, with a city staff date of 3/18/20.
 - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by Jim Elson, with a city staff date of 3/18/20.
 - d. The case drainage report submitted by Landcor Consulting and accepted in concept by the Stormwater Management Department of the Planning and Development Services.
 - e. The water and sewer basis of design report (Utility Site Plan) submitted by Landcor Consulting and accepted in concept by the Water Resources Department.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable zoning case was 771-ZN-1956.

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. With final plans, split face square units along the elevations shall be recessed at least 8 inches into the main building façade.
5. No building signage shall be permitted on the south elevation.

SITE DESIGN:

Ordinance

- C. Prior to civil or building permit issuance, the applicant must provide verification of an existing 24' wide cross access easement agreement with the neighboring property owner or revise the site plan to provide complete fire lane and refuse access all within the subject property boundaries.

DRB Stipulations

6. All drive aisles that are fire lanes shall have a width of twenty-four (24) feet.
7. With final plans, install a new hydrant on the north side of property.
8. Prior to issuance of any building permit for the development project, the property owner shall submit plans and receive approval to construct all refuse enclosures in conformance with the City of Scottsdale Supplements to MAG Standard Details, detail 2146-1, 2 (2 is grease containment) for single enclosures, and #2147-1, 2 (2 is grease containment) for double enclosures.
9. Final civil plans shall include the same alley improvements that are occurring with the Papago Plaza redevelopment next door, which include new pavement and pedestrian lighting.
10. All existing overhead powerlines along the project boundaries shall be placed underground. The applicant shall coordinate with adjacent affected property owners as needed.

LANDSCAPE DESIGN:

Ordinance

- D. If any native plants are to be disturbed with the proposed construction, the applicant shall submit a native plant application and native plant inventory produced by an approved salvage company.

DRB Stipulations

11. Prior to the issuance of any building permit for the development project, the property owner shall submit landscape improvement plans that demonstrate how the salvaged vegetation from the site will be incorporated into the design of the landscape improvements.
12. Prior to the issuance of any building permit for the development project, the property owner shall submit landscape improvement plans that demonstrate the utilization of the City of Scottsdale Supplement to MAG Standard Specifications for the landscape and irrigation improvements within the public right-of-way median(s).
13. 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 plaza area and pedestrian nodes that are shown on the site plan.

EXTRIOR LIGHTING:

Ordinance

- E. All exterior luminaires mounted eight (8) feet or higher above finished grade, shall be directed downward and have an integral lighting shield.
- 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.
- H. With final plans, the lumen count for each fixture shall be clearly identified.

DRB Stipulations

- 14. All exterior lighting fixtures shall be a dark brown or black color.
- 15. All exterior luminaires shall meet all IES requirements for full cutoff, and shall be aimed downward and away from property line except for sign and landscape lighting.
- 16. 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 2.5 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 10 foot-candles. All exterior luminaires shall be included in this calculation.
 - c. The initial vertical luminance at 6-foot above grade, along the southern entire property line shall not exceed 3.0 foot-candles to provide sensitivity to the southern residential neighbors. All exterior luminaires shall be included in this calculation.
 - d. The total lumen per luminaire shall not exceed 24,000 lumens.

STREET DEDICATIONS:

Ordinance

- I. Prior to the issuance of any building permit for the development project, the property owner shall make the following fee simple right-of-way dedications to the City of Scottsdale:
 - a. 12 ft of additional alley dedication along the south line for a total alley width of 20 feet.

STREET INFRASTRUCTURE:

Ordinance

- J. All street infrastructure improvements shall be constructed in accordance with this City of Scottsdale (COS) Supplement to MAG Specifications and Details, and the Design Standards and Policies Manual.

DRB Stipulations

- 17. Prior to the issuance of any building permit for the development project, the property owner shall submit and obtain approval of civil construction documents to construct the following improvements:

CASE NO. 46-DR-2019

- a. Construct the new the driveway ramps in accordance with the City of Scottsdale (COS) Supplement to MAG Specifications and Details, detail 2256-CL1
- b. Construct a 6 ft wide ADA Sidewalk from the public street to the building entrance.

WATER AND WASTEWATER:

DRB Stipulations

18. Prior to the civil construction document submittal, the property owner shall obtain approval of the master water and wastewater reports from to Water Resources Department. The civil construction document submittal shall be consistent with the approved master water and wastewater reports. Any design that modifies the approved master report requires from the owner a site-specific addendum to the master report, subject to review and approval by City staff.
19. Existing water and sewer service lines to this site shall be utilized, or shall be disconnected at the main pursuant to the Water Resources Department requirements.
20. Connect to sewer to along the existing 8 inch line in the alley to the south
21. Connect water line to the 12 inch line in Scottsdale Road. Replacement of a 12-inch section of existing ACP pipe in McDowell Rd will be required for fire line installation.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

22. 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.
23. All headwalls and drainage structures shall be integrally colored concrete to blend with the color of the surrounding natural desert.
24. The drainage report should address required drainage easements and access for the proposed retention basins. Drainage easements should be shown on drainage exhibits, Grading and Drainage plans and any applicable legal documents and should be dedicated.

EASEMENTS DEDICATIONS:

DRB Stipulations

25. Prior to the issuance of any building permit for the development project, the property owner shall dedicate the following easements to the City of Scottsdale on a final plat or map of dedication:
 - a. A sight distance easement, in conformance with figures 5.3-26 and 5.3-27 of Section 5.3 of the DSPM, where a sight distance triangle(s) cross on to the property.
 - b. Public nonmotorized access easement in locations where the public sidewalk crosses on to the lot.



Q.S.
12-44

Google Earth Pro Imagery



Context Aerial

ATTACHMENT 1

46-DR-2019



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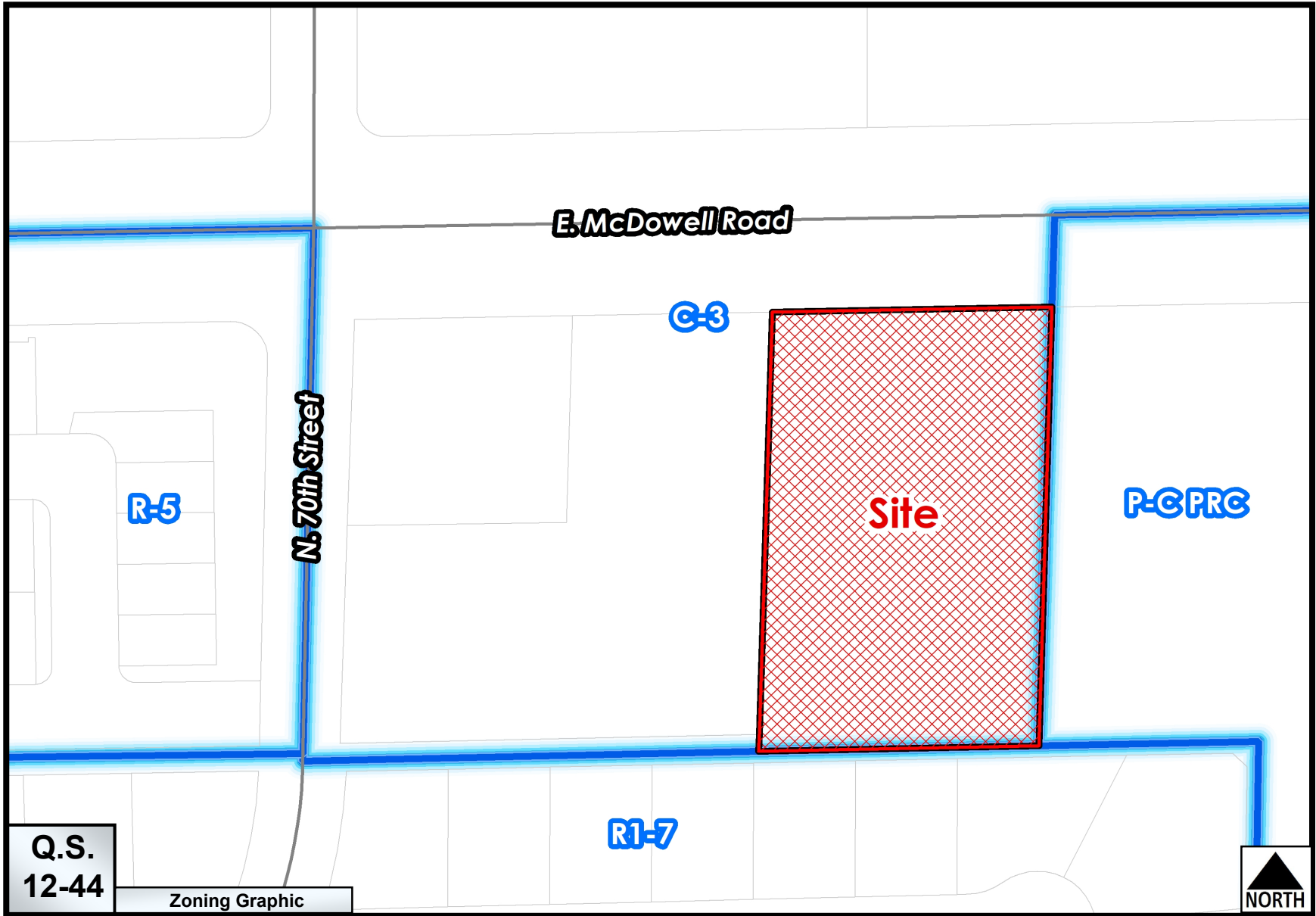
Google Earth Pro Imagery



Close-up Aerial

ATTACHMENT 1A

46-DR-2019



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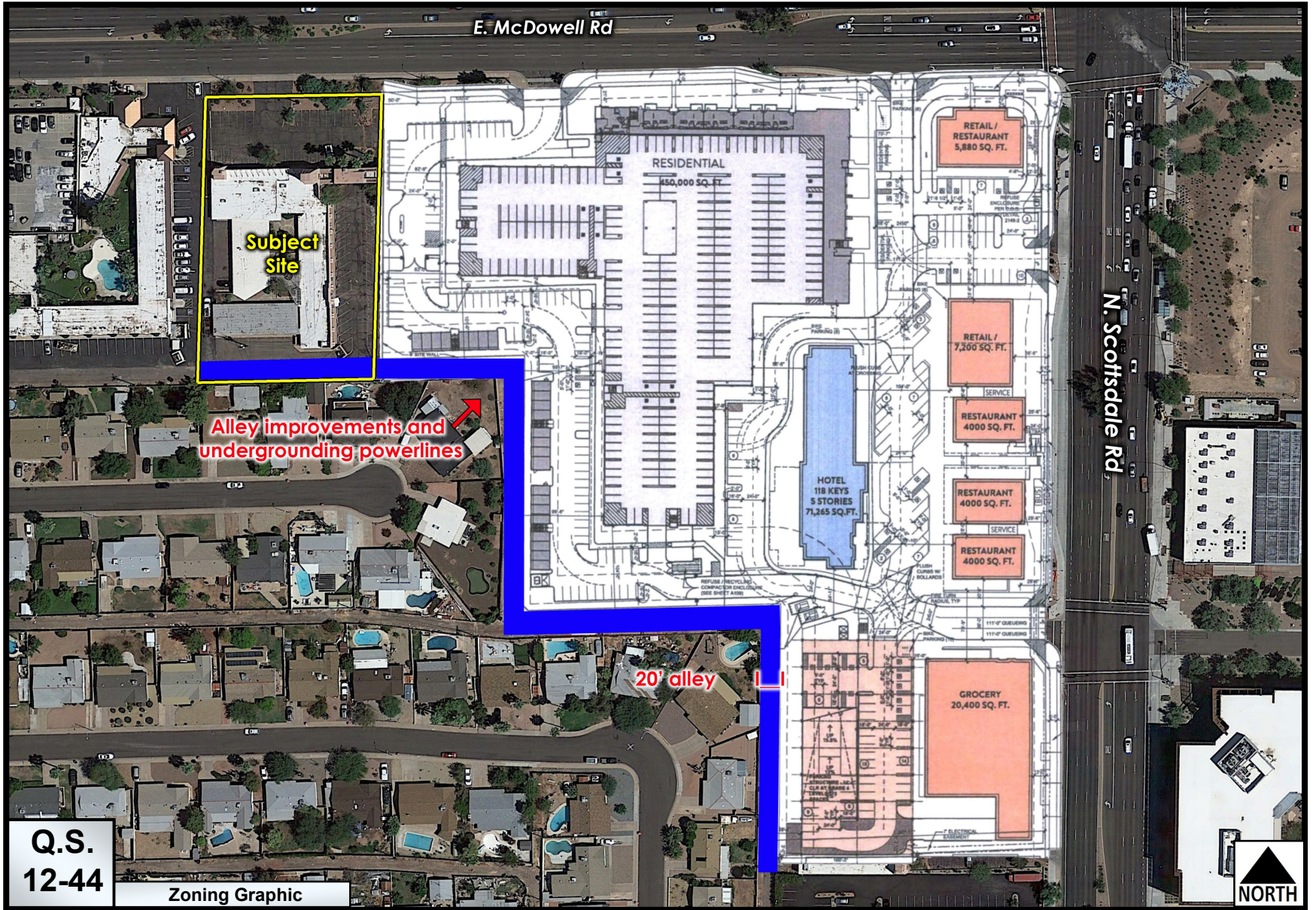
Zoning Graphic



Existing Zoning

ATTACHMENT 2

46-DR-2019



E. McDowell Rd

Subject Site

Alley improvements and undergrounding powerlines

20' alley

RESIDENTIAL

450,000 SQ. FT.

