

# DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: March 16, 2023  
General Plan Element: *Character and Design*  
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

## ACTION

### Storage 365 30-DR-2022

Request for approval of a site plan, landscape plan, building elevations, and associated improvements for a new 117,300 square foot internalized storage facility and 5,400 square foot office building on a +/- 2.52-acre site.

## SUMMARY

### Staff Recommendation

Approve, subject to the attached stipulations (Attachment #6)

### Items for Consideration

- Conformance with Development Review Board Criteria – staff confirms
- Integration of Sensitive Design Principles – staff confirms
- 50' landscape buffer adjacent to neighboring residential subdivision
- Design matches colors and materials found within the existing shopping center
- Development of vacant site
- Increased pedestrian connections throughout center
- Public comment received

## BACKGROUND

**Location:** 11653 East Sahuaro Drive

**Zoning:** Highway Commercial Planned Community District and Service Residential (C-3 PCD & S-R)

### Adjacent Uses

North: East Sahuaro Drive

East: Residential subdivision, zoned R-4 PCD, established in 1986

South: Office condominiums, zoned S-R, built in 2005

West: Fitness studio, zoned C-3 PCD and S-R, built in 2003



### Property Owner

Colgen Investments LLC

### Applicant

Neil Feaser  
(602) 955-3900

### Architect/Designer

RKAA Architects Inc.

### Engineer

Cypress Civil

## DEVELOPMENT PROPOSAL

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The development proposal includes a 4-story internalized community storage building (2 levels above grade, 2 levels below grade) and a separate, smaller one-story office building, with associated landscape and parking improvements. The subject parcel has split zoning, C-3 PCD and S-R, and the proposed site plan adheres to the applicable zoning boundaries. Vehicular circulation aligns with the existing shopping center development and the site plan provides a sizable landscape boundary between the new buildings and residential subdivision to the east.

### Development Review Board Criteria

Staff confirms that the development proposal generally meets the applicable Development Review Board Criteria. For a detailed analysis of the Criteria, please see Attachment #4. For the complete applicant narrative, please see Attachment #3.

## STAFF RECOMMENDED ACTION

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Staff recommends that the Development Review Board approve the Storage 365 development proposal per the attached stipulations, finding that the Character and Design Element of the General Plan and Development Review Board Criteria have been met.

### RESPONSIBLE DEPARTMENTS

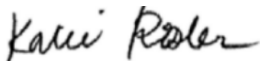
**Planning and Development Services**  
Current Planning Services

### STAFF CONTACTS

Katie Posler  
Senior Planner  
480-312-2703    kposler@ScottsdaleAZ.gov

## APPROVED BY

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Katie Posler, Senior Planner, Report Author

2/23/23

Date



Brad Carr, AICP, LEED-AP, Planning & Development Area Manager  
Development Review Board Liaison

