

**Marked Agendas
Approved Minutes
Approved Reports**

The May 3, 2018

Development Review Board

Meeting Agenda and

Minutes can be found at

<http://www.scottsdaleaz.gov/boards/development-review-board>

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: May 3, 2018 Item No. 3
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

Bell Group Self Storage 50-DR-2017

Location: 10501 North 116th Street

Request: Request approval of the site plan, landscape plan, and building elevations for a new storage facility, with two levels above grade and a basement below containing approximately 106,500 square feet of building area, all on a 4.6-acre site.

OWNER

George Bell
480-240-5651

ARCHITECT/DESIGNER

RKAA Architects, Inc.
2233 East Thomas Road
Phoenix, AZ 85016

ENGINEER

Erie & Associates

APPLICANT CONTACT

Michelle Hassler
RKAA Architects, Inc.
602-955-3900

BACKGROUND

Zoning

This site is zoned Neighborhood Commercial (C-1) district. The C-1 district is intended to provide a center for convenience shopping and services for nearby neighborhoods. Internalized community storage is a permitted use.

An associated major general plan amendment and zoning district map amendment (4-GP-2017 & 9-ZN-2017) was approved by the City Council December 4, 2017, granting the C-1 zoning designation.

Context

The subject property is located on the south side of East Shea Boulevard, east of 116th Street. The property is vacant, and bordered by single-family residential to the east, the powerline corridor to the south, office & multi-family residential to the west and office uses to the north across Shea Boulevard.

Adjacent Uses and Zoning

- North: Office, zoned Service Residential (S-R) district.
- South: Vacant (utility corridor), zoned Townhouse Residential Planned Community (R-4 PCD) district.
- East: Single-family homes, zoned Single-family Residential Planned Residential Development (R1-43 PRD).
- West: Office, zoned Service Residential Planned Community District (S-R PCD).

Key Items for Consideration

- Landscape buffer along east property line
- Public comment received

DEVELOPMENT PROPOSAL

Goal/Purpose of Request

The applicant is requesting approval of the site plan, landscape plan, and building elevations for a new storage facility, with two levels above grade with a basement below containing approximately 106,500 square feet of building area.

Neighborhood Communication

Property owners located within 750 feet of the site were notified by both the applicant team and the Current Planning Department. Staff has received six emails from the public which expressed concern regarding the landscape buffer along the east property line, traffic, noise, and lack of compatibility with the neighborhood. Staff has also received general inquiries on the proposal. Correspondence received is included within Attachment 11.

When the associated zoning request (9-ZN-2017) was in review, there were many discussions between the property owner and neighbors to the east. Within these discussions the property owner offered up certain commitments to the neighbors through deed restriction. The neighbors declined to enter in to this agreement with the property owner and the zoning request was subsequently approved by the City Council excluding the property owner commitments. Staff has received recent comments from the adjacent neighbors referencing the items that were included in the property owner's original offer.

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

The development proposal includes construction of a new internalized community storage building and associated parking, landscaping and open space. The new building will be two-stories with a basement, and a maximum height of eighteen feet, inclusive of all mechanical equipment and

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DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

The development proposal includes construction of a new internalized community storage building and associated parking, landscaping and open space. The new building will be two-stories with a basement, and a maximum height of eighteen feet, inclusive of all mechanical equipment and

rooftop appurtenances. The building design is intended to be low-scale and of a more residential character. Materials include painted stucco, stone veneer, smooth-face integral color block, and clay roof tile.

Access to the site will be provided through an existing cross-access easement from North 116th Street through the existing parking lot to the west. A scenic corridor with a minimum width of 80 feet and average width of 100 feet will be provided along the East Shea Boulevard frontage. A trail will be provided through the property to connect to the existing trail network in the area, and the site will be landscaped with a desert palette.

Zoning Stipulations:

The associated zoning case included design related stipulations related to maximum building height, building massing, mature trees, and outdoor lighting. The details of these requirements and how they are addressed is outlined below.

- **Building Height:** No building on the site shall exceed eighteen feet in height, inclusive of all roof top appurtenances and architectural projections, measured as provided in the applicable section of the Zoning Ordinance.

Staff analysis: The proposed building height does not exceed 18 feet, inclusive of roof top appurtenances, as measured from the average top of curb plus one foot.

- **Building Massing:** The applicant shall provide building elevations and details which demonstrate that the building is designed in a way to minimize the illusion of long walls, specifically on the east and north building elevations, subject to Development Review Board approval.

Staff analysis: The proposed building incorporates steps in the north and east wall planes to divide the longer walls. In addition, other design elements such as windows, awnings, and columns are integrated into the elevation to add interest and interrupt the wall planes.

- **Mature Trees:** The applicant shall provide a plan, including tree species and size at installation, demonstrating mature trees will be provided to screen the commercial center from the adjacent single-family district to the east.

Staff analysis: The submitted landscape plan proposes a densely planted row of thirty-one *Acacia salicina* (Willow Acacia) trees. This species will do well to quickly provide a visual buffer for the adjacent residential development. Included in the Development Review Board stipulations is a requirement that the trees be a minimum 3-inch caliper specimen upon installation, which meets the Zoning Ordinance requirement of mature.

- **Outdoor Lighting:**
 - a) Outdoor lighting shall be setback a minimum of 50 feet from the east property line.
 - b) Building-mounted lighting shall not exceed twelve feet in height, measured from the finished grade to fixture lens.

- c) Pole-mounted lighting shall be limited to sixteen feet in height. Pole-mounted lighting shall be measured from finished grade at the base of the light standard to fixture lens.
- d) Except for security lighting, no lighting shall be allowed on the east or south side of the building.

Staff analysis: The submitted lighting plans have demonstrated compliance with the above requirements.

Development Information

- Existing Use: Vacant
- Proposed Use: Internalized Community Storage
- Parcel Size: 4.6 gross acres
3.78 net acres
165,030 square feet
- Building / Commercial space: 106,464 square feet
- Floor Area Ratio Allowed: 0.8
- Floor Area Ratio Proposed: 0.43
- Building Height Allowed: 18 feet, including rooftop appurtenances
- Building Height Proposed: 18 feet 0 inches, including rooftop appurtenances
- Parking Required: 29 spaces
- Parking Provided: 30 spaces
- Open Space Required: 23,105 square feet / 0.53 acres
- Open Space Provided: 104,935 square feet / 2.41 acres

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Development Review Board approve Bell Group Self Storage per the attached stipulations, finding that the Development Review Criteria have been met.

RESPONSIBLE DEPARTMENT

Planning and Development Services

Current Planning Services

STAFF CONTACT

Bryan Cluff
 Senior Planner
 480-312-2258
 E-mail: bcluff@ScottsdaleAZ.gov

APPROVED BY



Bryan Cluff, Report Author

4/16/18
Date



Steve Venker, Development Review Board Coordinator

Phone: 480-312-2831 E-mail: svenker@scottsdaleaz.gov

4/16/18
Date



Randy Grant, Director

Planning and Development Services

480-312-2664, rgrant@scottsdaleaz.gov

4/19/18
Date

ATTACHMENTS

- A. Stipulations
 - 1. Context Aerial
 - 1A. Close-Up Aerial
 - 2. Zoning Map
 - 3. Applicant's Narrative
 - 4. Site Plan
 - 5. Building Elevations
 - 6. Perspective
 - 7. Material and Color Board
 - 8. Landscape Plans
 - 9. Electrical Site Plan
 - 10. Exterior Lighting Cutsheets
 - 11. Public Comment

**Stipulations for the
Development Review Board Application:
Bell Group Self Storage
Case Number: 50-DR-2017**

Amended 5/3/18

Changes made to stipulations are shown with **bold lettering** and ~~strikethrough~~.

These stipulations are intended to protect the public health, safety, welfare, and the City of Scottsdale.

APPLICABLE DOCUMENTS AND PLANS:

1. Except as required by the Scottsdale Revised Code (SRC), the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture shall be constructed to be consistent with the building elevations submitted by RKA Architects, Inc., with a city staff date of 2/28/18.
 - b. The location and configuration of all site improvements shall be consistent with the site plan submitted by RKA Architects, Inc., with a city staff date of 2/28/18.
 - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by T.J. McQueen & Associates, Inc., with a city staff date of 2/28/18.
 - d. The case drainage report submitted by Erie and Associates and accepted in concept by the Stormwater Management Department of the Planning and Development Services.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable Zoning case for the site was: 9-ZN-2017

ARCHITECTURAL DESIGN:

Ordinance

- B. With the final plan submittal, the applicant shall revise the average top of curb elevation calculation used as the benchmark for measuring building height to not round up.

DRB Stipulations

2. All exterior window glazing shall be recessed a minimum of fifty (50) percent of the wall depth, including glass windows within any tower/clerestory elements. The amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal, the developer shall provide head, jamb and sill details clearly showing the amount of recess for all window types.
3. All exterior doors shall be recessed a minimum of thirty (30) percent of the wall depth, the amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal, the developer shall provide head, jamb and sill details clearly showing the amount of recess for all door types.

SITE DESIGN:

DRB Stipulations

4. All drive aisles that are fire lanes shall have a width of twenty-four (24) feet.
5. Before any building permit is issued for the site, the owner shall submit plans and receive approval to construct all refuse enclosures in conformance with the City of Scottsdale Supplements to MAG Standard Details, detail 2146-1 for single enclosures, and #2147-1 for double enclosures.

LANDSCAPE DESIGN:

Ordinance

- C. With the final plan submittal, the applicant shall revise the landscape plan so the 31 proposed Willow Acacia trees along the east property line are a minimum 3" caliper at installation, to be considered "mature" as defined by the zoning ordinance.
6. With the final plan submittal, the owner shall revise the landscape plan to include additional plantings within the scenic corridor along E. Shea Boulevard in the areas labeled "existing native landscape". The plant species shall be of a desert character and a type appropriate to be located within the existing overhead utility easements. Plant density shall be in accordance with the zoning ordinance requirements.
7. Prior to final plan submittal, the owner shall submit a revised landscape plan for staff review and approval, which replaces up to 50% of the proposed willow acacia trees with southern live oak trees within the landscape buffer along the east property line.

DRB Stipulations

8. Landscape pots and/or raised landscape planters, if provided, shall be a minimum of 36 inches in diameter, a sufficient depth to support the root system of the plants located in the pots/planters, and an automatic irrigation system.
9. With the final plan submittal, the applicant shall revise the landscape plan and/or lighting design to coordinate pole mounted and building mounted lighting with the landscape plan. Shift either the location of trees or the location of light fixtures so that there is at least twenty (20) feet between tree trunks and light fixtures.

EXTRIOR LIGHTING:

Ordinance

- D. All exterior luminaires mounted eight (8) feet or higher, above finished grade, shall be directed downward and have an integral lighting shield.
- E. Any exterior luminaire with a total initial lumen output of greater than 1600 lumens shall have an integral lighting shield.
- F. Any exterior luminaire with a total initial lumen output of greater than 3050 lumens shall be directed downward and comply with the Illuminating Engineering Society of North America (IES) requirements for full cutoff.
- G. The initial vertical luminance at 6-foot above grade, along the south and east property lines shall not exceed 0.3-foot-candles. All exterior luminaires shall be included in this calculation.
- H. All outdoor lighting shall be setback a minimum of 50 feet from the east property line.
- I. Building-mounted lighting shall not exceed twelve (12) feet in height, measured from the finished grade to fixture lens.
- J. Pole-mounted lighting shall be limited to sixteen (16) feet in height. Pole-mounted lighting shall be measured from finished grade at the base of the light standard to fixture lens.
- K. Except for security lighting, no lighting shall be allowed on the east or south side of the building.

DRB Stipulations

- 10. All exterior luminaires shall meet all IES requirements for full cutoff and shall be aimed downward and away from property line except for sign lighting.
- 11. Incorporate the following parking lot and site lighting into the project's design:
 - b. The maintained average horizontal luminance level, at grade on the site, shall not exceed 2.0-foot-candles. All exterior luminaires shall be included in this calculation.
 - c. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 8.0-foot-candles. All exterior luminaires shall be included in this calculation.
 - d. The initial vertical luminance at 6-foot above grade, along the entire property line shall not exceed 0.1-foot-candles. All exterior luminaires shall be included in this calculation.
 - e. The total lumen per luminaire shall not exceed 24,000 lumens.

STREET DEDICATIONS:

Ordinance

- L. Prior to the issuance of a building permit for the development project, the owner shall make the following fee simple right-of-way dedications to the City of Scottsdale:
 - I. Sixty-five (65) feet dedication, for a total sixty-five feet wide East Shea Boulevard half-right-of-way width.

STREET INFRASTRUCTURE:

DRB Stipulations

12. Prior to the issuance of a building permit for the development project, the owner shall submit and obtain approval of civil construction documents to construct the following improvements:
 - a. Construct 8-foot-wide sidewalk along the Shea Boulevard frontage separated from the back of curb by a minimum distance of 4 feet and separated by 8 feet where possible.

WATER AND WASTEWATER:

DRB Stipulations

13. Prior to improvement plans submittal the owner shall submit and obtain approval from the Water Resources Department of Final Water and Wastewater Basis of Design Reports shall be submitted and approved by the Water Resources Department.
14. Existing water and sewer service lines to this site shall be utilized or shall be disconnected at the main pursuant to the Water Resources Department requirements.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

15. With the civil construction document submittal, the owner shall submit a final drainage report that demonstrates consistency with the DSPM and the case drainage report accepted in concept by the Stormwater Manager or designee.
16. Prior to permit issuance, the owner shall dedicate drainage easement over the drainage basins.

MULTI-USE TRAILS AND PATHS:

DRB Stipulations

17. Prior to any building permit issuance for the development project, the owner shall submit and obtain approval of civil construction documents to construct a minimum 8-foot-wide multi-use trail. The alignment of the multi-use trail shall be subject to approval by the Transportation General Manager or designee and shall be designed in conformance with the Design Standards and Policies Manual. The owner shall provide signs and markers for all trails as specified in the Design Standards and Policies Manual. The location and design of the signs and markers shall be shown on the civil construction documents.

EASEMENTS DEDICATIONS:

Ordinance

- M. Prior to issuance of any permit for the development project, the owner shall submit the appropriate forms and applications to amend the existing Mirage Crossing Office II condominium plat and declaration to remove the portion of the property from the condominium plat. The portion of the site that is removed from the condominium plat shall then be combined with the rest of the property through lot tie.

DRB Stipulations

18. Prior to the issuance of a building permit for the development project, the owner shall dedicate the following easements to the City of Scottsdale on the final subdivision plat:
- i. A Scenic Corridor Easement along the Shea Boulevard frontage. The easement shall be a minimum width of 80 feet and an average width of 100 feet, measured from the right-of-way. Unless otherwise approved by the Development Review Board, the Scenic Corridor setback shall be left in a natural condition.
 - ii. A minimum 24-foot-wide Public Non-Motorized Access easement, to accommodate the multi-use trail through the site, as shown on the stipulated site plan and landscape plan.
19. Prior to the issuance of a building permit for the development project, the owner shall provide a Map of Release for the release/relocation of any easements that in conflict with the proposed development as necessary to serve the site and adjacent site to the west.



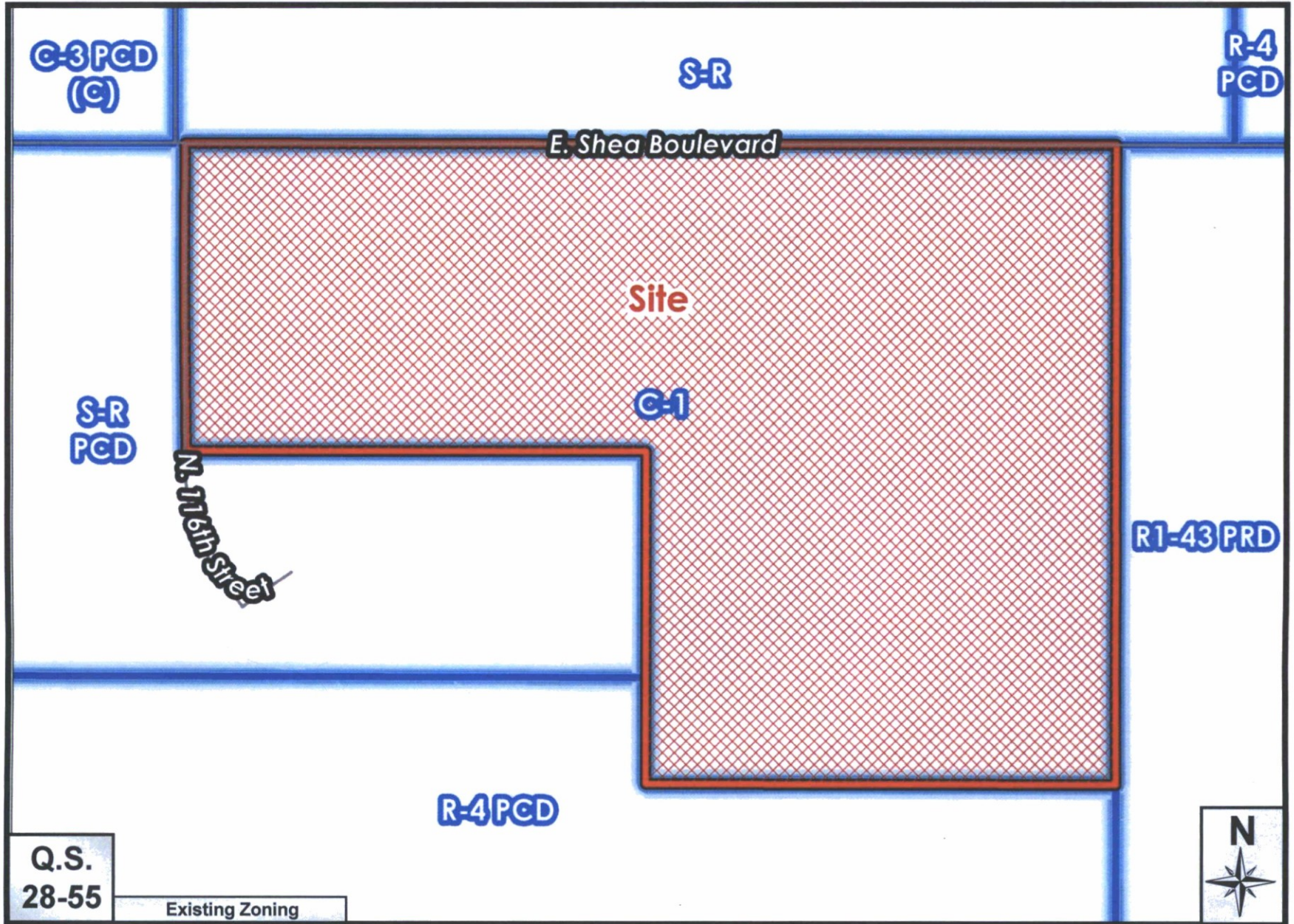
Bell Group Self Storage



Bell Group Self Storage

50-DR-2017

ATTACHMENT 1A



Q.S.
28-55

Existing Zoning

Bell Group Self Storage

50-DR-2017

ATTACHMENT 2

Storage at Shea Internalized Community Storage

Location:

10105 N. 116th St.
SEC 116th St. and Shea Boulevard
Scottsdale, Arizona



Arizona Office
2233 East Thomas Road
Phoenix, AZ 85016
Office: (602) 955-3900
rkaa.com

California Office
26591 La Roda
Mission Viejo, CA 92691
Office: (949) 954-8785

Licensed in:

Arizona
Arkansas
California
Colorado
Connecticut
Florida
Georgia
Idaho
Illinois
Indiana
Kansas
Kentucky
Louisiana
Maryland
Minnesota
Mississippi
Missouri
Montana
Nebraska
Nevada
New Hampshire
New Jersey
New Mexico
New York
North Carolina
North Dakota
Ohio
Oklahoma
Oregon
Pennsylvania
South Carolina
South Dakota
Tennessee
Texas
Utah
Virginia
Washington
West Virginia
Wisconsin
Wyoming

Principals:

Robert W. Kubicek, AIA
Jorge A. Calderon, Assoc. AIA
Kathleen D. Rieger, VP
Steve A. Nasal, VP
Neil A. Feaser, VP
Edgar Felix



Pre-Application Review
July 20, 2017
Development Review
December 21, 2017
February 28, 2018

50-DR-2017



I. Summary of Request & Background

On the behalf of the property owner and developer, RCAA Architects, Inc. has prepared this Development Review to submit for approval of a 2-story with a basement, approximately 106,464 gross square foot, internalized community self-storage facility. The site is located at SEC of 116th Street and Shea Boulevard. It is approximately 3.78 net acres and is currently zoned C-1; APN: 217-33-985 and 217-33-004C.