RETAIL / RESTAURANT

5,880 SQ. FT.

RETAIL / RESTAURANT

7,200 SQ. FT.

SERVICE

RESTAURANT

4000 SQ. FT.

RESTAURANT

4000 SQ. FT.

SERVICE

RESTAURANT

4000 SQ. FT.

HOTEL

118 KEYS

5 STORIES

71,265 SQ. FT.

GROCERY

20,400 SQ. FT.

Q.S.
12-44

Zoning Graphic



Papago Redevelopment for reference

ATTACHMENT 3

46-DR-2019

Project Narrative

Storage on McDowell

Project Description:

The **Storage on McDowell** is located to the west of **Papago Plaza**, which is currently under redevelopment as **Broadstone Papago Marketplace**. The Development Review application consists of an internal, multi-level storage building. The Project will be accessed from an existing driveway along McDowell Road. The storage facility is anticipated to service the numerous multi-family projects that are currently being planned in the south Scottsdale area.

Site & Building Design:

The Site is 1.36 acres with an existing two story office building which will be demolished.

The internal storage building will be constructed using a combination of scored and split face concrete masonry units. The building mass will be enhanced through the application of flat seam metal panels and overhangs at the entry to the lobby and unloading areas of the building.

Steel clad canopies will identify the main entry to the lobby and provide cover at the loading area.

Glazing will be graylite 14, insulated, low-e glass in dark bronze anodized, butt glazed, store front system.

Site planning, landscape design and design elements and materials are further described under subsequent Sections in this **Project Narrative and Sensitive Design Principals**.

Conformance with the Scottsdale Sensitive Design principles

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

The building is designed to be compatible with the materials and aesthetic of the proposed **Broadstone Papago Marketplace**.

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

Not applicable for this project.

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

Not applicable for this project.

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

The landscape materials conform to the **McDowell Corridor Improvement Guidelines** and the landscape palette used for the **Broadstone Papago Marketplace**. The Open Space landscape area provided exceeds Ordinance requirements. Ref: **OPEN SPACE CALCULATIONS – SITE PLAN**

- 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***

Not applicable for this project.

- 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.***

Not applicable for storage building types.

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

Not applicable for storage building types because of the nature of use.

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

The internal storage building will be constructed using a combination of scored and split face concrete masonry units. The building mass will be enhanced through the application of flat seam metal panels and overhangs at the entry to the lobby and unloading areas of the building.

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

Large overhangs protect the office glazed areas which are oriented north.

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

The storage building will be constructed using a combination of scored and split face concrete masonry units.

Steel canopies will identify the main entry to the lobby and provide cover at the two loading areas.

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

Major trees, cacti and shrubs are indigenous plant materials. Irrigation will be a drip system that will reduce the water requirements.

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

Major trees, cacti and shrubs are indigenous plant materials. Irrigation will be a drip system that will reduce the water requirements.

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

The lighting within the project will be integrated into the building aesthetic and provide outdoor pedestrian spaces adequate, secure lighting while avoiding glare to comply with the dark sky Ordinance. All of the lighting will use LED fixtures.

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

Signage will be in harmony with the character, scale and context of the building.

Conformance with the Scottsdale Office Design Guidelines

1. The design of office buildings should incorporate passive architectural solutions to east, south, and west faces of buildings to limit solar exposure and resulting heat gain.

Glazing located along the north walls is minimized to reduce solar heat gain.

2. The windows (void) to wall (mass) ratio of a typical multi-story professional/business office building should not exceed 50:50 and should not be less than 70:30.

The internal storage building will be constructed using a combination of scored and split face concrete masonry units. The building mass will be enhanced through the application of flat seam metal panels and overhangs at the entry to the lobby and unloading areas of the building.

3. *The use of horizontal window/wall banding treatments should be limited and may be inappropriate in some settings.*

The various building elements are expressed with different materials and offset to provide a logical transition of the material change.

The internal storage building will be constructed using a combination of scored and split face concrete masonry units. The building mass will be enhanced through the application of flat seam metal panels and overhangs at the entry to the lobby and unloading areas of the building.

4. *The use of highly reflective, polished, or glossy materials should be limited and may be inappropriate in some contexts.*

The basic building materials are concrete masonry units and flat-seam metal panels. Glazing will be solar gray, insulated, low-e glass in dark bronze anodized, butt glazed, store front system.

5. *The building mechanical system, as it might affect the aesthetics and architectural composition of a building, should be carefully considered in early phases of design.*

The mechanical system for the building will be rooftop package units and split systems with air handlers for the areas located below the second floor. The storage will be have air conditioning.

All mechanical units are screened by a mechanical equipment screen element.

6. *Where rooftops are viewed at close range from higher adjacent ground, roofing materials and color should be toward darker tones and kept dull and muted.*

None of the rooftops are visible from adjacent buildings.

- 7. The exterior design of a building should reveal where possible differences in its internal functions are as expressions of height, massing, and composition of the elevation.***

The internal storage building will be constructed using a combination of scored and split face concrete masonry units. The building mass will be enhanced through the application of flat seam metal panels and overhangs at the entry to the lobby and unloading areas of the building.

- 8. All industrial buildings should incorporate sufficient architectural detail.***

NOT APPLICABLE.

- 9. The permanent use of prefabricated metal buildings is generally discouraged.***

NOT APPLICABLE.

- 10. Industrial space should incorporate window openings if possible. Consider translucent glass for the diffused quality of light it provides.***

NOT APPLICABLE.

Conformance with the Scottsdale Lighting Design Guidelines

- 1. The city places a high value on lighting designs and technologies that are energy efficient and sensitive to their surrounding context.***

All lighting for this Project will be L.E.D. Reference the Site Lighting and Fixture Schedule and Cut Sheet for exterior lighting

- 2. Lighting should provide a sense of personal safety in active areas of the site; allow for an even distribution of illumination in commonly used vehicular and pedestrian areas; and highlight architectural features of significance and meaning during nighttime hours.***

All lighting for this Project is located at pedestrian areas or for security at the warehouse service drives and is directed away from adjacent properties.

- 3. High-pressure-sodium (HPS) is the preferred light source for most large-scale projects. The preferred light source for smaller scale applications include linear fluorescent (RE170 series, triple-tube 4-pin) compact fluorescent, induction, and LED lamps.***

All proposed lighting is L.E.D.

- 4. Incandescent and halogen sources are discouraged in all but the most unique applications.***

All proposed lighting is L.E.D.

- 5. The design of lighting systems should anticipate lighting levels that will vary depending on building use, hours of operation, occupancy, and seasonal changes, and operate for only the minimum number of hours required.***

Reference the Site Lighting and Fixture Schedule and Cut Sheet for exterior lighting

- 6. Recommended light level guidelines and uniformity ratios established in the Illuminating Engineering Society of North America (IESNA) Lighting Requirements should be used, along with predominant lighting characteristics of the surrounding area when determining appropriate lighting design solutions.***

Reference the Site Lighting and Fixture Schedule and Cut Sheet for exterior lighting

- 7. *Light glare or excess brightness should be minimized. Light trespass should be controlled by shielding or aiming fixtures away from adjacent uses.***

All lighting is shielded and directed downward. Light fixtures located at the warehouse access drives are wall mounted on the building and directed downward. Reference the Site Lighting and Fixture Schedule and Cut Sheet for exterior lighting

- 8. *Architectural and landscape lighting should only be used to highlight special features and to embellish the lighting levels of ground level pedestrian areas.***

Not applicable. Not used for this Project.

- 9. *Limited low voltage lighting of landscape features and plant material are acceptable when associated with pedestrian spaces and site entrance.***

Not applicable. Not used for this Project.

FIRE ORDINANCE REQUIREMENTS

- 1 MINIMUM DRIVE WIDTHS FOR FIRE ACCESS - 24' - Fire Ordinance 4045, 503.2.1
- 2 KEY SWITCH/PRE-EMPTION SENSOR @ GATE - Fire Ordinance 4045, 503.6.1.
- 3 EXIST.FIRE HYDRANT. SPACING IN COMPL. WITH - Fire Ordinance 4045, 507.5.1.2.
- 4 FDC LOCATION - Fire Ordinance 4045, 912. PER MAG DET. 2367 - MIN. 36" ABOVE GRADE WALL MOUNT - NOTE: CMU APPROX. 36" HIGH SEE DET. 4/SD6 - MAINTAIN. SHRUBS @ 18"
- 5 FIRE TRUCK TURNING RADII IN COMPLIANCE WITH DSPM 2-1-802(5) - SEE DETAIL - SHT. SD-4
- 6 FIRE LANE BEARING CAPACITY SHALL BE 83,000 lb. PER DSPM 2-1-802(3).
- 7 FIRE SPRINKLER RISER ROOM PER DSPM 6-1-504(1) - MAG STD 2368 SEE 1st FLOOR PLAN - SHT. A-1

PLANNING NOTES

- NO SIGNS SHALL BE ALLOWED WITHIN A BUILDING WHICH CAN BE SEEN FROM ADJACENT PROPERTIES THROUGH OVERHEAD DOORS.
- REFUSE ENCLOSURES SHALL BE SCREENED BY MATERIALS COMPATIBLE WITH THE BUILDING MATERIALS. COLOR AND TEXTURE SHALL MATCH THE BUILDING, BOTH SIDES.
- NO EXTERIOR PUBLIC ADDRESS OR SPEAKER SYSTEM SHALL BE ALLOWED.
- ALL ROOFTOP MECHANICAL & COMMUNICATION EQUIPMENT SHALL BE MIN. 1' BELOW PARAPET & COMPLETELY SCREENED BY PARAPET WALLS WITH COLOR AND TEXTURE TO MATCH THE BUILDING.
- ALL GROUND MOUNTED MECHANICAL & COMMUNICATION EQUIPMENT SHALL BE SCREENED BY SCREEN WALLS AT LEAST 1'-0" ABOVE HEIGHT OF TALLEST UNIT WITH COLOR AND TEXTURE TO MATCH THE BUILDING.
- ALL POLE MOUNTED LIGHTING SHALL BE A MAXIMUM OF 20 FEET IN HEIGHT.
- SIGNS REQUIRE SEPARATE APPROVALS AND PERMITS.
- NO EXTERIOR LADDERS SHALL BE VISIBLE.
- FLAG POLES, IF PROVIDED, SHALL BE ONE PIECE CONICAL TAPERED.
- ALL RIGHTS-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.
- A MASTER SIGN PROGRAM SHALL BE SUBJECT TO THE APPROVAL OF THE DEVELOPMENT REVIEW BOARD PRIOR TO THE ISSUANCE OF A SIGN PERMIT FOR MULTI-TENANT BUILDINGS.
- NO EXTERIOR VENDING OR DISPLAY SHALL BE ALLOWED.
- ALL EQUIPMENT, UTILITIES OR OTHER APURTENANCES ATTACHED TO THE BUILDING SHALL BE AN INTEGRAL PART OF THE BUILDING DESIGN IN TERMS OF FORM, COLOR & TEXTURE.
- NO CHAIN LINK FENCING SHALL BE ALLOWED.
- NO TURF AREAS SHALL BE PROVIDED.

