

August 30, 2022

Re: Development Review Board #: 256-PA-49M33

APN: 217-29-845

Dear Neighbor/Interested Party,

The purpose of this letter is to inform you that on behalf our client, Liv Group, Inc., we are applying with the City of Scottsdale for Development Review Board approval of a proposed project at 11653 E Sahuaro Dr., Scottsdale, AZ 85259, which is a vacant parcel generally located northeast of the northeast corner of 116th St. and Shea Blvd.

The proposed project has two components. The first is an internalized community storage facility and the second is an office building. The site will include associated parking, drive aisles and other on-site improvements. Please see the conceptual site plan and elevations attached to this application.

The proposed storage facility abides by the development standards of the underlying zoning district, which is Highway Commercial (C-3), and no variances are being requested. The building was designed to be compatible with the design aesthetic of other buildings within the shopping center, including the Mountainside Fitness building next door. To protect the privacy of neighbors, there will be no second-story windows. An extra-wide 50' setback on the east side of the building pushes it away from the neighbor to the east. And all storage will occur indoors, within the proposed building.

The proposed single-story office building abides by the development standards of the underlying zoning district, which is Service Residential (S-R), and no variances are being requested. Similar to the storage facility, the building was given a design aesthetic compatible with the other buildings within the shopping center. This building has been significantly setback from the eastern property line by over 100'. A Conceptual Rendering of the proposed project is shown below, with the proposed internalized storage facility on the left and the proposed office on the right of the image.



We wish to provide clarity regarding this application and what exactly we are seeking an approval of. This application does not seek approval for the *uses* of internalized community storage or office. Those uses are already permitted within the two zoning districts on the site. Scottsdale formerly required developers of personal storage to obtain a special approval known as a “Conditional Use Permit.” However, Scottsdale amended their zoning ordinance and now *internalized* community storage (as ours is) is permitted in C-1, C-2, C-3, and C-4 by right, with no additional approval required as to the use.

Accordingly, the application we have filed for is for Development Review, which looks at all aspects of the proposed design of a development.

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

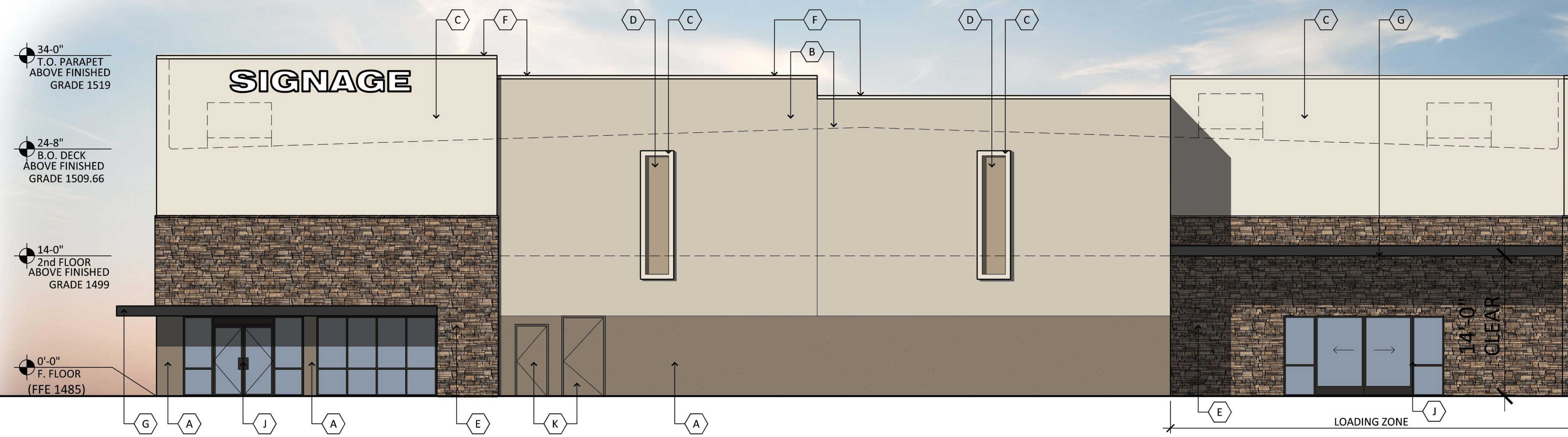
If you have any questions regarding this proposal, please feel free to contact me at 602-265-0094. The City of Scottsdale has assigned this case to Katie Polser, a Planner with the City’s Planning and Development Department. She can be reached at 480-312-2703 and her email is kpolsen@scottsdaleaz.gov should you have any questions regarding the Public Participation process.

