

FIRE ORDINANCE REQUIREMENTS

- 1 MINIMUM DRIVE WIDTHS FOR FIRE ACCESS - 24' - Fire Ordinance 4045, 503.2.1
20' @ ACCES to Aircraft Staging per F.M. APPR.
- 2 KEY SWITCH/PRE-EMPTION SENSOR @ GATE - Fire Ordinance 4045, 503.6.1.
- 3 EXIST.FIRE HYDRANT. SPACING IN COMPL. w/ - Fire Ordinance 4045, 507.5.1.2.
- 4 FDC LOCATION - Fire Ordinance 4045, 912. PER MAG DET. 2367 - MIN. 36" ABOVE GRADE WALL MOUNT - NOTE: APPROX. 36" HIGH
- 5 FIRE TRUCK TURNING RADII IN COMPLIANCE WITH DSPM 2-1-802(5)
- 6 FIRE LANE BEARING CAPACITY SHALL BE 83,000 lb. PER DSPM 2-1-802(3).
- 7 FIRE SPRINKLER RISER ROOM PER DSPM 6-1-504(1) - MAG STD 2368 SEE 1st FLOOR PLAN - SHT. A-2

SITE PLAN KEY NOTES

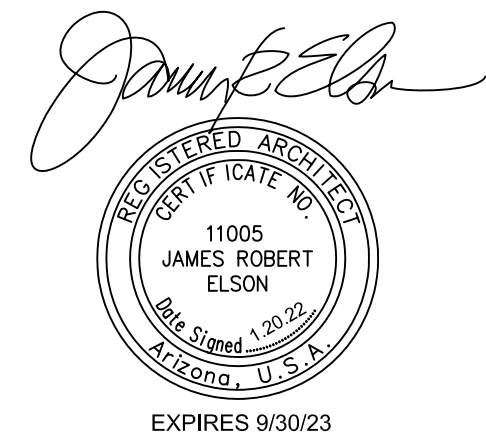
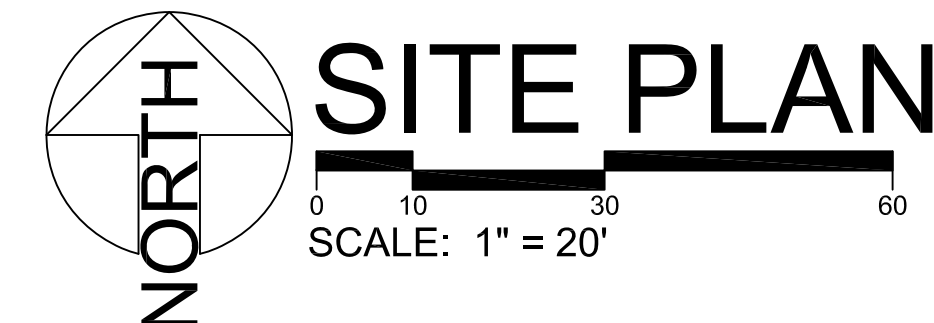
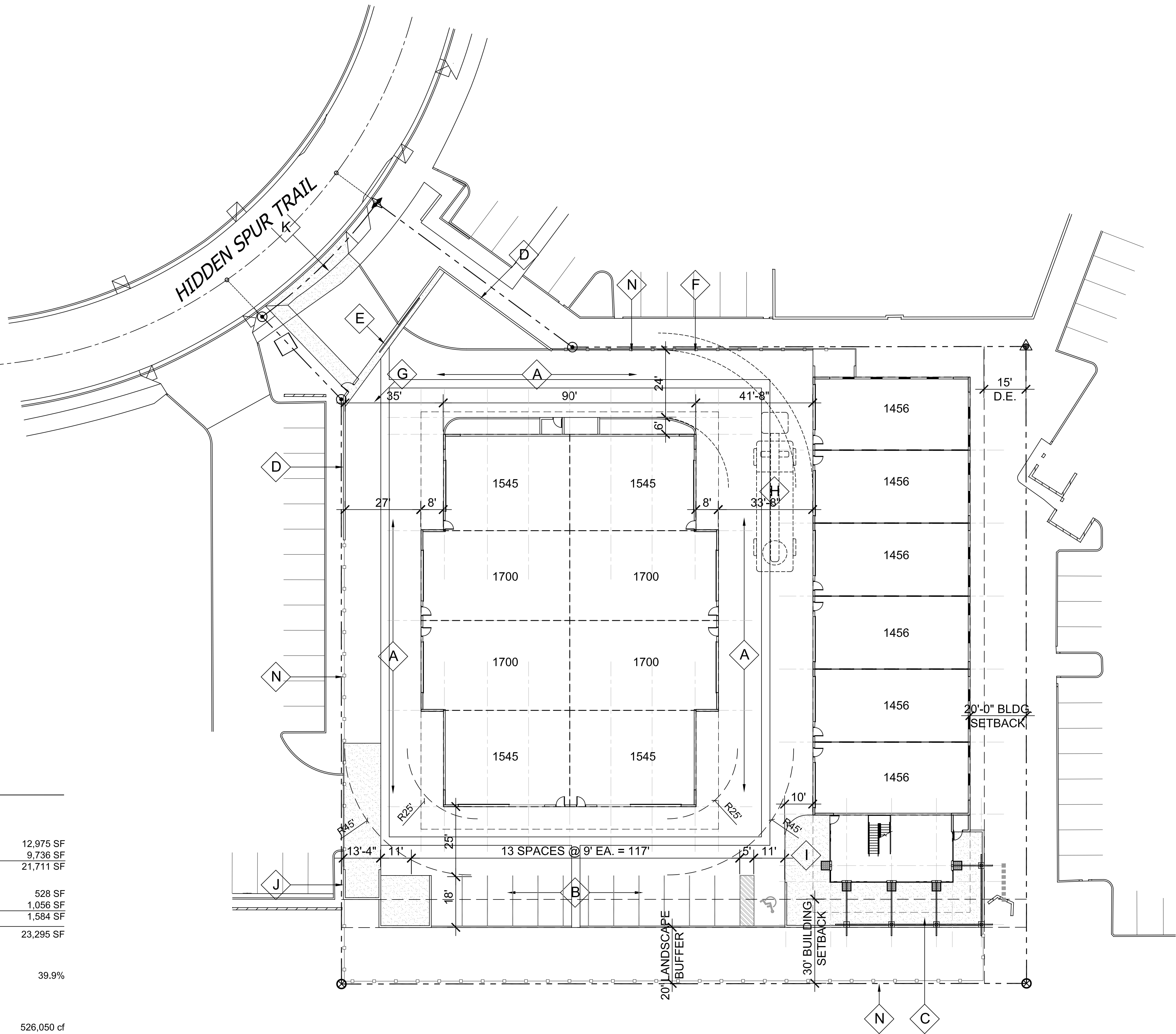
- A ASPHALT CONC.PAVING PER CIVIL DWGS. & SOILS REPORT
- B PARKING SPACE PER C.O.S.STD. 9' X 18' MIN. (9' X 16' W/ 24" O.H.)
- C COLORED CONCRETE PATIO
- D 6' HIGH C.M.U. SCREEN WALL - SEE DET.
- E 6' HIGH ROLLING STEEL GATE W/ 'KNOX BOX' F.D. ACCESS - SEE DET.
- F EXTRUDED CONCRETE CURB
- G COLORED CONCRETE WALK
- H FIRE TRUCK ACCESS CLEARANCES SEE SCOTTSDALE FIRE TRUCK DET.
- I BICYCLE PARKING AREA W/ BIKE RACKS PER C.O.S. STD DET. 2285
- J REFUSE ENCLOSURE W/ GATES PER C.O.S. STD DET. 2146-1.
- K TYPE CL-1 DRIVE per COS STD. SEE CIVIL DRAWINGS
- L ELECTR. S.E.S. - RECESSED INTO BLDG. FACE
- M LIGHT FIXT. - SEE SITE LIGHT. PLAN & PHOTO METRICS / FIXT. SCHED.
- N 6' HIGH W.I. FENCE