DEVELOPMENT DATA

LOT AREA:	
GROSS:	59,150 SF (1.36 AC)
NET (LESS 12' ALLEY DEDICATION):	56,856 SF (1.31 AC)

OCCUPANCY GROUP:	
SELF STORAGE	S-2

CONSTRUCTION TYPE:	III-B
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ZONING:	C-3
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BUILDING HEIGHT:	28'-0" w/ BASEMENT
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OPEN SPACE REQUIRED:

GENERAL	
BASE - 56,856 X 10% =	5,686 SF
HGT. ABV. 12' - (28 - 12) X 0.4% = 6.4% =	3,639 SF
TOTAL GEN. O.S. REQ'D.	9,325 SF
FRONT YARD O.S. REQ'D. - 50% =	4,662 SF

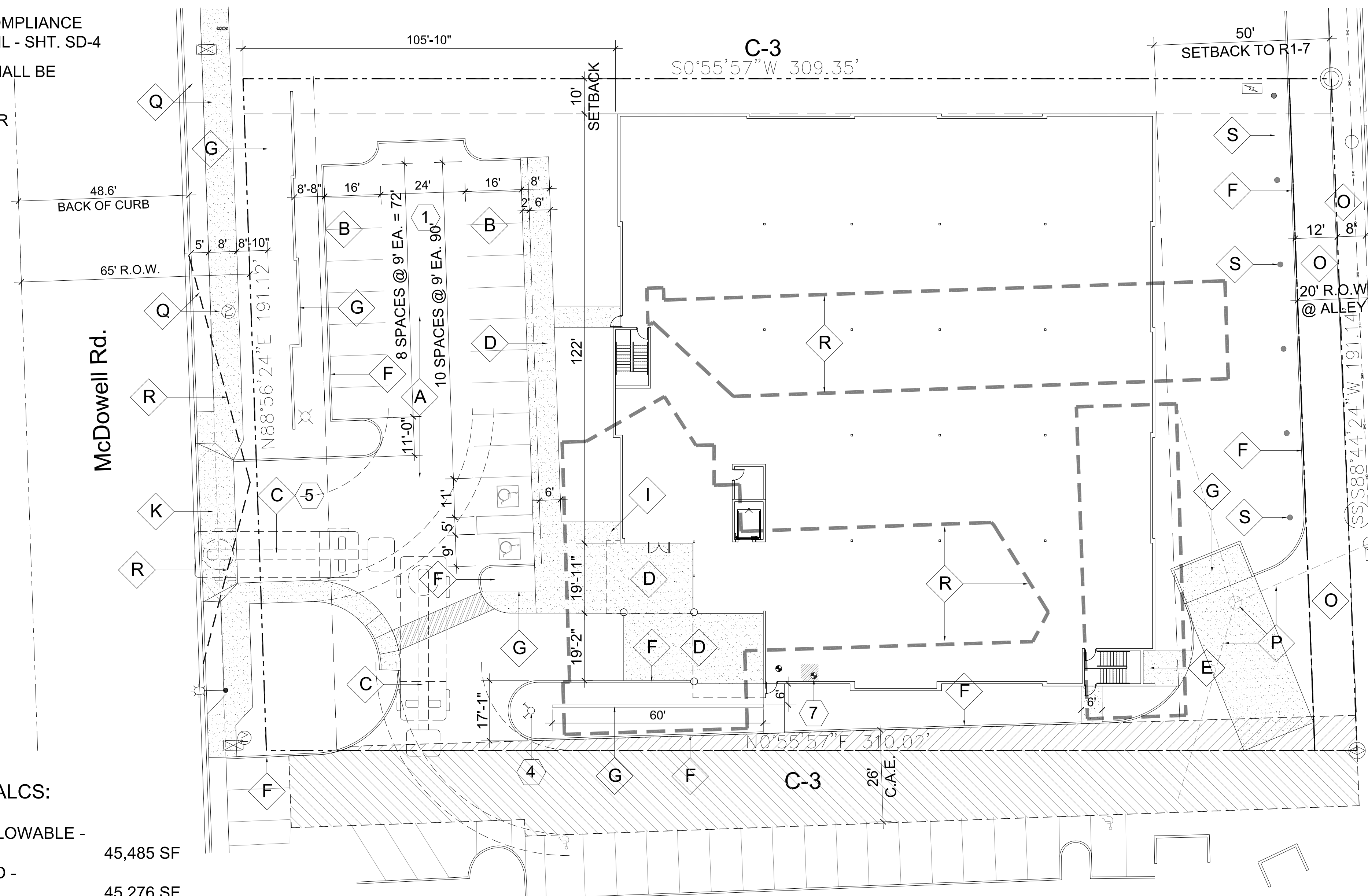
PARKING	
15% X 6,004 SF =	901 SF
TOTAL OPEN SPACE REQ'D.	10,226 SF

OPEN SPACE PROVIDED:	
GENERAL OPEN SPACE	13,308 SF
FRONT YARD OPEN SPACE	4,921 SF
PARKING OPEN SPACE	940 SF
TOTAL OPEN SPACE	19,169 SF

FLOOR AREA RATIO CALCS:	
FLOOR AREA RATIO ALLOWABLE - 56,856 X 0.8 =	45,485 SF
FLOOR AREA PROVIDED - (LESS BASEMENT)	45,276 SF

FLOOR AREAS	
GROSS FLOOR AREA - 1st FLR.	23,017 SF
GROSS FLOOR AREA - 2nd FLR. LESS ELEV. & EQUIP.	420 SF
NET FLOOR AREA (ABOVE GRADE)	45,276 SF
BASEMENT 1	22,772 SF
BASEMENT 2	22,982 SF
TOTAL (BELOW GRADE)	45,754 SF
TOTAL BUILDING AREA	91,030 SF

PARKING REQUIRED:	
NET FLOOR AREA 45,276/2,500 = 19 SPACES (ABOVE GRADE)	
A.D.A. SPACES REQ'D.	2 SPACES
A.D.A. SPACES PROV'D.	2 SPACES
BIKE PARKING REQ'D. 1/10 SP. =	2 SPACES
PARKING PROVIDED:	
BIKE PARKING PROV.	2 SPACES



SITE PLAN KEY NOTES

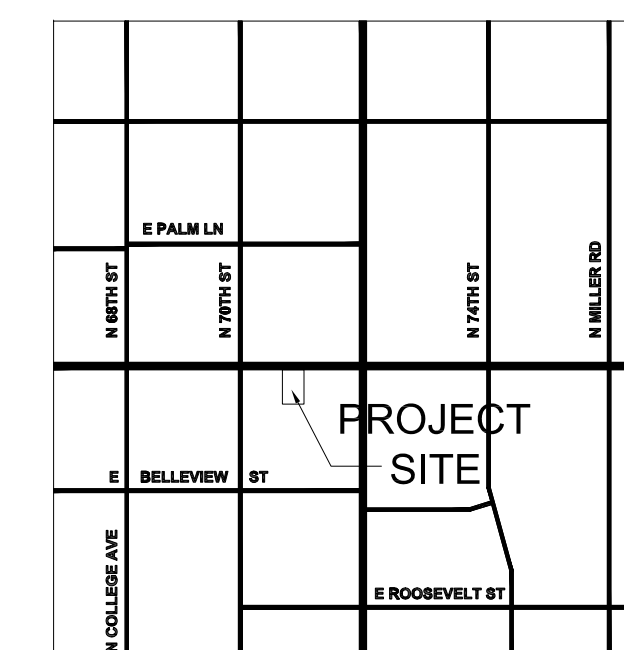
- A** ASPHALT CONC.PAVING PER CIVIL DWGS. & SOILS REPORT
- B** PARKING SPACE PER C.O.S.STANDARD 9' X 18' MIN. (9' X 16' W/ 24" O.H. PER COND.)
- C** FIRE TRUCK ACCESS CLEARANCES 25' INNER - 49' OUTER - 55' BUCKET
- D** 6' COLORED CONCRETE WALK NATURAL GRAY CONCRETE
- E** ELECTR. S.E.S. - RECESSED BEHIND BUILDING FACE
- F** C.I.P. OR EXTR. CONC CURB
- G** 3' HIGH C.M.U. PARKING SCREEN WALL - SEE SD-2 FOR DETAILS
- H** 6' HIGH C.M.U. SCREEN WALL - SEE SD-2 MATCH ADJ. WALL MATERIAL & COLOR
- I** BICYCLE PARKING AREA W/ BIKE RACKS PER C.O.S. STD DET. 2285
- J** REFUSE EXCLOSURE W/ GATES PER C.O.S. STD DET. 2146-1
- K** NEW CL-1 DRIVE per COS STD. SEE CIVIL DRAWINGS
- L** PROJECT MONUMENT SIGNAGE UNDER SEPARATE PERMIT
- M** FIRE RISER ROOM w/ REMOTE F.D.C. - SEE FIRE DEPT. REQ'S.
- O** EXIST. 8' ALLEY - ADDIT. 12' DEDICATION = 20' TOTAL R.O.W.
- P** EXIST. O.H. POWER LINES & POLE TO BE REMOVED - NEW U.G. SERVICE
- Q** REMOVE EXIST. SIDEWALK & PROVIDE NEW CONC. SIDEWALK w/ 5' LANDSCAPE STRIP
- R** EXIST. BUILDING & IMPROVEMENTS TO BE DEMOLISHED
- Q** NEW CONC. SIDEWALK (GREY) W/ LANDSCAPE ISLAND
- R** SITE DIST. ESMT. PER C.O.S. D.S.P.M. 3.123 FIG. 5-3.27
- S** BOLLARDS @ LANDSCAPE

SITE PLAN

SCALE: 1" = 20'
60 40 20 10 0



VICINITY MAP



James Elson

STORAGE on McDOWELL
for the BELL GROUP, LLC
7025 E. McDOWELL ROAD

DATE 9.2.19
REVISED.
C.O.S. 11.12.19
1st REVIEW COMMENTS
C.O.S. 2.9.20
2nd REVIEW COMMENTS

james elson
architect

10405 e mc dowell
mountain ranch rd.
suite 286
scottsdale, az 85260

602.903.5311
j4747e@aol.com
jameselsonarchitect@gmail.com

OPEN SPACE REQUIRED:

GENERAL

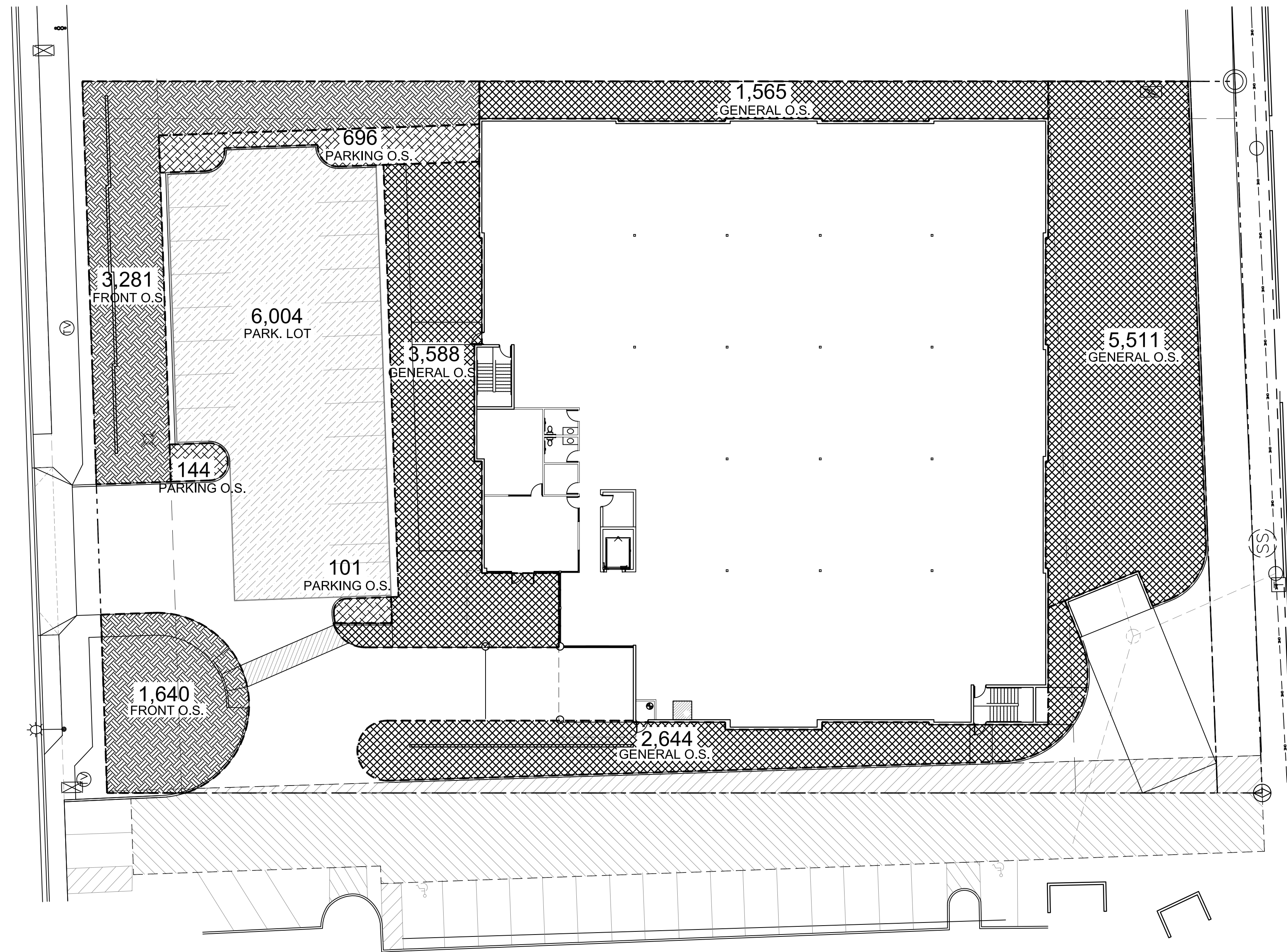
BASE - 56,856 X 10% =	5,686 SF
HGT. ABV. 12' - (28 - 12) X 0.4% = 6.4% =	3,639 SF
TOTAL GEN. O.S. REQ'D.	9,325 SF
FRONT YARD O.S. REQ'D. - 50% =	4,662 SF

PARKING

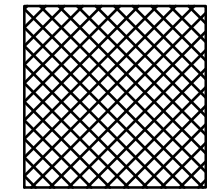
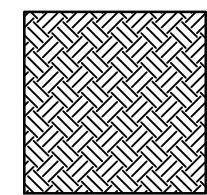
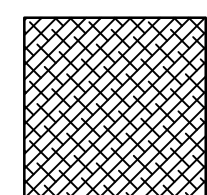
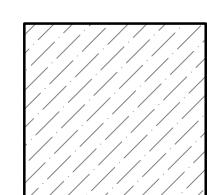
15% X 6,004 SF =	901 SF
TOTAL OPEN SPACE REQ'D.	10,226 SF

OPEN SPACE PROVIDED:

GENERAL OPEN SPACE	13,308 SF
FRONT YARD OPEN SPACE	4,921 SF
PARKING OPEN SPACE	940 SF
TOTAL OPEN SPACE	19,169 SF

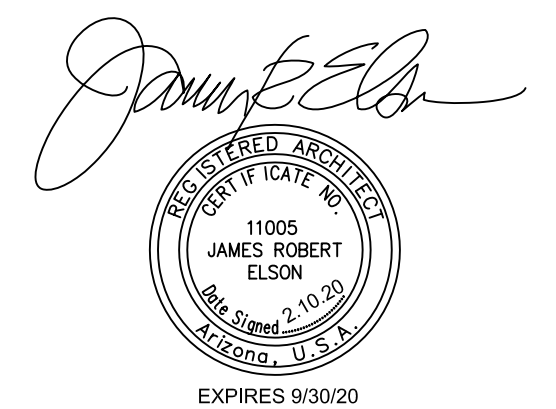
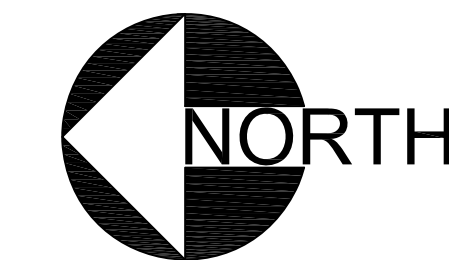


LEGEND
OPEN SPACE

-  GENERAL OPEN SPACE
13,308 sf
-  FRONT YARD OPEN SPACE
4,921 sf
-  PARKING OPEN SPACE
940 sf
-  PARKING LOT AREA
6,004 sf

O.S. PLAN

SCALE: 1" = 20'
60 40 20 10 0

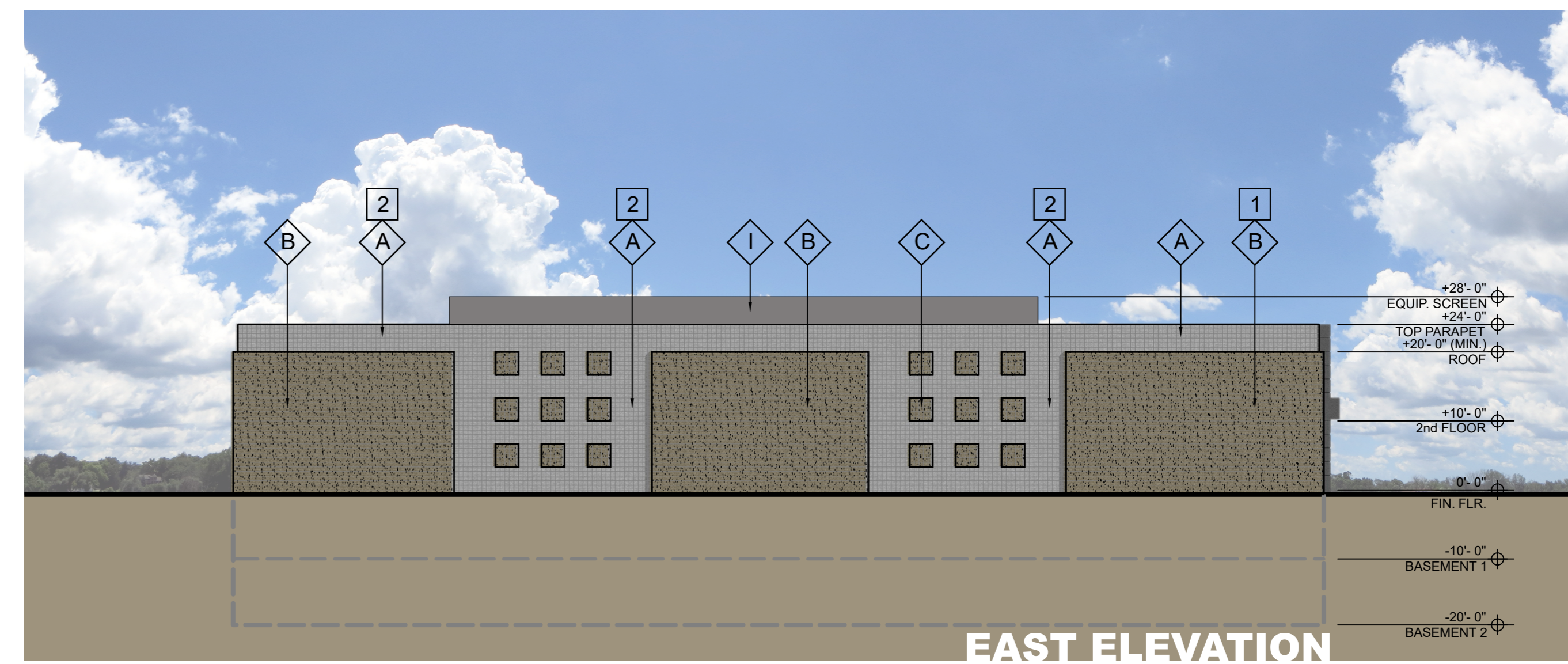
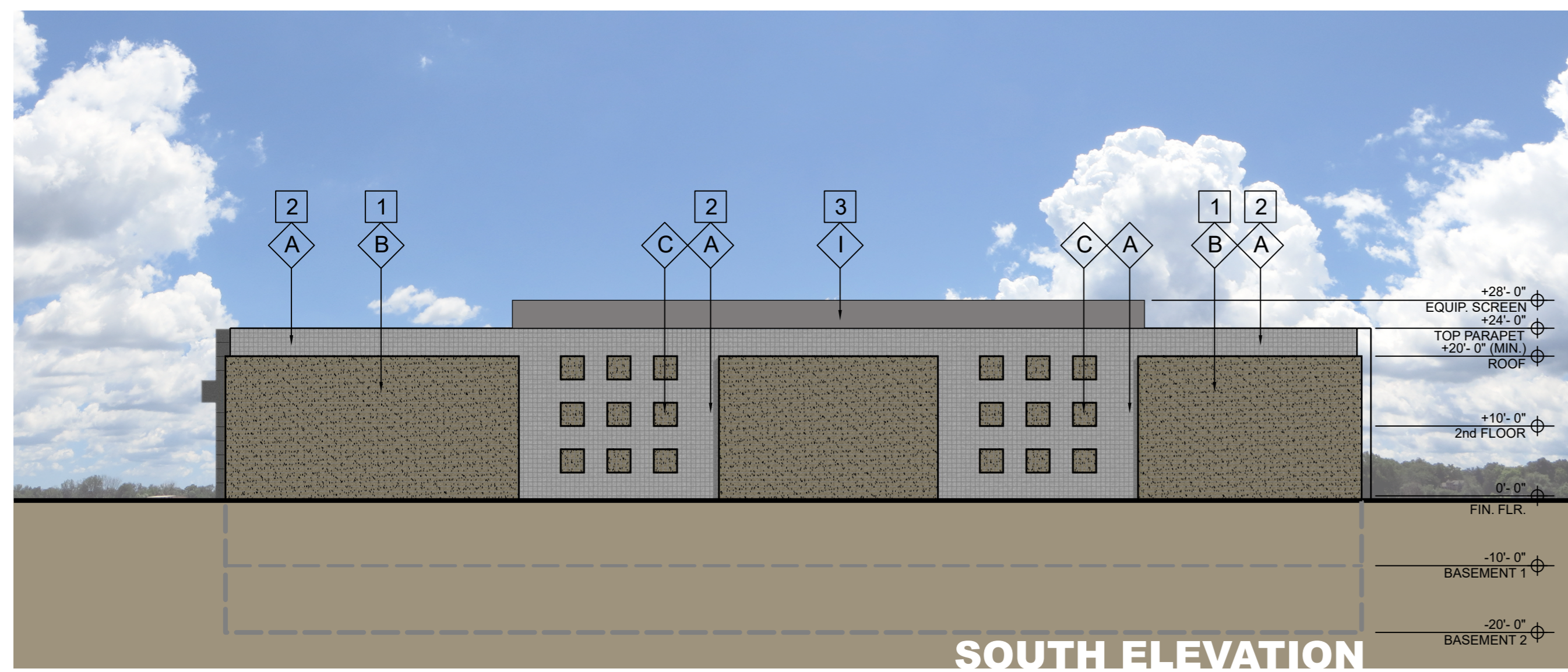
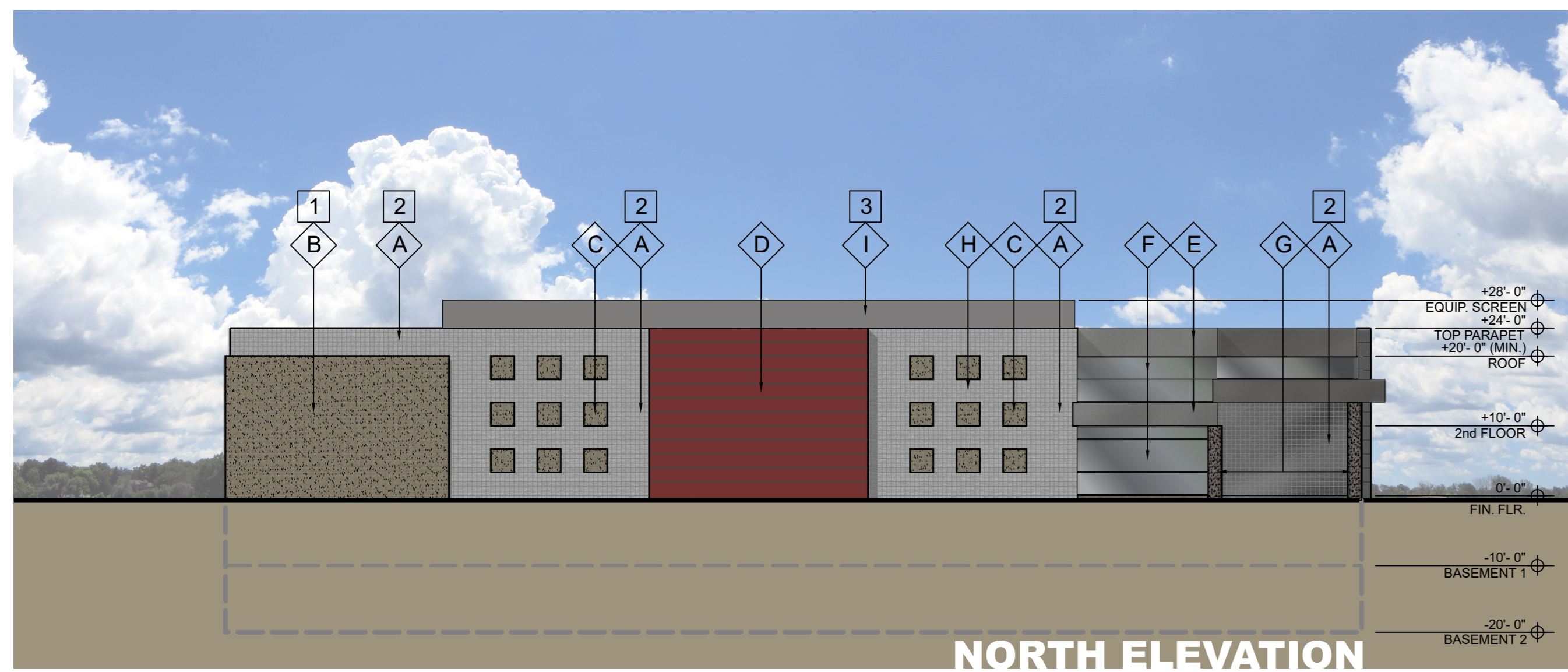


DATE 9.2.19
REVISED
C.O.S. 11.12.19
1st REVIEW COMMENTS
C.O.S. 2.10.20
2nd REVIEW COMMENTS

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COLOR KEY NOTES

- 1 BARREL STOVE
DEC 216 (LRV 21)
- 2 BARNWOOD GRAY
DET 620 (LRV 31)
- 3 LOOKING GLASS
DE 6376 (LRV 23)
- 4 BOAT ANCHOR
DE 6377 (LRV 14)

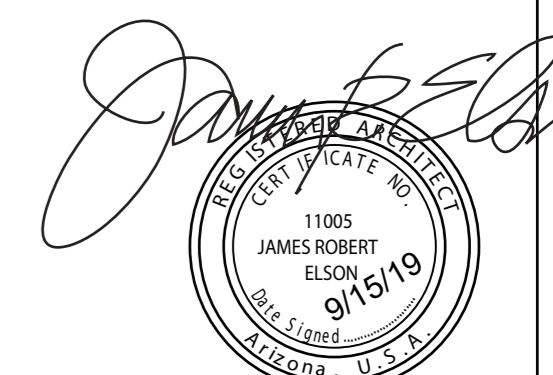
WALL PLANE LEGEND

- 0 REFERENCE
WALL PLANE
- 6 DISTANCE BEHIND REFERENCE
WALL PLANE (FEET)

ELEVATION KEY NOTES

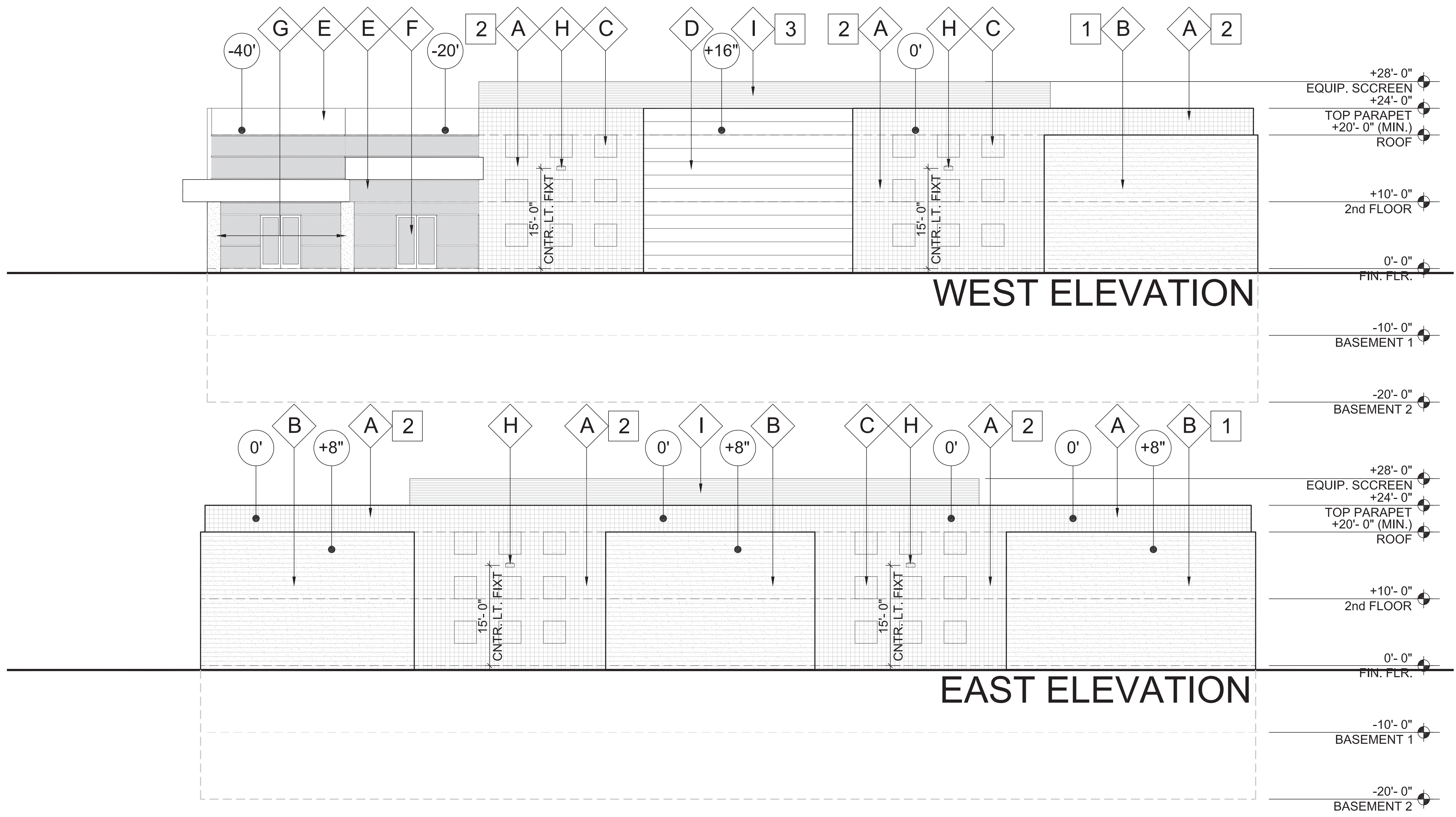
- A 8X8X16 SCORED C.M.U.
- B 8X8X16 SPLIT FACE C.M.U.
- C 6X8X16 SPLIT FACE C.M.U.
ACCENT INSERTS
- D FLAT SEAM METAL PANELS
OVER 8X8X16 C.M.U. WALL
- E METAL FASCIA CANOPY
OVER STL. STUD FRAMING
- F INSULATED DK. SOLAR GREY
BUTT GLAZED GLASS IN OFFSET
ALUM. GLAZING SYSTEM
- H SAND BLASTED CONCRETE
ROUND COLUMNS
- I STL. 'B' DECK MECH. EQUIP. SCREEN
OVER STRUCT. STL. FRAMING

DATE 9.2.19
REVISED.



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EXPIRES 9.30.2020



COLOR KEY NOTES

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DEC 216 (LRV 21)
- 2 BARNWOOD GRAY
DET 620 (LRV 31)
- 3 LOOKING GLASS
DE 6376 (LRV 23)
- 4 BOAT ANCHOR
DE 6377 (LRV 14)

WALL PLANE LEGEND

- 0 REFERENCE
WALL PLANE
- 6 DISTANCE BEHIND
REFERENCE
WALL PLANE (FEET)

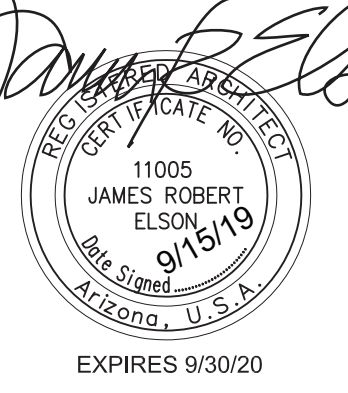
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- B 8X8X16 SPLIT FACE C.M.U.
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BUTT GLAZED GLASS IN OFFSET
ALUM. GLAZING SYSTEM
- G SAND BLASTED CONCRETE
ROUND COLUMNS
- H LIGHT FIXTURE - SEE PHOTOMETRIC
PLAN & SITE LIGHTING PLAN SL-1 FOR
FIXT. TYPE. MOUNT @ 21'- 8" ABV. GRADE.
- I STL. 'B' DECK MECH. EQUIP. SCREEN
OVER STRUCT. STL. FRAMING

DATE 9.2.19
REVISED.

