



1/5/2021

Michelle Bach
EAPC Architects Engineers
901 E Madison Street
Phoenix, AZ 85034

RE: **108-ZN-1984#2**
Desert Cove Internalized Self Storage
3364E (Key Code)

Dear Michelle Bach:

The Planning & Development Services Division has completed the review of the above referenced development application submitted on 12/1/2021. The following **1st Review Comments** represent the review performed by our team and is intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application.

Zoning Ordinance and Scottsdale Revise Code Significant Issues

The following code and ordinance related issues have been identified in the first review of this application and shall be addressed in the resubmittal of the revised application material. Addressing these items is critical to scheduling the application for public hearing and may affect the City Staff's recommendation. Please address the following:

Zoning:

1. Please provide a revised Project Narrative that gives more focused explanation of the requested zoning stipulation modifications and provides contextual support for how the results of those modifications will have minimal impact on the surrounding developments.
2. The proposed modifications identify removing the 14-foot/22-foot building height restriction and allowing the standard I-1 building height of 52-feet. Contextually, there are single-family residential zoned properties to the north that are limited to 30-feet of building height, and medical/office buildings to the west and east that are limited to 22-foot and 30-foot building heights.
 - a. If proposing to modify the existing building height restriction, please revise the application to request a more contextually appropriate maximum building height that will remain compatible with the surrounding development standards.
3. The ownership on the Title document identifies BEBAF Enterprises LLP, but the application lists Ran Properties, LLC? Please verify which is correct, and ensure we have the proper approval from the correct ownership of the site.

4. Currently under the I-G development standards the property is held to the 50-foot setback reflected from the residential to the north. The proposed stipulation modifications are requesting I-1 development standards which only require a 30-foot setback.
 - a. If part of the outreach with the adjacent neighborhood included identification that the buffer would be maintained, please preserve that setback dimension with an added stipulation.
5. The provided site plan identifies a parking requirement of 19-spaces and a proposed 20% parking reduction with no supporting analysis or justification. Internalized Community Storage facilities are already benefited by an exclusion of the underground storage area from the calculated parking requirements, please remove the reference to requesting a reduction and update the site plan to account for providing the minimum required 19-spaces (based on the building area proposed).

Water and Wastewater:

6. Please submit zoning case level Water and Wastewater Design Report(s) and a hydrant flow test, to support the proposed use.

Significant Policy Related Issues

The following policy related issues have been identified in the first review of this application. While these issues may not be critical to scheduling the application for public hearing, they may affect the City Staff's recommendation pertaining to the application and should be addressed with the resubmittal of the revised application material. Please address the following:

Site Design:

7. Identify the location of all above ground utility equipment on the site plan. Utility equipment should be located so that it does not conflict with pedestrian amenities, resident amenities, landscape features, and/or on-site circulation. This may require coordination with the utility providers on more appropriate locations and paint colors to mitigate the visual impacts of those equipment on the site.
8. Per DSPM 2-1.309, please provide a refuse configuration and a Refuse Plan that addresses the following:
 - A. Non-Residential, Mixed-Use, and Multi-Family Residential Refuse and Recycling Enclosure Location, Design and Quantity: Locate and position the enclosure(s) as follows, update site plan accordingly:
 - a. Approach pad so that the refuse truck route to and from the public street has a minimum unobstructed vertical clearance of thirteen (13) feet six (6) inches (fourteen 14 feet is recommended), and unobstructed minimum vertical clearance above the approach pad and refuse enclosure of twenty-five (25) feet
 - b. In a location that is easily accessible for collection, and does not require the refuse truck to "backtrack";
 - c. A maximum 100 feet distance for building service exit to refuse enclosure;
 - d. So that collection vehicles do not back up more than thirty-five (35) feet; or,
 - e. So that path of travel for the refuse truck accommodates a minimum vehicle of turning radius of 45 feet, and vehicle length of 40 feet.
 - f. Design the refuse enclosure(s) and approach pad to be level, with a maximum of a two (2) percent slope.

- B. Do not place the enclosure(s): At the end of a dead-end parking aisle.
9. Per DSPM 5-3.108 and 5-3.110, Local Commercial and Industrial developments, please revise the plans to show and provide a 6-foot minimum sidewalk along the Desert Cove frontage with accessible pedestrian route from the sidewalk to the main entrance of the building.

