

July 21, 2022  
 Pre-App: 697-PA-2021  
 Case Number: 108-ZN-1984#2

## Desert Cove Internalized Community Storage

### Location:

8888 E Desert Cove Avenue  
 NWC Desert Cove Ave and 89<sup>th</sup> Place  
 Scottsdale, Arizona

### **I. Summary of Request & Background**

On the behalf of the property owner and developer, EAPC Architects Engineers, has prepared this Rezoning Development Review to submit for approval of a two-story with two basement levels, approximately 92,300 gross square foot, internalized community self-storage facility. The site is located west of the NWC Desert Cove Avenue and 89<sup>th</sup> Place in Scottsdale. It is approximately 1.38 net acres and is currently zoned I-1 (Industrial Park following I-G Development Standards); APN: 217-25-002Q. This property has a past zoning case ordinance number 108-ZN-84 associated with it.

The rezoning request is to change the I-1 (following I-G Development Standards) designation to I-1 (Industrial Park) with the following modifications listed in Table II.a below.

### **II. Design & Development Plan Summary**

The current site is vacant land. The project consists of a new self-storage facility and associated site improvements. The building will consist of one two-story with two basement levels of climate-controlled building at 92,300 gross square feet. It is the intent to create an attractive, high quality designed facility incorporating a variety of architectural styles. The colors chosen for the project site will be consistent and aesthetically compatible with the neighboring developments.

Phoenix <b>AZ</b>	St. Paul, Bemidji <b>MN</b>	Minot, Bismarck, Fargo, Grand Forks, Williston <b>ND</b>
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Sioux Falls <b>SD</b>	Fort Collins <b>CO</b>	Norwich <b>VT</b>	Buenos Aires <b>ARG</b>
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The mechanical equipment will be located on the roof and fully screened from street frontage and pedestrian activity. Screening will be integral to our design of the building.

### **Site Access & Circulation**

Primary access to the site will be through an existing shared driveway access easement along Desert Cove Avenue. Parking is located on the east side of the property perpendicular from the public road and will be screened by a 3-foot cmu parking wall from the south. There is additional parking in the rear of the site along the eastern boundary equipped with a full turn around area for site circulation, fire, and waste management access.

The circulation around the parking area has minimum 30'-0" drive aisles. Parking stalls are nine and a half (9.5) feet wide by eighteen (18) feet deep. The parking lot and drive aisles will be paved concrete surface with proper fire truck turning clearance. There is a sidewalk planned along the east and south side of the facility to provide pedestrian circulation and a connection to the south adjacent public street access.

### **Landscape/Outdoor Space**

It is our intent to provide a naturally pleasing environmentally sensitive design using Sonoran Desert indigenous plant material. The placement of this indigenous plant material will be spaced to match the density of the surrounding natural desert. Plants will be in random grouping as commonly seen in the natural environment. Plant material will be selected to provide seasonal color along with striking dramatic shapes the natural desert provides. Desert accents will also be provided to complement the natural desert environment. The landscape base will consist of flowering shrubs and ground cover on top of natural desert pavement consisting of 1/2" screened 'Apache Brown' decomposed granite. Existing desert trees and cactus will be preserved in place where possible and salvaged / replanted on site in accordance with the City of Scottsdale native plant ordinance. The irrigation system will be designed to be a low flow high efficiency drip irrigation system entirely underground. This system will not be visible throughout the landscape areas.



Table II.a Zoning Modifications

Development Standards	I-1 (Following I-G) Required (Ordinance 1812)	I-1 (Industrial Park) Required	I-1 (Industrial Park) Proposed
FAR	0.60	0.80	0.80
Building Height	14 feet (1-story), 22 feet (2-story)	52 feet max, 36 feet max within 300 feet of a residential district	<b>30 feet</b>
Lot Coverage	0.50	NA	NA
Front yard min.	20 feet	20 feet	<b>25 feet</b>
Side yard min.	50 feet from a single-family residential district, 25 feet from other residential districts	30 feet from a residential district	<b>10 feet, adjacent to I-1 and I-G districts</b>
Rear yard min.	50 feet from a single-family residential district, 25 feet from other residential districts	30 feet from a residential district	<b>50 feet from a single-family residential district</b>
Open Space	0.24 multiplied by net lot area	0.10 multiplied by net lot area	0.10 multiplied by net lot area
Screening	6 feet solid wall around mech. equip., outdoor storage, refuse areas	6 feet solid wall around mech. equip., outdoor storage, refuse areas	6 feet solid wall around mech. equip., outdoor storage, refuse areas



### III. Cactus Corridor Area Plan

#### **A. The following amendments to the General Plan are recommended:**

1. ***For areas west of 96<sup>th</sup> street, the Suburban character is recommended. This change would allow the equestrian properties to redevelop with a semi-custom product while also matching densities established on the north and south of Cactus Road.***

**Response:** The Desert Cove Internalized Community Storage falls within the western boundary of the Cactus Corridor Area Plan, as well as the overlay of the Shea Area Plan. The proposed parcel development intends to match the surrounding development and densities already established in this area.