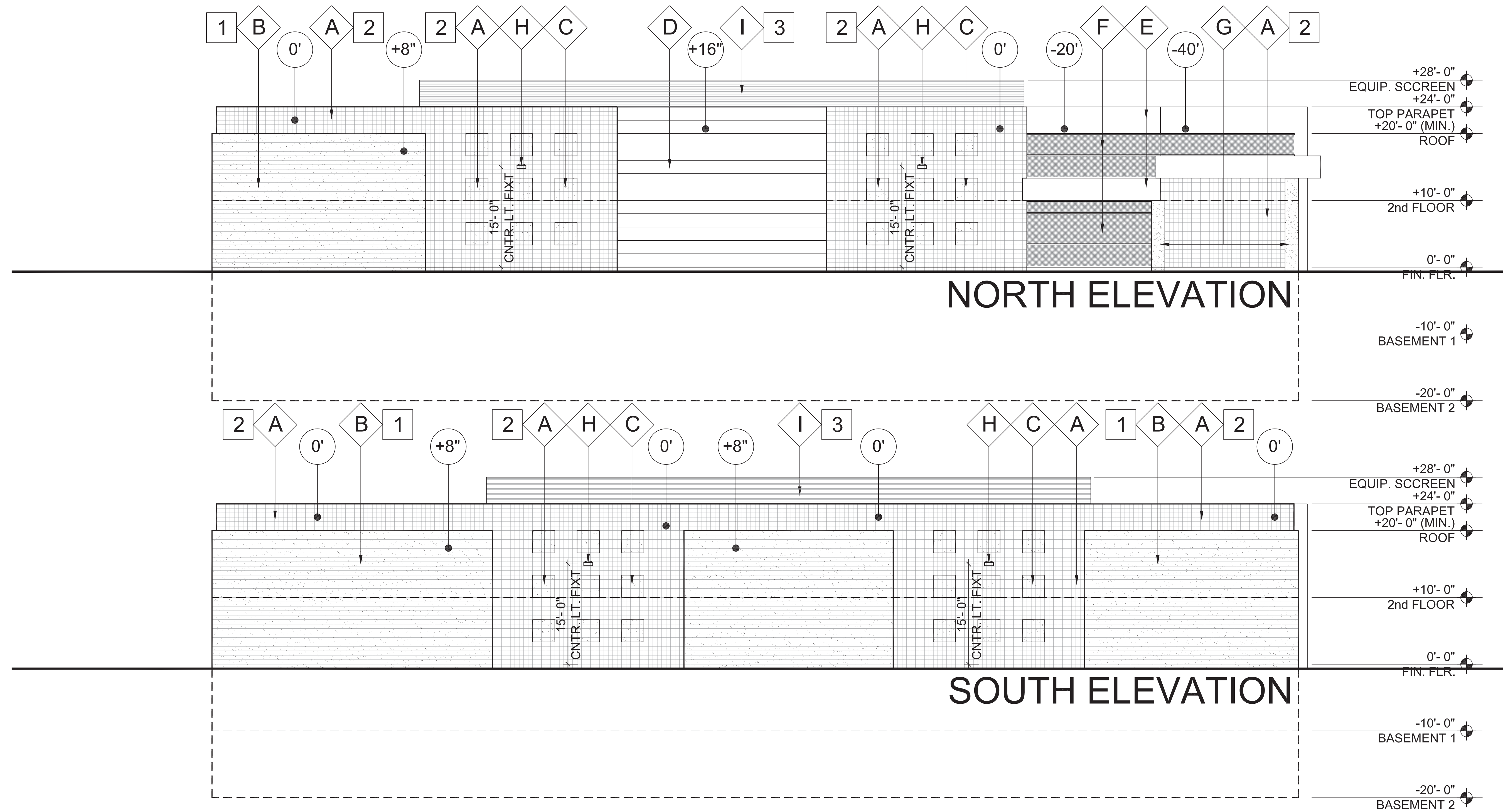
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EXPIRES 9/30/20



COLOR KEY NOTES

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DEC 216 (LRV 21)
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DET 620 (LRV 31)
- 3 LOOKING GLASS
DE 6376 (LRV 23)
- 4 BOAT ANCHOR
DE 6377 (LRV 14)

WALL PLANE LEGEND

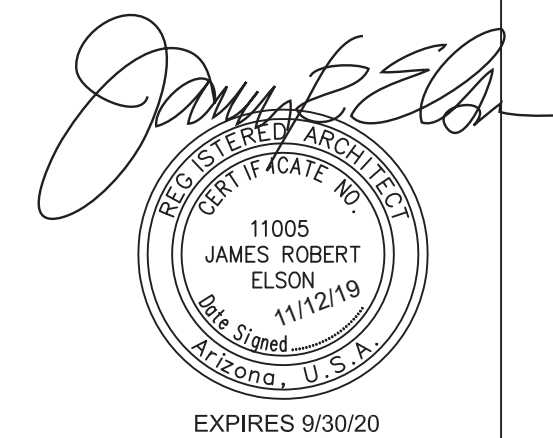
- 0 REFERENCE
WALL PLANE
- 6 DISTANCE BEHIND
REFERENCE
WALL PLANE (FEET)

ELEVATION KEY NOTES

- A 8X8X16 SCORED C.M.U.
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PLAN & SITE LIGHTING PLAN SL-1 FOR
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- I STL. 'B' DECK MECH. EQUIP. SCREEN
OVER STRUCT. STL. FRAMING

DATE 9.2.19
REVISED.

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EXPIRES 9/30/20



VIEW FROM McDOWELL ROAD LOOKING SOUTHEAST

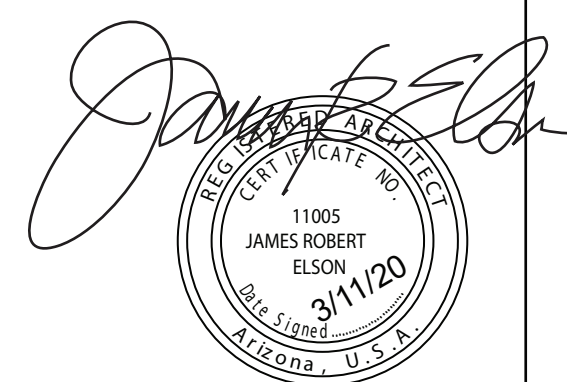
STORAGE on McDOWELL
for the BELL GROUP, LLC
7025 E. McDOWELL ROAD

DATE 9.2.19
REVISED
C.O.S. 3.11.20
RESPONSE 2

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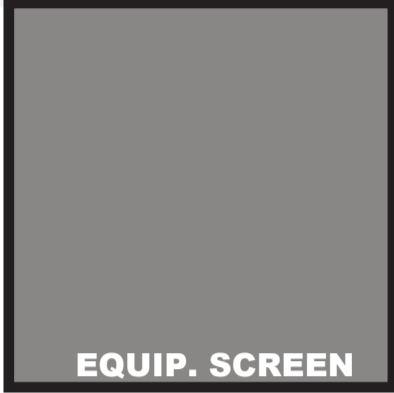
EXPIRES 9.30.2020

A6
RENDERING

Materials Sample Board Storage on McDowell

james
elso
n
elso
n
architect

16420 n. ninety second street
suite two hundred five
scottsdale, arizona
602.903.5311 t.
480.515.9342 f.



EQUIP. SCREEN



STRUCTURAL STEEL

C LOOKING GLASS
DE 6376 (LRV 23)



SPLIT FACE C.M.U.



SCORED STD C.M.U.



**FLAT SEAM
METAL SIDING**

A BARREL STOVE
DEC 216 (LRV 21)

B BARNWOOD GRAY
DET 620 (LRV 31)



**STOREFRONT
BLACK ANODIZED**



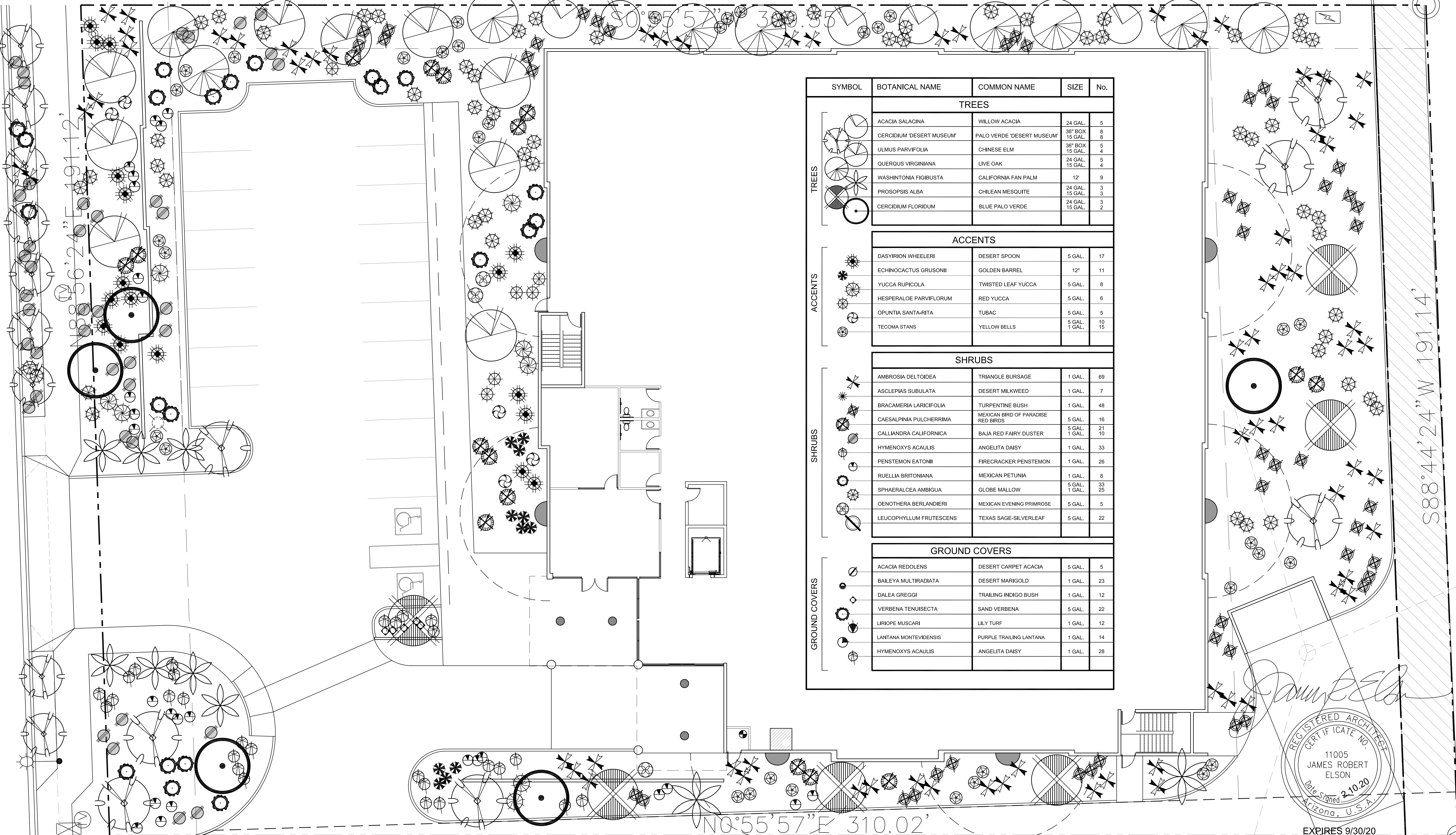
**GLASS - INSULATED LOWe
DARK SOLAR GRAY**



**CONCRETE MASONRY UNITS
SCORED (STAINED - SEE COLORS)**



**CONCRETE MASONRY UNITS
SPLIT FACE (STAINED - SEE COLORS)**

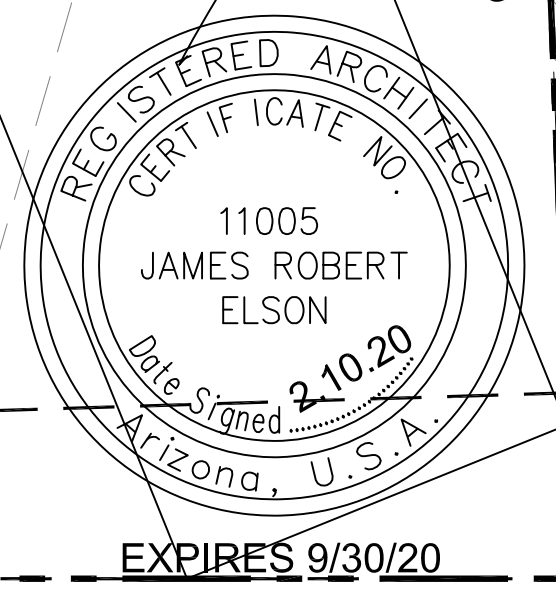
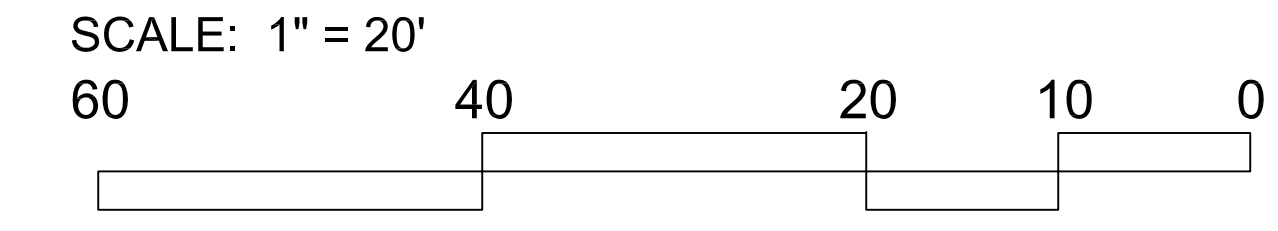


SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	No.
TREES				
TREES	ACACIA SALACINA	WILLOW ACACIA	24 GAL.	5
	CERCIDIUM 'DESERT MUSEUM'	PALO VERDE 'DESERT MUSEUM'	36" BOX 15 GAL.	8
	ULMUS PARVIFOLIA	CHINESE ELM	36" BOX 15 GAL.	4
	QUERQUS VIRGINIANA	LIVE OAK	24 GAL. 15 GAL.	5
	WASHINTONIA FIGIBUSTA	CALIFORNIA FAN PALM	12"	9
	PROSOPSIS ALBA	CHILEAN MESQUITE	24 GAL. 15 GAL.	3
	CERCIDIUM FLORIDUM	BLUE PALO VERDE	24 GAL. 15 GAL.	3
				2
ACCENTS				
ACCENTS	DASYRION WHEELERI	DESERT SPOON	5 GAL.	17
	ECHINOCACTUS GRUSONII	GOLDEN BARREL	12"	11
	YUCCA RUPICOLA	TWISTED LEAF YUCCA	5 GAL.	8
	HESPERALOE PARVIFLORUM	RED YUCCA	5 GAL.	6
	OPUNTIA SANTA-RITA	TUBAC	5 GAL.	5
	TECOMA STANS	YELLOW BELLS	5 GAL. 1 GAL.	10 15
SHRUBS				
SHRUBS	AMBROSIA DELTOIDEA	TRIANGLE BURSAGE	1 GAL.	69
	ASCLEPIAS SUBULATA	DESERT MILKWEED	1 GAL.	7
	BRACAMERIA LARICIFOLIA	TURPENTINE BUSH	1 GAL.	48
	CAESALPINIA PULCHERRIMA	MEXICAN BIRD OF PARADISE RED BIRDS	5 GAL.	16
	CALLIANDRA CALIFORNICA	BAJA RED FAIRY DUSTER	5 GAL. 1 GAL.	21 10
	HYMENOXYIS ACAULIS	ANGELITA DAISY	1 GAL.	33
	PENSTEMON EATONII	FIRECRACKER PENSTEMON	1 GAL.	26
	RUELLIA BRITONIANA	MEXICAN PETUNIA	1 GAL.	8
	SPHAERALCEA AMBIGUA	GLOBE MALLOW	5 GAL. 1 GAL.	33 25
	OENOTHERA BERLANDIERI	MEXICAN EVENING PRIMROSE	5 GAL.	5
	LEUCOPHYLLUM FRUTESCENS	TEXAS SAGE-SILVERLEAF	5 GAL.	22
GROUND COVERS				
GROUND COVERS	ACACIA REDOLENS	DESERT CARPET ACACIA	5 GAL.	5
	BAILEYA MULTIRADIATA	DESERT MARIGOLD	1 GAL.	23
	DALEA GREGGI	TRAILING INDIGO BUSH	1 GAL.	12
	VERBENA TENUISECTA	SAND VERBENA	5 GAL.	22
	LIRIOPE MUSCARI	LILY TURF	1 GAL.	12
	LANTANA MONTEVIDENSIS	PURPLE TRAILING LANTANA	1 GAL.	14
	HYMENOXYIS ACAULIS	ANGELITA DAISY	1 GAL.	28

THORNY TREES, SHRUBS AND CACTI SHALL BE PLANTED SO THAT THEIR MATURE SIZE/CANOPY WILL BE AT LEAST 4 FEET AWAY FROM ANY WALKWAYS OR PARKING AREA CURBING.

PROV. 1/2" MINUS DECOMPOSED GRANITE TYP. THRU OUT

LANDSCAPE PLAN



DATE 9.2.1
REVISED
C.O.S. 11.12.1
1st REVIEW COMMENTS
C.O.S. 2.10.2
2nd REVIEW COMMENTS

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jameselsonarchitect@gmail.com

Wild West Lighting 11000 Mountain Ranch Rd. Suite 286 Scottsdale, AZ 85258 P: 602.903.5311 F: 602.903.1030	Description: C0812XT 10L 35K MD EX WL TSG FG SM **	TYPE: L1
	Project Name: STORAGE ON MCDOWELL	
	Notes:	



8" ROUND DIRECT FOCUSED ILLUMINATION
cylinders

C0812XT, C0816XT, C0824XT - CEILING MOUNT APPLICATION

8" round x 12", 16" or 24" high 8" diameter cylinder luminaire for accent and general illumination.

FEATURES
Spectrum's Cylinder series provides traditional architectural style with high performance and energy efficient illumination. Rugged design with flexible mounting. Finish and LED options make these extremely versatile fixtures. Quick change LED module with interchangeable optics for future upgrade.

FINISH
Fluoropolymer powder-coat process applied on our dedicated paint lines. See mounting and color pages for standard finishes. All exposed materials are chrome plated to resist corrosion.

ELECTRONICS
LED system features Xicato LED module with proprietary phosphor technology that provides consistent stable color with CCT control of +/- 100K over life of the light engine. Base CRI is 95 with Color MacAdam Ellipse binning. High CRI is 98 with 1 x 2-step Mac-Adam Ellipse binning. Variety of electronic 120V/277V and dimming drivers.

CONSTRUCTION
Fabricated seamless aluminum fixture housing. Silicone gasket seals optical chamber. Specular primary optical reflectors provide high efficiency illumination. Impact resistant tempered glass lenses. Stainless steel hardware with galvanized steel brackets to resist corrosion. Lens formed from 0.03 inch high purity aluminum and treated to specification.

CODE COMPLIANCE
EAA compliant. ETL certified to meet US and Canadian standards. Suitable for dry or damp locations. Wet Location Option. Manufactured and tested to UL standards No. 1598/8750.

Series	Lumens	CCT	Optics	Driver / Dimming	Options	Trim	Mounting	Finish	
C0812XT	10L	35K	MD	EX	WL	TSG	FG	SM	**

Series	Lumens	CCT	Optics	Driver / Dimming	Options	Trim	Mounting	Finish	
C0812XT	10L	35K	MD	EX	WL	TSG	FG	SM	**

EXAMPLE: C0812XT10L35KMD EX WL TSG FG SM **

NOTES: Dimensions and values shown are nominal. Spectrum Lighting continually seeks to improve products and reserves the right to make changes which may alter the performance or appearance of products.

WWW.SPECTRUM.COM • 904 JEFFERSON STREET, FALL RIVER, MA 02721 • 508-678-2303 FAX: 508-678-2320

Wild West Lighting 11000 Mountain Ranch Rd. Suite 286 Scottsdale, AZ 85258 P: 602.903.5311 F: 602.903.1030	Description: XSPW-B-WM-4ME-8L-40K-UL-**	TYPE: WP
	Project Name: STORAGE ON MCDOWELL	
	Notes:	

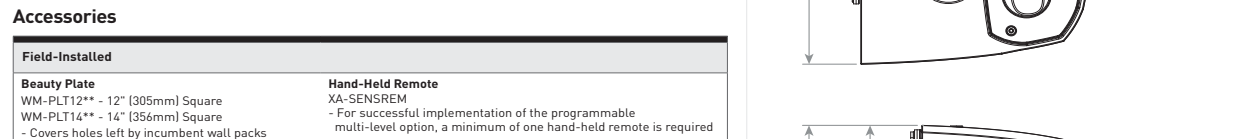
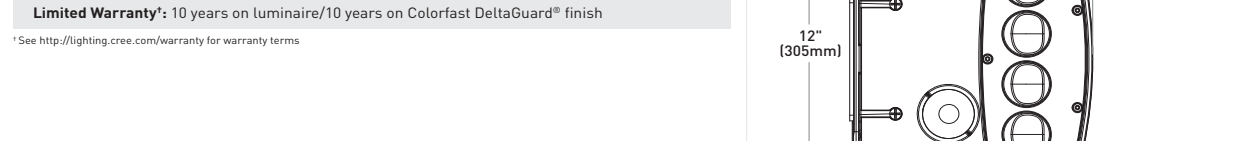
XSP Series
XSPW™ LED Wall Mount Luminaire featuring Cree TrueWhite® Technology

Product Description
The XSPW™ LED wall mount luminaire has a slim, low profile design intended for outdoor wall mounted applications. The rugged lightweight aluminum housing and mounting box are designed for installation over standard single gang, 2-bay and small single gang, 2-bay. The luminaire allows for through-wire or conduit entry from the top, bottom, sides and rear. The housing design is intended specifically for LED technology including a weather-tight LED driver compartment and thermal management. Optic design features industry-leading NanoOptic™ Precision Delivery Grid™ system in multiple distributions.

Applications: General area and security lighting

Performance Summary
NanoOptic™ Precision Delivery Grid™ optic
Assembled in the U.S.A. or U.S. and imported parts
CRI: Minimum 90 CRI (5000K, 4000K & 3000K), 90 CRI (5000K)
CCT: 3000K, 4000K, 5000K, 5700K
Limited Warranty: 10 years on luminaire/10 years on Colorfast DeltaGuard™ finish

Accessories
Field-installed
Ready Plate
MR-PT1™ - 1" (25.4mm) Square
MR-PT1.5™ - 1.5" (38.1mm) Square
Covers that may be required with wall packs.
Hand-held Remote
MR-1000™
For successful implementation of the programmable multi-level system, a remote of some hand-held remote is required.



Series	Version	Mounting	Optic	Lumen Package*	CCT	Voltage	Color Options	Options
XSPW	B	WM	2ME	2L	30K	UL	BL	ML

Series	Version	Mounting	Optic	Lumen Package*	CCT	Voltage	Color Options	Options
XSPW	B	WM	2ME	2L	30K	UL	BL	ML

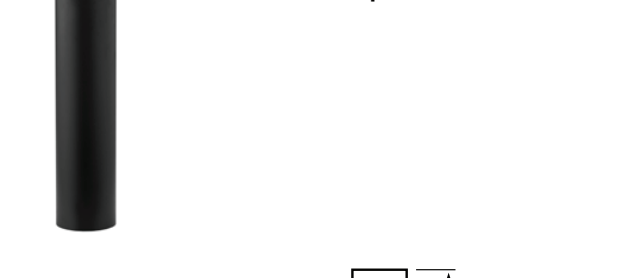
EXAMPLE: XSPW-B-WM-4ME-8L-40K-UL-**

NOTES: *Lumen Package table codes identify appropriate light output only. Actual lumen output levels may vary depending on CCT and optics selection. Refer to Individual Lumen tables for specific lumen values.
Specify color

Rev. Date: Version 02.01/03/2019



KBR8 LED LED Specification Bollard



Specifications
8" Round
083.0mm
Height: 40"
101.6cm
Weight: 27 lbs
12.3kg



Introduction
The KBR8 Bollard is a stylish, fully integrated LED solution for walkways. 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 70% in energy savings over comparable 100W metal halide luminaires, the KBR8 Bollard is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information
EXAMPLE: KBR8 LED 16C 700 40K SYM MVOLT DBBXD

Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Control options	Other options	Finish/quantity
KBR8 LED	Asymmetric 12C 12 LEDs	350 350 mA	30K 3000K	ASY Asymmetric	MVOLT	Shipped installed	Shipped installed	DWHD White

Accessories
MRAB U Anchor bolts for KBR8 LED

NOTES:
1 Only available in the 12C, 40V version.
2 Only available in the 16C, 20V version.
3 Only available with 02 DBBXD version.
4 Not available with ELW.
5 M002 zone operates on any line voltage from 120-277V.
6 M002 zone operates on any line voltage from 120-277V.
7 Single line (L1) requires 120, 277, or 347 voltage option. Double line (L2) requires 120 or 277 voltage option.
8 MRAB U not available with LAMB option.