Phone: 480-312-7713      Email: bcarr@scottsdaleaz.gov

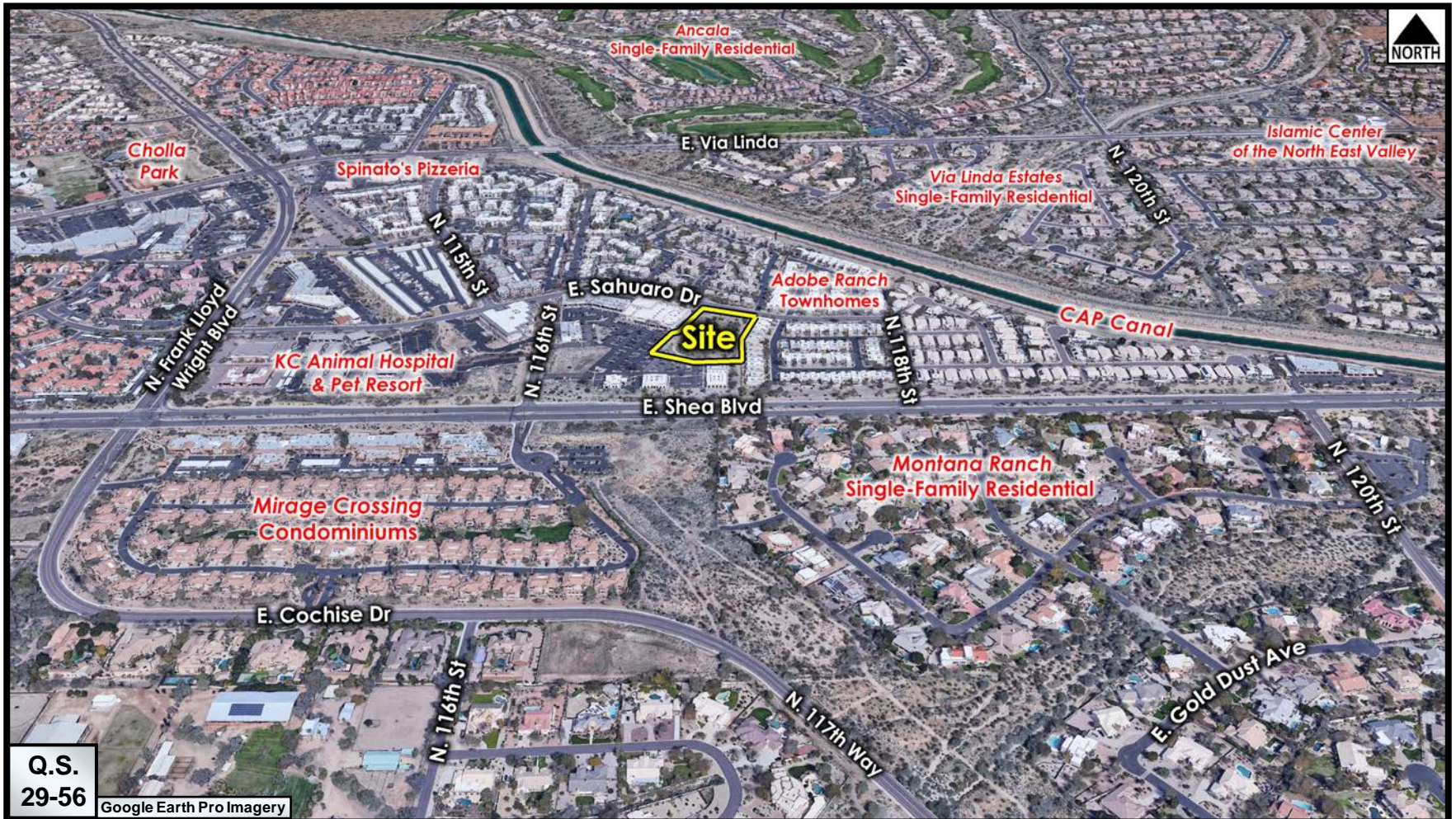
3/8/2023

Date

## **ATTACHMENTS**

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1. Context Aerial
2. Close-up Aerial
3. Applicant's Narrative
4. Development Review Board Criteria Analysis
5. Development Information
6. Stipulations / Zoning Ordinance Requirements
7. Site Plan
8. Open Space Plan
9. Landscape Plan
10. Building Elevations
11. Perspectives
12. Materials and Colors Board
13. Exterior Photometrics Plan
14. Exterior Lighting Cutsheets
15. Zoning Map
16. City Notification Map
17. Public Comment



Context Aerial

30-DR-2022

ATTACHMENT #1



Close-up Aerial

30-DR-2022

ATTACHMENT #2



## Internalized Community Storage & office

Location:  
11653 E Sahuaro drive  
Scottsdale, Arizona 85262  
Case # 256-PA-2022

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

**California Office**  
1151 Dove Street  
Suite #175  
Newport Beach, CA 92660  
Office: (949) 954-8785

### 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 two-story with two basements, approximately 117,300 S.F. internalized community self-storage facility & a single story 5,400 S.F. office building. The site is located at 11653 E Sahuaro Drive near SWC Sahuaro Drive and 117<sup>th</sup> Place in Scottsdale. It is approximately 2.51 acres and is currently zoned C3-PCD & S-R PCD; APN: 217-28-986.

### II. Design & Development Plan Summary

The current site is vacant land. The project consists of a new self-storage facility, An office building and associated site improvements. The project will consist of a two-story with two basements of climate-controlled storage building at 117,300 gross square feet and a single story 5,400 S.F. office building. 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. 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

Access to the site is from an existing driveway to West and south of the existing commercial development. Parking is located on the South and East side of the property. The circulation around the parking area has 30' drive for storage and 24' drive in front of the office building. Parking stalls are nine (9) feet by eighteen (18) feet or sixteen (16) feet deep with a two (2) foot overhang. There are also three loading and unloading stalls on the South side of the storage building screened by a wall on the East side. The parking lot and drive aisles will be paved surface with proper fire truck turning clearance. There is a sidewalk planned to connect existing development on the east to the building entrances.

