

**Application
Narrative
Cash Transmittal
Pre-Application
Pre-App Narrative
Pre-App Cash Transmittal
Development Standards**



City of Scottsdale Cash Transmittal

111161

111161
 2 01034463
 6/19/2017 PLN-1STOP
 KWHEELER HP60062020
 6/19/2017 3:22 PM
 \$2,140.00

Received From :

Land Research & Development PSP
 10105 N 116TH ST
 SCOTTSDALE, AZ 85259

Bill To :

George Bell
 10105 N 116th St
 Scottsdale, AZ 85259
 (480) 240-5651

Reference #	357-pa-2017	Issued Date	6/19/2017
Address	E SHEA BL/N 116TH ST (SE)	Paid Date	6/19/2017
Subdivision		Payment Type	CHECK
Marketing Name		Cost Center	
MCR		Jurisdiction	SCOTTSDALE
APN		Water Zone	
Owner Information		Water Type	
Miracle Crossing Office LLC	Lot Number	Sewer Type	
PO Box 317	Metes/Bounds	Meter Size	
Tiburon, CA 94920	No	QS	
(480) 240-5651	Gross Lot Area		
	0		
	NAOS Lot Area		
	0		
	Net Lot Area		
	0		
	Number of Units		
	1		
	Density		

Code	Description	Additional	Qty	Amount	Account Number
3170	REZONING APPLICATION		1	\$2,140.00	100-21300-44221

Total Amount

\$2,140.00

SIGNED BY JENNIFER HALL ON 6/19/2017

(When a credit card is used as payment I agree to pay the above total amount according to the Card Issuer Agreement.)

3" and larger water meter fees are based on cost recovery. The city will contact the owner of the construction permit if additional funds are due. Payment will be due within 30 days notification

TO HAVE WATER METER SET - CALL 480-312-5650 AND REFER TO TRANS

9-ZN-2017
6/20/2017



Request for Site Visits and/or Inspections Development Application (Case Submittals)

This request concerns all property identified in the development application.

Pre-application No: 357 - PA - 2017

Project Name: Shea Self Storage

Project Address: SEC 116th Street and Shea Blvd

STATEMENT OF AUTHORITY:

1. I am the owner of the property, or I am the duly and lawfully appointed agent of the property and have the authority from the owner to sign this request on the owner's behalf. If the land has more than one owner, then I am the agent for all owners, and the word "owner" refer to them all.
2. I have the authority from the owner to act for the owner before the City of Scottsdale regarding any and all development application regulatory or related matter of every description involving all property identified in the development application.

STATEMENT OF REQUEST FOR SITE VISITS AND/OR INSPECTIONS

1. I hereby request that the City of Scottsdale's staff conduct site visits and/or inspections of the property identified in the development application in order to efficiently process the application.
2. I understand that even though I have requested the City of Scottsdale's staff conduct site visits and/or inspections, city staff may determine that a site visit and/or an inspection is not necessary, and may opt not to perform the site visit and/or an inspection.

Property owner/Property owners agent: John Simmons, Managing Member

Print Name

John L. Simmons 5/30/17
Signature

City Use Only:

Submittal Date: _____ Case number: _____

Planning, Neighborhood & Transportation Division

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 ♦ Phone: 480-312-7000 ♦ Fax: 480-312-7088

Rev. 8/2012

9-ZN-2017

6/20/2017



Request To Submit Concurrent Development Applications

Acknowledgment and Agreement

The City of Scottsdale recognizes that a property owner may desire to submit concurrent development applications for separate purposes where one or more the development applications are reliant upon the approval of another development application. City Staff may agree to process concurrently where one or more the development applications are reliant upon the approval of another development application upon receipt of a complete form signed by the property owner.

Development Application Types		
Please check the appropriate box of the types of applications that you are requesting to submit concurrently		
Zoning	Development Review	Signs
<input type="checkbox"/> Text Amendment (TA)	<input type="checkbox"/> Development Review (Major) (DR)	<input type="checkbox"/> Master Sign Program (MS)
<input type="checkbox"/> Rezoning (ZN)	<input type="checkbox"/> Development Review (Minor) (SA)	<input type="checkbox"/> Community Sign District (MS)
<input type="checkbox"/> In-fill Incentive (II)	<input type="checkbox"/> Wash Modification (WM)	Other
<input type="checkbox"/> Conditional Use Permit (UP)	<input type="checkbox"/> Historic Property (HP)	<input type="checkbox"/> Annexation/De-annexation (AN)
Exemptions to the Zoning Ordinance	Land Divisions (PP)	<input type="checkbox"/> General Plan Amendment (GP)
<input type="checkbox"/> Hardship Exemption (HE)	<input type="checkbox"/> Subdivisions	<input type="checkbox"/> In-Lieu Parking (IP)
<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Condominium Conversion	<input type="checkbox"/> Abandonment (AB)
<input type="checkbox"/> Variance (BA)	<input type="checkbox"/> Perimeter Exceptions	Other Application Type Not Listed
<input type="checkbox"/> Minor Amendment (MA)	<input type="checkbox"/> Plat Correction/Revision	<input type="checkbox"/>

Owner: _____
 Company: _____
 Address: _____
 Phone: _____ Fax: _____
 E-mail: _____

As the property owner, by providing my signature below, I acknowledge and agree: 1) that the concurrent development applications are processed at the property owner's risk; 2) to hold the City harmless of all cost, expense, claims, or other liability arising in connection with the concurrent development applications; 3) to the City of Scottsdale's Substantive Policy Statement pertaining to Concurrent Applications that states that a concurrent development application that is reliant on a decision of separate development application and is submitted at the risk of the property owner, is not considered to be subject to the provisions and timeframes of the Regulatory Bill of Rights (A.R.S. §9-831 – 9-840); and 4) that upon completion of the City review(s) of the development applications, the development application(s) may not be approved.

Property owner (Print Name): John L. Simmons Title: Managing member
mirage Crossing office LLC
 Signature: *John L. Simmons* Date: 5/30/17

Official Use Only: Request: <input type="checkbox"/> Approved or <input type="checkbox"/> Denied Staff Name (Print): _____ Staff Signature: _____ Date: _____	Submittal Date: _____
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9-ZN-2017
6/20/2017

STORAGE AT SHEA

REZONING APPLICATION

In conjunction with Major Amendment to General Plan

Zoning Cases # 9-ZN-2017 and 4-GP-2017

SEC 116th Street and Shea Blvd

Submitted: June 19, 2017

Resubmitted: August 28, 2017



ROSE | LAW GROUP_{pc}
RICH ■ HURLEY ■ CARTER

Jordan Rose / Tom Galvin
7144 E. Stetson Drive, Suite 300
Scottsdale, AZ 85251
(480) 240-5651

9-ZN-2017
08/28/17

Development Team

Applicant/Developer

The Bell Group, LLC
18061 N. 99th Street
Scottsdale, AZ 85255

Applicant's Representative

Rose Law Group
Jordan Rose
7144 E. Stetson Dr. Ste. 300
Scottsdale, AZ 85251
Phone: 480-505-3938
Contact: Jennifer Hall
jhall@roselawgroup.com

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602-955-3900
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Traffic Engineer

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Phoenix, AZ 85040

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DESCRIPTION FOR RE-ZONING (ONLY)

ALL THAT PORTION OF THE NORTHEAST QUARTER, SECTION 27, TOWNSHIP 3 NORTH, RANGE 5 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF MONTANA RANCH AS SHOWN ON THE OFFICIAL PLAT FILED IN BOOK 290 OF MAPS, PAGE 8 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 27 BEARS NORTH 89° 50' 08" WEST 661.5 FEET; THENCE ALONG THE WEST LINE OF SAID MONTANA RANCH SOUTH 00° 03' 53" WEST 65 FEET TO THE NORTHWEST CORNER OF LOT 2 OF SAID MONTANA RANCH AND BEING FURTHER DESCRIBED AS A POINT ON THE SOUTH RIGHT OF WAY LINE OF SHEA BOULEVARD AS SHOWN ON SAID MONTANA RANCH AND ALSO BEING DESCRIBED AS THE POINT OF BEGINNING;

THENCE FROM SAID POINT OF BEGINNING ALONG SAID WEST LINE SOUTH 00° 03' 53" WEST 385 FEET TO THE SOUTHEAST CORNER OF LOT 1, MIRAGE CROSSINGS OFFICE II, AS SHOWN AS SHOWN ON THE OFFICIAL PLAT FILED IN BOOK 1045 OF MAPS, PAGE 8 IN THE OFFICE OF SAID COUNTY RECORDER; THENCE ALONG THE SOUTH LINE OF SAID LOT 1, NORTH 89° 53' 22" WEST 330.62 FEET (330.36' RECORD) TO THE SOUTHWEST CORNER OF SAID LOT 1;

THENCE ALONG THE WEST LINE OF SAID LOT 1 AND THEN THE NORTHERLY PROLONGATION THEREOF NORTH 00° 04' 01" WEST (NORTH 00° 01' 30" WEST RECORD) 254.56 FEET;

THENCE NORTH 89° 38' 41" WEST 293.38 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF 116TH STREET AS SHOWN ON MIRAGE CROSSING PARCEL A1-A4, FILED IN BOOK 806 OF MAPS, PAGE 49 IN THE OFFICE OF SAID COUNTY RECORDER;

THENCE ALONG SAID EAST RIGHT OF WAY LINE THE FOLLOWING 3 COURSES;

NORTH 00°02' 23" EAST (NORTH 00° 00' 22" WEST RECORD) 24.18 FEET;

NORTH 07° 18' EAST 75.47 FEET (NORTH 07° 13' 46' EAST 75.56' RECORD)

NORTH 00° 01' 44" EAST 18.46 FEET (NORTH 00° 00' 22" WEST 18.44' RECORD)

THENCE ALONG A 12.05 FOOT RADIUS CURVE TO THE RIGHT 18.97 FEET THROUGH A CENTRAL ANGLE OF 90° 12' 23" (RADIUS 12' LENGTH 18.81' 89° 48' 18" RECORD) TO A POINT ON SAID SOUTH RIGHT OF WAY LINE; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE SOUTH 89° 50' 08" EAST 603.2 FEET (602.51' RECORD) TO THE POINT OF BEGINNING.

PURPOSE OF REQUEST

Rose Law Group pc is pleased to submit this request on behalf of The Bell Group, LLC, (the "Applicant") in order to rezone approximately 3.78 net acres of vacant property located on the southeast corner of 116th Street and Shea Boulevard from the existing S-R (Service Residential) PCD district to C-1 (Neighborhood Commercial) zoning district. See **Exhibit A: Context Aerial** for the location of the property and surrounding area.

Rezoning this property to C-1 (Neighborhood Commercial) will allow the operation of an internalized community storage facility by right. The proposed C-1 district is consistent with the land use pattern in the surrounding area as there are S-R uses to the immediate west and S-R and C-3 zoning on the north side of Shea Blvd. Furthermore, the Neighborhood Commercial zoning district "provides for small business retail and service establishments which supply commodities to meet the daily needs of the community". The subject property is located conveniently along highly trafficked Shea Blvd surrounded by a variety of residential including multifamily and single family homes as well as diverse office uses. All of these surrounding uses will have the opportunity to benefit from the proposed internalized community storage facility.

SITE LOCATION

The subject site is approximately 3.78 acres of vacant land located at the southeast corner of 116th Street and Shea Boulevard, on the south side of Shea Blvd. The site consists of property identified by Maricopa County Assessor's office as APN: 217-33-985 and a portion of APN: 217-56-871 (otherwise known as APN 217-33-004C). The subject site's exact legal description and ALTA Survey are both provided with this application.

APN: 217-33-985 (122,602 square feet)

APN: portion of 217-56-871 aka 217-33-004C (42,428 square feet)

Total Net square footage of the site = 165,030 square feet = 3.78 net acres

EXISTING ZONING AND USE

The property subject to this request is currently zoned S-R (Service Residential) PCD. Service Residential is a transitional district which allows office uses to serve nearby neighborhoods and regulates such office uses with strict property development standards as to lessen the impact to nearby neighborhoods. Some of the uses allowed in the existing S-R zoning district include day care center, schools, banks, medical laboratory, office, churches and/or veterinary or pet

care service. The site is currently vacant land with challenging developmental constraints. There is a Western Area Power Administration (“WAPA”) transmission line easement that cuts through the property on a diagonal with 3 massive 230 kv towers. Additionally, the property’s northern border is Shea Boulevard and is a part of the Shea Scenic Corridor which requires a significant landscape buffer. These existing constraints create difficulties in designing and developing this site for its highest and best use.

Other Surrounding Land Uses within the Vicinity of the Site

The property is considered an infill site surrounded by existing multifamily and single family residential, office condominiums and other retail commercial located on the north side of Shea Boulevard. **Table 1** below provides a summary of existing and surrounding land uses, General Plan designations and existing zoning:

Table 1: On-Site and Surrounding Uses, General Plan and Zoning Designation

	Existing Land Uses	General Plan Land Use Designation	Existing Zoning Designation
SITE (SEC of 116th & Shea)	Vacant with 3- 230kv transmission lines	Rural Neighborhood (0-1 du/ac) and Cultural, Institutional and Public Use	S-R PCD
South of Site	Vacant with 3- 230 kv transmission lines	Rural Neighborhood (0-1 du/ac) and Cultural, Institutional and Public Use	R-4 PCD
West of Site (Mirage Crossing Office Condominiums)	Office	Office	S-R PCD
North of Site	Commercial	Cultural, Institutional and Public Use and Resorts/Tourism	S-R /C-3
East of Site (Montana Ranch)	Single-family Residences	Rural Neighborhood (0-1 du/ac)	R1-43 PRD

Much of the property within the vicinity of the site consists of existing residential communities including Montana Ranch (single family residential), Mirage Crossing Resort Casitas and Scottsdale Adobe Townhomes. Additionally, the Mirage Crossing Office condominiums are located directly west of the site and include commercial uses such as Realty Executives, Allstate Insurance, East Scottsdale Medical Care, Primeau Funding as well as the Arizona Culinary Institute. Mountainside Fitness is located directly north of the subject site across Shea Boulevard. There are also strip mall retail uses located in the Mountainside Plaza that includes shops, restaurants, and banks.

PROPOSED ZONING AND USE

The Applicant is proposing to change the zoning on the property from the existing S-R (Service Residential) PCD zoning district to C-1 (Neighborhood Commercial). Although the current S-R zoning category allows for a variety of retail and commercial uses the Applicant must rezone the property to C-1 which specifically allows internalized community storage. The Applicant engaged a reputable marketing company to analyze potential infill properties in order to determine ideal locations to operate the proposed use. The subject property was identified as an ideal location based on its proximity to surrounding residential and office type uses and potential customers. The proposed use is considered a “quiet” neighbor as it will generate minimal traffic, operate with limited hours and greatly improve the developmentally challenged vacant lot by providing significant desert landscaping. The actual building is being designed to be aesthetically pleasing to the surrounding residential and office uses and will resemble the existing office buildings located in the Mirage Crossing Office Condominiums just west of 116th Street. Additionally, there is a scenic corridor buffer that will be provided along Shea Blvd to further blend the community storage building with the surrounding uses. This building will not look like the typical storage facility.

General Plan Land Use Designation and Analysis

The property is currently designated as Rural Neighborhoods and Cultural/Institutional or Public Use within the General Plan Land Use Map. The Rural Neighborhoods portion of the property is vacant undisturbed land and located on the east side of the site. The west side of the property is designated as Cultural/Institutional or Public Use and has 3 massive 230 kv transmission line towers running through the property which take up 76% of the land area where no structures can be built. **See Exhibit B - Easement Exhibit.** An application to amend the existing land use designation from Rural Neighborhoods and Cultural/Institutional or Public Use to Commercial has been previously submitted to the city and will be processed concurrently with this Rezoning request.

This application is being submitted to specifically request a zoning district map amendment to change the existing zoning district on the subject property from S-R (Service Residential) PCD to C-1 (Neighborhood Commercial). As mentioned above, this rezoning request will require a Major General Plan Amendment application that has already been submitted to the city. Both applications will be processed concurrently utilizing the Major General Plan Amendment public hearing timeline. **See Exhibit C – MGPA Process Schedule.**

BUILDING DESIGN & ARCHITECTURE

Due to the proximity of the proposed use to the surrounding residential the Applicant fully intends to design this facility with the greatest consideration for such uses. This internalized community storage facility will not resemble the typical block storage facility. The design of this building will blend in with the surrounding uses with a contemporary commercial design and Arizona vernacular. Shapes, colors, textures and materials selected for the project are both consistent and aesthetically compatible with the neighboring architecture and landscape design. The project's visual elements draw on a vocabulary of simplified detail and traditional forms. A theme of blended forms and integrated materials made up of soft natural earth tone colors on stucco, natural colored cultured stone, smooth face masonry, glazing, and pitched tiled roofs are visually attractive and low maintenance. Further interest is provided by variations in the design and height of the roof lines. The facades of the building are proportioned to provide a comfortable human scale with the appearance of a one-story building. Additionally, the proposed C-1 zoning district allows for a maximum building height of 36 feet; however, the Applicant is willing to stipulate the maximum height of this building to be no more than 24 feet (which is even less than the maximum height of the neighboring Montana Ranch homes to the immediate east). There are no windows proposed on the east side of the building which is closest to the single family residences. There will be only one building on the property that will appear to be a single story building from the street view; however, internally the facility will consist of two stories with a basement component. Again, the building will be a maximum of 24 feet in height. The design and color of the building will be similar to the existing S-R PCD office uses on the west side of 116th Street in the Mirage Crossing Office Complex. Please see **Exhibit D – Conceptual Views** which are the renderings of the proposed building.

Landscaping

The existing desert vegetation along Shea Boulevard will remain intact as it will be a part of the required landscaped buffer per the Shea Area Plan. Additional desert landscaping will be provided to have a consistent look within the scenic corridor along Shea as well as comply with the Shea Boulevard Streetscape Guidelines. The perimeter of the site shall incorporate the use of flowering desert shrubs, drought tolerant trees and groundcovers that will provide a sense of identity and be compatible with the environmental conditions of the area. The landscaping will serve as a visual buffer to the exterior of the storage facility building itself as well as provide a natural screen for the existing parking lot on the adjacent property. See **Exhibit E – Landscape Plan**.

Lighting

Exterior lighting will be provided to ensure safety to patrons as well as safety to the general public. The lighting will comply with the City of Scottsdale's lighting code and will not have an adverse effect on the surrounding uses. This facility will operate with limited hours of operation and therefore limited access to customers.

LOCATION AND ACCESSIBILITY

The subject property is conveniently located on the south side of Shea Boulevard which is a highly trafficked Major Arterial roadway in the city. Traveling east on Shea Blvd there is currently a right deceleration lane that turns onto 116th Street which is used to access either the existing Mirage Crossing Office Condos or the Mirage Crossing Resort Casitas. Patrons of the proposed community storage facility will have direct access to the facility off of 116th Street and will have no need to enter into the surrounding residential areas. Additionally, this use is a low intense use which will generate minimal traffic compared to other potential Neighborhood Commercial or even some Service Residential uses. A traffic impact analysis is submitted with this application.

Parking

According to Table 9.103.A in the Scottsdale Zoning Ordinance, an internalized community storage facility requires 43 parking spaces with 2 spaces reserved as handicapped accessible. This facility provides the appropriate amount of parking spaces. Patrons will access Storage at Shea's parking lot by utilizing a 24 foot wide access easement that currently exists through the existing Mirage Crossing parking lot. The storage facility's parking lot will be located within the transmission line easement and be buffered by the building from the residences to the east. Additionally, it will be designed with adequate turning radius for larger vehicles such as sanitation trucks, fire trucks as well as the condor vehicle typically used for power line maintenance. The Applicant has reached out to the public utility company to discuss this request and will continue to have an open communication as the applications proceed through the city's public hearing process. See detailed Site Plan included as **Exhibit F – Conceptual Site Plan Layout**.

Traffic

The proposed use is considered a "quiet" neighbor as it will generate minimal traffic, operate with limited hours and greatly improve the vacant lot by providing significant desert landscaping. The Applicant is submitting a Traffic Analysis with this application in order to show that an internalized community storage facility will generate the least amount of traffic in comparison to other permitted uses in the C-1 zoning district and even some S-R zoning district permitted uses.

Furthermore, there will be no need for any street improvements as this is an infill project with an existing access off of 116th Street as well as an existing 5 foot wide sidewalk along Shea Boulevard.

Utilities and Services

The following utility companies will provide the necessary services to the proposed community storage facility:

Water: City of Scottsdale
Electric: SRP
Refuse: Private
Sewer: City of Scottsdale

COMPLIANCE WITH GUIDING PRINCIPLES OF THE SCOTTSDALE GENERAL PLAN

The City of Scottsdale's General Plan serves as a guiding tool for the future development of the City. The Plan incorporates goals and shared values in order to cultivate the city's policies on design, land use, character, open spaces, the natural landscape, economics, transportation, and growth. The City Council and Planning Commission are able to utilize the General Plan in order to evaluate building and development needs and to ascertain funding and budget decisions. Citizens and neighborhood groups are able to refer to the General Plan in order to understand the city's long-range plans for its diverse areas and neighborhoods. Therefore, the General Plan provides the foundation for the City's development regulations. The City has identified six Guiding Principles to serve as the most important goals of the community. The General Plan itself serves as a "flexible policy document."¹ It can be changed via city-initiated amendments, property owner requests, or through referenda. The General Plan "is designed to be a broad, flexible document that changes as the community needs, conditions, and direction change."²

This proposed General Plan Amendment meets the goals, vision and guiding principles as outlined in the City's General Plan and compliance with specific goals are discussed herein.

CONFORMANCE WITH SPECIFIC GOALS AND POLICIES

The General Plan reflects Scottsdale's community-wide goals and establishes a vision for how the City wishes to foster and nurture development that respects nature, the environment and a sustainable quality of life. This application supports the City's goals and policies.

The goals and policies discussed in the General Plan are reiterated in the City of Scottsdale's Zoning Ordinance which is regulated by Planning Commission and ultimately City Council. The storage facility will serve to establish open space on site, respect the neighbors on all sides, and will transform a developmentally challenged, vacant property into a contributing neighborhood business that complies with the goals and policies set forth in the General Plan and is respectful and sensitive to existing residential and commercial/office uses.

¹ Scottsdale General Plan, page 12

² Scottsdale General Plan, page 17

Character and Design Element (CD)

CD GOAL 1. Determine the appropriateness of all development in terms of community goals, surrounding area character and the specific context of the surrounding neighborhood.

- *Encourage projects that are responsive to the natural environment, site conditions, and unique character of each area, while being responsive to people’s needs.*
- *Ensure that all development is a part of and contributes to the established or planned character of the area of the proposed location.*

Response: *The project site is currently zoned for S-R (Service Residential) which allows for single story office uses. The proposed request requires a change in zoning to the next category which is C-1 (Neighborhood Commercial) to allow for an internalized storage facility. This request is absolutely appropriate for the community and surrounding area as it is located on the south side of Shea Boulevard, adjacent to existing office uses and surrounded by a variety of residential uses. The design of the proposed facility will be blend with the existing offices on the west side of 116th Street as well as the rooftops to the east. The Applicant is willing to stipulate the maximum height of the building to no more than 24 feet which is actually lower than the maximum height allowed for residential. The proposed use is designed with specific sensitivity towards view corridors, natural washes and conservation of existing desert vegetation. Additionally, the proposed site plan boasts 65% open space which will preserve the existing vegetation as well as provide new desert landscaping. Furthermore, this property is currently used as a “dumping” ground for passersby to unload trash and unwanted furniture. Approval of this application will bring a new business to the south side of Shea Boulevard and provide this property with the proper care and maintenance that it has lacked for many years.*

CD GOAL 2. Review the design of all developmental proposals to foster quality design that enhances Scottsdale as a unique southwestern desert community.

CD GOAL 4. Encourage “streetscapes” for major roadways that promote the city’s visual quality and character, and blend into the character of the surrounding area.

CD GOAL 7. Encourage sensitive outdoor lighting

Response: *A completely enclosed, temperature controlled storage facility is considered a “quiet” neighbor to surrounding uses as it generates minimal traffic and will have limited hours of operation. The Applicant fully intends to comply with the city’s code for exterior lighting; however, the lighting will also be respectful of the residential uses to the east and south.*

Land Use Element (LU)

LU GOAL 3. Encourage transition of land uses from more intense regional and citywide activity areas to less intense activity areas within local neighborhoods.

- *Ensure that neighborhood edges transition to one another by considering appropriate land uses, development patterns, character elements and access to various mobility networks.*
- *Encourage transitions between different land uses and intensities through the use of gradual land use changes, particularly where natural or man-made buffers are not available.*

Response: *Even though this project site is located on Shea Boulevard, a Major Arterial street classification, the proposed use is low impact as it generates minimal daily traffic. This is an ideal and appropriate use that will blend seamlessly into the surrounding offices and nearby residential uses. The proposed storage facility will not have any outdoor storage for boats and trailers, nor will it have any drive-in capabilities. Additionally, this facility will operate with limited hours of operation to ensure minimal impact to the surrounding uses throughout the day.*

LU GOAL 4. Maintain balance of land uses that support high quality of life, diverse mix of housing and leisure opportunities and economic base to secure resources to support the community.

LU GOAL 7. Sensitively integrate land uses into the surrounding physical and natural environments, the neighborhood setting and the neighborhood itself.

Response: *This area already has a mix of housing opportunities. The proposed use will only add another Neighborhood Commercial business to this already established area. This application will transform a developmentally challenged infill property into a contributing neighborhood business that complies with the goals and policies set forth in the General Plan and is respectful and sensitive to existing residential and commercial/office uses.*

Open Space and Recreation Element (OS)

OS GOAL 1. Protect and improve the quality of Scottsdale's natural and urban environments as defined in the quality and quantity of its open spaces.

- *Apply a Scenic Corridor designation along major streets to provide for open space and opportunities for trails and paths.*

Response: *The design of this building will blend in with the surrounding uses with a contemporary commercial design and Arizona vernacular. Shapes, colors, textures and materials selected for the project are both consistent and aesthetically compatible with the neighboring architecture and landscape design. The project's visual elements draw on a vocabulary of simplified detail and traditional forms. A theme of blended forms and integrated materials made up of soft natural earth tone colors on stucco, natural colored cultured stone, smooth face masonry, glazing, and pitched tiled roofs are visually attractive and low maintenance. Further interest is provided by variations in the design and height of the roof lines. The facades of the building are proportioned to provide a comfortable human scale with the appearance of a one-story building. Additionally, the existing desert vegetation along Shea Boulevard will remain intact as it will be a part of the required landscaped buffer per the Shea Area Plan. Additional desert landscaping will be provided to have a consistent look within the scenic corridor along Shea. The perimeter of the site shall incorporate the use of flowering desert shrubs, drought tolerant trees and groundcovers that will provide a sense of identity and be compatible with the environmental conditions of the area. The landscaping will serve as a visual buffer to the exterior of the storage facility building itself.*

A 60' scenic corridor easement (SCE) has already been recorded on the subject property. To the west on the Mirage Crossing office condo parcel there is a dedicated 80' SCE. To the east there is no SCE or other easements along the frontage of the Montana Ranch subdivision frontage. However the subdivision perimeter wall is setback between approximately 45' to 50'. As an accommodation to the City, this proposal is to maintain an 80 foot SCE across the entire Shea Boulevard frontage with an average of 100 feet.

Economic Vitality Element (EV)

EV GOAL 3. Encourage and support a diversity of businesses as well as new businesses that contribute to Scottsdale's sales and property tax base so that needed infrastructure, physical amenities, services, and the expansion of such services are provided.

Response: *The proposed application brings another business to the Shea Corridor area. The existing site is currently vacant property which many use as a “dumping” ground discarding trash and old furniture. This property is zoned for Service Residential and is approved for office use similar to the existing buildings on the west side of 116th Street. The proposed internalized, temperature controlled storage facility will be an excellent addition to this infill property as it is a low intense use with limited hours of operation. There will be no outdoor storage of any kind and no drive in entry accessible to the units. This application will add a vibrant business to a developmentally challenged property. Additionally, the operator has reached out to many of the surrounding property owners in the attempt to address any concerns about the operation and initiate a line of communication. The applicant fully intends to construct and operate the proposed business upon approval from the city and will most definitely add to the city’s sales tax base.*

Community Mobility Element (CM)

CM GOAL 11. Provide opportunities for building “community” through neighborhood mobility.

Response: *As previously mentioned the subject property was approved for office buildings but never constructed. Existing access from 116th Street is provided by a cross access easement established by the Mirage Crossing Office Condominiums. There is already an existing sidewalk along Shea Boulevard that provides pedestrian and bike connectivity from the office uses to the west and the residential homes to the east. Typically, patrons of internalized storage facilities do not arrive on foot or on bicycle. However, the city has a planned multi-use trail that connects a trail within the power line easement that will connect to a planned trail along Shea Boulevard, west of the proposed site. This application will ensure that the future path of the multi-use trail is accounted for on the site plan.*

COMPLIANCE WITH SHEA AREA PLAN

The Shea Area Plan boundaries are Hayden Road and the eastern city boundary, and Thunderbird/Doubletree Ranch Road alignment. The specific Shea Corridor policies apply to the area generally 1/4 mile north and 1/4 mile south of Shea Boulevard.

This application meets or exceeds all of the policies and guidelines outlined in The Shea Area Plan that strive to preserve neighborhoods and character in the Shea Boulevard Corridor. The Shea Area Plan establishes pertinent regulations to be utilized during the design and development of any future uses in this area as outlined below:

- Enhance and Protect Existing Neighborhoods
 - The design of the storage facility will blend into the existing land use patterns without creating any adverse impacts on the surrounding residential and office tenants.
 - The proposed development will be compatible to existing one story offices to the west and the nearby rooftops to the east.
 - The Applicant is willing to limit the maximum building height to 24 feet (36 feet allowed in the proposed C-1 zoning district). The building will resemble a single story building from the exterior.
 - The proposed storage facility will be completely enclosed, temperature controlled building with limited business hours. There will be no outdoor storage for boats or recreational vehicles of any kind.

- Site Planning Which is Sensitive to Environmental Features
 - The site plan layout is carefully designed to protect and preserve the required scenic corridor along Shea Boulevard as well as the existing transmission line easement that cuts diagonally through the property.
 - The building will appear to be one-story, above ground, so that views to the mountains and to the south are preserved.
 - The storage facility's property will include preserved and landscaped natural features and open spaces, including maintaining the city's proposed multi-use trail path and the required scenic corridor along Shea Boulevard. The applicant will also preserve as much of the existing desert vegetation as possible and will provide new desert landscaping to buffer the building from the surrounding uses and Shea Boulevard.

- Efficient Road Network
 - The storage facility is conveniently located off of Shea Boulevard which is a highly trafficked Major Arterial roadway.
 - Traveling east on Shea Boulevard, there is an existing deceleration lane that turns on to 116th Street and provides ease of access to the proposed facility.

- The proposed facility will utilize access through an existing cross access easement established by Mirage Crossing Office Condo Association from 116th Street.

- Allow for Employment Opportunities
 - This proposed land use will provide employment opportunities for Scottsdale residents.

- Provide for a Full Range of Retail Services
 - Shea Boulevard currently has a variety of land uses in the Shea Area Plan including single family residential, townhomes, apartments, commercial and office uses. The proposed storage facility will blend into the area and provide a low intense use that will provide storage service opportunities to residents and office tenants alike.

The proposed facility will not have any adverse impact on the existing neighborhoods but, rather, will provide a valuable service to the nearby residents as well as nearby office tenants. The development and land use will be environmentally sensitive and provide for the future multi-use unpaved trail that runs through the power line easement to the south and connects to the offices to the west as well as provide a significant scenic corridor buffer along Shea Boulevard.

COMPLIANCE WITH SCENIC CORRIDOR DESIGN GUIDELINES

The Shea Boulevard Scenic Corridor is from the Pima Freeway to the City's eastern boundary.

This application is in compliance with the Scenic Corridors policy for Shea Boulevard as it preserves the natural desert vegetation along Shea which will buffer the building from nearby property owners as well as passersby. The proposed facility will also provide additional desert landscaping as needed to ensure travelers along Shea Boulevard and neighbors will continue to have views of natural Sonoran desert terrain.

This application is supportive of the City's goals to preserve and encourage restoration of the natural setting along the roadway.

COMPLIANCE WITH SHEA BOULEVARD STREETScape GUIDELINES

This application is in compliance with the Streetscape Guidelines for Shea Boulevard by utilizing appropriate ground cover, shrubs and trees as identified on the Arizona Department of Water Resources approved plant list. This application is considered an infill project as there is an existing sidewalk along Shea Boulevard and no median work or right-of-way improvements are required. Access into the proposed facility is existing from 116th Street through an existing parking lot established by the Mirage Crossing Office Condo Association. The applicant will ensure proper sight lines will be maintained and preserved along Shea Boulevard. Additionally, the proposed building is far enough away from Shea Boulevard that there is no need for a parking lot screening wall as the building along with replanted and new desert vegetation will shield the parking from view.

CONCLUSION AND JUSTIFICATION

The proposed internalized community storage use is a low intense use proposed at an ideal infill location along Shea Boulevard. The project site which is currently zoned S-R PCD has remained vacant throughout the years due to developmental constraints on the property. The subject site has a massive WAPA transmission line easement that cuts diagonal through the property which prohibits any kind of building to be constructed. Additionally, the Shea Boulevard Scenic Corridor is located along the northern boundary of this property. These constraints make it quite challenging to design and develop this site; however, The Bell Group LLC understands these challenges and believes that they are proposing the highest and best use for this constrained infill property.

As mentioned throughout this application, the proposed internalized community storage facility is a "quiet" neighbor. The site is surrounded by a variety of other uses including single-family and multifamily residences, office and retail commercial. The facility will have a low intense with no negative impacts on the surrounding uses in the area. In fact, the building itself will be designed to blend in with the surrounding office to the immediate west and single family rooftops to the east. It will be similar in design to the existing office buildings located on the west side of 116th Street in Mirage Crossings Office Complex and buffered by significant desert landscaping.

For all of the reasons stated above, the Applicant respectfully requests the City of Scottsdale approve both the Major Amendment to the General Plan Land Use Map along with the Zoning Map Amendment to allow the construction and operation of an internalized storage facility at this ideal location.



VIEW LOOKING SOUTH EAST ON 116TH & SHEA



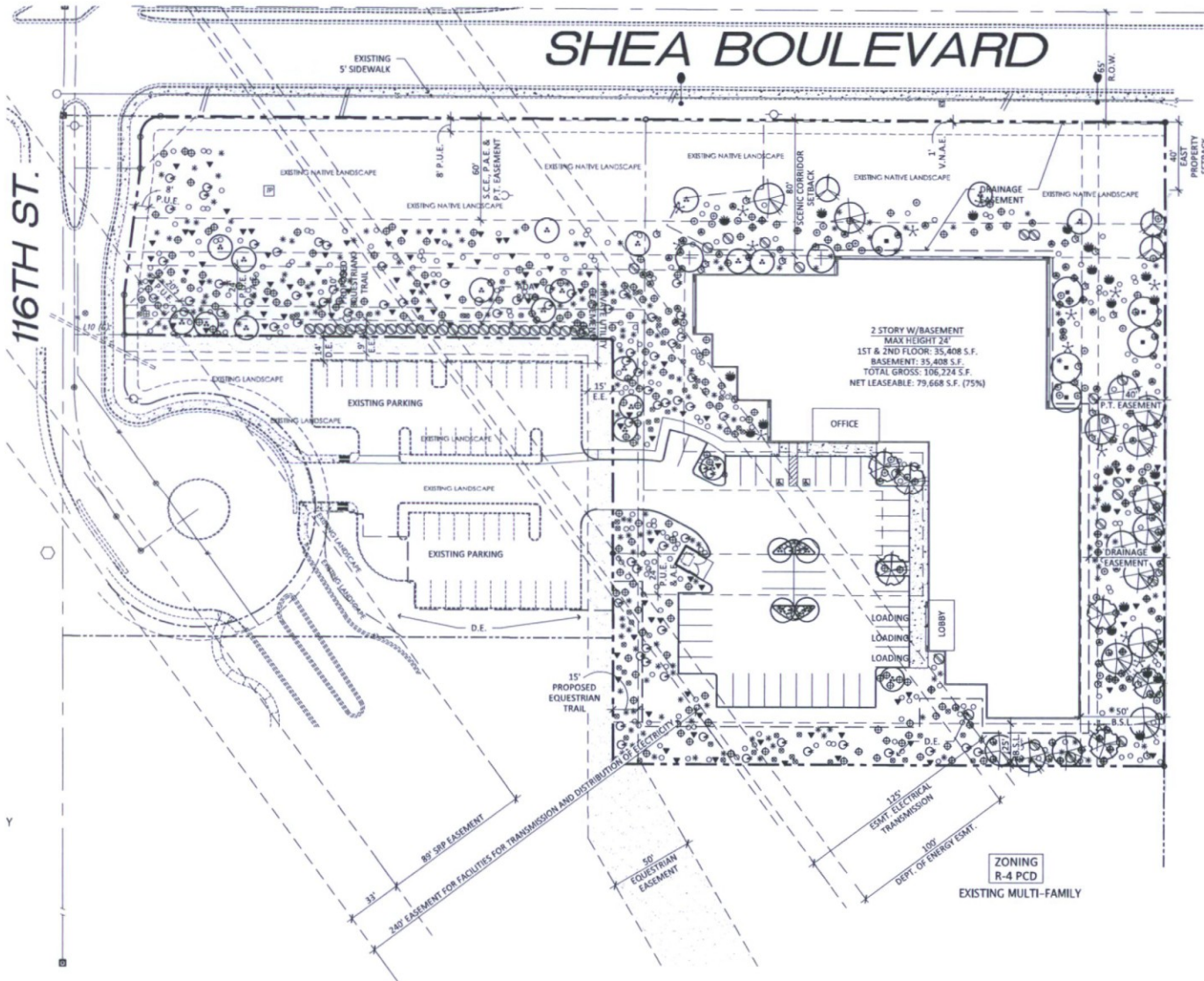
VIEW LOOKING SOUTH WEST ON SHEA

STORAGE AT SHEA (CONCEPTUAL)
 SEC 116TH STREET AND SHEA BOULEVARD
 SCOTTSDALE, AZ
 DATE: 08-28-2017 (PRELIMINARY)

VIEW 1
 RKAA# 17120.5



9-ZN-2017
 08/28/17



SHEA BOULEVARD

116TH ST.