Catalog Number	
Notes	
Type	

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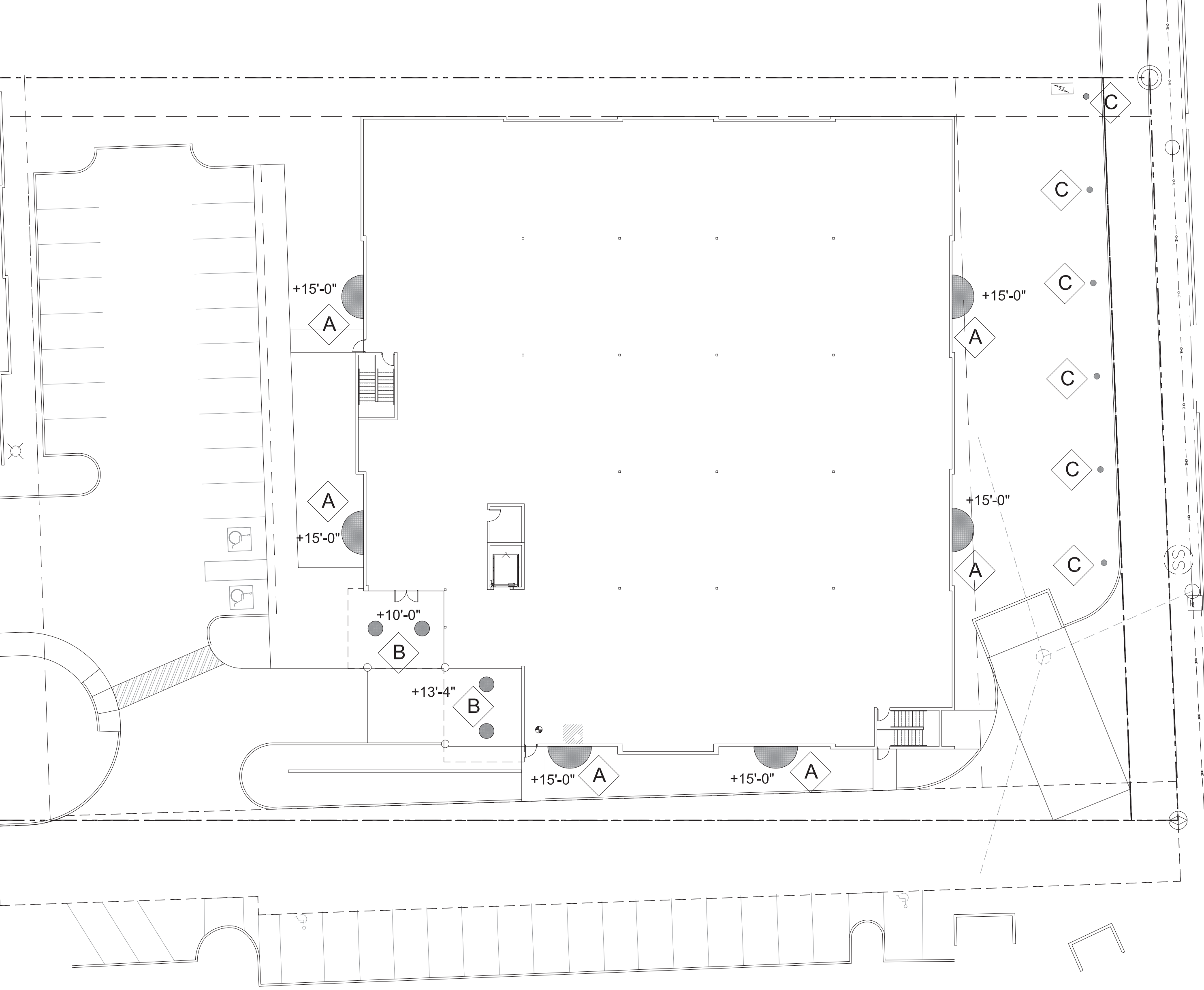
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SITE LIGHTING TYPES

- A WALL PACK
- B SOFFIT LIGHT - ROOF O.H.
- C BOLLARD

SITE LIGHTING PLAN

SCALE: 1" = 20'

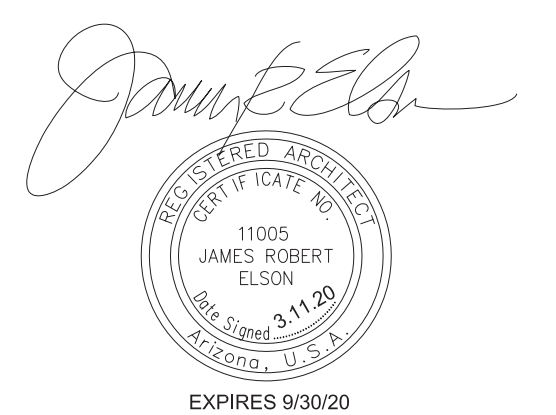
STORAGE on McDowell
for the BELL GROUP, LLC
7025 E. McDowell Road

DATE: 9.2.19
REVISED:
C.O.S. 11.12.19
1st REVIEW COMMENTS
C.O.S. 3.10.20
2nd REVIEW COMMENTS

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Community & Economic Development Division
Planning and Development Services
Current Planning Department
7447 E. Indian School Rd.
Scottsdale, AZ 85251

Development Review Board Meeting Memorandum

Item No. 3
Case: 46-DR-2019 – Storage at McDowell
Action Requested: Continuance, per applicant request and staff recommendation
Meeting Date: May 7, 2020
From: Katie Posler, Planner *KP*
Through: Brad Carr, AICP, Development Review Board Liaison *B*
CC: Randy Grant, Planning & Economic Development Executive Director *RG*

Background:

The subject case, 46-DR-2019, was originally heard at the [April 2, 2020 Development Review Board \(DRB\) hearing](#). At that hearing, several board members expressed concerns with the proposed building architecture and landscaping. The hearing feedback consisted of:

Elevations:

- Break up the building massing and materials since the storage building is so large in size
- Provide meaningful undulations and projections to help vary the building plane
- Elevations should utilize a mix of materials, textures, and colors for an attractive composition
- Include horizontal elements to help add interest
- Add windows to the building elevations (but they should be tinted and not used for storage display)
- Avoid a bulky or boxy appearance
- There is a high standard for this location as it is on McDowell Road

Landscape Plan:

- Provide intentional and purposeful planting arrangements that compliment and relate to the building architecture
- Site plan and landscape plan coordination needs to occur to show correct sidewalk locations
- Plan needs to represent actual tree and plant sizes correctly
- Trees in the area between the street and public sidewalk are placed too close together and the spacing is not representative of their mature size
- Proposal feels scattered, try to incorporate more uniformity as the apartments have done next door

With these significant concerns, the DRB voted 6-0 to continue the case for the applicant to work on revising the proposed elevations and landscaping. The case was continued to the May 7, 2020 agenda (see attachment #3).

Discussion:

Staff is supportive of the feedback and the applicant has been working to incorporate changes into their proposal. To complete a full review, staff needs revised elevations (color & black and white), revised renderings, revised material board, and a revised landscaping plan. The applicant has requested a continuance to allow for additional time to complete the required drawings (see attachment #2).

The applicant is targeting the May 21, 2020 DRB hearing agenda to present all the changes. Staff would be supportive of that date if the applicant is able to produce the necessary documents by the required deadlines.

Staff Recommendation:

Staff recommends that the Development Review Board continue case 46-DR-2019, Storage at McDowell, to a date to be determined to allow the applicant time to make revisions and complete all of the required drawings in order to address the DRB concerns.

Attachments:

1. Context Aerial
2. Continuance Request from Applicant
3. April 2, 2020 Approved Hearing Minutes



Q.S.
12-44

Google Earth Pro Imagery



Context Aerial

46-DR-2019

ATTACHMENT #1



Q.S.
12-44

Google Earth Pro Imagery



Close-up Aerial

46-DR-2019

Posler, Kathryn

From: James Elson <j4747e@aol.com>
Sent: Tuesday, April 21, 2020 3:19 PM
To: Posler, Kathryn; george.bell@landrd.com; ghbell@landrd.com
Subject: Re: 46-DR-2019 Revised site plan deadline

⚠ External Email: Please use caution if opening links or attachments!

Katie

We request a continuance of the 5/7 DRB hearing for the referenced Case No. 46-DR-2019 to a future date (TBD).

Thank you

James Elson, Architect

Owners Agent

ATTACHMENT #2



**SCOTTSDALE DEVELOPMENT REVIEW BOARD
ELECTRONIC MEETING
Thursday, April 2, 2020**

SUMMARIZED MEETING MINUTES

PRESENT:

Solange Whitehead, Councilmember (Substituting for Vice Mayor Littlefield)
William Scarbrough, Vice Chair
Renee Higgs, Planning Commissioner
Joe Young, Design Member
Doug Craig, Design Member
Michal Ann Joyner, Development Member

ABSENT:

None

STAFF:

Brad Carr
Mike Hamblin
Melissa Berry
Jesus Murillo
Greg Bloemberg
Katie Posler
Ben Moriarity

CALL TO ORDER

Councilwoman Whitehead 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.

* 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

ATTACHMENT #3

ADMINISTRATIVE REPORT

1. Identify supplemental information, if any, related to April 2, 2020 Development Review Board agenda items, and other correspondence.

MINUTES

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

BOARD MEMBER CRAIG MOVED TO APPROVE THE MARCH 5, 2020 DEVELOPMENT REVIEW BOARD MEETING MINUTES, 2ND BY VICE CHAIR SCARBROUGH. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILWOMAN WHITEHEAD, VICE CHAIR SCARBROUGH, COMMISSONER HIGGS, BOARD MEMBERS YOUNG, JOYNER, AND CRAIG WITH AN AYE VOTE OF SIX (6) TO ZERO (0).

CONSENT AGENDA

3. [51-DR-2019 \(Cavasson Office A & B\)](#)
Request by owner for approval of a site plan, landscape plan, and building elevations for two new office buildings, (164,529 square feet and 157,340 square feet), totaling 321,869 square feet on a +/- 7-acre site with Planned Community District, Planned Airpark Core (P-C PCP) zoning.
18615 N Claret Dr
Butler Design Group, Architect/Designer

BOARD MEMBER YOUNG MOVED TO APPROVE 51-DR-2019, 2ND BY BOARD MEMBER JOYNER. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILWOMAN WHITEHEAD, VICE CHAIR SCARBROUGH, COMMISSONER HIGGS, BOARD MEMBERS YOUNG, JOYNER, AND CRAIG WITH AN AYE VOTE OF SIX (6) TO ZERO (0).

REGULAR AGENDA

4. [53-DR-2019 \(Clayton Design Center\)](#)
Request approval of the site plan, building elevations, and landscape plan for renovations of an existing +/-18,886 square foot commercial building.
2115 N Scottsdale Rd
Aline Archtecture, Architect/Designer

VICE CHAIR SCARBROUGH MOVED TO APPROVE 53-DR-2019 WITH DELETION OF STIPULATION #4 AND ADDED STIPULATION FOR MYOPORUMS TO BE A MINIMUM OF 5 GALLONS IN SIZE, 2ND BY BOARD MEMBER YOUNG. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILWOMAN WHITEHEAD, VICE CHAIR SCARBROUGH, COMMISSONER HIGGS, BOARD MEMBERS YOUNG, JOYNER, AND CRAIG WITH AN AYE VOTE OF SIX (6) TO ZERO (0).

5. [46-DR-2019 \(Storage at McDowell\)](#)

Request by owner for approval of a site plan, landscape plan, and building elevations for a new storage facility development on a +/- 1.36 -acre site with Highway Commercial (C-3) zoning.

7025 E McDowell Rd

James Elson, Architect/Designer

VICE CHAIR SCARBROUGH MOVED TO CONTINUE 46-DR-2019 TO THE MAY 7, 2020 DEVELOPMENT REVIEW BOARD HEARING, 2ND BY BOARD MEMBER JOYNER. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY COUNCILWOMAN WHITEHEAD, VICE CHAIR SCARBROUGH, COMMISSONER HIGGS, BOARD MEMBERS YOUNG, JOYNER, AND CRAIG WITH AN AYE VOTE OF SIX (6) TO ZERO (0).

NON-ACTION ITEMS

6. [50-DR-2018 \(Bellezza da Stallone \(TSG Foundation\)\)](#)

This is a non-action item. Staff is requesting comments regard conceptual elevations and color.

SWC of East Stagecoach Pass Road and North Pima Road

Everett Alan Group, Architect/Designer

THE BOARD DISCUSSED 50-DR-2018.

ADJOURNMENT

With no further business to discuss, the regular meeting of the Development Review Board adjourned at 2:37 PM.