#### **Licensed in:**

Alaska  
Arizona  
Arkansas  
California  
Colorado  
Connecticut  
Florida  
Georgia  
Hawaii  
Idaho  
Illinois  
Indiana  
Iowa  
Kansas  
Kentucky  
Louisiana  
Maryland  
Michigan  
Minnesota  
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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  
Kathleen D. Rieger, VP  
Steve A. Nosal, VP  
Neil A. Feaser, AIA, VP



Improvements to the site since the first submittal consist of removing parking on the eastern side of the storage facility near the neighbors and converted this area to provide more landscaping and trees in order to further mitigates views of the storage facility and building itself. There is also an added landscaped area on the western side of the storage facility that is now providing decorative boulders and a seating area that is situated above the basement area.

### **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 1/4" minus decomposed granite with natural desert cobble intermixed into the landscape areas.

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.

Improvements to the landscaping since the first submittal consist of additional landscaping treatment along the eastern side of the site near the neighbors to provide further mitigation from the view and any noises of the building by utilizing more dense landscaping in this area. There has also been a revision to the western storage area which is now providing several large decorative boulder and seating area that is situated above the basement area as discussed in our follow-up meeting with city staff.

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.

### **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:** Proposed Internalized Community Storage & office will comply with the applicable guidelines, development standards, Design Standards & Policies Manual, General Plan and Zoning Ordinance. The proposal is compliant with this land use designation as well as the



zoning ordinance provisions of the City of Scottsdale. The general plan Land Use designation of this property is Commercial which included commercial centers serving the surrounding neighborhood and the community. 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 a 35' landscape setback along Sahuaro drive and Min 15'-0" & 50' landscape setback from building on east side with screen wall, supplements the quantity and quality of landscaping, and enhances the pedestrian realm by improving sidewalk connections on west side to existing center. The proposed development accomplishes a range of goals and policies including the development of an underutilized property, integrating new, contemporary architecture and site planning to the area, and improving the pedestrian experience along Sahuaro drive.

**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 developments. The structure responds appropriately with the site and surrounding neighborhood while allowing a desirable relationship with many open spaces.

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 typically found with storage and office 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 Principal 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 part of an existing center and is accessed via existing driveway on west and south side. Pedestrian access will be provided to the existing center. These pedestrian linkages will provide connectivity to adjacent property uses. The circulation around the parking area has 24'-30' drives. Parking stalls are 9.5'x 18' or 16' with a 2' overhang. The loading area of storage facility is facing towards exiting commercial center on south side a full height wall is provided on the east side for screening and sound reduction from adjacent properties to east.

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

**Response:** Mechanical equipment will be fully screened by screen walls 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 as the site is not located in downtown area.

- 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 urban in character it does have natural features such as natural grade and slope, the developer is proposing to increase the amount of open space and landscaping on site predominately along North and East property line, providing an improved pedestrian experience along Sahuaro drive and creating a visually pleasing setting for the new building.

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

**Response:** The property development and design is sensitive to existing topography and landscape. All landscaping will consist of low-water use desert appropriate landscaping materials. See grading plan and 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 proposed landscape setting is consistent with the Scottsdale requirement. The pedestrian experience along both the perimeter and internal to the site will be enhanced with the development as numerous other uses are connected and 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:** This Property is nestled between commercial uses on west and south side and residential uses on the east and on the north. The site is situated in a walkable location based on the surrounding context. 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 existing development will provide connectivity to public streets and 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 developments. The building design takes on a contemporary aesthetic with dynamic geometries that divide the space appropriately.

- 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. The development will incorporate architectural elements that provide solar shading and overhangs to protect from 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 clients and users. 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.

Improvements to the elevations since the first submittal consist of lowering parapet heights as well as revising architectural treatments of building facades to provide more detailed design treatments that further connect to the existing shopping center. The building has provided variations in the parapet heights as well as material projections to provide a visually enhanced and detailed four-sided design.

## DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

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Per Section 1.904. of the Zoning Ordinance, 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.
  - *The applicant states that the proposed internalized community storage & office will comply with the applicable guidelines, development standards, Design Standards & Policies Manual, General Plan and Zoning Ordinance. The proposal is compliant with this land use designation as well as the zoning ordinance provisions of the City of Scottsdale. The general plan Land Use designation of this property is Commercial which included commercial centers serving the surrounding neighborhood and the community. 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 a 35' landscape setback along Sahuaro drive and Min 15'-0" & 50' landscape setback from building on east side with screen wall, supplements the quantity and quality of landscaping, and enhances the pedestrian realm by improving sidewalk connections on west side to existing center. The proposed development accomplishes a range of goals and policies including the development of an underutilized property, integrating new, contemporary architecture and site planning to the area, and improving the pedestrian experience along Sahuaro drive.*
  - *Staff finds that the proposal is consistent with the development standards, Design Standards and Policies Manual, Self-Storage Facilities Design Guidelines, and Office Design Guidelines.*
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;
  - b. Avoid excessive variety and 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;
  - d. Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District; and
  - e. Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback or architectural details, in the Historic Property Overlay District.
  - *The applicant states the proposed architectural character is respectful of the existing built environment with heights and massing consistent with the surrounding developments. The structure responds appropriately with the site and surrounding neighborhood while allowing a desirable relationship with many open spaces. 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.*

- *One of the primary design goals was to create visually interesting architecture vs. a static building form typically found with storage and office buildings. The variety of building materials, architectural accents, metal panels, extending awnings and window placement create movement in the building façade avoiding monotonous repetition.*
  - *Staff finds that proposed storage and office building architecture is contextually compatible with the existing shopping center design using the same desert appropriate color palette, including Warm Stone, Accessible Beige, Panda White, and Studio Taupe, and similar stone veneer vertical accents. The proposed structures have varying height levels and façade projections and recesses to help with visual interest. Additionally, bronze metal canopies are provided above doors and windows for shade coverage.*
  - *Through the review cycles and neighborhood input, the site plan was revised to remove excess parking stalls and increase the landscape buffer and tree count between the new buildings and residential subdivision to the east.*
3. Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be designed as to promote safety and convenience.
- *The applicant states that the property is part of an existing center and is accessed via existing driveway on west and south side. Pedestrian access will be provided to the existing center. These pedestrian linkages will provide connectivity to adjacent property uses. The circulation around the parking area has 24'-30' drives. Parking stalls are 9.5'x 18' or 16' with a 2' overhang. The loading area of storage facility is facing towards exiting commercial center on south side a full height wall is provided on the east side for screening and sound reduction from adjacent properties to east.*
  - *Staff finds the proposed traffic circulation aligns with the existing drive aisles established within the shopping center. Pedestrian connections are provided between the new storage and office building and existing adjacent commercial buildings. Adequate parking is provided, there are 43 required spaces and 49 provided spaces.*
4. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.
- *The applicant states that mechanical equipment will be fully screened by screen walls in conformance with the zoning ordinance requirements. Screening is integral to the design of the building.*
  - *Staff finds that roof top equipment is fully screened by building parapets and the SES equipment will be screened within an electrical room on the building.*
5. Within the Downtown Area, building and site design shall:
- a. Demonstrate conformance with the Downtown Plan Urban Design & Architectural Guidelines;
  - b. Incorporate urban and architectural design that address human scale and incorporate pedestrian-oriented environment at the street level;
  - c. Reflect contemporary and historic interpretations of Sonoran Desert architectural traditions, by subdividing the overall massing into smaller elements, expressing small scale details, and recessing fenestrations;
  - d. Reflect the design features and materials of the urban neighborhoods in which the development is located; and

- e. Incorporate enhanced design and aesthetics of building mass, height, materials and intensity with transitions between adjacent/abutting Type 1 and Type 2 Areas, and adjacent/abutting Type 2 Areas and existing development outside the Downtown Area.
  - *This criterion is 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 existing or future development or natural features;
  - c. Location near the primary pedestrian or vehicular entrance of a development;
  - d. Location in conformance with Design Standards and Policies Manual for locations affecting existing utilities, public utility easements, and vehicular sight distance requirements; and
  - e. Location in conformance to standards for public safety.
    - *This criterion is not applicable.*

## DEVELOPMENT INFORMATION

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### Zoning History

The subject site was annexed into the City of Scottsdale in 1975 under Ordinance No. 891. The subject site has split zoning, C-3 PCD and S-R, Highway Commercial Planned Community District and Service Residential. Under case 125-ZN-1985, the northern portion of the site was rezoned to C-3 PCD, and under case 19-ZN-1987#3, the southern portion of the site was rezoned to S-R. Internalized community storage is permitted by right in the C-3 district and office is permitted by right in the S-R district.

### Community Involvement

With the submittal of the application, staff and the applicant notified all property owners within 750 feet of the site. There has also been a hearing sign posted at the site.

Staff received calls and comments on this case from the residential subdivision to the east, Scottsdale Adobe Ranch Townhomes, regarding the internalized community storage land use, building height, and overall security. The applicant met with property owners within the residential subdivision and revised the project plans to widen the landscape buffer between the new buildings and residential homes, increase the tree count along the subject site's eastern boundary, and slightly decrease the building height adjacent to the residences to help address concerns. Submitted public comment can be found via Attachment #17.

### Context

The subject site is generally located southeast of the North 116<sup>th</sup> Street and East Sahuaro Drive intersection, within the Mountainside Plaza shopping center. Please refer to the context graphics.

### Project Data

- Existing Use: Vacant commercial site
- Proposed Use: Internalized Community Storage and Office Building
- Parcel Size: 109,637 square feet / 2.52 acre (net)
- Storage Building Area: 117,300 square feet (50,270 sf above grade & 67,030 sf below grade)
- Office Building Area: 5,400 square feet
- Storage FAR Allowed: 0.8
- Storage FAR Proposed: 0.79
- Storage Building Height Allowed: 24 feet (Development Review may approve minor parapet and architectural feature areas up to a maximum building height of 30 feet where such features are integral to the detailing and character of the building per 19-ZN-1987)
- Storage Building Height Proposed: 17 feet from street elevation (E. Sahuaro Dr.) per code (30 feet from finished grade)
- Office Building Height Allowed: 18 feet
- Office Building Height Proposed: 9 feet from street elevation (E. Sahuaro Dr.) per code (22 feet from finished grade)
- Total Parking Required: 43 spaces

- Total Parking Provided: 49 spaces
- Storage Open Space Required: 11,873 square feet
- Storage Open Space Provided: 18,986 square feet
- Office Open Space Required: 11,178 square feet
- Office Open Space Provided: 19,376 square feet

**Stipulations for the  
Development Review Board Application:  
Storage 365  
Case Number: 30-DR-2022**

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 RCAA Architects, Inc., with a city staff date of 2/23/23.
  - b. The location and configuration of all site improvements shall be consistent with the site plan submitted by RCAA Architects, Inc., with a city staff date of 1/23/23.
  - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by RCAA Architects, Inc., with a city staff date of 2/23/23.
  - d. The case drainage report submitted by Cypress Civil and accepted in concept by the Stormwater Management Department of the Planning and Development Services.
  - e. The water and sewer basis of design report submitted by Cypress Civil and accepted in concept by the Water Resources Department.

**RELEVANT CASES:**

**Ordinance**

- A. At the time of review, the applicable zoning cases were: 125-ZN-1985 and 19-ZN-1987#3.

**ARCHAEOLOGICAL RESOURCES:**

**Ordinance**

- B. Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Section 46-134 - Discoveries of archaeological resources during construction.

**ARCHITECTURAL DESIGN:**

**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 or 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.
4. Parapet depth shall be at least two (2) feet into the center of the building.
5. With final plans, the metal coping, identified as item F, shall be revised to have a LRV of 80 or below.

**SITE DESIGN:**

**DRB Stipulations**

6. All drive aisles that are fire lanes shall have a width of twenty-four (24) feet.
7. Prior to issuance of any building permit for the development project, the property 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
8. The fire backflow preventor shall be located within the fire riser room for screening purposes.

**LANDSCAPE DESIGN:**

**Ordinance**

- C. The property owner shall obtain a native plant permit to remove or relocate any protected native plants on site.

**DRB Stipulations**

9. Prior to the issuance of any building permit for the development project, the property owner shall submit landscape improvement plans that demonstrate how the salvaged vegetation from the site will be incorporated into the design of the landscape improvements.
10. With the final plans submittal, the property owner shall update the landscape plans to show all utility lines and ensure that all new trees are placed at least eight (8) feet away from any utility lines.

**EXTRIOR LIGHTING:**

**Ordinance**

- D. All exterior luminaires mounted eight (8) feet or higher above finished grade, shall be directed downward.
- 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.

**DRB Stipulations**

11. 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.
12. Incorporate the following parking lot and site lighting into the project's design:
  - a. 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.