Building Elevation Design:

10. Please revise the building elevations and renderings to incorporate projections, recesses, or other architectural variation into wall planes to provide strong shadows and visual interest and help the eye divide the building into smaller parts, in conformance with the city's Self-Storage Facilities Design Guidelines.
11. Please revise the building elevations and renderings to avoid long or continuous blank wall planes and monotonous wall treatments and subdivide large vertical or horizontal building planes into varying masses as directed by the city's Self-Storage Facilities Design Guidelines.
12. Building facades that face roadways or the public realm should avoid blank walls devoid of building penetrations. Please revise the building elevations and renderings to meet this guideline.
13. Please revise the building elevations and renderings to utilize muted earth tones as directed by the city's design guidelines.
14. The city's Self-Storage Facilities Design Guidelines discourage the use of false windows to break up wall planes or provide visibility to internal storage units and instead encourage the use of architectural and material variation to bring visual interest to the building. Please revise the building elevations and renderings to meet these guidelines.
15. Please indicate the locations of all building mounted lighting fixtures on the building elevation drawings. Please refer to the Plan & Report Requirements for Development Applications. (Zoning Ordinance, Sec. 1.305.A.)
16. Please indicate and illustrate the location of the electrical service entrance section or electrical meters and service panels for each unit. Service entrance sections (SES) or electrical meters and service panels shall be incorporated into the design of the building, either in a separate utility room, or the face of the SES shall be flush with the building face. An SES that is incorporated into the building, with the face of the SES flush with the building, shall not be located on the side of a building that is adjacent to a public right-of-way, roadway easement, or private streets. Please refer to the Scottsdale Design Standards and Policies Manual, Section 2-1.402.

Circulation:

17. Please revise the site configuration so you are not creating a dead-end parking aisle without a turn-around area for vehicles, in accordance with DSPM 2-1.305; Fig. 2-1.6.
18. The currently proposed parking lot design is creating a situation where the Solid Waste trucks will have to back from the enclosure to the parking lot on the adjacent parcel, which is not able to be supported. Please see DSPM Sec. 2-1.309.

Technical Corrections

The following technical ordinance or policy related corrections have been identified in the first review of the project. While these items are not as critical to scheduling the case for public

hearing, they will likely affect a decision on the final plans submittal (construction and improvement documents) and should be addressed as soon as possible. Correcting these items before the hearing may also help clarify questions regarding these plans. Please address the following:

Site:

19. Please more clearly differentiate the existing sidewalk vs. new sidewalk on the site plan.
20. In accordance with SRC Ch.48, the existing access easement, where in conflict with proposed building, will need to be released prior to permit issuance.

Drainage:

21. No Drainage Report or Grading and Drainage Plan was provided for review. The site will need to address its stormwater storage requirements per DSPM. The first flush requirement will also be applicable for any disturbance area greater than 1 acre.

Please resubmit the revised application requirements and additional/supplemental information identified in Attachment A, Resubmittal Checklist, and a written summary response addressing the comments/corrections identified above as soon as possible for further review. The City will then review the revisions to determine if the application is to be scheduled for a hearing date, or if additional modifications, corrections, or additional/supplemental information is necessary.

The Planning & Development Services Division has had this application in review for 24 Staff Review Days since the application was determined to have the minimal information to be reviewed.

These **1st Review Comments** are valid for a period of 180 days from the date on this letter. The Zoning Administrator may consider an application withdrawn if a revised submittal has not been received within 180 days of the date of this letter (Section 1.305. of the Zoning Ordinance).

If you have any questions, or need further assistance please contact me at 480-312-2376 or at jbarnes@ScottsdaleAZ.gov.

Sincerely,



Jeff Barnes
Senior Planner

ATTACHMENT A
Resubmittal Checklist

Case Number: 108-ZN-1984#2

Key Code: 3364E

Please follow the plan and document submittal requirements below. **All files shall be uploaded in PDF format.** Provide one (1) full-size copy of each required plan document file. Application forms and other written documents or reports should be formatted to 8.5 x 11.

A digital submittal Key Code is required to upload your documents: **3364E**. Files should be uploaded **individually** and in **order** of how they are listed on this checklist.

Submit digitally at: <https://eservices.scottsdaleaz.gov/bldgresources/Cases/DigitalLogin>

Digital submittals shall include one copy of each identified below.

- ☒ COVER LETTER – Respond to all the issues identified in this 1st Review Comment Letter
- ☒ Revised Narrative for Project:
- ☒ Site Plan:
- ☒ Open Space Plan:
- ☒ Elevations:
- ☒ Landscape Plan:
- ☒ Refuse Plan:
- ☒ Floor Plan(s):

Technical Reports: Please submit one (1) digital copy of each report requested

- ☒ Water Design Report:
- ☒ Wastewater Design Report: