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DATE: August 1, 2021  
TO: Jeff Barnes, Senior Planner  
FROM: Mike Leary  
RE: Scottsdale Auto Storage 10-UP-2021 and 7-ZN-2021 updated narrative

The request is for a Conditional Use Permit (CUP) with modified Development Standards for a proposed indoor vehicle storage facility at 9271 E. Hidden Spur Trail within the DC Ranch Corporate Center (DCRCC). Per the graphic below, the 1.34-acre lot is located in the furthestmost southeast corner of the subdivision bounded by the 2-story REI adventure tours building to the north, the 2-story Sante Rehabilitation center to the northwest, the 3-story Desert Parks Vista apartments to the east, the 2-story Victorium sports facility to the west and the 40-acre Bell Road Sports Complex undergoing construction to the south.



Two 1-story buildings will consist of condominium units for storing of owners' vehicles including recreational, classic, rare and antique cars. DCRCC was zoned I-1 PCD (Industrial Park within a Planned Community District) with the overall zoning of the 8,300-acre DC Ranch back in 1990. The I-1 District Standards existing at that time required a Conditional Use Permit when adjacent to any residential district – in our case the apartments to the east and the city park to the south. The requirement for a CUP was originally based upon *outdoor* storage which could have a negative impact on adjacent residential properties. However, *indoor*

storage is a recent market phenomenon which does not generate similar concerns. As with other high-end vehicle storage condominiums, the CC&Rs will preclude outside storage or other outside activity. Likewise, vehicle repair and restoration services will not be allowed. These restrictions are intended to meet the owners' expectations with respect to the operation, enjoyment and investment. These facilities are considered one of the most benign of non-residential uses.

Included in the 1990 CUP requirements, approval of the vehicle storage is conditioned upon the following:

1. *A wall and/or landscaping screen adjacent to residentially-zoned areas.*
2. *A lighting plan demonstrating no direct lighting spilling onto adjacent property.*
3. *Providing additional info as requested by staff to evaluate potential impacts.*

The original intent of the wall/landscape screen requirement was to physically and visually screen *outside* vehicle storage from adjacent "residential" developments (not a city park). The eastern building wall facing the apartment property has no doors/windows and along with a 20' landscape area meets the screening requirements. As to the park, the 40-acre property should be more appropriately zoned Open Space (O-S) like other city parks to be consistent with its non-residential use rather than its current inapplicable R1-7 residential zoning. Nonetheless a wall and/or 20' landscaped area is proposed adjoining the park. A lighting plan has been submitted which conforms to the City's lighting standard precluding light spill onto adjoining property. Staff also requested, as part of their initial review, additional information which has provided clarification about the uses and activities inside and outside of the buildings.

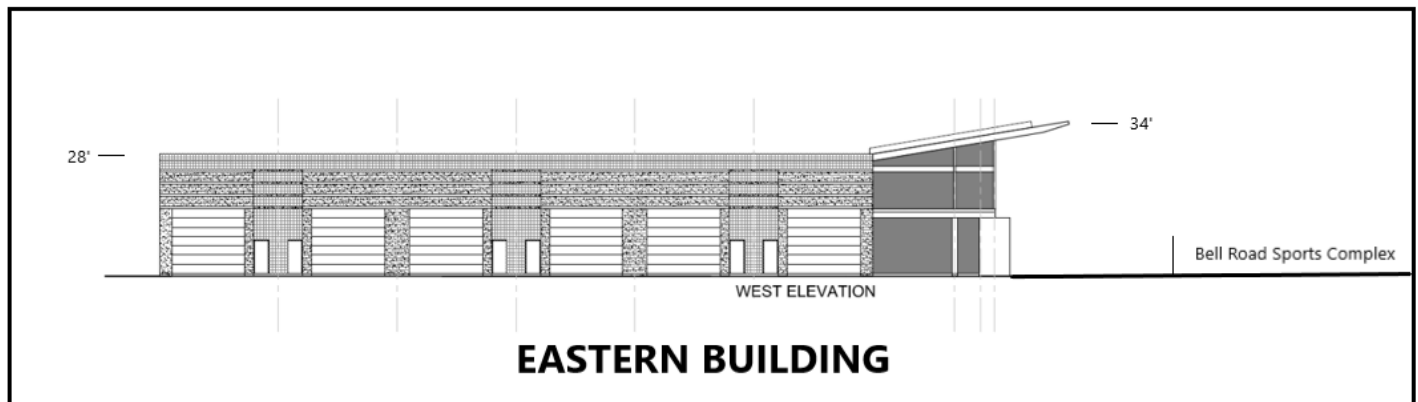
Granting of *any* CUP is based upon the use not being materially detrimental to the public health, safety or welfare as follows:

1. *Damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination.* As the proposed use is *indoor storage* only, there will be no damage or nuisance arising from its use.
2. *Impact on surrounding areas resulting from an unusual volume or character of traffic.* *Indoor storage* generates a negligible amount of traffic and a tiny fraction of the traffic generated by the other uses within the DC Ranch Corporate Center and surrounding areas.
3. *The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.* The *indoor storage* use is inherently unobtrusive and more than compatible with the adjoining Victorium sports facility, REI, Desert Park Vistas apartments, and the Bell Road Sports Complex.

A companion request is to modify the I-1 PCD Development Standards for the subject property (DCRCC Lot 8B) and the zoning ordinance buffer requirement. A few of the I-1 Development Standards were amended in 2006 and intended to provide greater compatibility between planned industrial and adjacent residential uses. The amended standards however did not anticipate that DCRCC would develop with non-industrial and less intensive uses such as office buildings, a physical rehabilitation facility, an indoor sports training facility, or the adjoining 40-acre city park. As previously stated, an *indoor storage* facility is considered one of the most benign uses permitted in I-1 or elsewhere. As such, the proposal is to adjust the previously amended standards that apply to the eastern building adjacent to the Desert Park Vistas apartments and the Bell Road Sport Complex as follows.

1. Per the 2006 amended standards, building height is allowed to 36' but restricted to 24' within 50' of the *external boundary* of the subdivision which in DCRCC adjoins the apartments and the city park. Per the elevation below, the main portion of the 1-story storage units is approximately 28' feet in height. Additionally, a shallow wing-shaped roof element at the southern end of the eastern building gently rises to approximately 34' with glazing to overlook the park. The wing-shape form matches the same design aesthetic of the western

building as well as other buildings within DCRCC. The eastern building is more than 70' from the nearest 3-story 36' tall apartment building.



2. Also requested is a nominal reduction of the required yard and buffer from 30' to 20' adjacent to the residentially-zoned apartments and city park. As to the apartments, a 20' landscaped area already exists within a drainageway along the east property line which is also contiguous to a 10' landscape area in front of apartment parking stalls per the graphic below:



A combined 30' yard/buffer is therefore being provided adjacent to the apartment parking lot. The city park technically requires the same 30' yard/buffer because it is zoned residential although not developing as such.

The proposed changes should be imperceptible and have no negative impact on adjoining and adjacent properties. These minor amendments will also better align with the DC Ranch Development Guidelines which contain lesser requirements for building height and buffers. Below summarizes the proposed modifications:



<b>Modified standards adjoining apartments and city park</b>	<b>current</b>	<b>proposed</b>
max. building height within 50'	24'	28' *
min. yard	30'	20'
min. landscape buffer	30'	20'

\* sloped roofline projection to 34'

**Finally, there has been no public inquiry or comment regarding the project, the CUP or proposed amendments.**



**VIEW FROM BELL ROAD SPORTS COMPLEX**