2 STORY W/BASEMENT
 MAX HEIGHT 24'
 1ST & 2ND FLOOR: 35,408 S.F.
 BASEMENT: 35,408 S.F.
 TOTAL GROSS: 106,224 S.F.
 NET LEASABLE: 79,668 S.F. (75%)

ZONING
 R-4 PCD
 EXISTING MULTI-FAMILY

LANDSCAPE LEGEND

- CERCIDIUM PRAECOX
SONORAN PALO VERDE
24" BOX (MATCHING)
- ACACIA SALICINA
WILLOW ACACIA
24" BOX
- W.A.P.A. APPROVED TREE
CASALPINA MEXICANA
MEXICAN BIRD OF PARADISE
1.5" CALIPER (TREE FORM)
- PARKINSONIA FLORIDA
BLUE PALO VERDE
24" BOX (MATCHING)
- OLNEYA TESOTA
IRONWOOD
24" BOX
- PROSOPIS VELUTINA
NATIVE MESQUITE
24" BOX
- LARREA TRIDENTATA
CREOSOTE
15 GALLON
- DASYLIRION WHEELERI
DESERT SPOON
5 GALLON
- XXX
5 GALLON
- LEUCOPHYLLUM FRUTESCENS
"GREEN CLOUD"
5 GALLON
- RUELLIA PENINSULARIS
BAJA RUELLIA
5 GALLON
- ENCELIA FARNOSA
BRITTLE BUSH
1 GALLON
- DODONEA VISCOSA
HOP BUSH
5 GALLON
- SIMMONDSIA CHINENSIS
JOJOBA
5 GALLON
- CELTIS PALLIDA
DESERT HACKBERRY
5 GALLON
- NOLINA MICROCARPA
BEAR GRASS
5 GALLON
- COFFEE PLANT
ERECTARIA RIGIDA
1 GALLON
- AMBROSIA DELTOIDEA
BURR SAGE
1 GALLON
- ERIOCAMERIA LARCIFOLIA
TERTRENE BUSH
1 GALLON
- BAILEYA MULTIRADIATA
DESERT MARIGOLD
1 GALLON
- SPHAERALCEA AMBIGUA
DESERT GLOBE MALLOW
1 GALLON
- MELAMPODIUM LEUCANTHUM
BLACKFOOT DASY
1 GALLON
- 1/4" MINIS MADISON GOLD
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS

9-ZN-2017
 08/28/17

T.J. McQUEEN & ASSOCIATES, INC.

LANDSCAPE ARCHITECTURE
 URBAN DESIGN
 SITE PLANNING

4433 East Cholla St., Suite 101
 Scottsdale, Arizona 85260
 P. (480) 265-0320 F. (602) 766-6619
 EMAIL: tjm@mcqueen.com



LANDSCAPE PLAN

SCALE: 1" = 30'-0"



NEW SELF STORAGE
 SEC 116TH STREET AND SHEA BOULEVARD
 SCOTTSDALE, AZ
 DATE: 08-25-2017 (PRELIMINARY)

DATE: 08-25-2017
 PROJECT NO. 17035.5
 PROPERTY OF RKA
 ARCHITECTS, INC.
 ALL RIGHTS RESERVED
 NO PART OF THIS
 DOCUMENT SHALL BE
 REPRODUCED OR
 TRANSMITTED IN ANY
 FORM OR BY ANY
 MEANS, ELECTRONIC
 OR MECHANICAL,
 INCLUDING PHOTOCOPYING,
 RECORDING, OR BY
 ANY INFORMATION
 STORAGE AND
 RETRIEVAL SYSTEM
 WITHOUT PERMISSION
 OF THE ARCHITECT

La.01

RKAA# 17035.5



MAJOR GENERAL PLAN AMENDMENT

Revised August 28, 2017

STORAGE AT SHEA S.E.C. 116TH ST & SHEA BOULEVARD

INTRODUCTION AND BACKGROUND

The Bell Group, LLC, (the "Applicant") aims to utilize two vacant and developmentally challenged parcels (the "subject property") to construct and operate an internalized community storage facility ("Storage at Shea") that will serve the storage needs of its surrounding neighbors, residential and office tenants alike. The parcels historically challenging circumstances include their location bordering Shea Boulevard which requires a significant scenic corridor easement and a Western Area Power Administration ("WAPA") powerline easement which have left both parcels empty.

The subject parcels were a part of a larger zoning case that was approved in 1990 (Case# 8-Z-1990). The subject site was zoned S-R PCD ("Service Residential – Planned Community District") and the proposed use as identified on the approved site plan was single story office buildings. At that time the General Plan designated the subject property along with the property to the west of 116th Street as "Office". Since then the Mirage Crossing Office Condominiums were constructed on the west side of 116th Street along with a parking lot on the east side. The proposed office buildings on the east side were never constructed; most likely due to the restrictive easements that overwhelm the property. In 2001 the City adopted a new General Plan Land Use Map which re-designated the vacant subject parcels with a combination of "Cultural/Institutional and Public Use" and "Rural Neighborhoods" even though the property was still zoned for future office uses. This error was not discovered until after the filing of this initial application. Hence, since this application had already been noticed as a Major General Plan Amendment, this application will continue to be processed as such. Had it not been for this reformatting and redrawing error of the 2001 Land Use Map, this application would have been recognized and processed as a Non-Major Amendment.

REQUEST

Other developers have considered improving the subject site but then abandoned plans to develop due to the many constraints mentioned above. However, the Applicant's plans have given great consideration to the existing constraints on the property and believe this proposal is the highest and best use. Scottsdale's General Plan currently designates the subject property as a combination of "Cultural/Institutional or Public Use" and "Rural Neighborhoods". In order to allow the development and operation of an internalized storage facility the Land Use Map must

be amended to "Commercial". The proposed development of this infill property is supportive of Scottsdale's General Plan, especially its policies for a Unique Character & Lifestyle, Supporting Economic Vitality, Enhancing Neighborhoods, Supporting Open Spaces, Seeking Sustainability, and supporting Innovative Modes of Transportation. The Applicant respectfully seeks a Major General Plan Amendment to change the existing Land Use Designations from "Cultural/Institutional or Public Use" and "Rural Neighborhoods" to "Commercial" in order to allow the proposed use.

SUBJECT PROPERTY

The subject property consists of two parcels identified by the Maricopa County Assessor's office as APN 217-33-985 and a portion of parcel APN 217-56-871 (otherwise described as APN 217-33-004C). The total gross acreage of the amendment area is approximately 3.78 acres. An ALTA survey and legal description of the amendment area is attached with this application.

APN: 217-33-985 (122,602 square feet)

APN: 217-56-871 aka 217-33-004C (42,428 square feet)

Total Net square footage of the site = 165,030 square feet or 3.78 net acres

EXISTING LAND USE DESIGNATION

As previously mentioned, the existing land use designation on the subject property is a combination of "Cultural/Institutional or Public Use" and "Rural Neighborhoods".

According to Scottsdale's General Plan Land Use Map the entire WAPA transmission line easement that runs diagonally through the property is designated as "Cultural/Institutional and Public Use" and the construction of buildings is prohibited within this easement. The Cultural/Institutional and Public Use category allows a variety of public and private facilities including government buildings, schools, private and public utilities and airports.

The small portion on the northeast corner of the subject site and outside of the WAPA transmission line easement is designated as "Rural Neighborhoods". "Rural Neighborhoods" allows for large lot homes usually one house per acre. Native desert vegetation predominates many areas and special care is required to preserve the area's open desert character.

PROPOSED LAND USE DESIGNATION

The Applicant is requesting to amend the existing land use designations on the subject property to "Commercial" in order to accommodate the Zoning Map Amendment application that will run

concurrent with this request. Approval of both the General Plan Land Use Map Amendment and the Zoning Map Amendment will allow the property to be developed for its highest and best use.