PLANNING NOTES

- NO SIGNS SHALL BE ALLOWED WITHIN A BUILDING WHICH CAN BE SEEN FROM ADJACENT PROPERTIES THROUGH OVERHEAD DOORS.
- REFUSE ENCLOSURES SHALL BE SCREENED BY MATERIALS COMPATIBLE WITH THE BUILDING MATERIALS. COLOR AND TEXTURE SHALL MATCH THE BUILDING, BOTH SIDES.
- NO EXTERIOR PUBLIC ADDRESS OR SPEAKER SYSTEM SHALL BE ALLOWED.
- ALL ROOFTOP MECHANICAL & COMMUNICATION EQUIPMENT SHALL BE MIN. 1' BELOW PARAPET & COMPLETELY SCREENED BY PARAPET WALLS WITH COLOR AND TEXTURE TO MATCH THE BUILDING.
- ALL GROUND MOUNTED MECHANICAL & COMMUNICATION EQUIPMENT SHALL BE SCREENED BY SCREEN WALLS AT LEAST 1'-0" ABOVE HEIGHT OF TALLEST UNIT WITH COLOR AND TEXTURE TO MATCH THE BUILDING.
- ALL POLE MOUNTED LIGHTING SHALL BE A MAXIMUM OF 20 FEET IN HEIGHT.
- SIGNS REQUIRE SEPARATE APPROVALS AND PERMITS.
- NO EXTERIOR LADDERS SHALL BE VISIBLE.
- FLAG POLES, IF PROVIDED, SHALL BE ONE PIECE CONICAL TAPERED.
- ALL RIGHTS-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.
- A MASTER SIGN PROGRAM SHALL BE SUBJECT TO THE APPROVAL OF THE DEVELOPMENT REVIEW BOARD PRIOR TO THE ISSUANCE OF A SIGN PERMIT FOR MULTI-TENANT BUILDINGS.
- NO EXTERIOR VENDING OR DISPLAY SHALL BE ALLOWED.
- ALL EQUIPMENT, UTILITIES OR OTHER APURTENANCES ATTACHED TO THE BUILDING SHALL BE AN INTEGRAL PART OF THE BUILDING DESIGN IN TERMS OF FORM, COLOR & TEXTURE.
- NO CHAIN LINK FENCING SHALL BE ALLOWED.
- NO TURF AREAS SHALL BE PROVIDED.

DEVELOPMENT DATA

LOT AREA:		BUILDING AREAS:	
LOT AREA	58,450 SF (1.34 AC)	AUTO STORAGE	
OFFICE	B	BUILDING A	12,975 SF
WAREHOUSE	S-2	BUILDING B	9,736 SF
		TOTAL	21,711 SF
CONSTRUCTION TYPE:		CLUBHOUSE	
	III-B	SECOND	528 SF
		FIRST	1,056 SF
		TOTAL	1,584 SF
ZONING:		TOTAL BUILDING AREA	23,295 SF
	I-1		
BUILDING HEIGHT:			
	34'-0"		
OPEN SPACE REQUIRED:		LOT COVERAGE:	
GENERAL		23,295/58,450 =	39.9%
BASE - 58,450 X 10% =	5,845 SF		
HGT. ABV. 12' - (34 - 12) X 0.4% = 8.8% =	5,144 SF	VOLUME CALCULATIONS:	
TOTAL GEN. O.S. REQ'D.	10,989 SF	ALLOWED :	
		58,450 sf X 9 =	526,050 cf
PARKING		PROVIDED :	
15% X 5,902 SF =	885 SF	21,711 sf X 24 =	488,975 cf
TOTAL O.S. REQ'D.	11,874 SF	1,056 sf X 31 =	31,680 cf
		TOTAL	520,655 cf
OPEN SPACE PROVIDED:		PARKING REQUIRED:	
GENERAL OPEN SPACE	12,927 SF	AUTO STOR. 1/50 UNITS (14 UNITS)	1 SPACE
PARKING OPEN SPACE	1,526 SF	CLUBHOUSE = 1,584/300 =	5.3 SPACES
TOTAL OPEN SPACE	14,453 SF	TOTAL	7 SPACES
		ADA SP. REQ'D. (1/ 1st 25 SPACES-VAN)	1 SPACE
		PARKING PROVIDED:	15 SPACES
		ADA SPACE (VAC ACCESS.)	1 SPACE



SILVERLEAF AUTO STORAGE
9271 E. HIDDEN SPUR TRAIL
DC RANCH CORPORATE CENTER - LOT 8

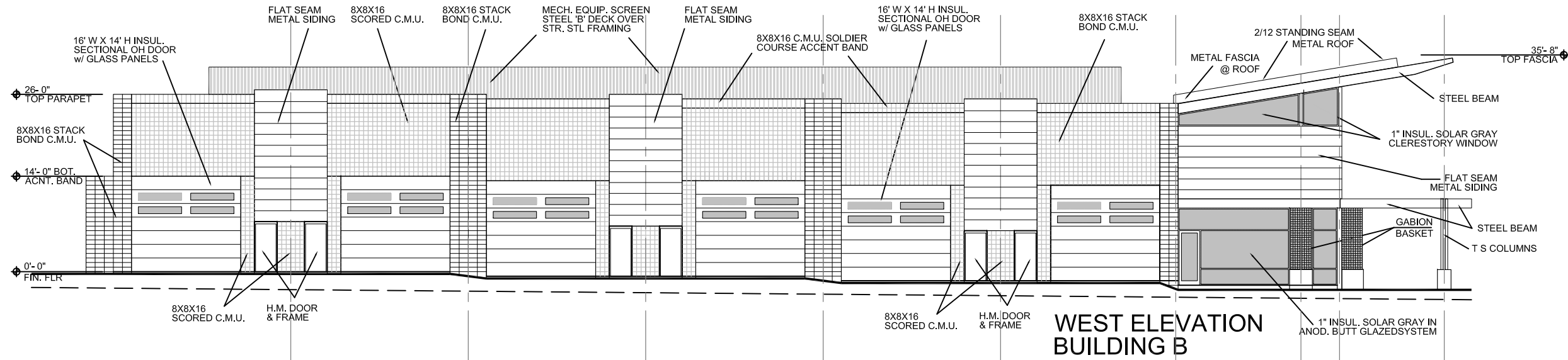
DATE: 1.20.22
REVISED:

james elson
architect

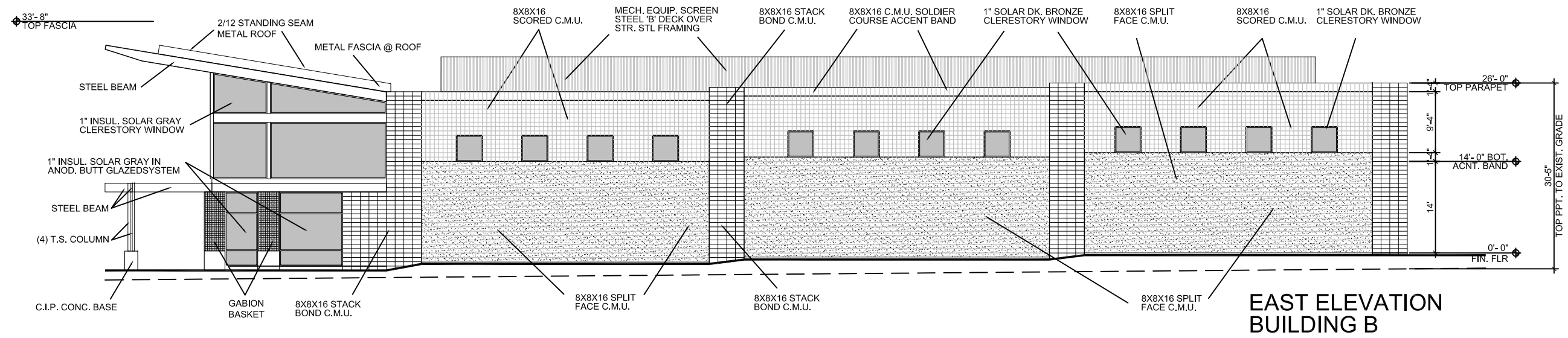
16420 north 92nd street
suite two hundred nineteen
scottsdale, arizona
85260

85260
602.903.5311.m
j4747e@aol.com
jameselsonarchitect@gmail.com

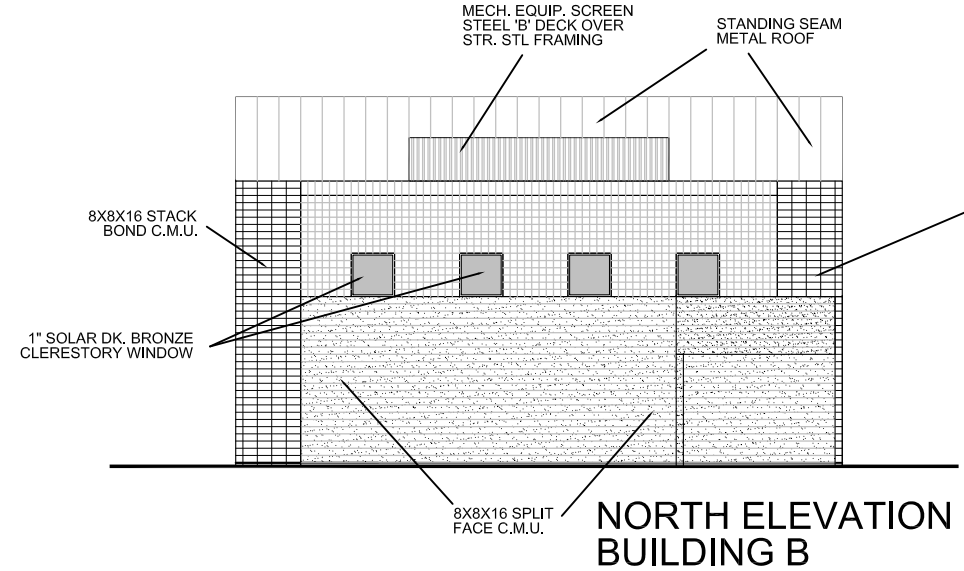
SD1
SITE PLAN



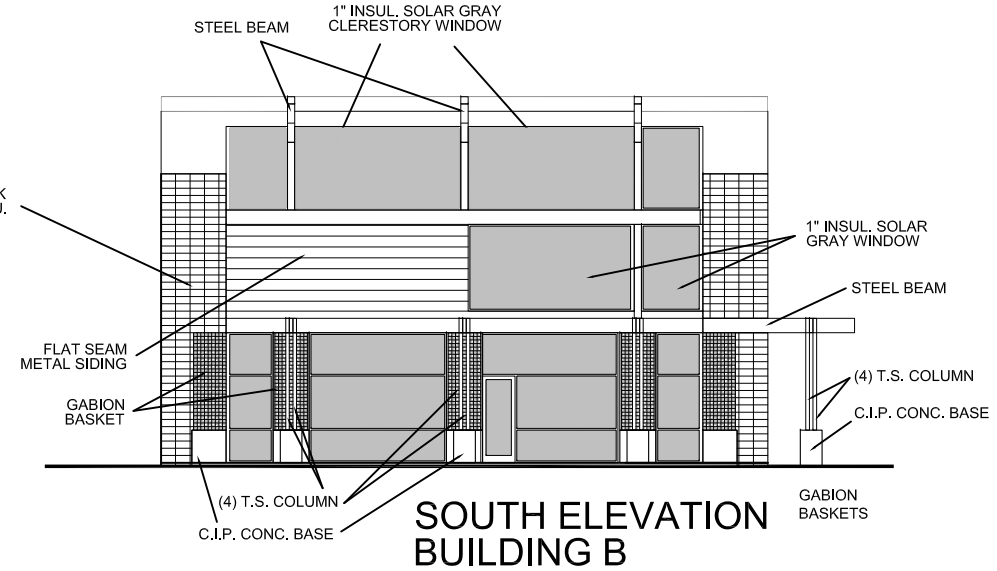
**WEST ELEVATION
 BUILDING B**



**EAST ELEVATION
 BUILDING B**



**NORTH ELEVATION
 BUILDING B**



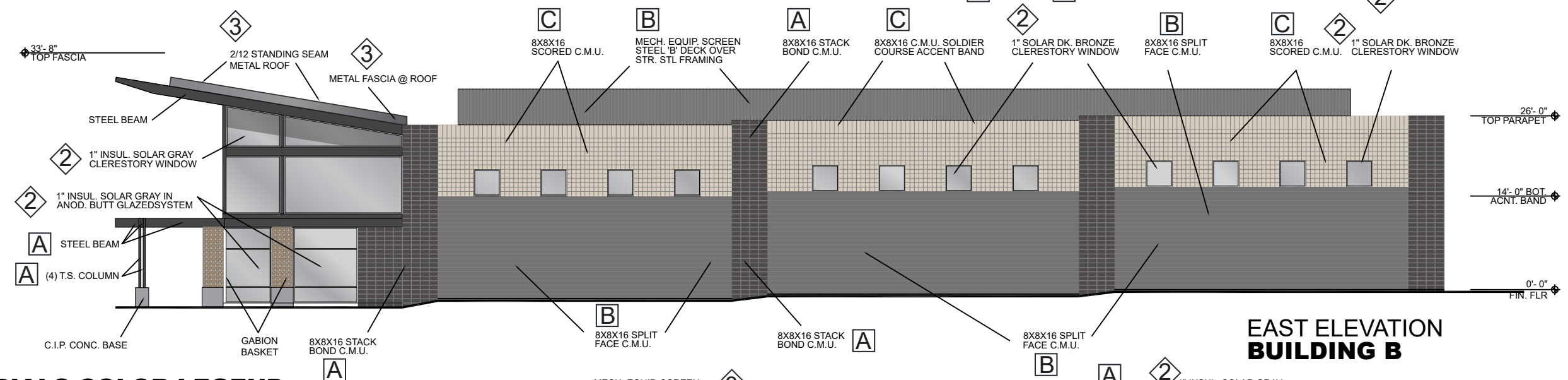
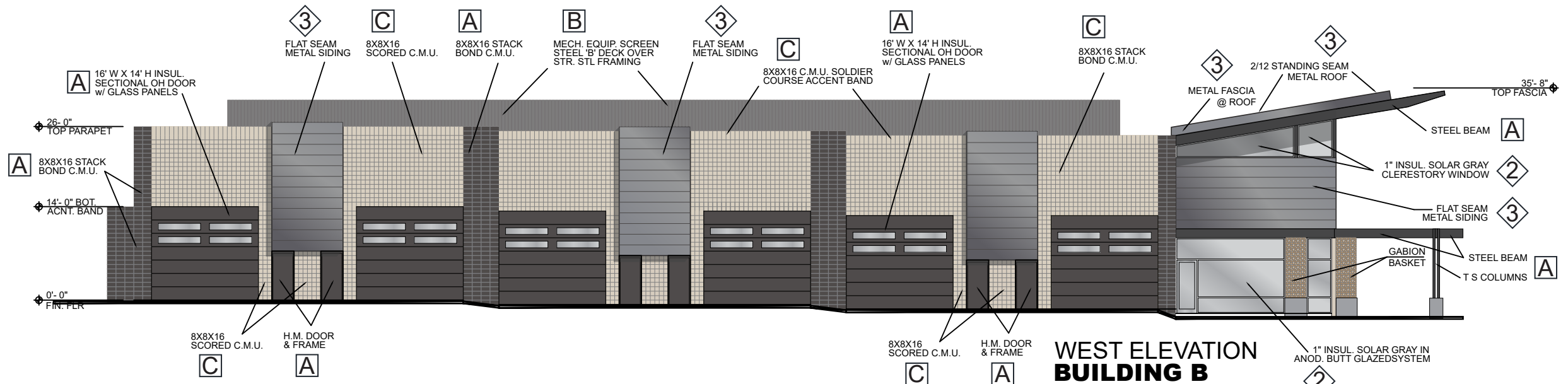
**SOUTH ELEVATION
 BUILDING B**

DATE 1.15.22
 REVISED

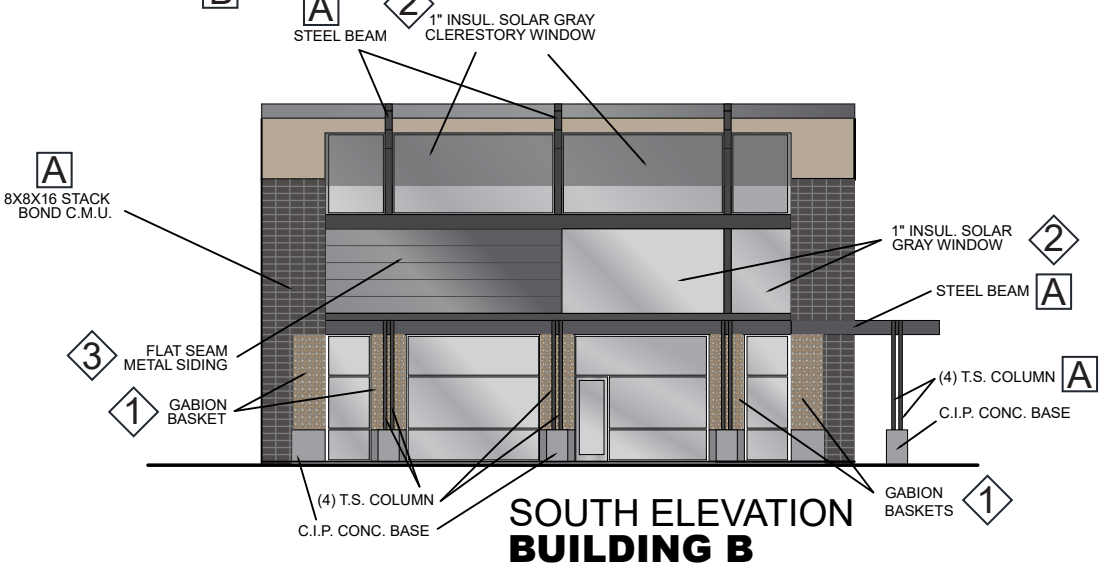
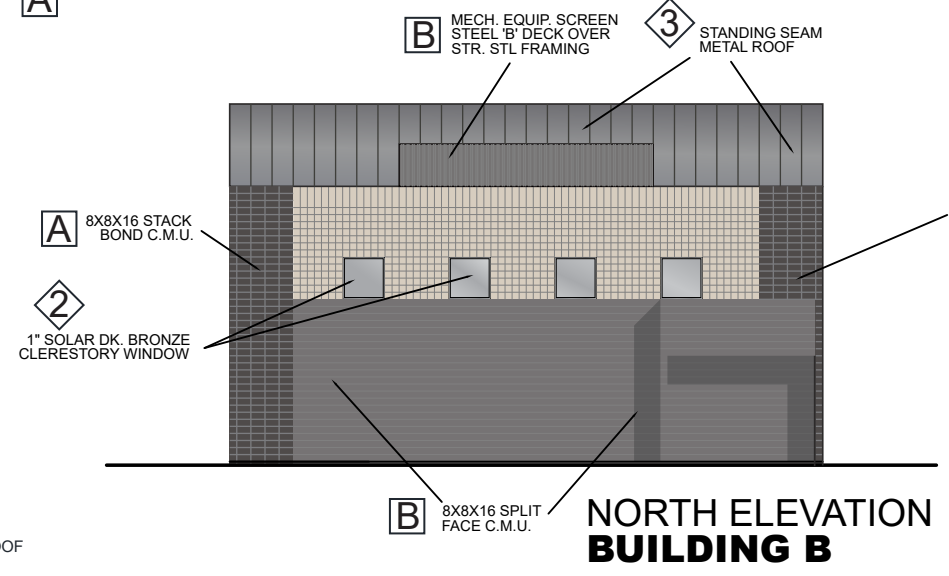
james
 elson
 architect

16420 north 92nd street
 suite two hundred nineteen
 scottsdale, arizona
 85260

602.903.5311
 j4747e@aol.com
 jameselsonarchitect@gmail.com



MATERIALS COLOR LEGEND

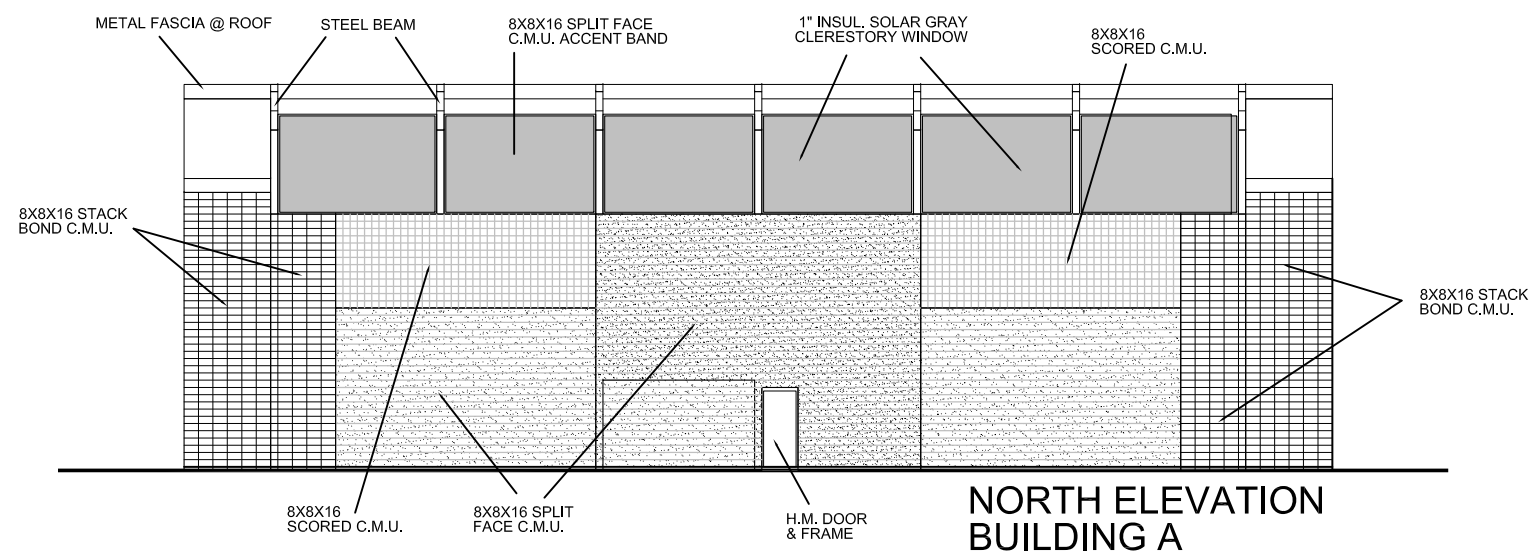
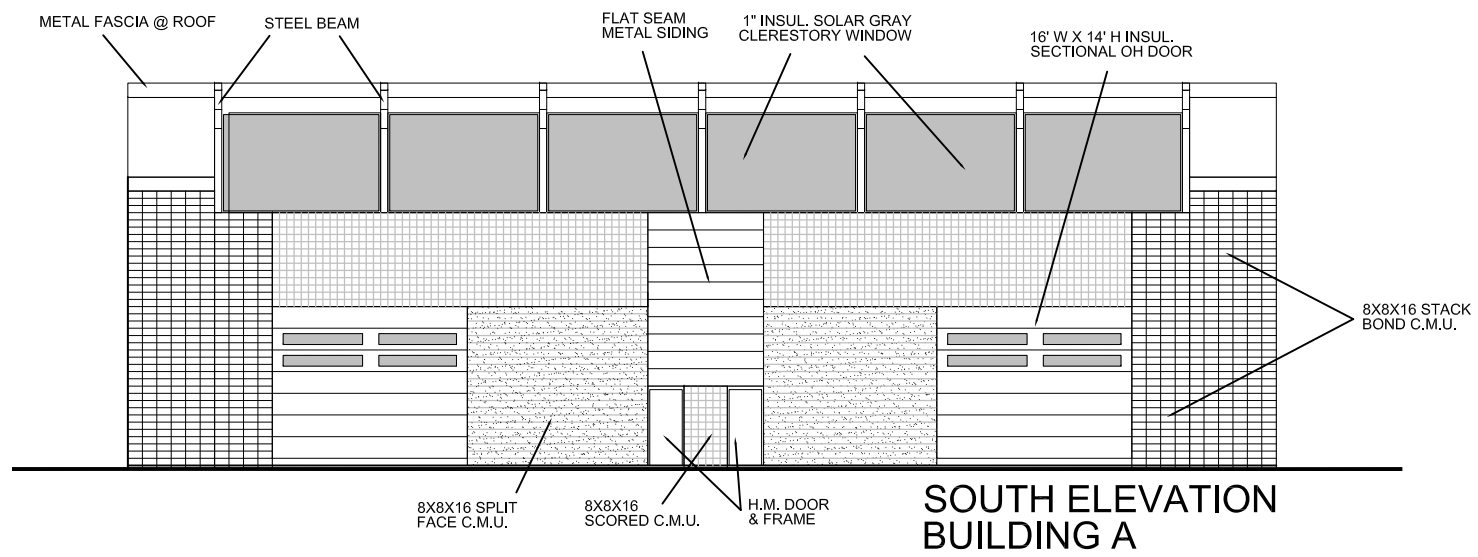
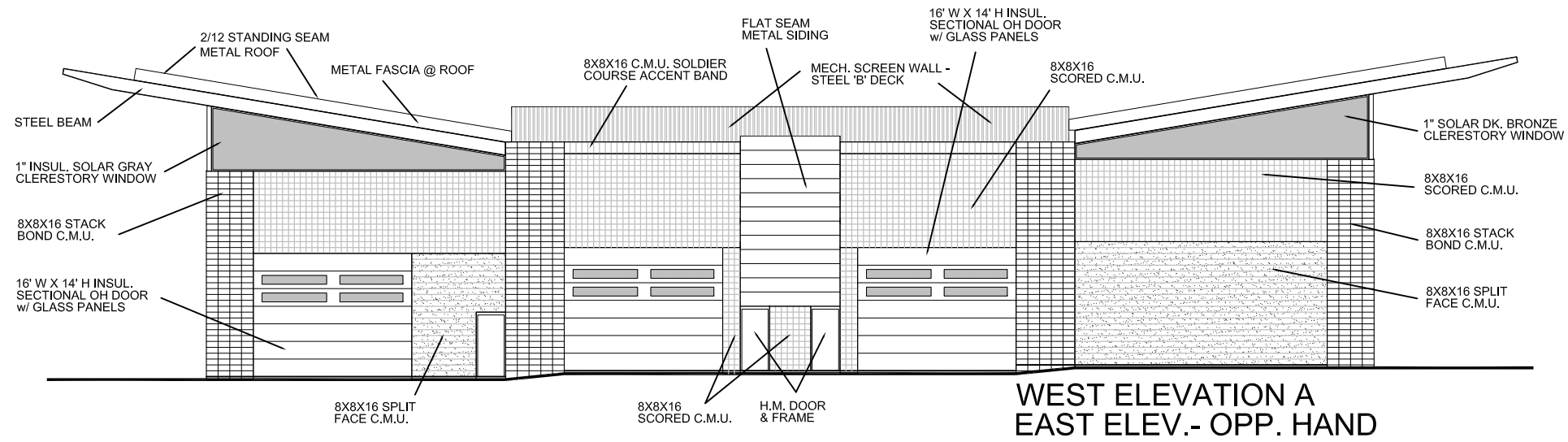


DATE - 1.15.22
 REVISED.

james elson
 architect

16420 north 92nd street
 suite two hundred nineteen
 scottsdale, arizona
 85260

602.903.5311 m
 j4747e@aol.com
 jameselsonarchitect@gmail.com



DATE 6.1.21
 REVISED

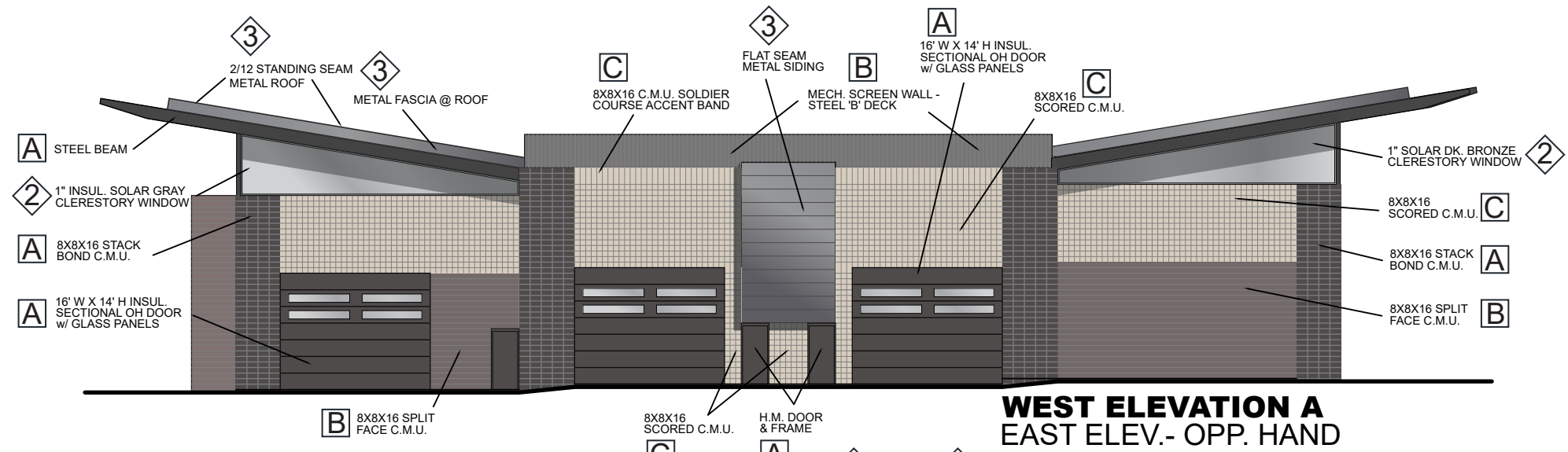
james
 elson
 architect

16420 north 92nd street
 suite two hundred nineteen
 scottsdale, arizona
 85260

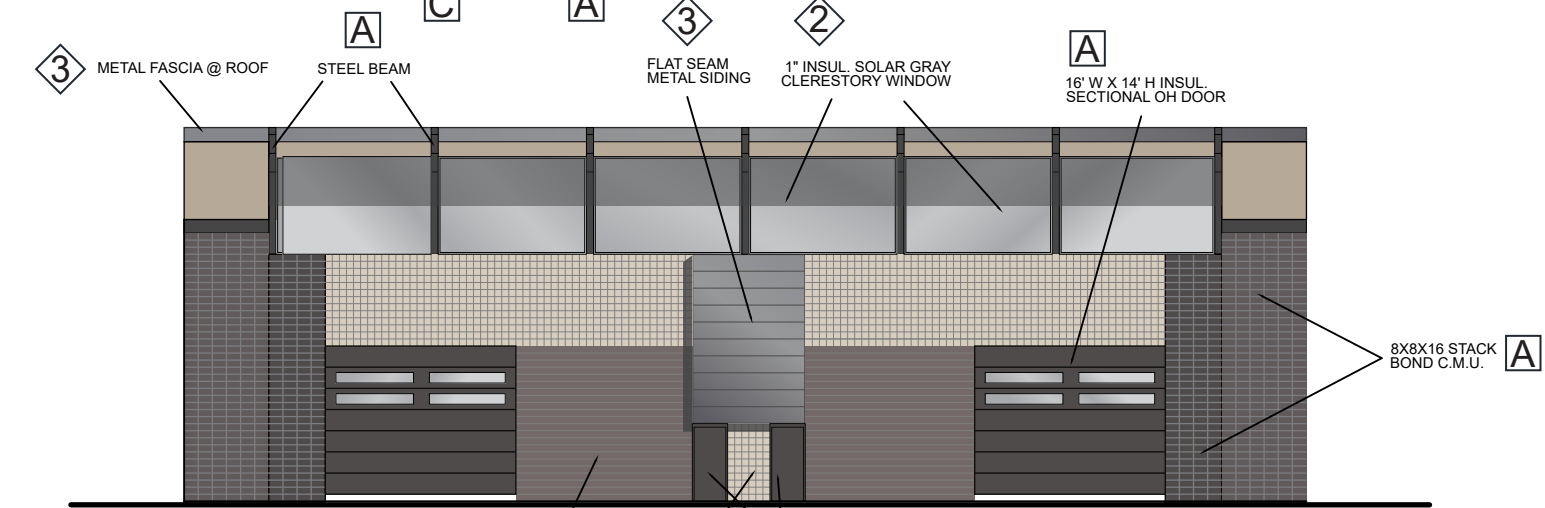
85260
 602.903.5311

j477e@aol.com

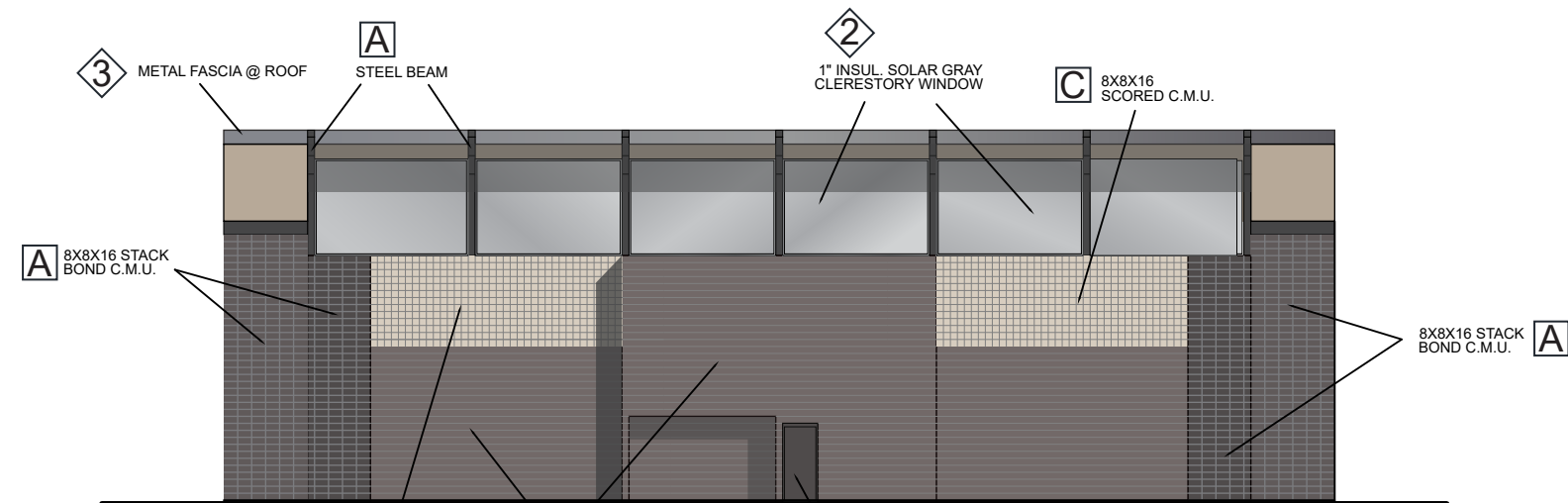
jameselsonarchitect@gmail.com



WEST ELEVATION A
 EAST ELEV.- OPP. HAND



SOUTH ELEVATION
BUILDING A

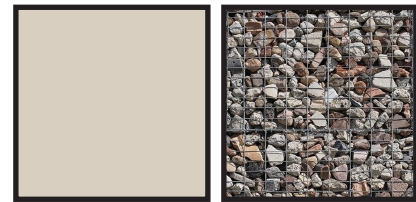


NORTH ELEVATION
BUILDING A

MATERIALS COLOR LEGEND



A BLACK BEAN DE 6385 (LRV 7) **B** BANK VAULT DE 6383 (LRV 16)



C FINE GRAIN DE 6213 (LRV 59) **1** GABIONS w/ DC COBBLES



2 GLASS (INSUL.) DARK SOLAR GRAY **3** METAL SIDING/ROOF CHARCOAL GREY

DATE: 6.1.21
 REVISED:

james elson
 architect

16420 north 92nd street
 suite two hundred nineteen
 scottsdale, arizona
 85260
 85260
 602.903.5311
 j477e@aol.com
 jameselsonarchitect@gmail.com

Project Narrative

Scottsdale Auto Storage Conditional Use Permit & Amended Development Standards 136-PA-2021

The request is for a Conditional Use Permit (CUP) with amended development standards for a proposed indoor vehicle storage facility at 9271 E. Hidden Spur Trail within the DC Ranch Corporate Center (DCRCC). The 1.34-acre lot is located in the furthestmost southeast corner of the subdivision bounded by the 2-story REI adventure tours building to the north, the 2-story Sante Rehabilitation center to the northwest, the 3-story Desert Parks Vista apartments to the east, the 2-story Victorium sports facility to the west and the 40-acre Bell Road Sports Complex undergoing construction to the south.



The 1-story facility will consist of condominium units for storing of owners' vehicles including classic, rare and antique cars. DCRCC was zoned I-1 PCD (Industrial Park within a Planned Community District) with the overall zoning of the 8,300-acre DC Ranch back in 1990. At that time the I-1 permitted use standards required a Conditional Use Permit (CUP) for vehicle storage and consequently this application. The requirement for a CUP was based upon *outdoor* vehicle storage which might have a negative impact on surrounding properties. *Indoor* vehicle storage is a recent market phenomenon and does not generate the same concerns. The upscale facility will have no outside storage of vehicles or any other outside activity. Indoor vehicle storage facilities are considered one of the most benign commercial uses.

The proposal satisfies the criteria below for the granting of the CUP based upon the use not being materially detrimental to the public health, safety or welfare.

1. *Damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination.* As the use is vehicle storage within completely enclosed buildings, there will be no damage or nuisance arising from its use.

2. *Impact on surrounding areas resulting from an unusual volume or character of traffic.* The indoor vehicle storage use generates a negligible amount of traffic and a fraction of the traffic generated by the other uses within the DC Ranch Corporate Center and surrounding areas.

3. *The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.* The indoor vehicle storage use is inherently unobtrusive and more than compatible with the adjoining Victorium sports facility, apartments, and the Bell Road Sports Complex.

A companion request is to amend the I-1 PCD development standards and the zoning ordinance landscape buffer requirement. A few development standards were amended in 2006 and intended to provide greater compatibility between planned industrial and adjacent residential uses. The standards however did not anticipate that DCRCC would develop with non-industrial and less intensive uses such as office buildings, a physical rehabilitation facility, a sports training facility, or adjoin a 40-acre city park. As previously stated an indoor vehicle storage facility is considered one of the most benign uses permitted in I-1. The proposal is to adjust the requirements for the eastern building adjacent to the Desert Park Views apartments and the Bell Road Sport Complex. Building height within 50' of the apartments and park would be raised from 24' to 26' with provisions to 32', the width of side/rear yards and landscape buffer would be reduced from 30' to 20', and the 6' minimum solid screen wall requirement would be removed.

The main portion of the 1-story eastern building is approximately 26' feet in height (as measured from finished floor due to drainage considerations) with a shallow wing-shaped roof element at the southern end of the building which rises to approximately 32' with glazing to overlook the park. The wing-shape form matches the same design aesthetic of other buildings in DCRCC. The eastern building is more than 70' from the nearest 3-story 36' tall apartment building.



A reduction of the required yard and landscape buffer from 30' to 20' is proposed adjacent to the residentially-zoned apartments and city park. A 20' area of dense landscaping already exists within a drainageway along the east property line and is contiguous to a 10' landscape area in front of apartment parking stalls. As such, the 20' on the subject property and 10' on the apartment property already provide a 30' yard/landscape buffer – however unnecessary. Although not required, the 20' desert vegetation area is intended to be preserved in its natural state with the development of the property. The city park technically requires the same 30' yard/landscape buffer because it is zoned residential but not developing as such. Lastly, a 6' minimum solid

wall requirement along the apartment property and park would be removed as there is no activity at the back of the eastern building and screening the property from the 40-acre park is totally unnecessary. Below summarizes the proposed changes:

standards adjoining apartments and park	current	proposed
max. building height within 50'	24'	26' rising to 32'
min. yard	30'	20'
min. landscape buffer	30'	20'
min. height solid screen wall	6'	no wall required

These minor amendments will also better align with the DC Ranch Development Guidelines which contain lesser requirements for building height and rear/side yards. There has been no public inquiry or comment regarding the proposed amendments or project. As such, the changes are expected to be imperceptible and have no impact on adjoining and adjacent properties.





**RENDERING LOOKING NORTHEAST
FROM SCOTTSDALE SOCCER FIELDS**