### IV. Shea Corridor Area Plan

#### **A. Enhance and Protect Existing Neighborhoods**

- i. *Policy 1: New development should be compatible to existing development through appropriate transitions*

Response: The proposed building height, setbacks, and buffer landscape area adjacent to residential development is compatible with the surrounding developments of the property.

- ii. *Policy 2: Parcels should develop without encouraging neighborhood assemblages. It is desirable to unite undeveloped, individually owned parcels into a common development*

Response: The proposed development will be compatible with the existing development and is not planned to create an adverse effect to traffic flows or land use. The proposed development will not isolate any existing neighborhoods.

#### **B. Encourage Site Planning Which is Sensitive to Environmental Features**

- i. *Policy 1: Open space should be provided to link neighborhoods with trails and recreational areas, act as buffers between major streets and adjacent land uses, provide for drainage and protect significant habitat corridors, and to visually enhance the character of the area*

Response: The development will provide the minimum 50ft open space area adjacent to single family residential along the northern property and is a minimum width of 60ft in length. This area will continue to encourage natural landscape and buffer areas.

- ii. *Policy 2: Encourage the preservation of unique natural features and open spaces*



Response: The development will preserve any sensitive landscape features and open space including providing significant landscape buffers adjacent to the public access road and between the development and adjacent residential properties.

**C. Allow for New Employment Opportunities**

- i. Policy 1: Allow employers offering uses such as medically related services or corporate headquarters or hotel accommodations.*

Response: The Shea Area Plan has a goal to allow for new employment opportunities. Our parcel is located within an industrial zoned area that would provide for new commercial employment opportunities even though the opportunity is not specifically related to medical or hotel accommodations.