II. Design & Development Plan Summary

The site is currently vacant land with challenging developmental constraints. There is a WAPA transmission line easement that cuts through the property on a diagonal with 3 massive kv towers. Additionally, the property's northern border is Shea Boulevard and is a part of the Shea Scenic Corridor. These existing constraints create difficulties in designing and developing this site for its highest and best use.

The project consists of a new self-storage facility and associated site improvements. The building will consist of one two-story with one basement level of climate controlled building at 106,464 gross square feet. It is the intent to create an attractive, high quality designed facility incorporating a variety of architectural styles. The building mass complies with the associated zoning case 9-ZN-2017 stipulation #3 making sure that there are no long walls without design changes. The long North and East elevations have various building steps to break the length up along with windows, awnings and columns to enhance the elevations. The colors chosen for the project site will be consistent and aesthetically compatible with the neighboring developments. The mechanical equipment will be located on the ground and fully screened from street frontage and pedestrian activity. Screening will be integral to our design of the building.

Other Surrounding Land Uses within the Vicinity of the Site

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.

Site Access & Circulation

Access to the site is from an existing driveway off of 116th street that will be shared with the Arizona Culinary Institute. All parking is located on the west half of the property. The circulation around the parking area has 35' minimum drives. Parking stalls are nine (9) feet by sixteen (16) feet with a (2) foot overhang. The parking lot and drive aisles will be asphalt surface with proper fire truck turning clearance. There is a five (5) foot wide sidewalk planned to connect 116th street to the building entrance. The building has a main entrance located east of the parking

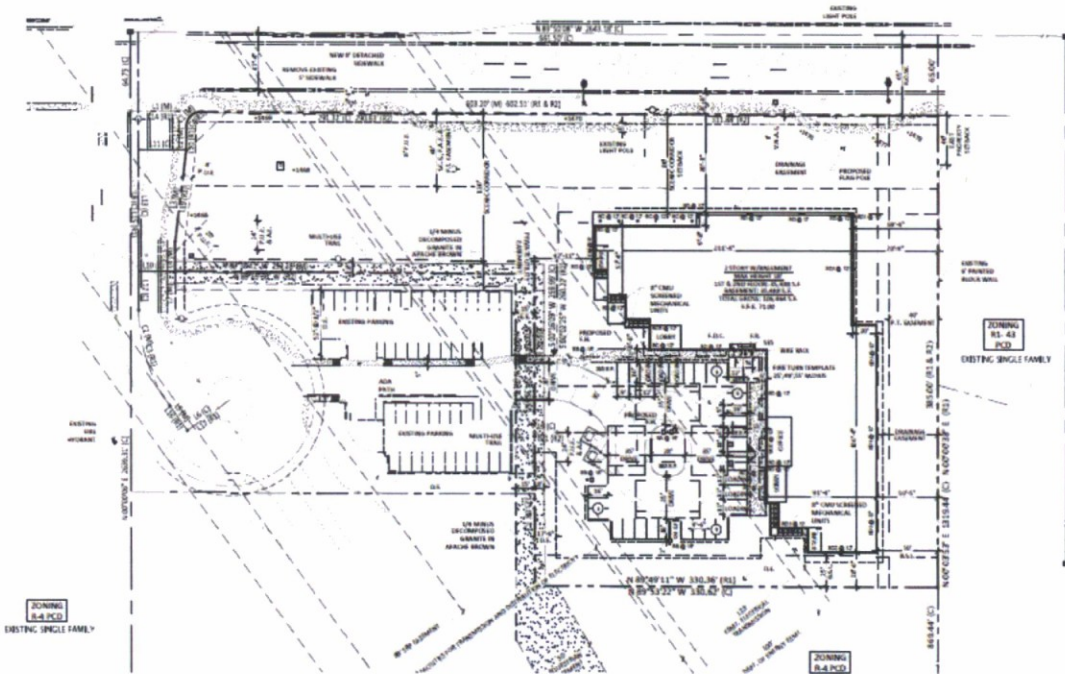
**50-DR-2017
02/28/18**

area with an office and retail area and two additional lobby areas leading to interior elevator lobbies for easy loading.



Landscape/Outdoor Space

Landscape design shall be developed to have a consistent look and be cohesive with the desert uplands overlay district. 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. Landscaping is provided around the site and along the Shea Boulevard right-of-way through the Shea scenic corridor which is an average of 100 feet wide along the northern area of the property. Plant species include a mixture of sonoran palo verde, willow acacia, mexican bird of paradise, blue palo verde, ironwoods, and native mesquite trees. A variety of compatible shrubs are proposed with 2" depth of decomposed granite in all landscaped areas.



III. Development Review Board Criteria (Sec. 1.904)

A. In considering any application for development, the Development Review Board shall be guided by the following criteria:

- 1. The Board shall examine the design and theme of the application for consistency with the design and character components of the applicable guidelines, development standards, Design Standards and Policies Manual, master plans, character plan and General Plan.*

Response: Storage at Shea Internalized Community Storage will comply with the applicable guidelines, development standards, Design Standards & Policies Manual, General Plan and Zoning Ordinance. The Property has a Commercial General Plan land use designation and

proposal is compliant with this land use designation as well as the C-1 zoning ordinance provisions.

The General Plan highlights the City's desire to maintain and expand the diversity of interconnected land uses and pedestrian synergy. The proposed site design maintains an average of 100' scenic corridor setback along Shea Boulevard, supplements the quantity and quality of landscaping, and enhances the pedestrian realm by improving and widening sidewalk connections. The proposed development accomplishes a range of goals and policies including the redevelopment of an underutilized property, integrating new, contemporary architecture and site planning to the area, and improving the pedestrian experience along Shea Boulevard which provides access to a range of uses in the surrounding area.

2. The architectural character, landscaping and site design of the proposed development shall:

- a. Promote a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood;**

Response: The proposed architectural character is respectful of the existing built environment with heights and massing consistent with the surrounding SR and C-1 developments. The building design takes on a contemporary aesthetic and is intended to resemble an office building vs. a traditional storage facility.

The open space areas and landscape character of the proposed development include a wide variety of plants that will provide year-round color, shade, and texture for the site. The proposed plant palette incorporates hardy plants known to thrive in the intense heat and sun of the desert climate.

- b. Avoid excessive variety and monotonous repetition;**

Response: As mentioned above, one of the primary design goals was to create visually interesting architecture vs. a static building form typical found with storage buildings. The variety of building materials, architectural accents, metal panels, extending awnings and window placement create movement in the building façade avoiding monotonous repetition.

- c. Recognize the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles;**

Response: Please see the Scottsdale Sensitive Design Principle section below.

- d. Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District; and**

Response: Not applicable.

- e. *Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback or architectural details, in the Historic Property Overlay District.*



Response: Not applicable.

3. *Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be so designed as to promote safety and convenience.*

Response:The Property is accessed via one curb cut on 116th street. This existing access point will be shared with the Arizona Culinary Institute. Pedestrian access will be enhanced along the street frontage with a landscape buffer and new streetscape vegetation. These pedestrian linkages will provide connectivity to adjacent property uses. The circulation around the parking area has 35' drives. Parking stalls are 9'x 16' with a 2' overhang.

4. *If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.*

Response: Ground located mechanical equipment will be fully screened by 8" cmu block walls painted to match the building and be in conformance with the zoning ordinance requirements. Screening is integral to the design of the building.

5. *Within the Downtown Area, the building and site design shall:* Not applicable

6. *The location of artwork provided in accordance with the Cultural Improvement Program or Public Art Program shall address the following criteria:*

- a. *Accessibility to the public;*
- b. *Location near pedestrian circulation routes consistent with the existing or future development or natural features;*
- c. *Location near the primary pedestrian or vehicular entrance of a development;*
- d. *Location in conformance with the Design Standards and Policies Manual for locations affection existing utilities, public utility easements, and vehicular sight distance requirements; and*
- e. *Location in conformance and to standards for public safety.*

Response: Not applicable.

- B. *The burden is on the applicant to address all applicable criteria in this section.*

Response: Acknowledged above.

IV. Scottsdale Sensitive Design Principles

The Character and Design Element of the General Plan states that "Development should respect and enhance the unique climate, topography, vegetation and historical context of Scottsdale's Sonoran Desert environment, all of which are considered amenities that help sustain our community and its quality of life." The City has established a set of design principles, known as the Scottsdale's Sensitive Design Principles, to reinforce the quality of

design in our community. The following Sensitive Design Principles are fundamental to the design and development of the Property.



1. ***The design character of any area should be enhanced and strengthened by new development.***

Response:The architectural character, range of building materials, enhanced pedestrian connectivity, and the quality and amount of new landscaping provide a design that is in harmony with the southwestern character of Scottsdale while drawing from the surrounding context with respect to appropriate scale, massing and setbacks.

2. ***Development, through appropriate siting and orientation of buildings, should recognize and preserve established major vistas, as well as protect natural features.***

Response: Although the setting of this site is residential in character and does not have natural features such as washes and natural area open space, the developer is proposing to increase the amount of open space on site, predominately along the street frontage and eastern property line, providing an improved pedestrian experience along Shea Boulevard and creating a visually pleasing setting for the new building.

3. ***Development should be sensitive to existing topography and landscaping.***

Response: The property is a redevelopment site. All landscaping will consist of low-water use desert appropriate landscaping materials. See Landscape Plan.

4. ***Development should protect the character of the Sonoran Desert by preserving and restoring natural habitats and ecological processes.***

Response: The proposed development will preserve and restore natural habitats and ecological processes through the inclusion of additional desert appropriate landscaping. Additional landscaping will contribute to the suburban habitat for wildlife and improved air quality. Also, desert appropriate plants will be able to withstand the variations of the local climate and as they mature they will become self-sustaining relative to water demand. See Landscape Plan.

5. ***The design of the public realm, including streetscapes, parks, plazas and civic amenities, is an opportunity to provide identity to the community and to convey its design expectations.***

Response:The site falls within the Shea Scenic Corridor per the Streetscape Map in the General Plan. The proposed landscape setting is consistent with the Shea Scenic Corridor and the Desert Overlay district plant palette. The pedestrian experience along both the perimeter and internal to the site will be enhanced with the redevelopment as numerous retail and restaurant uses are within walking distances from this site.

6. ***Developments should integrate alternative modes of transportation, including bicycles and bus access, within the pedestrian network that encourage social contact and interaction within the community.***

Response:The site is located along Shea Boulevard, a major arterial. The Shea Boulevard corridor is flanked with commercial and residential development, which provide both a local and regional draw to our site. This Property is nestled between service residential, commercial and residential uses on the west, north, and east and multifamily on the south. Bicycle racks will be provided onsite in conformance to City Code.



- 7. *Development should show consideration for the pedestrian by providing landscaping and shading elements as well as inviting access connections to adjacent developments.***

Response: The proposed development will incorporate design elements that respect human-scale, providing shade and relief through building, site and landscape design. Pedestrian linkages internal to the site and along the street frontage will provide connectivity to adjacent retail and restaurant establishments around the Property.

- 8. *Buildings should be designed with a logical hierarchy of masses.***

Response: The proposed architectural character is respectful of the surrounding built environment with heights and massing consistent with the surrounding C-1 and SR developments. The building design takes on a contemporary aesthetic and is intended to resemble an office building vs. a traditional storage facility.

- 9. *The design of the built environment should respond to the desert environment.***

Response: The proposed development will utilize a variety of desert appropriate textures and building finishes, incorporate architectural elements that provide solar shading and overhangs, and celebrate the Southwestern climate.

- 10. *Developments should strive to incorporate sustainable and healthy building practices and products.***

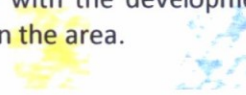
Response: Sustainable strategies and building techniques, which minimize environmental impact and reduce energy consumption, will be emphasized.

- 11. *Landscape design should respond to the desert environment by utilizing a variety of mature landscape materials indigenous to the arid region.***

Response: Context appropriate, arid-region plant materials will be utilized with the proposed development. The desert character will be upheld through the careful selection of plant materials in terms of scale, density, and arrangement. See Landscape plan.

- 12. *Site design should incorporate techniques for efficient water use by providing desert adapted landscaping and preserving native plants.***

Response: The proposed development will maintain a low-water use plant palette. Context appropriate desert plant materials will be utilized with the development of the Property, consistent with the established vegetative pattern in the area.

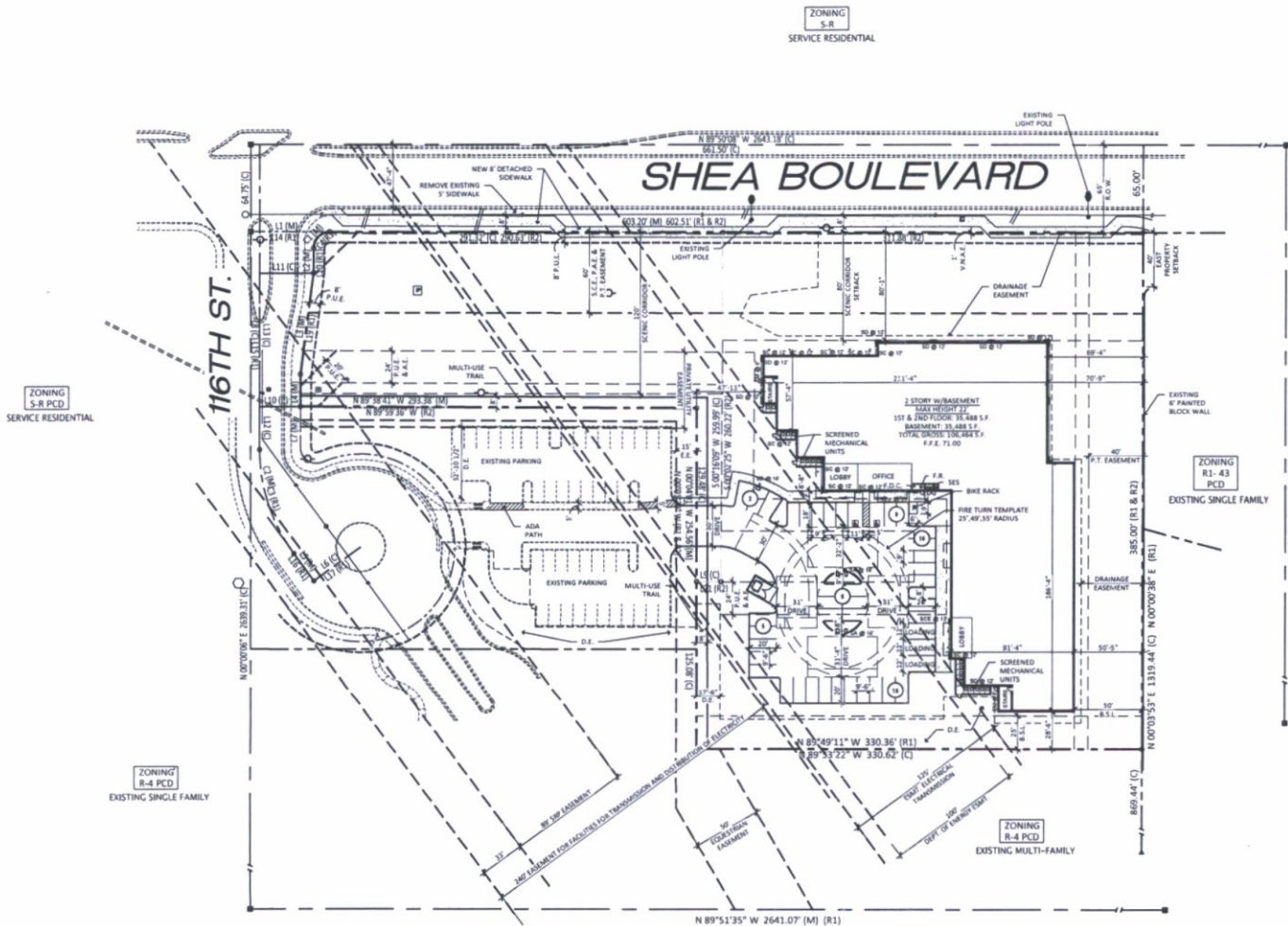


13. *The extent and quality of lighting should be integrally designed as part of the built environment.*

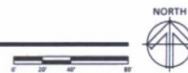
Response: Lighting has been designed in a manner that is respectful of the surrounding context while maintaining safety for future residents. See Lighting Plan and Photometric Plan.

14. *Signage should consider the distinctive qualities and character of the surrounding context in terms of size, color, location and illumination.*

Response: Signage will be respectful of the surrounding context in terms of size, color and location and will be consistent with the City's sign code.



SITE PLAN
SCALE: 1" = 40'-0"



50-DR-2017
02/28/18

STORAGE AT SHEA (CONCEPTUAL)
SEC 116TH STREET AND SHEA BOULEVARD
SCOTTSDALE, AZ
DATE: 12-21-2017 (PRELIMINARY NOT FOR CONSTRUCTION)

SP-1
RKA# 17120.50

PROJECT DIRECTORY

DEVELOPER:
THE BELL GROUP, LLC
18061 N. 99TH STREET
SCOTTSDALE, ARIZONA 85255
CONTACT: GEORGE H. BELL
PHONE: (480) 538-5474
E-MAIL: gbell@landr.com

ARCHITECT:
ROBERT KUBICEK ARCHITECTS & ASSOCIATES
2233 EAST THOMAS ROAD
PHOENIX, ARIZONA 85016
CONTACT: ROBERT KUBICEK / EDGAR FELIX
PHONE: (602) 955-3900
FAX: (602) 955-0496
E-MAIL: rkubicek@rkaa.com / efelix@rkaa.com

SITE DATA

EXISTING ZONING: C-1
GROSS SITE AREA: 4.60 ACRES (200,492 S.F.)
NET SITE AREA: 3.78 ACRES (165,030 S.F.)

PROPOSED USE: INTERNALIZED COMMUNITY STORAGE
MAX BUILDING HEIGHT: 22 FEET

BUILDING AREA (2-STORY W/BSMT.): 106,464 S.F.

SITE COVERAGE: 22%
FAR (0.8 MAX): 132,024 S.F. ALLOWED
70,976 S.F. PROVIDED

OPEN SPACE/LANDSCAPE: (105,348 S.F.) 64%

PARKING LOT LANDSCAPE (15%):
8,224 S.F. OF PARKING AREA @ 15% MIN = 1,234 S.F. REQUIRED
1,321 S.F. PROVIDED

TOTAL PARKING REQUIRED: 43 SPACES

STORAGE (106,464 S.F.)
INTERNALIZED COMMUNITY STORAGE @ 1/2500 = 43 SPACES

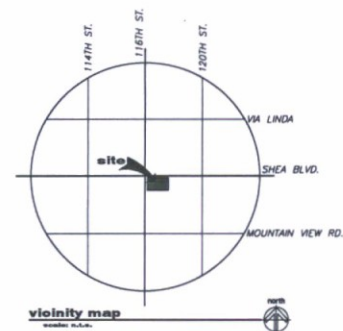
TOTAL PARKING PROVIDED: 43 SPACES

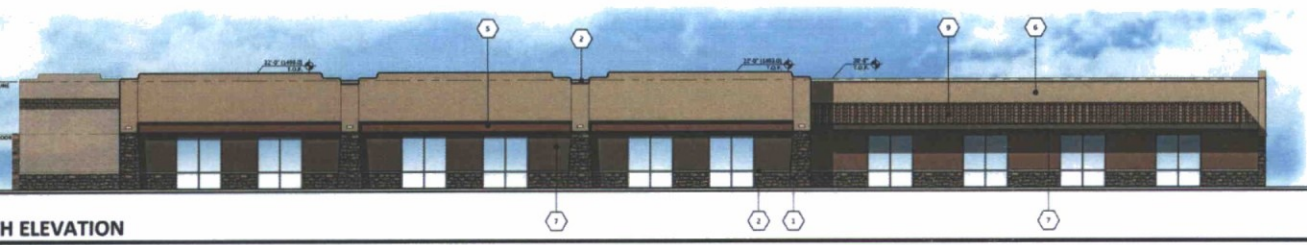
ACCESSIBLE SPACES REQUIRED: 2 SPACES
ACCESSIBLE SPACES PROVIDED: 2 SPACES

BICYCLE PARKING REQUIRED (1/10): 5 SPACES
BICYCLE PARKING PROVIDED: 5 SPACES

SITE NOTES

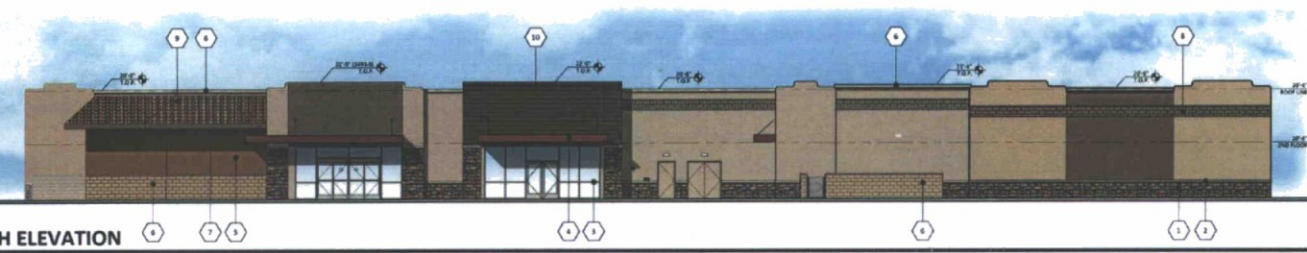
- ASSOCIATED ZONING CASE NUMBER: 9-2N-2017
- MECHANICAL EQUIPMENT LOCATED ON THE GROUND AND SCREENED, SEE SITE DETAIL SHEETS FOR SCREEN WALL





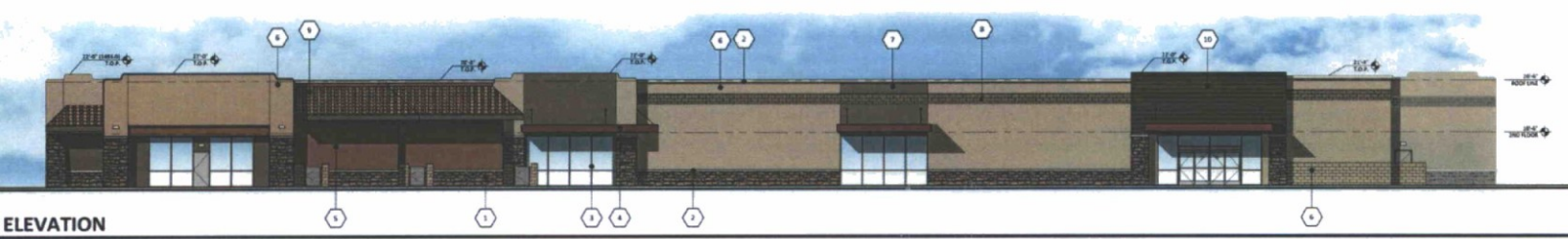
NORTH ELEVATION

3/2" = 1'-0"



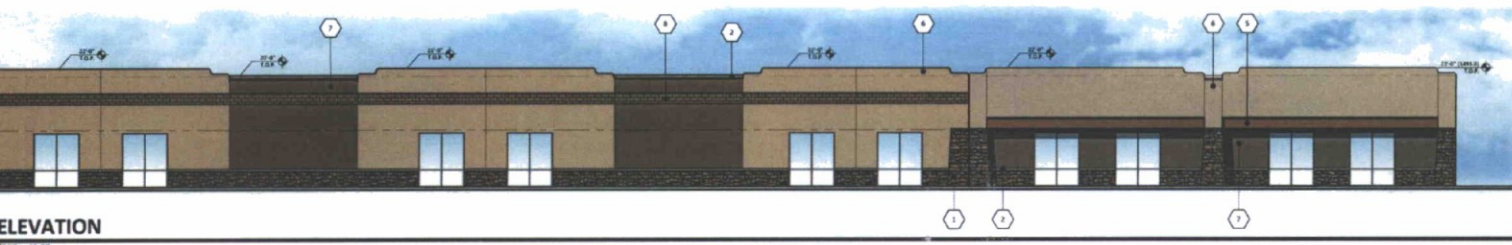
EAST ELEVATION

3/2" = 1'-0"



SOUTH ELEVATION

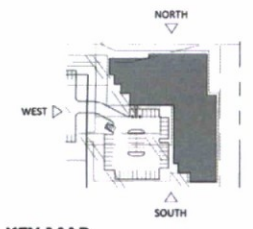
3/2" = 1'-0"



WEST ELEVATION

3/2" = 1'-0"

MATERIALS	
1	CORONADO STONE ROCKY MOUNTAIN LEDGE COPPER CANYON
2	TRIM DUNN EDWARDS DE6213 FINE GRAIN
3	STOREFRONT KAWNEER ANODIZED CLEAR
4	AWNINGS MBCI COLONIAL RED
5	FINE FINISH STUCCO PAINTED DUNN EDWARDS DE6091 RED HOOK
6	FINE FINISH STUCCO PAINTED DUNN EDWARDS DEC717 BAKED POTATO
7	FINE FINISH STUCCO PAINTED DUNN EDWARDS DEA161 WILD MUSTANG
8	SUPERLITE BLOCK SMOOTH FACE COCOA BROWN
9	BORAL ROOFING 2-PIECE MISSION PALERMO BLEND
10	METAL SIDING AEP SPAN WEATHERED COPPER



KEY MAP
SCALE: N.T.S.

50-DR-2017
02/28/18

STORAGE AT SHEA (CONCEPTUAL)
SEC 116TH STREET AND SHEA BOULEVARD
SCOTTSDALE, AZ
DATE: 12-21-2017 (PRELIMINARY NOT FOR CONSTRUCTION)

EL-1
RCAA# 17120.50





VIEW LOOKING SOUTH EAST ON 116TH & SHEA

50-DR-2017
02/28/18

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

VIEW 2
R.K.A.A. ARCHITECTS, INC. 17120.5
116TH STREET AND SHEA BOULEVARD
SCOTTSDALE, AZ 85259
TEL: 480-344-1111
WWW.RKAAARCHITECTS.COM
R.K.A.A. ARCHITECTS, INC.
116TH STREET AND SHEA BOULEVARD
SCOTTSDALE, AZ 85259
TEL: 480-344-1111
WWW.RKAAARCHITECTS.COM





VIEW LOOKING SOUTH EAST ON 116TH & SHEA



VIEW LOOKING SOUTH WEST ON SHEA

50-DR-2017
02/28/18

STORAGE AT SHEA (CONCEPTUAL)

SEC 116TH STREET AND SHEA BOULEVARD
SCOTTSDALE, AZ
DATE: 12-21-17 (PRELIMINARY)

R. JAY R. RAAK
ARCHITECTS, P.C.
11000 N. 19TH AVENUE
SUITE 100
SCOTTSDALE, AZ 85261
PH: 480.344.1100
WWW.RJKAA.COM

VIEW 1

RKAA# 17120.5

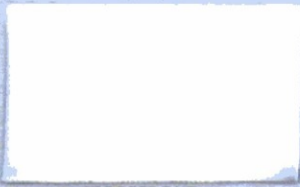




CORONADO STONE
ROCKY MOUNTAIN LEDGE
COPPER CANYON



METAL SIDING
AEP SPAN
WEATHERED COPPER



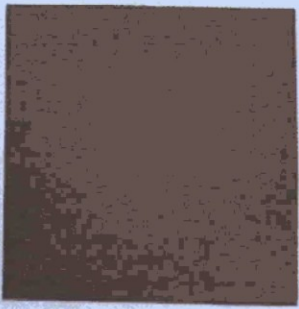
3 STOREFRONT
KAWNEER
ANODIZED CLEAR



2 PARAPET/TRIM
DUNN EDWARDS
DE6213 FINE GRAIN



4 AWNINGS
MBCI
COLONIAL RED



5 FINE FINISH STUCCO
DUNN EDWARDS
DE6091 RED HOOK



8 SUPERLITE BLOCK
SMOOTH FACE
COCOA BROWN



6 FINE FINISH STUCCO
DUNN EDWARDS
DEC717 BAKED POTATO



9 BORAL ROOFING
2-PIECE MISSION
PALERMO BLEND



7 FINE FINISH STUCCO
DUNN EDWARDS
DEA161 WILD MUST

50-DR-2017
02/28/18

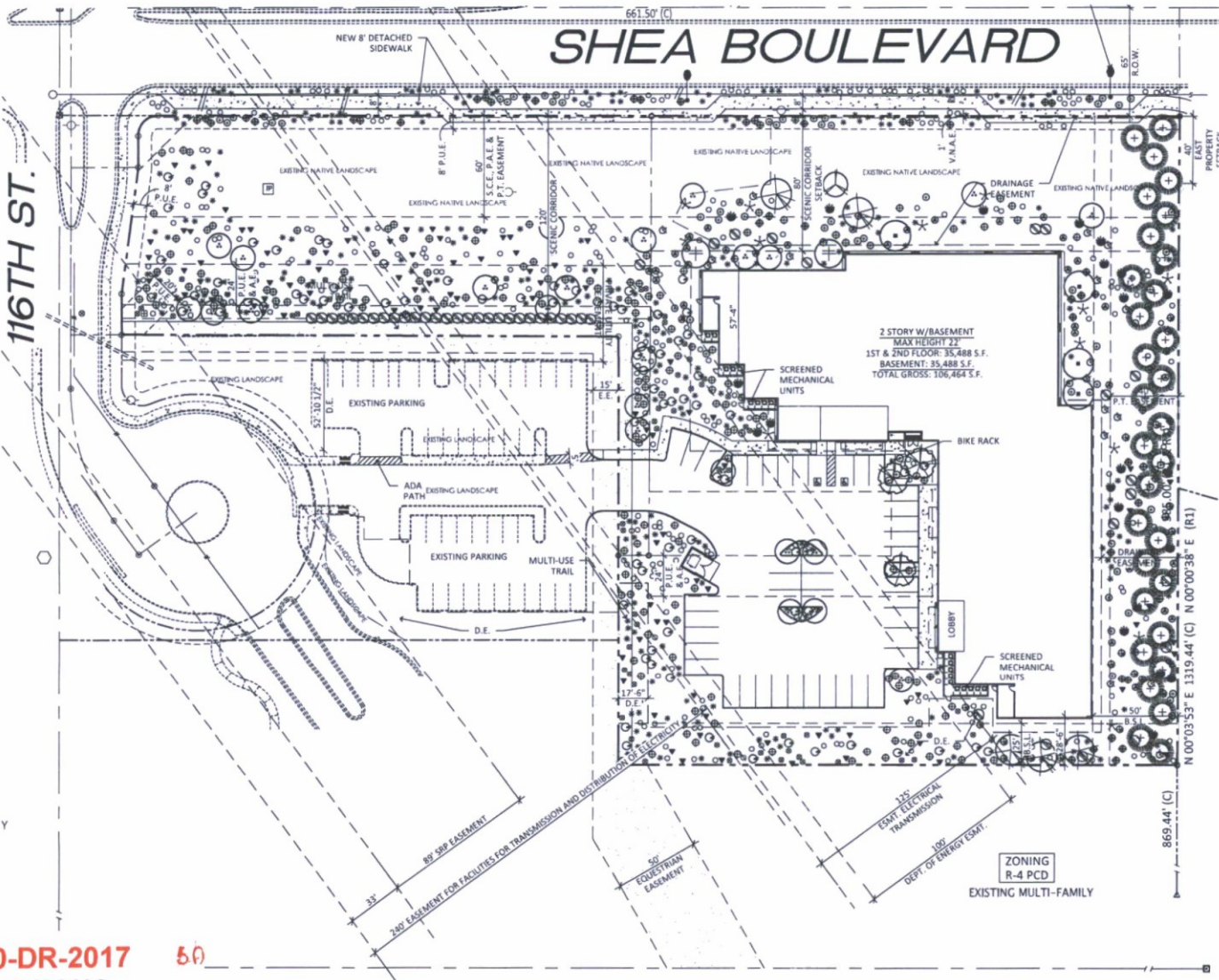
PROPOSED INTERNALIZED COMMUNITY STORAGE

SEC 110TH STREET AND SHEA BOULEVARD
SCOTTSDALE, ARIZONA
DATE: 02-18-2018 (PRELIMINARY)



MB-1





- LANDSCAPE LEGEND**
- CERCIDIUM PRAECOX
 - SONORAN PALO VERDE
 - 24\" BOX (MATCHING)
 - ACACIA SALICINA
 - WILLOW ACACIA
 - 24\" BOX
 - PINUS ELДАРICA
 - MODEL PINE
 - 24\" BOX 2\" CALPER
 - W.A.P.A. APPROVED TREE
 - CAESALPINIA MEXICANA
 - MEXICAN BIRD OF PARADISE
 - 1.5\" GALPER (TREE FORM)
 - PARKSONIA 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 FARINOSA
 - BRITTLE BUSH
 - 1 GALLON
 - DODONEA VISCOSA
 - HOP BUSH
 - 5 GALLON
 - DIOSCOREA COCCINEA
 - 5 GALLON
 - NOLANA MICROCARPA
 - BEAR GRASS
 - 5 GALLON
 - GOPHER PLANT
 - ERIOGONUM RIGIDUM
 - 1 GALLON
 - AMBROSIA DELTOIDEA
 - BURR SAGE
 - 1 GALLON
 - ERICAMERIA LARICIFOLIA
 - TERPETINE BUSH
 - 1 GALLON
 - BAILEYA MULTIRADIATA
 - DESERT MARIGOLD
 - 1 GALLON
 - SPHAERALCEA AMBIGUA
 - DESERT GLOBE MALLOW
 - 1 GALLON
 - MELAMPODIUM LEUCANTHUM
 - BLACKFOOT DAISY
 - 1 GALLON
 - 1/4\" MINUS MADISON GOLD
 - DECOMPOSED GRANITE
 - 2\" DEPTH IN ALL LANDSCAPE AREAS

QUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING

TQM ASSOCIATES

8433 East Cholla St., Suite 101
Scottsdale, Arizona 85260
P. (602) 265-0320 F. (602) 266-4619
EMAIL: tmmqueen@tqma.net



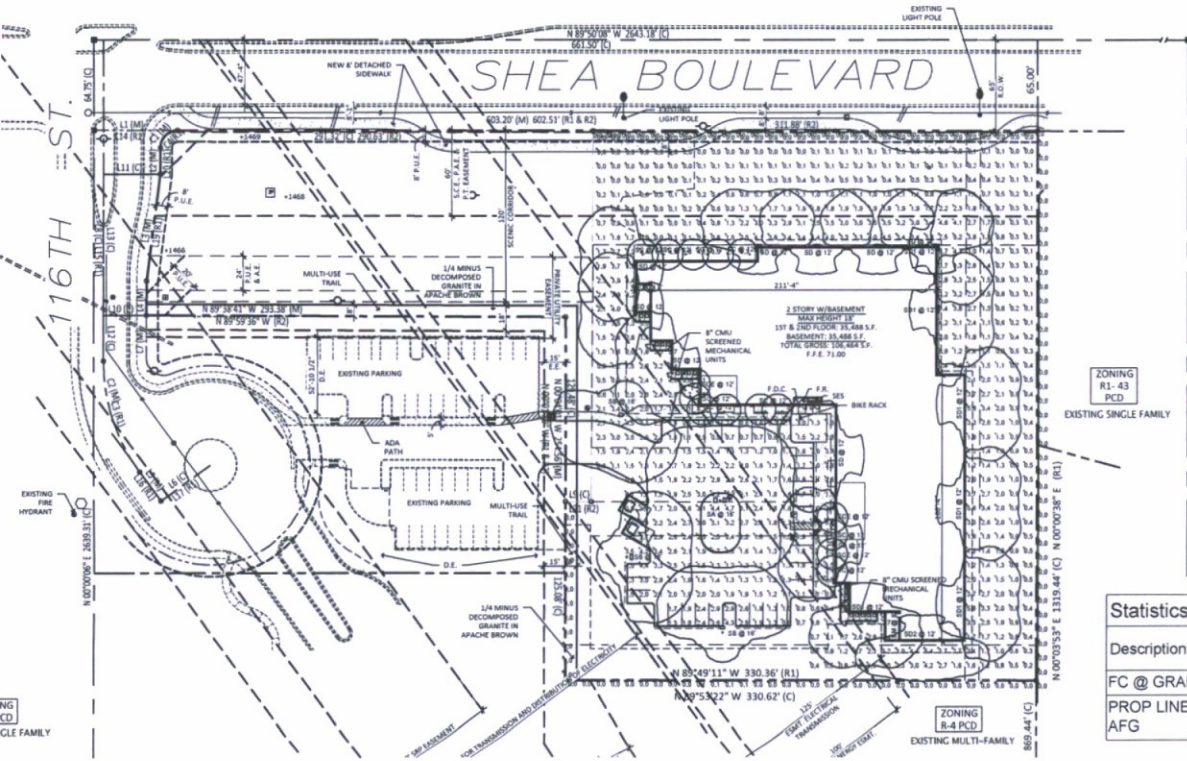
LANDSCAPE PLAN

SCALE: 1" = 30'-0"

NEW SELF STORAGE
SEC 116TH STREET AND SHEA BOULEVARD
SCOTTSDALE, AZ
DATE: 12-20-2017 (PRELIMINARY)

La.01
RKA# 17035.5





METRIC PLAN



Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg
FC @ GRADE	+	1.6 fc	7.6 fc	0.0 fc	N/A	
PROP LINE - FC @ 6' AFG	X	0.0 fc	0.1 fc	0.0 fc	N/A	

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
—	EM	2	Lithonia Lighting	AFN WL	DIE-CAST ARCHITECTURAL EMERGENCY LIGHT WITH CAST ALUMINUM HOUSING, TWO LAMPS, POLYCARBONATE PRISMATIC LENS, AND STANDARD WIDE-THROW OPTICS	TWO 6-WATT FROSTED T3-1/4 WEDGE BASE XENON	AFN.ies	104	0	
□	SA	1	Lithonia Lighting	DSX0 LED P4 30K T5W MVOLT (FINISH) / SSS 13.5" Wx2.5" BASE	DSX0 LED P4 30K T5W MVOLT	LED	DSX0_LED_P4_30K_T5W_MVOLT.ies	10106	0.91	
□	SB	3	Lithonia Lighting	DSX0 LED P4 30K T4M MVOLT (FINISH) / SSS 13.5" Wx2.5" BASE	DSX0 LED P4 30K T4M MVOLT	LED	DSX0_LED_P4_30K_T4M_MVOLT.ies	9593	0.91	
○	SC	12	Lithonia Lighting	LDN6 3010 L06AR LSS	6RN LDN, 3000K, 1000LM @CRI CLEAR, SEMI-SPECULAR REFLECTOR	LED	LDN6_30_10_L06AR_LSS.ies	993	0.91	12
○	SCE	3	Lithonia Lighting	LDN6 3010 L06AR LSS EL	6RN LDN, 3000K, 1000LM @CRI CLEAR, SEMI-SPECULAR REFLECTOR	LED	LDN6_30_10_L06AR_LSS.ies	993	0.91	12
—	SD	9	Lithonia Lighting	DSXW1 LED 20C 1000 30K T4M MVOLT (FINISH)	DSXW1 LED WITH (2) 10 LED LIGHT ENGINES, TYPE T4M OPTIC, 3000K @ 1000mA.	LED	DSXW1_LED_20C_1000_30K_T4M_MVOLT.ies	6909	0.91	7
—	SD1	6	Lithonia Lighting	DSXW1 LED 20C 1000 30K T4M MVOLT (FINISH) PE PR1FC3V	DSXW1 LED WITH (2) 10 LED LIGHT ENGINES, TYPE T4M OPTIC, 3000K @ 1000mA.	LED	DSXW1_LED_20C_1000_30K_T4M_MVOLT.ies	6909	0.91	7
—	SD2	1	Lithonia Lighting	DSXW1 LED 20C 1000 30K T2M MVOLT (FINISH) PE PR1FC3V	DSXW1 LED WITH (2) 10 LED LIGHT ENGINES, TYPE T2M OPTIC, 3000K @ 1000mA.	LED	DSXW1_LED_20C_1000_30K_T2M_MVOLT.ies	6865	0.91	7

50-DR-2017
02/28/18

STORAGE AT SHEA (CONCEPTUAL)
SEC 116TH STREET AND SHEA BOULEVARD
SCOTTSDALE, AZ
DATE: 02-27-2018 (PRELIMINARY)

PM-1
RKA
ARCHITECTS
RKA# 17120.5



D-Series Size 0 LED Area Luminaire

Specifications

- Beam: 60°
- Length: 10"
- Width: 1 1/2"
- Height: 1 1/2"
- Weight: 1.5 lbs

Capable Luminaire

This luminaire is an A-Certified luminaire which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Accuracy Branch specifications for chromatic consistency.
- This luminaire is A-Certified when ordered with DTL controls enabled for a dimmable background. DTL (Daylight) equipped luminaires meet the A-C specification for luminaires for photosensitive environments.
- This luminaire is part of an A-Certified solution for RDMAP or xFiber™ Wireless control networks, providing total end-to-end control compatibility with simple commissioning when ordered with drivers and control systems marked by a **DLB** background.

To learn more about A-C, visit www.a-c.com

To see ordering information, visit www.a-c.com

Ordering Information

EXAMPLE: DSD0 LED P6 40K T3M MVOLT SPA DSD00

Code	Description	Material	Notes
DSD0	Area luminaire	40K T3M	Standard
P6	60° beam	40K T3M	Standard
10	10" length	40K T3M	Standard
1.5	1.5" height	40K T3M	Standard
DLB	Dimmable background	40K T3M	Standard

Performance Data

Lumen Output

See page 10 for detailed performance data and notes. This table provides lumen output for various configurations.

Beam	Length	Height	40K T3M	40K T3M MVOLT	40K T3M MVOLT SPA
60°	10"	1 1/2"	1000	1000	1000
60°	10"	1 1/2"	1000	1000	1000
60°	10"	1 1/2"	1000	1000	1000

LITHONIA LIGHTING | 10000 W. Century Blvd. Suite 2000 | Phoenix, AZ 85027 | Phone: 602.970.8800 | Fax: 602.970.8801 | Email: sales@lithonia.com

Ordering Information

Accessories

See page 10 for detailed performance data and notes. This table provides lumen output for various configurations.

Code	Description	Material	Notes
DLB	Dimmable background	40K T3M	Standard
DTL	Daylight control	40K T3M	Standard

External Glass Shield

Drilling

MINIMUM ORIENTATION

Top of Size

Photometric Diagrams

Performance Data

Lumen Output

See page 10 for detailed performance data and notes. This table provides lumen output for various configurations.

Beam	Length	Height	40K T3M	40K T3M MVOLT	40K T3M MVOLT SPA
60°	10"	1 1/2"	1000	1000	1000
60°	10"	1 1/2"	1000	1000	1000
60°	10"	1 1/2"	1000	1000	1000

LITHONIA LIGHTING | 10000 W. Century Blvd. Suite 2000 | Phoenix, AZ 85027 | Phone: 602.970.8800 | Fax: 602.970.8801 | Email: sales@lithonia.com

Performance Data

Lumen Ambient Temperature (LAT) Multiplier

Temperature	Multiplier
25°C	1.00
30°C	0.95
35°C	0.90
40°C	0.85
45°C	0.80
50°C	0.75
55°C	0.70
60°C	0.65
65°C	0.60
70°C	0.55
75°C	0.50
80°C	0.45
85°C	0.40
90°C	0.35
95°C	0.30
100°C	0.25

Electrical Load

Configuration	Power (W)	Current (A)	Voltage (V)
40K T3M	1000	4.5	220
40K T3M MVOLT	1000	4.5	220
40K T3M MVOLT SPA	1000	4.5	220

Projected LED Lumen Maintenance

See page 10 for detailed performance data and notes. This table provides lumen output for various configurations.

Configuration	Year 1	Year 2	Year 3	Year 4	Year 5
40K T3M	1000	950	900	850	800
40K T3M MVOLT	1000	950	900	850	800
40K T3M MVOLT SPA	1000	950	900	850	800

Photometric Diagrams

Performance Data

Lumen Output

See page 10 for detailed performance data and notes. This table provides lumen output for various configurations.

Beam	Length	Height	40K T3M	40K T3M MVOLT	40K T3M MVOLT SPA
60°	10"	1 1/2"	1000	1000	1000
60°	10"	1 1/2"	1000	1000	1000
60°	10"	1 1/2"	1000	1000	1000

LITHONIA LIGHTING | 10000 W. Century Blvd. Suite 2000 | Phoenix, AZ 85027 | Phone: 602.970.8800 | Fax: 602.970.8801 | Email: sales@lithonia.com

Performance Data

Lumen Output

See page 10 for detailed performance data and notes. This table provides lumen output for various configurations.

Beam	Length	Height	40K T3M	40K T3M MVOLT	40K T3M MVOLT SPA
60°	10"	1 1/2"	1000	1000	1000
60°	10"	1 1/2"	1000	1000	1000
60°	10"	1 1/2"	1000	1000	1000

FIXTURES: SA & SB @ 16'

50-DR-2017
02/28/18

STORAGE AT SHEA (CONCEPTUAL)
SEC 116TH STREET AND SHEA BOULEVARD
SCOTTSDALE, AZ
DATE: 02-27-2018 (PRELIMINARY)

PM-2



RKAA# 17120.5



Project:	
Type:	
Catalog #:	

Model ODEL
Over-Door LED Emergency Light

IBMG
Compact, low-profile, architectural design for over-door and other exterior locations
120V input
LED housing
slat diffuser lens
interior steel hardware
6" or walling mount applications
units over standard 4" J-Box
mounts in white or aluminum finish

CTRICAL
6-wire, 120/277VAC
UL case charging and switching
circuit protection
inward and short circuit protection
power indicator and test switch

IPS
equipped with ultra-bright LED strip

TEST
Maintenance-free NiCad battery standard
battery will operate fixture for a minimum of 90 minutes in
event of a power outage
charge time 24 hours
float charge voltage (AVG)
operating temperature: -20°C - 40°C

UL COMPLIANCE
UL Listed for Wet Locations
UL Listed
meets UL924 Requirements
Fits 101 LED Battery Code compliant
C and OSHA compliant
UL916 listed

SECURITY
Self-protecting

ORDERING INFORMATION

EL	WATTAGE	MOUNTING	OPERATION	COLOR	OPTIONS
120V	C - Ceiling W - Wall	EM - Battery Backup	BA - Burned Aluminum W - White B - Bronze OC - Custom Color	SD - Self Diagnostics SW - Security Lighting with Controls Switch SW-SD - Security Lighting and Diagnostics CW1 - Custom Window Color Filter 3000 CW2 - Custom Window Color Filter 3200	

EL	WATTAGE	MOUNTING	OPERATION	COLOR	OPTIONS

EELP • 2577 Hershman Interplex Dr. • KORA A, Suite 102 • Treviso, PA 16063 • PH: 800-490-4496 • •
ODEL: 020214



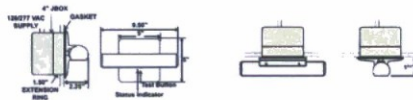
OPTIONS

SD: Self-Diagnostics Function
The purpose of this option is to provide visual signaling in response to a fault at the lamp and/or battery. If a failure is detected, visual status will occur immediately via the CHARGER LED and/or the BATTERY FAULT LED. The LEDs will stay illuminated until the fault is corrected.

STATUS	LED DISPLAY
Normal, Full Charge	Green On ●
Normal, Fast Charge	Orange On ●
Failed, Battery	Red Fast Flash ●
Failed, Lamp	Green Flash ●●
Failed, Charger	Orange Flash ●●
Failed, Changer	Red Slow Flash ●●

SW: Security Lighting with Control Switch
The ODEL fixture is offered as a battery backup unit only. When ordering the SW option, this unit becomes switchable between normally on and EM mode. (This option would be used when switching device is 120V)

SW-SD: Security Lighting with Control Switch and Self-Diagnostics
The ODEL fixture is offered as a battery backup unit only. When ordering the SW option, this unit becomes switchable between normally on and EM mode. (This option would be used when switching device is 120V)



EELP • 2577 Hershman Interplex Dr. • KORA A, Suite 102 • Treviso, PA 16063 • PH: 800-490-4496 • •

FIXTURE: EM @ 8'

50-DR-2017
02/28/18

STORAGE AT SHEA (CONCEPTUAL)
SEC 116TH STREET AND SHEA BOULEVARD
SCOTTSDALE, AZ
DATE: 02-27-2018 (PRELIMINARY)

PROJECT NO. 50-DR-2017
THIS DRAWING IS AN
EXCERPT FROM THE
PROJECT'S COMPLETE
DRAWING SET.
W.A.P. ARCHITECTS
ARCHITECTS
OF THE ARCHITECT

PM-4
RKA# 17120.5



Barton, Wayland

From: Ruenger, Jeffrey
Sent: Wednesday, January 03, 2018 9:55 AM
To: Barton, Wayland; Cluff, Bryan
Subject: FW: New storage facility

-----Original Message-----

From: Kristina Grogan [mailto:kristinagrogan@gmail.com]
Sent: Sunday, December 31, 2017 10:12 AM
To: Projectinput
Subject: New storage facility

To Whom It May Concern:

I am a home owner at 11766 E. Becker Lane in Scottsdale, and I am opposed to the building of the storage facility on Shea Blvd and 116th St.

I object to the addition of traffic and noise in the neighborhood, not to mention the exposure of the neighborhood as more people, without investment in it, move through it.

I believe that the Bell Group Self Storage will negatively impact the values of the homes.

Thank you,
Kristina Grogan
Case number 50-DR-2017

Sent from my iPhone

Barton, Wayland

From: dablasi64@gmail.com
Sent: Thursday, January 11, 2018 3:59 PM
To: Barton, Wayland
Subject: 116th and Shea



This project can not be approved! This is a residential neighborhood and a large commercial storage facility will ruin the beauty. Shame on any Scottsdale officials that approves this. Time for a massive recall!
-- sent by Darrell Blasi (case# 50-DR-2017)



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Barton, Wayland

From: martywillis@mchsi.com
Sent: Friday, January 12, 2018 8:33 AM
To: Barton, Wayland
Subject: 50-DR-2017



does not comply with the neighborhood looks. -- sent by Marty Willis (case# 50-DR-2017)



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Cluff, Bryan

From: Lori <Msljacques@cox.net>
Sent: Monday, April 09, 2018 3:05 PM
To: Cluff, Bryan
Subject: Re: Concerned resident regarding storage in Shea

Thank you. I just want the architect to take into consideration my windows and the headlights. If they are planting trees and raising walls then they can also take my side into consideration. I know changing the driveway is out so they have to do something architecturally to lessen the headlights into my home.

Sent from my iPhone

> On Apr 9, 2018, at 1:25 PM, Cluff, Bryan <BCluff@Scottsdaleaz.gov> wrote:

>

> Lori,

>

> Thank you for your email. I understand your concerns and I remember you had similar concerns when the project was going through the zoning process. The current proposal that is moving forward through the Development Review Board process is consistent with what the City Council approved with the zoning application (9-ZN-2017). The Development Review Board review is for the specifics of architectural and site design and the proposal is not allowed to substantially deviate from what City Council approved. A change in access points (new driveway location) would be considered a substantial change. A new driveway location would require an amendment to the zoning case.

>

> The Development Review Board is scheduled to hear the proposal on May 3, 2018. I will include your comments in my report to the Development Review Board and you are welcome to attend the meeting and address the Board. I will send you a link to the meeting agenda when it is posted on our website.

>

> Thank you,

>

> Bryan D. Cluff, LEED AP
> Senior Planner
> City of Scottsdale
> Planning & Development
> Phone: 480-312-2258
> Fax: 480-312-7088
> bcluff@ScottsdaleAZ.gov

>

> Get informed!

> Subscribe to Scottsdale P & Z Link newsletter

>

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>

> -----Original Message-----

> From: Lori [mailto:Msljacques@cox.net]

> Sent: Thursday, April 05, 2018 11:03 PM

> To: Cluff, Bryan <BCluff@Scottsdaleaz.gov>

> Subject: Concerned resident regarding storage in Shea

>

> Mr. Cluff

Vickie Falen. She gave me your name so that I could inform you of my issue.

> I live in Mirage Crossing Resort Condominium. My home is the very last unit that faces directly north and East. Which means that all incoming traffic drives directly towards my bedroom and living room windows. All traffic entering the storage facility will enter off Shea and 116st. This driveway is in direct line of sight to my windows which means all headlights shine into my home. So when traffic enters the facility before sunrise or after sunset, I get the headlights into my home. I have asked all parties involved to please do something to block or change the traffic flow. But no one has responded. I have asked the city to change the entry from 116st to directly off of Shea between 116 and 117 streets. I was told no. That it would interfere with the traffic flow on Shea. I disagree. Making a right hand turn indent turn lane is not that difficult to do. There are several along Shea already. I welcome you to view my home during the evening hours to see what I am talking about. I am told there won't be that much traffic at night but believe me, after living here 40 years you do not move anything during the heat of day and during the summer months it will be at night or early morning and when it gets dark earlier it will be even earlier when the lights shine into my home. If you need any more information from me please let me know.

> Thank you in advance for your attention to this matter Sincerely Lori Jacques

>

> Sent from my iPhone

>

Cluff, Bryan

From: dfalen2@cox.net
Sent: Monday, April 02, 2018 1:39 PM
To: Cluff, Bryan
Cc: dfalen2@cox.net; Grant, Randy
Subject: 50-DR-2017, Bell Storage

Bryan,

We want this to go smoothly and are only asking for the City and the Bell Group to make good on the promises made. In general, plant mature massive trees to block the huge building structure, building height, faux windows, lightening, security, Falen viewing deck, building set back 120' from Shea for any building over 12,000' per prior approved plans, and the other items addressed, need to be carried out to a "T" to fit into the character of the neighboring homes in Montana Ranch for this "boutique" Commercial storage structure. The fence needs to be raised to a height to protect the homeowners from loss of security and privacy from this commercial project. I didn't see any mature trees on the design plan. A 5 gallon bucket size tree is not a "mature" tree.

I am a long time Scottsdale citizen and property/homeowner having built this home 20 years ago. I am not a politician or attorney. This is my home and my husband should not be denied his beloved sunset views nor should those of us in Montana Ranch be expected to have our home loss values forgotten. I accepted the prior offers made by Bell Group and were approved at the December 4, 2017 City Council Meeting.

The record shows during my 2 minutes at the podium I did not give up my rights and I brought up the "agreements" the Bell Group had offered; the Bell Group didn't dispute any of the "agreement items" I spoke about and neither did the City Council. They both had their chance to dispute and chose not to. The City approved.

The City needs to keep the promises made as noted in the official transcript.

Mayor Lane recently made note of the Golden Rule and I expect to be treated as such, and just not on the city's upcoming "Golden Rule Day". It should be a way of doing business each and every day.

What work-study sessions and meetings have been set so that we can be fairly represented?

Please send me the dates and times for all of these sessions and meetings.

Regards,

Vickie Falen

Please excuse typos.

> On Mar 7, 2018, at 8:12 AM, Cluff, Bryan <BCluff@Scottsdaleaz.gov> wrote:

>

> Mrs. Falen,

>

> The applicant's submittal can be viewed at the link below. It was submitted under case 50-DR-2017. Staff completed the 1st review of the submitted application January 24, 2018 and the applicant resubmitted February 28. Since this is a Development Review Board submittal, there will only be 1 public meeting. The meeting has not been scheduled yet but could possibly be early May. Once the date has been set I will make sure you are notified.

>

> I have also attached your email from Monday. There are several conditions you mention that you are looking to have the City enforce. With our review we are verifying that all items included within the City Council stipulations are addressed (see attached document for reference). The key points in the stipulations include - building height, mature trees along east property line, lighting, and building massing. There are not any stipulations associated with the other items you listed in your email. I recall Bell Group offered to include certain items through deed restriction or other private agreement. Did the neighbors enter into an agreement with the developer? If so, please pass that information along to me so I can be aware.

>

>
> Thank you,
>
> Bryan D. Cluff, LEED AP
> Senior Planner
> City of Scottsdale
> Planning & Development
> Phone: 480-312-2258
> Fax: 480-312-7088
> bcluff@ScottsdaleAZ.gov
>
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> Subscribe to Scottsdale P & Z Link newsletter
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>

> -----Original Message-----

> From: D F [mailto:dfalen2@cox.net]
> Sent: Wednesday, March 07, 2018 5:40 AM
> To: Cluff, Bryan <BCluff@Scottsdaleaz.gov>
> Cc: dfalen2@cox.net
> Subject: Bell Storage

>
> Bryan,
> I signed up for all emails and notifications through the City and have not received any notices of meetings, study sessions, discussions about Bell Storage. Please make sure you notify me of all meetings as we want the promises made to be carried out.

> Please send me the email links to view what has transpired since December 4, 2017, including all associated and current case/file numbers and upcoming meetings.

> Regards,
> Vickie Falen

>
> Please excuse typos.

>
> <mime-attachment>
> <Stips.pdf>

Cluff, Bryan

From: dfalen2@cox.net
Sent: Monday, March 05, 2018 10:52 AM
To: Cluff, Bryan
Cc: dfalen2@cox.net
Subject: Bell Storage 50-Dr-2017

Bryan, I signed up for all the City emails months ago and for some reason I haven't received any notifications about Bell Storage. Interesting.

What is the schedule for all discussions, meetings etc?

This project made many promises by Bell Storage, accepted by the Falen and Magarelli's that weren't disputed and then passed at the Council Vote on Dec. 4, 2017 and we expect the City to act on them, including:

- 1) landscaping to block the project at a cost of up to \$40,000 for the Falen's
- 2) ADA viewing deck for the Falen's estimated up to \$50,000
- 3) Lost values of the Falen and Magarelli homes
- 4) The agreement to have set-back to match prior approved projects which is any building over 12,000 Sf shall be set back 125' from Shea.
- 5) other details

Let us know the meeting dates and details, thanks.

Vickie Falen

Please excuse typos.