It is visually apparent that a residential home is not an appropriate use for this property as there are 3 massive 230 kv transmission line towers that dissect the parcels. A school or church could operate on the property by right; however, both of those uses could generate more traffic and noise in the immediate area than desired by the surrounding neighbors. The Applicant has dedicated a lot of time and resources to seeing what would be the highest and best use of this land. The challenging constraints on this property almost make it impossible to design and the massive 230 kv towers certainly make it unattractive to potential developers. However, the Applicant's market analysis team determined that this property is an ideal location for an internalized community storage facility. An enclosed storage facility is a quiet, neighborhood-friendly use with limited hours of operation and generates minimal traffic. In order to pursue the operation of an internalized storage facility on the subject property, the Applicant must amend the General Plan Land Use designations to "Commercial" as well as amend the Zoning Map from to C-1 (Neighborhood Commercial) which allows the operation of internalized community storage by right.

The "Commercial" land use designation allows uses that provide a variety of goods and services to the people who live in, work in, or visit Scottsdale at appropriate scale and location. "Neighborhood Commercial" uses are best located on collector or arterial streets. As mentioned above, internalized community storage is considered in the Zoning Ordinance as a "Neighborhood Commercial" use by right. The location of this type of use near and around a mix of residential and office uses along highly trafficked Shea Boulevard which is classified as a Major Arterial roadway is appropriate planning.

The proposed internalized storage facility fully complies with the Commercial category as described in The General Plan and the building has been designed with great care and will not cause any undesirable impacts on the surrounding residential and office/commercial uses. Furthermore, the "Commercial" land use category is compatible with the surrounding land use designations which include "Rural Neighborhoods" to the east and "Office" to the west. The "Commercial" designation will allow for the C-1 zoning district which permits Neighborhood Commercial uses which as mentioned above are compatible with the mix of uses in the surrounding area.

COMPLIANCE WITH GUIDING PRINCIPLES OF THE SCOTTSDALE GENERAL PLAN

The City of Scottsdale's General Plan serves as a guiding tool for the future development of the City. The Plan incorporates goals and shared values in order to cultivate the city's policies on design, land use, character, open spaces, the natural landscape, economics, transportation, and growth. The City Council and Planning Commission are able to utilize the General Plan in order to evaluate building and development needs and to ascertain funding and budget decisions. Citizens and neighborhood groups are able to refer to the General Plan in order to understand the city's

long-range plans for its diverse areas and neighborhoods. Therefore, the General Plan provides the foundation for the City's development regulations. The City has identified six Guiding Principles to serve as the most important goals of the community. The General Plan itself serves as a "flexible policy document."¹ It can be changed via city-initiated amendments, property owner requests, or through referenda. The General Plan "is designed to be a broad, flexible document that changes as the community needs, conditions, and direction change."²

This proposed General Plan Amendment meets the goals, vision and guiding principles as outlined in the City's General Plan and compliance with specific goals are discussed herein.

CONFORMANCE WITH SPECIFIC GOALS AND POLICIES

The General Plan reflects Scottsdale's community-wide goals and establishes a vision for how the City wishes to foster and nurture development that respects nature, the environment and a sustainable quality of life. This application supports the City's goals and policies.

The goals and policies discussed in the General Plan are reiterated in the City of Scottsdale's Zoning Ordinance which is regulated by Planning Commission and ultimately City Council. The storage facility will serve to establish open space on site, respect the neighbors on all sides, and will transform a developmentally challenged, vacant property into a contributing neighborhood business that complies with the goals and policies set forth in the General Plan and is respectful and sensitive to existing residential and commercial/office uses.

Character and Design Element (CD)

CD GOAL 1. Determine the appropriateness of all development in terms of community goals, surrounding area character and the specific context of the surrounding neighborhood.

- *Encourage projects that are responsive to the natural environment, site conditions, and unique character of each area, while being responsive to people's needs.*
- *Ensure that all development is a part of and contributes to the established or planned character of the area of the proposed location.*

Response: *The project site is currently zoned for S-R (Service Residential) which allows for single story office uses. The proposed request requires a change in zoning to the next category which is C-1 (Neighborhood Commercial) to allow for an internalized storage facility. This request is absolutely appropriate for the community and surrounding area as it is located on the south side of Shea Boulevard, adjacent to existing office uses and*

¹ Scottsdale General Plan, page 12

² Scottsdale General Plan, page 17

surrounded by a variety of residential uses. The design of the proposed facility will blend with the existing offices on the west side of 116th Street as well as the rooftops to the east. The Applicant is willing to stipulate the maximum height of the building to no more than 24 feet which is actually lower than the maximum height allowed for residential. The proposed use is designed with specific sensitivity towards view corridors, natural washes and conservation of existing desert vegetation. Additionally, the proposed site plan boasts 65% open space which will preserve the existing vegetation as well as provide new desert landscaping. Furthermore, this property is currently used as a “dumping” ground for passersby to unload trash and unwanted furniture. Approval of this application will bring a new business to the south side of Shea Boulevard and provide this property with the proper care and maintenance that it has lacked for many years.

CD GOAL 2. Review the design of all developmental proposals to foster quality design that enhances Scottsdale as a unique southwestern desert community.

CD GOAL 4. Encourage “streetscapes” for major roadways that promote the city’s visual quality and character, and blend into the character of the surrounding area.

CD GOAL 7. Encourage sensitive outdoor lighting

Response: A completely enclosed, temperature controlled storage facility is considered a “quiet” neighbor to surrounding uses as it generates minimal traffic and will have limited hours of operation. The Applicant fully intends to comply with the city’s code for exterior lighting; however, the lighting will also be respectful of the residential uses to the east and south.

Land Use Element (LU)

LU GOAL 3. Encourage transition of land uses from more intense regional and citywide activity areas to less intense activity areas within local neighborhoods.

- Ensure that neighborhood edges transition to one another by considering appropriate land uses, development patterns, character elements and access to various mobility networks.
- Encourage transitions between different land uses and intensities through the use of gradual land use changes, particularly where natural or man-made buffers are not available.

Response: Even though this project site is located on Shea Boulevard, a Major Arterial street classification, the proposed use is low impact as it generates minimal daily traffic. This is an ideal and appropriate use that will blend seamlessly into the surrounding offices

and nearby residential uses. The proposed storage facility will not have any outdoor storage for boats and trailers, nor will it have any drive-in capabilities. Additionally, this facility will operate with limited hours of operation to ensure minimal impact to the surrounding uses throughout the day.

LU GOAL 4. Maintain balance of land uses that support high quality of life, diverse mix of housing and leisure opportunities and economic base to secure resources to support the community.

LU GOAL 7. Sensitively integrate land uses into the surrounding physical and natural environments, the neighborhood setting and the neighborhood itself.

Response: *This area already has a mix of housing opportunities. The proposed use will only add another Neighborhood Commercial business to this already established area. This application will transform a developmentally challenged infill property into a contributing neighborhood business that complies with the goals and policies set forth in the General Plan and is respectful and sensitive to existing residential and commercial/office uses.*

Open Space and Recreation Element (OS)

OS GOAL 1. Protect and improve the quality of Scottsdale's natural and urban environments as defined in the quality and quantity of its open spaces.

- *Apply a Scenic Corridor designation along major streets to provide for open space and opportunities for trails and paths.*

Response: *The design of this building will blend in with the surrounding uses with a contemporary commercial design and Arizona vernacular. Shapes, colors, textures and materials selected for the project are both consistent and aesthetically compatible with the neighboring architecture and landscape design. The project's visual elements draw on a vocabulary of simplified detail and traditional forms. A theme of blended forms and integrated materials made up of soft natural earth tone colors on stucco, natural colored cultured stone, smooth face masonry, glazing, and pitched tiled roofs are visually attractive and low maintenance. Further interest is provided by variations in the design and height of the roof lines. The facades of the building are proportioned to provide a comfortable human scale with the appearance of a one-story building. Additionally, the existing desert vegetation along Shea Boulevard will remain intact as it will be a part of the required landscaped buffer per the Shea Area Plan. Additional desert landscaping will be provided to have a consistent look within the scenic corridor along Shea. The perimeter of the site shall incorporate the use of flowering desert shrubs, drought tolerant trees and groundcovers that will provide a sense of identity and be compatible with the*

environmental conditions of the area. The landscaping will serve as a visual buffer to the exterior of the storage facility building itself.

