

July 21, 2022

Desert Cove
Internalized Community Storage
Scottsdale, AZ

Subj: 20213970

Re: 2nd Zoning Submittal
108-ZN-1984#2

Zoning Ordinance and Scottsdale Revise Code Significant Issues

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.
 - a. **Revised narrative included**
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.
 - **Building height restriction is being requested to be modified from the 14-foot/22-foot building height restriction to a new stipulated height of 30-feet under the I-1 zoning classification from the allowed 52-feet in the I-1 zone. The 30-foot stipulation will maintain the compatibility of the site adjacent to the single-family residential to the north and the medical/office buildings to the west and east.**
 - **This has been updated on our elevations, site plan and narrative**
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.
 - a. **Ran Properties, LLC is purchasing the property from BEBAF Enterprises LLP. The earnest money for the property is already in place for the ownership transition.**
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.

- The 50-foot building setback from the residential zone to the north will be maintained and is identified on the site plan.
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).
- a. The requested parking reduction has been removed and the site provided the required amount of parking per the City Zoning Ordinance.

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.
- a. Reports and flow test provided

Significant Policy Related Issues:

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.
- a. Utility equipment has been provided on the civil utility plan and site plan
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. Do not place the enclosure(s): At the end of a dead-end parking aisle.

Trash enclosure location has been revised with a turn around area shown on the site plan

- 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.

- a. **Existing sidewalk has been added to the site plan, the existing sidewalk is 5ft to be widened to 6ft.**

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.

- a. **Building elevations have been revised**

- 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.

- a. **Building elevations have been revised**

- 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.

- a. **Building elevations have been revised**

- 13. Please revise the building elevations and renderings to utilize muted earth tones as directed by the city's design guidelines.

- a. **Building elevation materials have been revised**

- 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.

- a. **Elevations have been revised to remove false windows and break the building up with different architectural elevations of stone, block and metal.**

- 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.)

- a. **Lighting fixtures have been added to the building elevations**



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.

a. SES room has been located on the site plan, elevations and floor plans

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.

a. Parking area has been revised and a turn-around has been provided.

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.

a. Trash enclosure location has been revised and a turn around area has been provided.

Technical Corrections

Site:

19. Please more clearly differentiate the existing sidewalk vs. new sidewalk on the site plan.

a. Noted, see revised site plan sheet A002

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.

a. Noted, we will release the existing access easement location prior to permit

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.

a. Drainage Report and G&D plan have been provided for review