Sincerely,

Taylor C. Earl
Managing Partner
O: (602) 265-0094

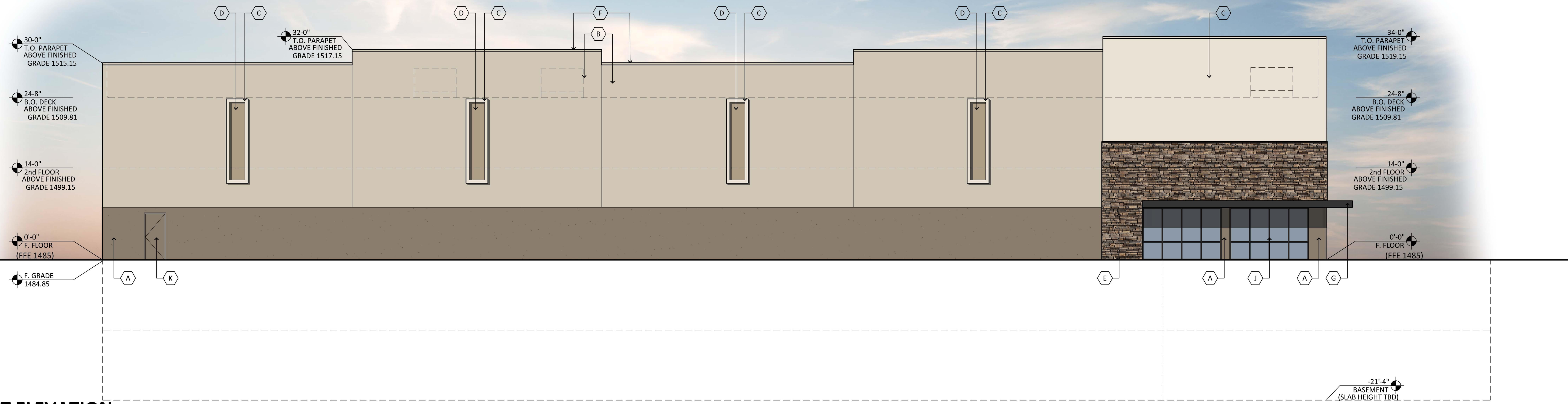
MATERIAL AND COLORS

A STUCCO - PAINT COLOR TO MATCH: FINISH: FINE SAND MFG: SHERWIN WILLIAMS COLOR: WARM STONE SPEC #: SW7032	F METAL COPING: MFG: MBCI COLOR: BONE WHITE
B STUCCO - PAINT COLOR TO MATCH: FINISH: FINE SAND MFG: SHERWIN WILLIAMS COLOR: ACCESSIBLE BEIGE SPEC #: SW7036	G METAL CANOPY: MFG: MBCI COLOR: MIDNIGHT BRONZE
C STUCCO - PAINT COLOR TO MATCH: FINISH: FINE SAND MFG: SHERWIN WILLIAMS COLOR: PANDA WHITE SPEC #: SW6147	H ROLL UP DOOR: MFG: COOKSON COLOR: RAL9002 GREY WHITE
D STUCCO - PAINT COLOR TO MATCH: FINISH: FINE SAND MFG: SHERWIN WILLIAMS COLOR: STUDIO TAUPE SPEC #: SW7549	J STOREFRONT MULLION: MFG: KAWNEER COLOR: DARK BRONZE
E STONE VENEER: MFG: EL DORADO STONE SPEC: FIELDLEDGE COLOR: VENETO	K PAINTED HOLLOW METAL DOOR: MFG: SHERWIN WILLIAMS COLOR: WARM STONE SPEC #: SW7032



SOUTH ELEVATION

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



WEST ELEVATION

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

STORAGE 365 - SAHUARO DRIVE
 SWC OF SAHUARP DR AND 117TH PLACE
 11653 E SAHUARO DR SCOTTSDALE ARIZONA 85259
 DATE: 08-01-2022 (PRELIMINARY)

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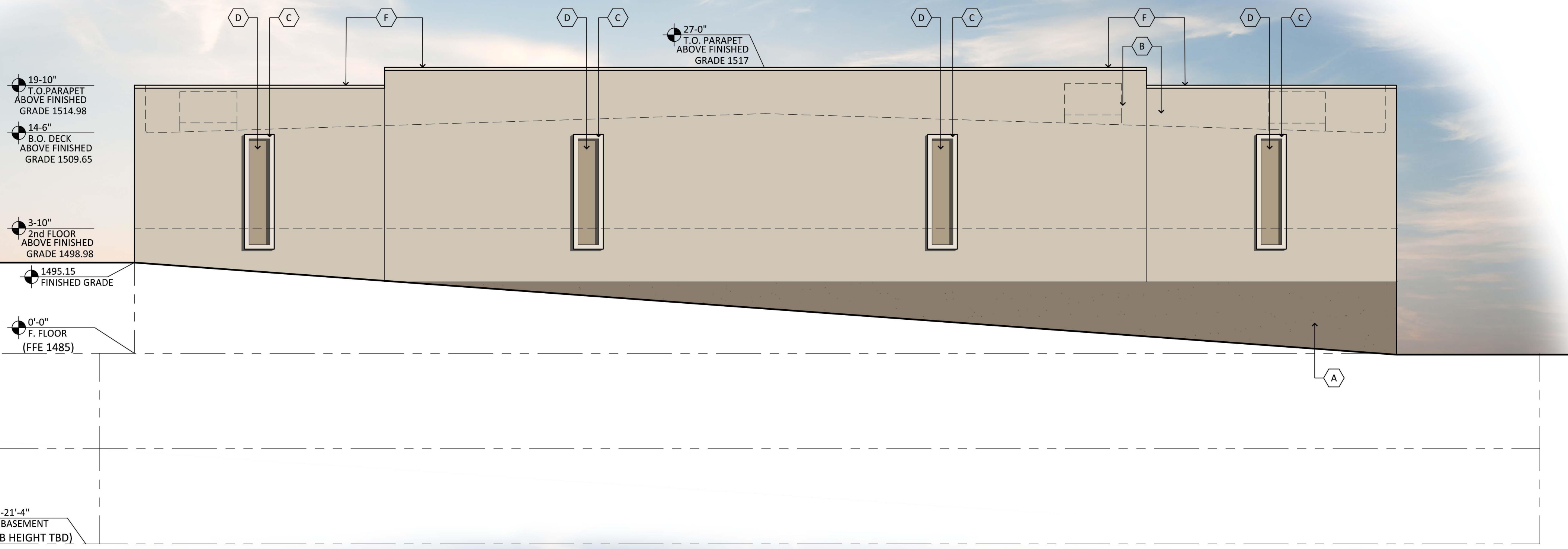
EL-1
 BLDG. A

RKAA# 22059.50



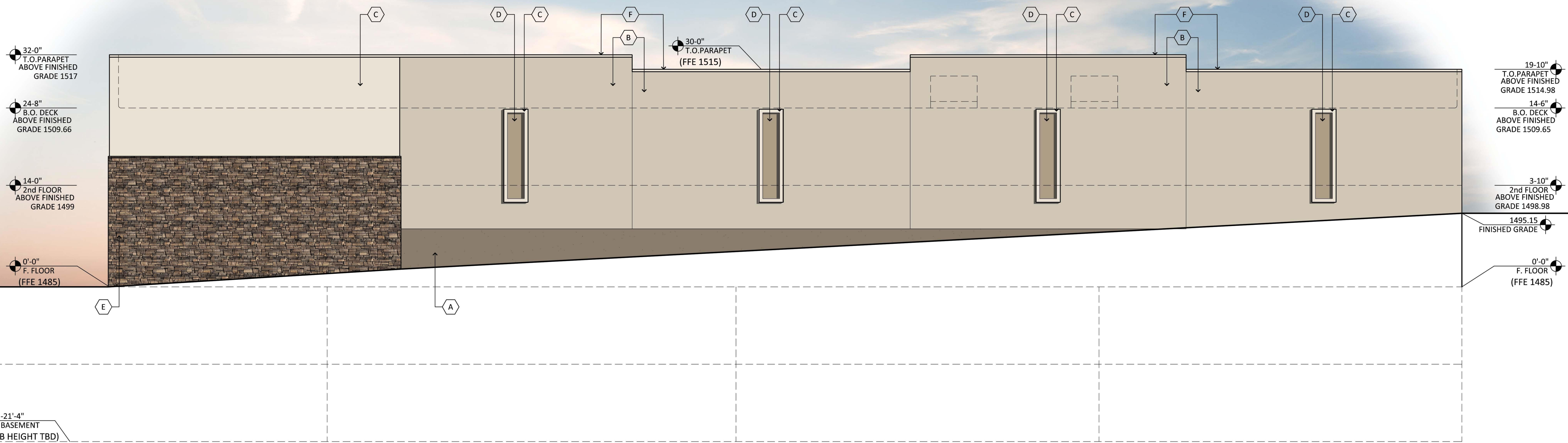
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NORTH ELEVATION

SCALE: 1/8"=1'-0"



EAST ELEVATION

SCALE: 1/8"=1'-0"

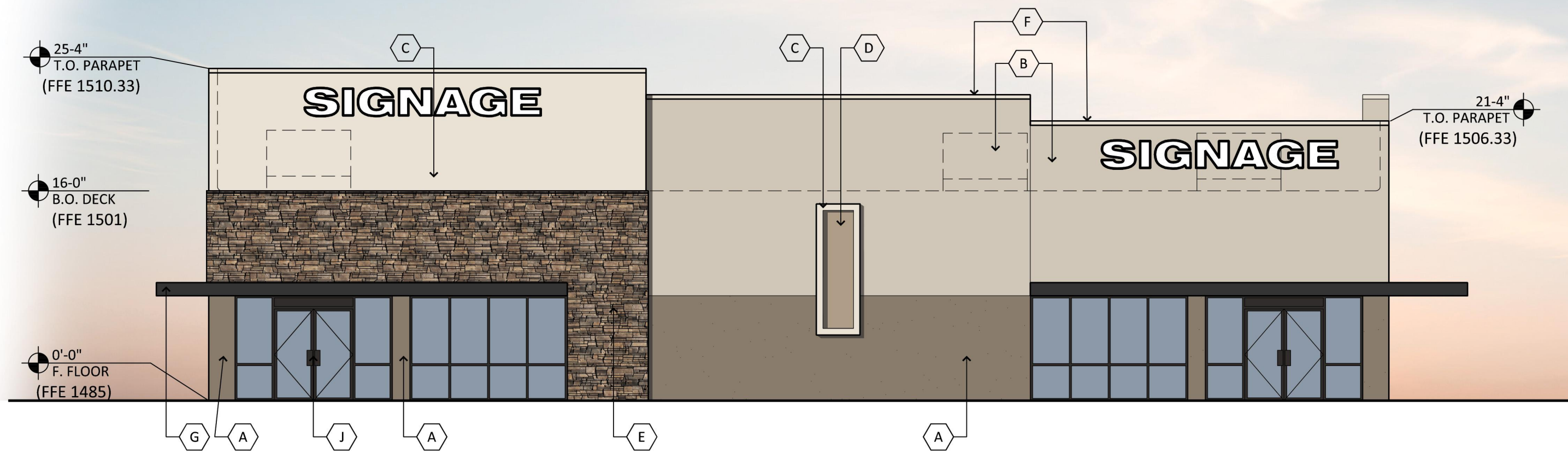
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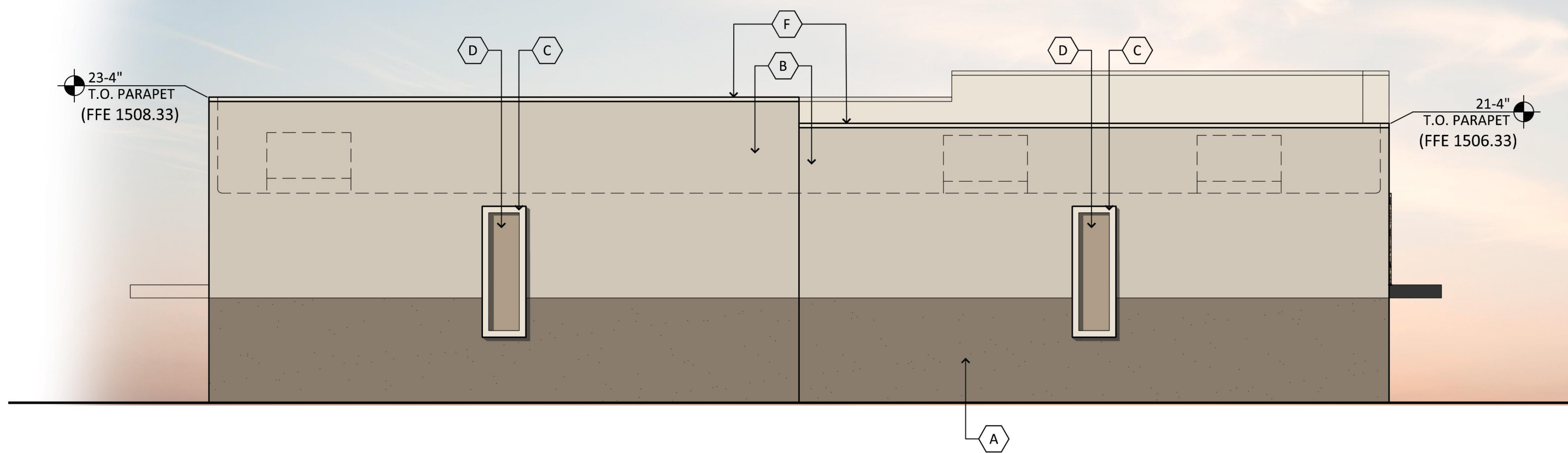
WEST ELEVATION

SCALE: 1/8"=1'-0"



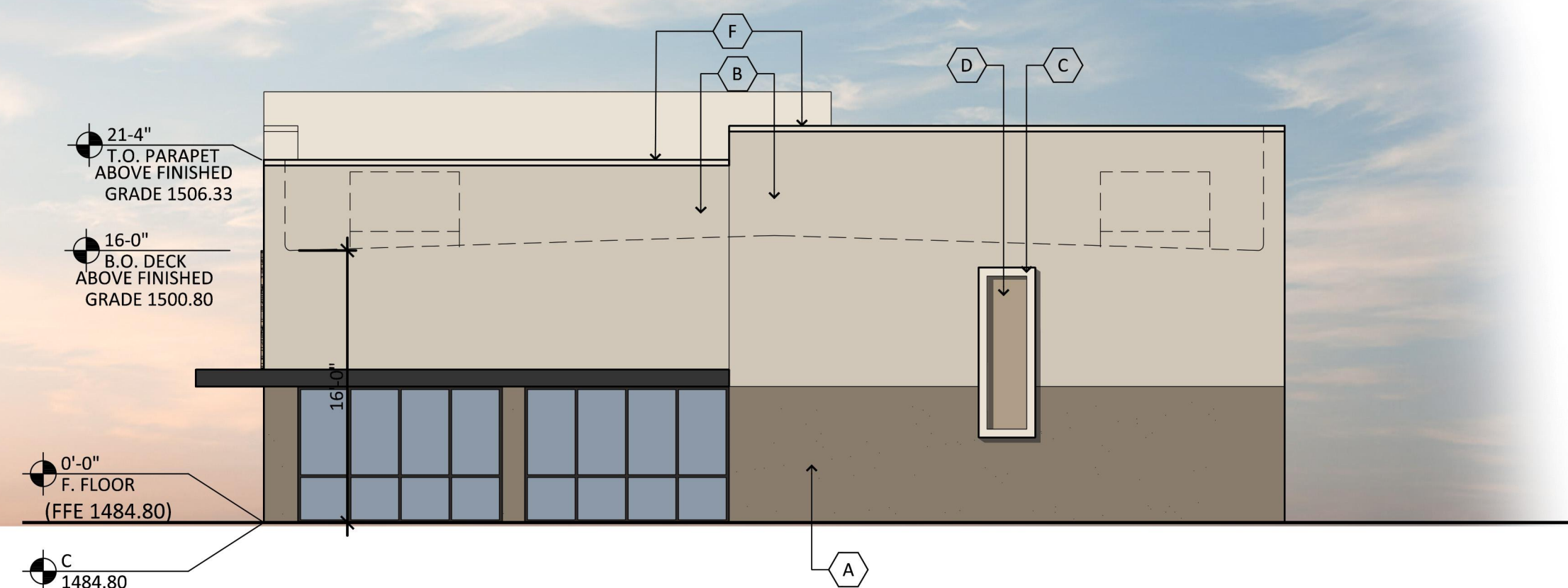
NORTH ELEVATION

SCALE: 1/8"=1'-0"



EAST ELEVATION

SCALE: 1/8"=1'-0"



SOUTH ELEVATION

SCALE: 1/8"=1'-0"

MATERIAL AND COLORS

- A** STUCCO - PAINT COLOR TO MATCH:
FINISH: FINE SAND
MFG: SHERWIN WILLIAMS
COLOR: WARM STONE
SPEC #: SW7032
- B** STUCCO - PAINT COLOR TO MATCH:
FINISH: FINE SAND
MFG: SHERWIN WILLIAMS
COLOR: ACCESSIBLE BEIGE
SPEC #: SW7036
- C** STUCCO - PAINT COLOR TO MATCH:
FINISH: FINE SAND
MFG: SHERWIN WILLIAMS
COLOR: PANDA WHITE
SPEC #: SW6147
- D** STUCCO - PAINT COLOR TO MATCH:
FINISH: FINE SAND
MFG: SHERWIN WILLIAMS
COLOR: STUDIO TAUPE
SPEC #: SW7549
- E** STONE VENEER:
MFG: ELDORADO STONE
SPEC: FIELDLEDGE
COLOR: VENETO
- F** METAL COPING:
MFG: MBCI
COLOR: BONE WHITE
- G** METAL CANOPY:
MFG: MBCI
COLOR: MIDNIGHT BRONZE
- H** ROLL UP DOOR:
MFG: COOKSON
COLOR: RAL9002 GREY WHITE
- J** STOREFRONT MULLION:
MFG: KAWNEER
COLOR: DARK BRONZE
- K** PAINTED HOLLOW METAL DOOR:
MFG: SHERWIN WILLIAMS
COLOR: WARM STONE
SPEC #: SW7032

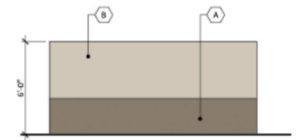
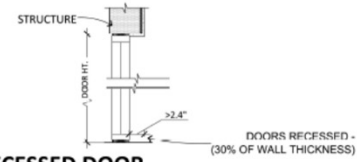
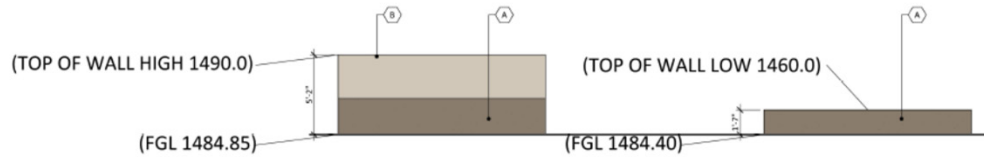
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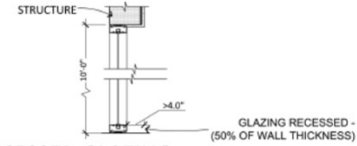
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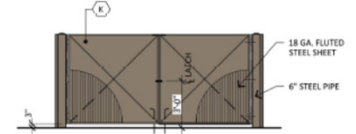
TYP. RECESSED DOOR

SCALE: 3/4"=1'-0"



TYP. RECESSED GLAZING

SCALE: 3/4"=1'-0"



TRASH ENCLOSURE

SCALE: 1/4"=1'-0"

RETAINING WALL

SCALE: 1/4"=1'-0"

MATERIAL AND COLORS

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FINISH: FINE SAND
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MFG: KAWNEER
COLOR: DARK BRONZE
- K PAINTED HOLLOW METAL DOOR:**
MFG: SHERWIN WILLIAMS
COLOR: WARM STONE
SPEC #: SW7032

CONCEPTUAL RENDERING



BUILDING A - STORAGE DATA

EXISTING ZONING: C-3 PCD(NORTH)
 C-3 ZONING AREA: 63,158 S.F.
 MAX. F.A.R.: 0.80 (50,526.4 S.F.)
 MAX. BUILDING HEIGHT: 36'-0"
 PROPOSED MAX. BUILDING HEIGHT: T.O.P. 34'-0"
 PROPOSED USE: INTERNALIZED COMMUNITY STORAGE

BUILDING AREA:
 BASEMENT FLOOR 1: 33,515 S.F.
 BASEMENT FLOOR 2: 33,515 S.F.
 1ST FLOOR: 25,135 S.F.
 2ND FLOOR: 25,135 S.F.
 TOTAL BUILDING AREA: 117,300 S.F.

PROPOSED F.A.R.: (ABOVE GROUND) 0.799 (50,270 S.F.)

OPEN SPACE REQUIRED: C-3 ZONING PART (TOTAL 63,158 S.F.)
 63,158 X 0.1 - UP TO 12' HEIGHT: 6,315.8 S.F.
 63,158 X 0.004 X (34'-12') - OVER 12' HEIGHT: 5,557.9 S.F.
 TOTAL OPEN SPACE REQUIRED: 11,873.7 S.F.
 TOTAL OPEN SPACE PROVIDED: 15,297.0 S.F.

FRONT OPEN SPACE REQUIRED: 0.5 OF TOTAL 5,431.6 S.F.
 FRONT OPEN SPACE PROVIDED: 7,800.0 S.F.

BUILDING B - OFFICE DATA

EXISTING ZONING: S-R PCD(SOUTH)
 S-R ZONING AREA: 46,577 S.F.
 MAX. BUILDING HEIGHT: 18'-0"
 (EXCLUDING ROOFTOP APPURTENANCES)
 PROPOSED BUILDING HEIGHT: TOP OF ROOF 18'-0"
 PROPOSED MAX. BUILDING HEIGHT: T.O.P. 25'-4"

PROPOSED USE: OFFICE

TOTAL BUILDING AREA: 5,400 S.F.

OPEN SPACE REQUIRED: S-R ZONING PART (TOTAL 46,577 S.F.)
 63,158 X 0.24-NON - DENSITY BASED: 11,178.5 S.F.
 TOTAL OPEN SPACE PROVIDED: 12,148.0 S.F.

PROJECT DIRECTORY

ARCHITECT:
 RKA ARCHITECTS, INC.
 2233 EAST THOMAS ROAD
 PHOENIX, ARIZONA 85016
 CONTACT: NEIL FEASER
 PHONE: (602) 955-3900
 FAX: (602) 955-0496
 E-MAIL: nfeaser@rkaa.com

SITE DATA

PARCEL NUMBER: 217-28-986
 EXISTING ZONING: C-3 PCD(NORTH) & S-R PCD (SOUTH)
 SITE AREA: PER MCA: 2.51 ACRES (109,735 S.F.)
 MAX. F.A.R. PER CODE: 0.80 (87,788 S.F.)
 MAX. BUILDING HEIGHT PER CODE: C-3 36'-0"
 MAX. BUILDING HEIGHT PER CODE: S-R 18'-0"
 (EXCLUDING ROOF TOP APPURTENANCES)

PROPOSED USE: STORAGE(C-3) / OFFICE (S-R)

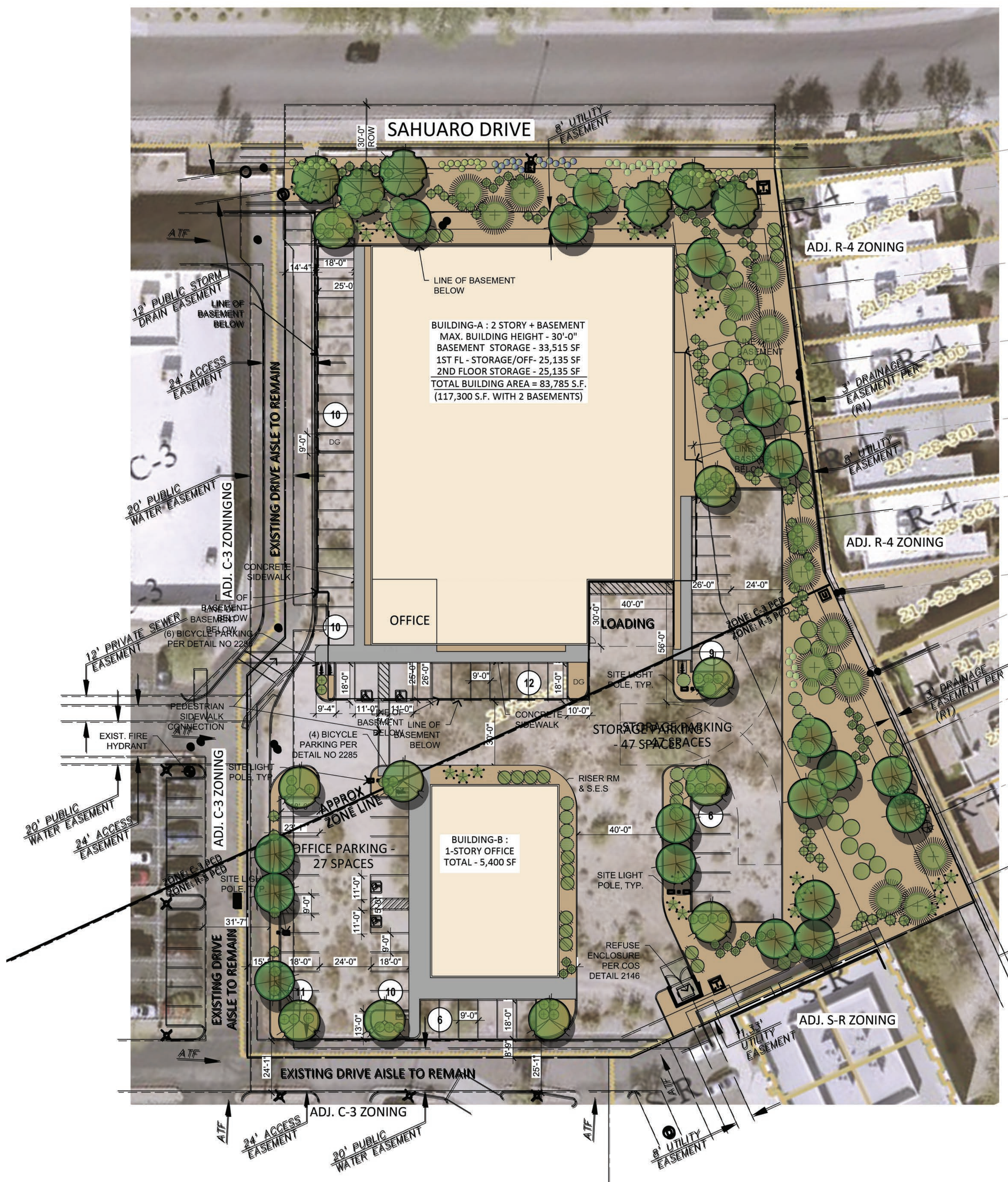
BUILDING AREA:
 TOTAL BUILDING A: 117,300 S.F.
 TOTAL BUILDING B: 5,400 S.F.
 TOTAL BUILDING AREA: 122,700 S.F.
 PROPOSED TOTAL F.A.R. AREA: (50,270 + 5,400) 55,670 S.F.
 PROPOSED TOTAL F.A.R. 0.50 %
 PROPOSED TOTAL LOT COVERAGE: (25,135 + 5,400) 27.82 %

TOTAL PARKING:
 TOTAL PARKING REQUIRED: 69 SPACES
 TOTAL PARKING PROVIDED: 74 SPACES

ACCESSIBLE SPACES REQUIRED: 03 SPACES
 ACCESSIBLE SPACES PROVIDED: 04 SPACES

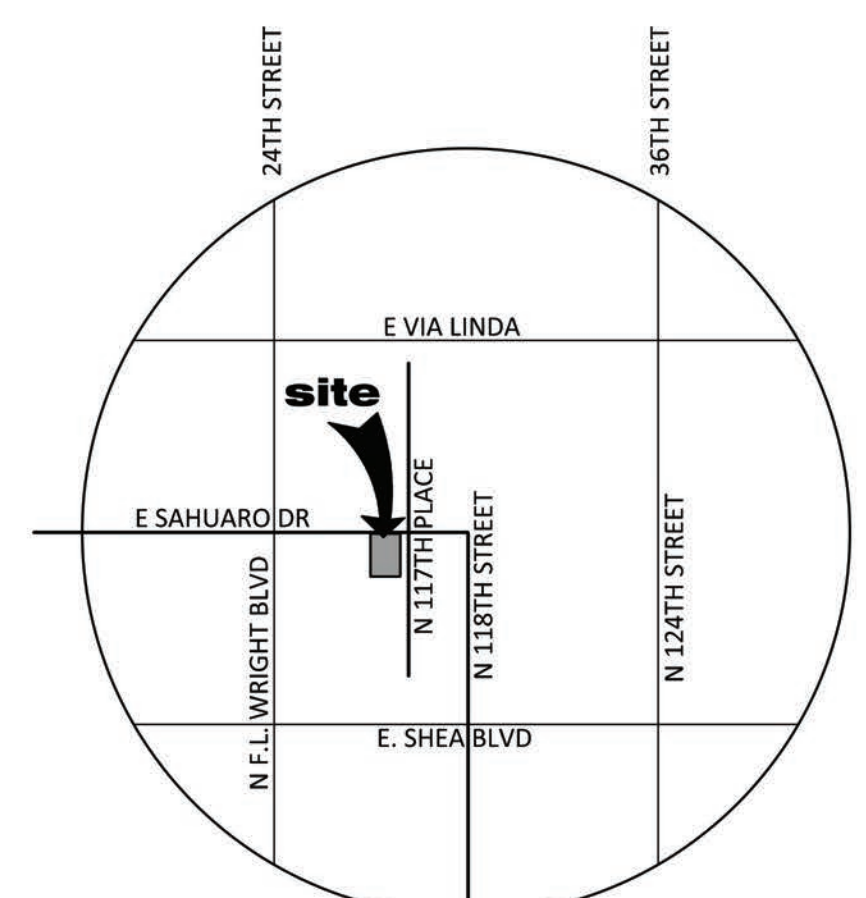
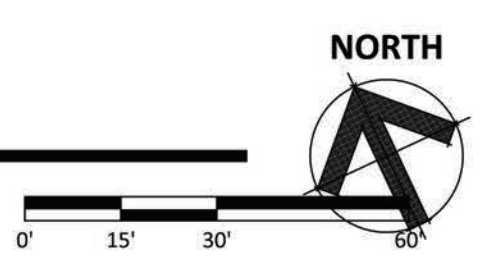
BICYCLE SPACES REQUIRED: 10% - MIN 2 08 SPACES
 BICYCLE SPACES PROVIDED: 10 SPACES

TOTAL PARKING LOT AREA: 74 X 9 X (18+12) 19,980 S.F.
 TOTAL PARKING LOT LANDSCAPE REQUIRED: 15% 2,997.0 S.F.
 TOTAL PARKING LOT LANDSCAPE PROVIDED: 16% 3,192.0 S.F.



SITE PLAN

SCALE: 1" = 30'-0"



VICINITY MAP

SCALE: N.T.S.



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NOTICE OF ALTERNATE BILLING OR PAYMENT CYCLE: THIS CONTRACT MAY ALLOW THE OWNER TO REQUIRE THE COMPLETION OF BILLING OR ESTIMATE IN BILLING CYCLES OTHER THAN THIRTY DAYS. THIS CONTRACT MAY ALLOW OWNER TO HAVE PAYMENT CERTIFICATION AND APPROVAL OF BILLING AND ESTIMATE. A WRITTEN DESCRIPTION OF SUCH CYCLE BILLING CYCLE APPLICABLE TO THE PROJECT IS AVAILABLE FROM OWNER OR DESIGNATED AGENT.

STORAGE 365 - SAHUARO DRIVE

SWC OF SAHUARO DRIVE & 117TH PLACE
 11653 E SAHUARO DRIVE SCOTTSDALE ARIZONA 85259
 PROJECT # 256-PA-2022

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

SP-1

project: 22059.50

256-PA-2022

DATE: 08-08-22