CONSULTANTS

CLIENT  
**RAN Properties, LLC.**

PROJECT DESCRIPTION  
**PROPOSED  
INTERNALIZED  
COMMUNITY STORAGE**

CITY **SCOTTSDALE**  
STATE **ARIZONA**

ISSUE DATES

DP	2ND ZONING SUBMITTAL	07-22-2022
DP	ZONING SUBMITTAL	12-01-2021
SP	PRE-APPLICATION	07-16-2021
MARK	DESCRIPTION	DATE

PROJECT NO: **20213970**

DRAWN BY: **AAB**  
CHECKED BY: **MAB**

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STAMP

DRAWING TITLE  
**SITE PLAN**

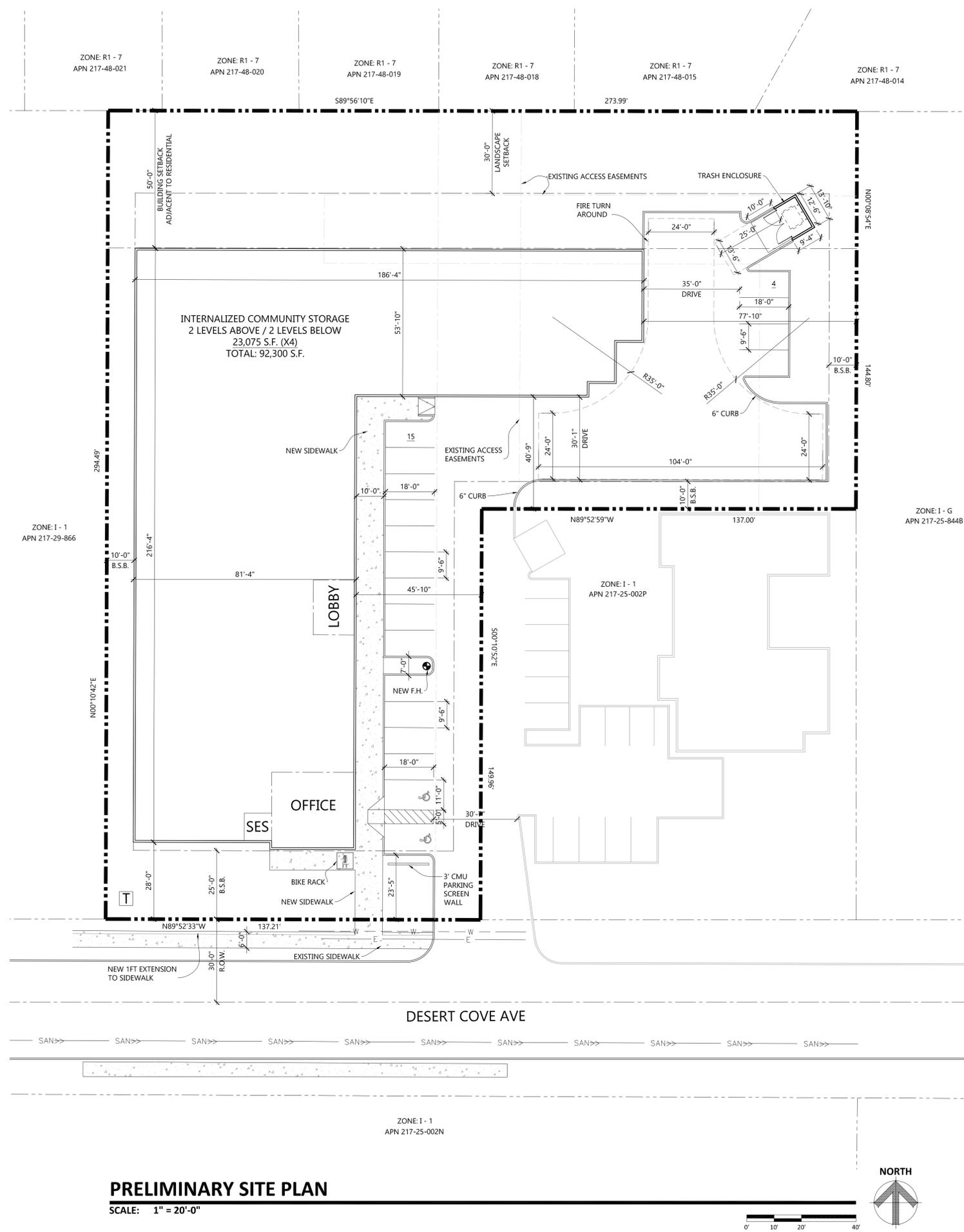
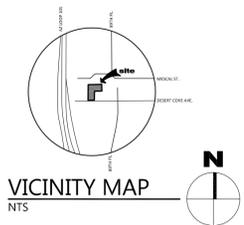
**A002**

**PROJECT DIRECTORY:**  
**DEVELOPER:**  
RAN PROPERTIES, LLC  
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POINT OF CONTACT: DILLON CORRINGTON  
PHONE: (623) 473-8345  
EMAIL: dcorrington@larsonengr.com

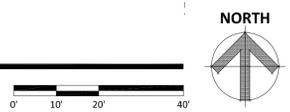
**SITE PLAN DATA:**  
EXISTING ZONING: I - 1 (FOLLOWING I-G DEVELOPMENT STANDARDS)  
PROPOSED ZONING: I - 1  
PAST ZONING CASE: 217-25-002Q  
APN: 217-25-002Q  
GROSS SITE AREA: 1.48 ACRES (64,479 S.F.)  
NET SITE AREA: 1.38 ACRES (60,297 S.F.)  
PROPOSED LAND USE: INTERNALIZED COMMUNITY STORAGE  
BUILDING HEIGHT ALLOWED: 22 FT PER ORDINANCE 1812 CASE 108-Z-84  
BUILDING HEIGHT ALLOWED: 52 FT PER I-1 ZONE  
BUILDING HEIGHT PROPOSED: 30 FT  
**BUILDING AREA:**  
TOTAL BUILDING AREA: 92,300 S.F. (2 UP/2 DOWN)  
ALLOWED FAR (0.8 MAX): 48,238 S.F.  
PROVIDED FAR (ABOVE GROUND): 46,150 S.F.  
FAR PERCENTAGE: 77%  
BUILDING AREA (BELOW GROUND): 46,150 S.F.  
**PARKING CALCULATION:**  
REQUIRED PARKING:  
1/2,500 S.F. OF ABOVE GRADE  
INTERNALIZED COMMUNITY STORAGE  
46,150 S.F. @ 1/2,500 = 19 SPACES  
PROVIDED PARKING: 19 SPACES  
REQUIRED ADA PARKING: 1 SPACES  
ADA PARKING PROVIDED: 2 SPACES  
BIKE PARKING PROVIDED: 2 SPACES  
**PARKING LOT LANDSCAPING:**  
PARKING LOT AREA: 3,393 S.F.  
PARKING LOT LANDSCAPING REQUIRED (15%): 509 S.F.  
PARKING LOT LANDSCAPING PROVIDED: 540 S.F.  
33% OF PARKING LOT LANDSCAPE AREA MUST BE >7'-0" WIDE  
33% OF LANDSCAPE AREA PROVIDED = 0.33 X 540 S.F. = 178 S.F. REQUIRED  
540 S.F. PROVIDED  
**OPEN SPACE:**  
REQUIRED OPEN SPACE (10%) (FIRST 12' BLDG. HEIGHT):  
0.10 X 60,297 S.F. = 6,029.7 S.F.  
OPEN SPACE REQUIRED ABOVE 12' OF BUILDING HEIGHT:  
12 X 0.003 X 60,297 = 2,171 S.F.  
TOTAL OPEN SPACE REQUIRED: 8,201 S.F.  
FRONT OPEN SPACE PROVIDED: 4,405 S.F.  
OTHER OPEN SPACE PROVIDED: 16,039 S.F.  
TOTAL OPEN SPACE PROVIDED: 20,444 S.F.

**SITE NOTES:**  
1. FIRE LANE SURFACES SHALL BE DESIGNED FOR ALL WEATHER USE AND WILL SUPPORT 83,000 LB GVW, IN ACCORDANCE WITH THE DESIGN STANDARDS & POLICIES MANUAL, SECTION 2-1.802(3).  
2. ALL BACK FLOW PREVENTERS ARE TO BE PER COS 2354  
3. GATES ON DOUBLE REFUSE ENCLOSURE WILL BE LOCKED FROM PUBLIC USE

**LEGAL DESCRIPTION:**  
That portion of the Northwest quarter of the Southwest quarter of the Southwest quarter (Government Lot 4) of Section 19, Township 3 North, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:  
COMMENCING at the Northwest corner of the Northwest quarter of the Southwest quarter of the Southwest quarter of said Section 19, from which the Southwest corner of said Section 19 bears South 00 degrees 20 minutes 21 seconds West, 1320.40 feet;  
Thence South 89 degrees 52 minutes 33 seconds East, along the North line of the Northwest quarter of the Southwest quarter of said Section 19, a distance of 365.39 feet to the Point of Beginning;  
Thence continuing South 89 degrees 52 minutes 33 seconds East, 237.99 feet to the Northwest corner of Edwards Business Park, a subdivision recorded in Book 287 of Maps, page 20, Maricopa County Records;  
Thence South 00 degrees 11 minutes 34 seconds West, along the west line of said Edwards Business Park, 145.00 feet;  
Thence North 89 degrees 52 minutes 33 seconds West, parallel with the North line of the Northwest quarter of the Southwest quarter of the Southwest quarter, 137.00 feet;  
Thence South 00 degrees 11 minutes 34 seconds West, a distance of 180.00 feet;  
Thence North 89 degrees 52 minutes 33 seconds West, parallel with the North line of the Northwest quarter of the Southwest quarter of the Southwest quarter, a distance of 136.99 feet;  
Thence North 00 degrees 11 minutes 34 seconds East, 325.00 feet to the Point of Beginning.



**PRELIMINARY SITE PLAN**  
SCALE: 1" = 20'-0"



CONSULTANTS

CLIENT  
RAN Properties, LLC.

PROJECT DESCRIPTION  
PROPOSED  
INTERNALIZED  
COMMUNITY STORAGE

CITY                      SCOTTSDALE  
STATE                    AZ

ISSUE DATES

**NOT FOR  
CONSTRUCTION**

DP	2ND ZONING SUBMITTAL	07-22-2022
DD	PRELIMINARY SITE PLAN	01-19-2022
MARK	DESCRIPTION	DATE

PROJECT NO:            20213970  
DRAWN BY:              AAB  
CHECKED BY:            MAB

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RENDERS

**A403**



SOUTH EAST PERSPECTIVE



SOUTH WEST PERSPECTIVE



NORTH EAST PERSPECTIVE