A 60' scenic corridor easement (SCE) has already been recorded on the subject property. To the west on the Mirage Crossing office condo parcel there is a dedicated 80' SCE. To the east there is no SCE or other easements along the frontage of the Montana Ranch subdivision frontage. However the subdivision perimeter wall is setback between approximately 45' to 50'. As an accommodation to the City, this proposal is to maintain the 80' SCE across the entire Shea Boulevard frontage with an average of 100 feet.

Economic Vitality Element (EV)

EV GOAL 3. Encourage and support a diversity of businesses as well as new businesses that contribute to Scottsdale's sales and property tax base so that needed infrastructure, physical amenities, services, and the expansion of such services are provided.

Response: The proposed application brings another business to the Shea Corridor area. The existing site is currently vacant property which many use as a "dumping" ground discarding trash and old furniture. This property is zoned for Service Residential and is approved for office use similar to the existing buildings on the west side of 116th Street. The proposed internalized, temperature controlled storage facility will be an excellent addition to this infill property as it is a low intense use with limited hours of operation. There will be no outdoor storage of any kind and no drive in entry accessible to the units. This application will add a vibrant business to a developmentally challenged property. Additionally, the operator has reached out to many of the surrounding property owners in the attempt to address any concerns about the operation and initiate a line of communication. The applicant fully intends to construct and operate the proposed business upon approval from the city and will most definitely add to the city's sales tax base.

Community Mobility Element (CM)

CM GOAL 11. Provide opportunities for building "community" through neighborhood mobility.

Response: As previously mentioned the subject property was approved for office buildings but never constructed. Existing access from 116th Street is provided by a cross access easement established by the Mirage Crossing Office Condominiums. There is already an existing 5 foot wide sidewalk along Shea Boulevard that provides pedestrian and bike connectivity from the office uses to the west and the residential homes to the east. Typically, patrons of internalized storage facilities do not arrive on foot or on bicycle. However, the city has a planned multi-use trail that connects a trail within the power line

easement that will connect to a planned trail along Shea Boulevard, west of the proposed site. This application will ensure that the future path of the multi-use trail is accounted for on the site plan and constructed with this project.

COMPLIANCE WITH SHEA AREA PLAN

The Shea Area Plan boundaries are Hayden Road and the eastern city boundary, and Thunderbird/Doubletree Ranch Road alignment. The specific Shea Corridor policies apply to the area generally 1/4 mile north and 1/4 mile south of Shea Boulevard.

This application meets or exceeds all of the policies and guidelines outlined in The Shea Area Plan that strive to preserve neighborhoods and character in the Shea Boulevard Corridor. The Shea Area Plan establishes pertinent regulations to be utilized during the design and development of any future uses in this area as outlined below:

- Enhance and Protect Existing Neighborhoods
 - The design of the storage facility will blend into the existing land use patterns without creating any adverse impacts on the surrounding residential and office tenants.
 - The proposed development will be compatible to existing one story offices to the west and the nearby rooftops to the east.
 - The Applicant is limiting the maximum building height to 24 feet (36 feet allowed in the proposed C-1 zoning district). The building will resemble a single story building from the exterior.
 - The proposed storage facility will be completely enclosed, temperature controlled building with limited business hours. There will be no outdoor storage for boats or recreational vehicles of any kind.

- Site Planning Which is Sensitive to Environmental Features
 - The site plan layout is carefully designed to protect and preserve the required scenic corridor along Shea Boulevard as well as the existing transmission line easement that cuts diagonally through the property.
 - The building will appear to be one-story, above ground, so that views to the mountains and to the south are preserved.
 - The storage facility's property will include preserved and landscaped natural features and open spaces, including maintaining the city's proposed multi-use trail path and the required scenic corridor along Shea Boulevard. The applicant will also

preserve as much of the existing desert vegetation as possible and will provide new desert landscaping to buffer the building from the surrounding uses and Shea Boulevard.

- Efficient Road Network
 - The storage facility is conveniently located off of Shea Boulevard which is highly trafficked Major Arterial roadway.
 - Travelling east on Shea Boulevard, there is an existing deceleration lane that turns on to 116th Street and provides ease of access to the proposed facility.
 - The proposed facility will utilize access through an existing cross access easement established by Mirage Crossing Office Condo Association from 116th Street.
- Allow for Employment Opportunities
 - This proposed land use will provide employment opportunities for Scottsdale residents.
- Provide for a Full Range of Retail Services
 - Shea Boulevard currently has a variety of land uses in the Shea Area Plan including single family residential, townhomes, apartments, commercial and office uses. The proposed storage facility will blend into the area and provide a low intense use that will provide storage service opportunities to residents and office tenants alike.

The proposed facility will not have any adverse impact on the existing neighborhoods but, rather, will provide a valuable service to the nearby residents as well as nearby office tenants. The development and land use will be environmentally sensitive and provide for the future multi-use unpaved trail that runs through the power line easement to the south and connects to the offices to the west as well as provide a significant scenic corridor buffer along Shea Boulevard. The storage facility will be part of an efficient road network and promote an alternative choice for storage needs.

COMPLIANCE WITH SCENIC CORRIDOR DESIGN GUIDELINES

The Shea Boulevard Scenic Corridor is from the Pima Freeway to the City's eastern boundary.

This application is in compliance with the Scenic Corridors policy for Shea Boulevard as it preserves the natural desert vegetation along Shea which will buffer the building from nearby property owners as well as passersby. The proposed facility will also provide additional desert

landscaping as needed to ensure travelers along Shea Boulevard and neighbors will continue to have views of natural Sonoran desert terrain.

This application is supportive of the City's goals to preserve and encourage restoration of the natural setting along the roadway, provide views of nearby natural forms, and buffer adjacent land uses from the adverse effects of traffic along this major roadway.

COMPLIANCE WITH SHEA BOULEVARD STREETScape GUIDELINES

This application is in compliance with the Streetscape Guidelines for Shea Boulevard by utilizing appropriate ground cover, shrubs and trees as identified on the Arizona Department of Water Resources approved plant list. This application is considered an infill project as there is an existing sidewalk along Shea Boulevard and no median work or right-of-way improvements are required. Access into the proposed facility is existing from 116th Street through an existing parking lot established by the Mirage Crossing Office Condo Association. The applicant will ensure proper sight lines will be maintained and preserved along Shea Boulevard. Additionally, this site is far enough away from Shea Boulevard that there is no need for a parking lot screening wall as the building along with desert vegetation will shield the parking from view. Furthermore, the proposed building height is a maximum of 24 feet which is an appropriate height along Shea Boulevard.

CONCLUSION

This request is consistent with the goals and policies outlined in The General Plan, The Shea Area Plan and the Scenic Corridor Guidelines, as well as the Shea Boulevard Streetscape Guidelines as evidenced above.

The site is developmentally challenged as a large portion of the property is restricted by transmission line easements and scenic corridor setback requirements. However, the Applicant proposes to utilize the property in a manner that is of high quality but low impact to the surrounding community. The property site currently has a mix of land use designations with S-R PCD zoning which allows for a variety of single story office uses.

This application seeks to change the existing Land Use designations from "Cultural/Institutional and Public Use" and "Rural Neighborhoods" to "Commercial" in order to allow the development of a completely enclosed, temperature controlled community storage facility. This amendment is appropriate as it will allow for a Neighborhood Commercial use to operate at this location which is on Shea Boulevard between existing office uses and a mix of residential opportunities.