- b. 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.
  - c. The initial vertical luminance at 6-foot above grade, along the entire property line shall not exceed 0.8 foot-candles. All exterior luminaires shall be included in this calculation.
  - d. All exterior lighting shall have a color temperature of 3,000 Kelvin or less.
  - e. The total lumen per luminaire shall not exceed 24,000 lumens.
  - f. All exterior lighting fixtures shall have a black or dark bronze colored shield.
13. The initial vertical luminance at 6-foot above grade, along the east property line shall not exceed 0.0 foot-candles. All exterior luminaires shall be included in this calculation.

**STREET INFRASTRUCTURE:**

**Ordinance**

- G. All street infrastructure improvements shall be constructed in accordance with this City of Scottsdale (COS) Supplement to MAG Specifications and Details, and the Design Standards and Policies Manual.

**DRB Stipulations**

14. All public sidewalks adjacent to the building shall be gray colored concrete.
15. Pedestrian pathways crossing drive aisles shall be red stamped colored concrete to match the rest of the existing shopping center.
16. All curb ramps for public and pedestrian sidewalks that intersect public and private streets, or driveways that intersect public and private streets, shall have truncated domes that are colored to match OSHA Safety Yellow, FED-STD-595C, 13591.

**WATER AND WASTEWATER:**

**Ordinance**

- H. All water and wastewater infrastructure improvements shall be constructed in accordance with this City of Scottsdale (COS) Supplement to MAG Specifications and Details, and the Design Standards and Policies Manual.

**DRB Stipulations**

17. Prior to the civil construction document submittal, the property owner shall obtain approval of the master water and wastewater reports from to Water Resources Department. The civil construction document submittal shall be consistent with the approved master water and wastewater reports. Any design that modifies the approved master report requires from the owner a site-specific addendum to the master report, subject to review and approval by City staff.
18. 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**

19. With the civil construction document submittal, the property 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.

20. With the civil construction document and final drainage report submittal, the Engineer should address the following stormwater issues.
- a. Onsite flows must be collected onsite and be drained out into the existing onsite storm drain network located within the project site.
  - b. The disturbed area appears to be greater than 1.0 acre. Therefore, project needs to provide first flush volume onsite. This can be achieved by adding a water quality structure to the existing storm drain network prior to the existing storm drain outfall. Alternatively, a surface retention basin for the first flush volume maybe provided which should be located within a dedicated Drainage and Flood Control easement.
  - c. Drainage and Flood Control easement should be dedicated over any detention and/or retention basin(s) along with an adequate vehicular access to the basin(s) from the nearest public right-of-way for emergency maintenance.
21. All headwalls and drainage structures shall be integrally colored concrete to blend with the color of the surrounding natural desert.

**EASEMENTS DEDICATIONS:**

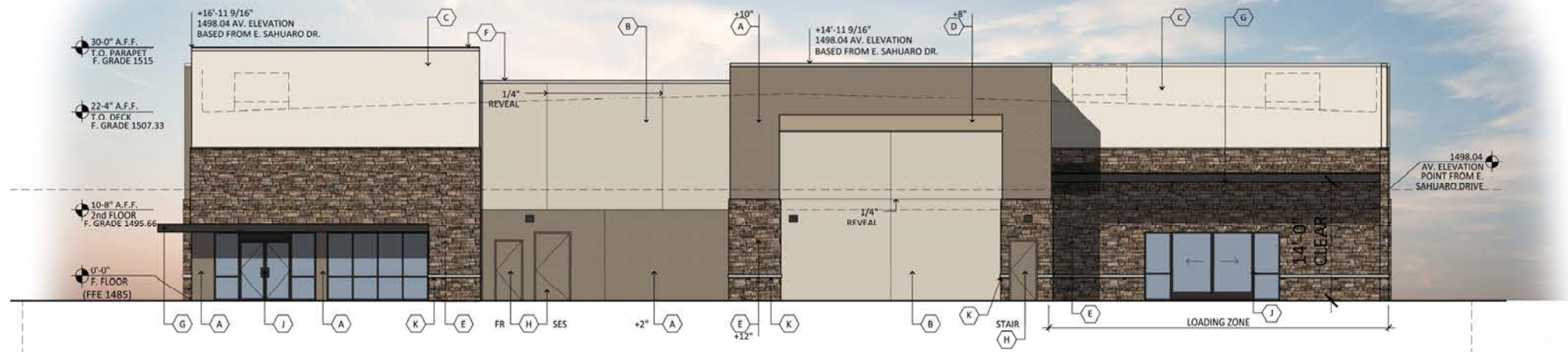
**DRB Stipulations**

22. Prior to the issuance of any building permit for the development project, the property owner shall dedicate the following easements to the City of Scottsdale on a final plat or map of dedication:
- a. A continuous Public Non-Motorized Access Easement to the City of Scottsdale to contain any portion of the public sidewalk in locations where the sidewalk crosses on to the lot.
  - b. A minimum twenty (20) foot wide Water + Sewer Facilities Easement to contain public water and sewer infrastructure located outside public right-of-way.



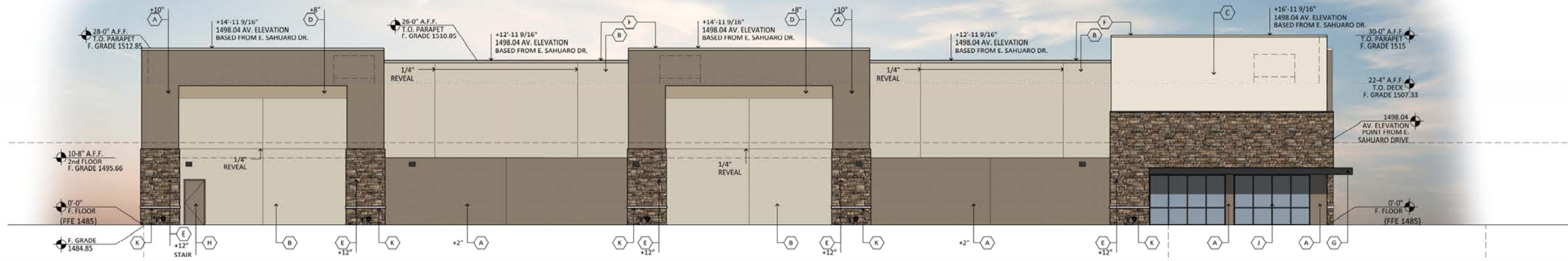






**SOUTH ELEVATION**

SCALE: 3/32"=1'-0"



**WEST ELEVATION**

SCALE: 1/16"=1'-0"

**MATERIAL AND COLORS**

- A** STUCCO - PAINT COLOR TO MATCH:  
FINISH: FINE SAND  
MFG: SHERWIN WILLIAMS  
COLOR: WARM STONE  
SPEC #: SW7032  
LRV: 20
- B** STUCCO - PAINT COLOR TO MATCH:  
FINISH: FINE SAND  
MFG: SHERWIN WILLIAMS  
COLOR: ACCESSIBLE BEIGE  
SPEC #: SW7036  
LRV: 58
- C** STUCCO - PAINT COLOR TO MATCH:  
FINISH: FINE SAND  
MFG: SHERWIN WILLIAMS  
COLOR: PANDA WHITE  
SPEC #: SW6147  
LRV: 77
- D** STUCCO - PAINT COLOR TO MATCH:  
FINISH: FINE SAND  
MFG: SHERWIN WILLIAMS  
COLOR: STUDIO TAUPE  
SPEC #: SW7549  
LRV: 34
- E** STONE VENEER:  
MFG: ELDRADO STONE  
SPEC: FIELDLEDGE  
COLOR: VENETO
- F** METAL COPING:  
MFG: M&C  
COLOR: BONE WHITE
- G** METAL CANOPY:  
MFG: M&C  
COLOR: MIDNIGHT BRONZE
- H** PAINTED HOLLOW METAL DOOR:  
MFG: SHERWIN WILLIAMS  
COLOR: WARM STONE  
SPEC #: SW7032  
LRV: 20
- I** STOREFRONT MULLION:  
MFG: KAWNEER  
COLOR: DARK BRONZE
- K** CONCRETE CAP:  
COLOR: NATURAL CONCRETE

**STORAGE ELEVATIONS**

STORAGE 365 - SAHUARO DRIVE  
SWC OF SAHUARO DR AND 117TH PLACE  
11702 SAHUARO DR SCOTTSDALE ARIZONA 85259  
**ATTACHMENT #10** NARY)



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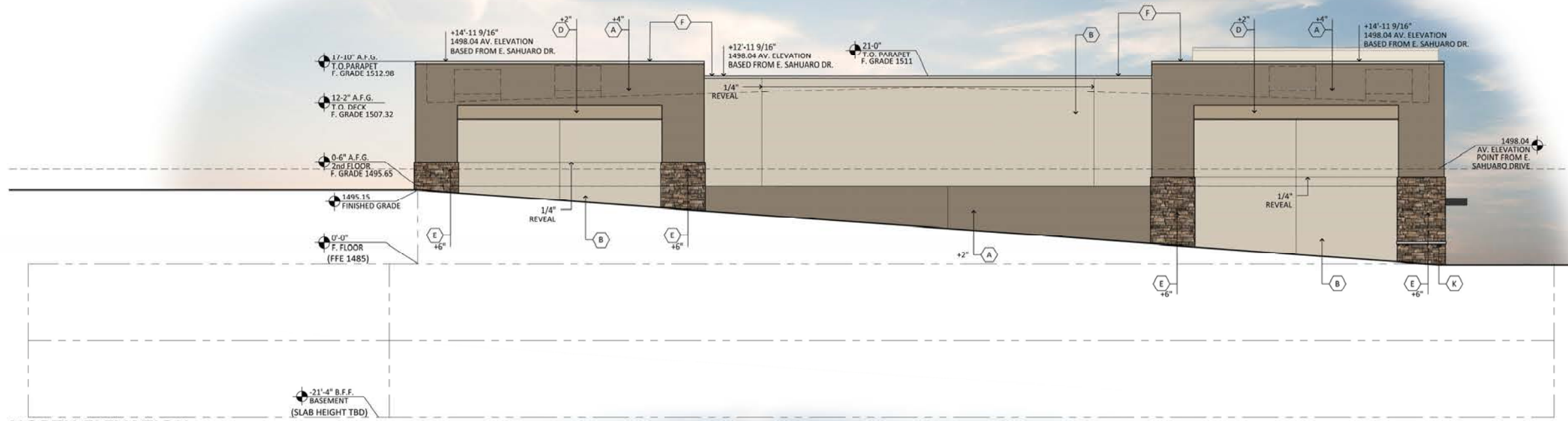
EL-1  
BLDG. A

RKAA# 22059.50



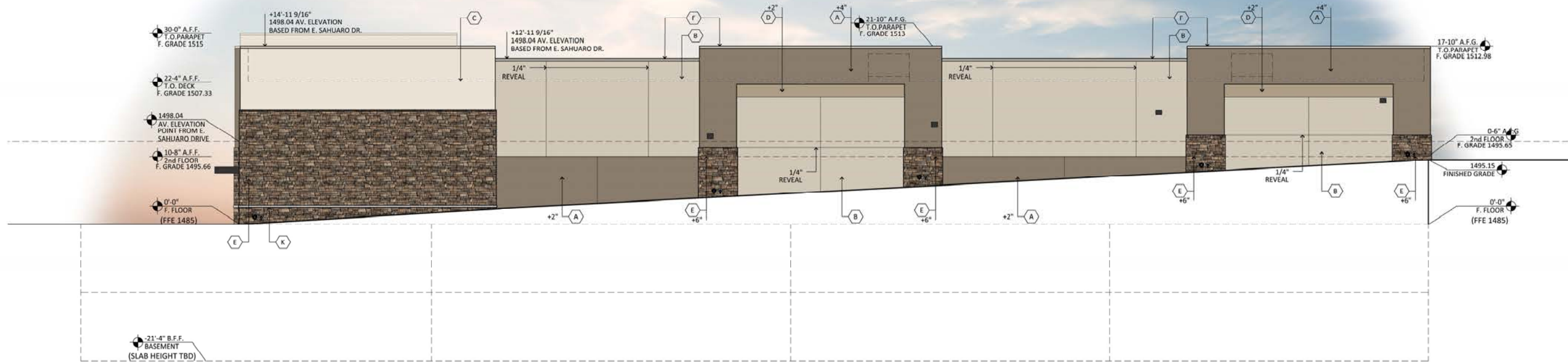
## MATERIAL AND COLORS

<b>A</b> STUCCO - PAINT COLOR TO MATCH: FINISH: FINE SAND MFG: SHERWIN WILLIAMS COLOR: WARM STONE SPEC #: SW7032 LRV: 20	<b>F</b> METAL COPING: MFG: M&C COLOR: BONE WHITE
<b>B</b> STUCCO - PAINT COLOR TO MATCH: FINISH: FINE SAND MFG: SHERWIN WILLIAMS COLOR: ACCESSIBLE BEIGE SPEC #: SW7036 LRV: 58	<b>G</b> METAL CANOPY: MFG: M&C COLOR: MIDNIGHT BRONZE
<b>C</b> STUCCO - PAINT COLOR TO MATCH: FINISH: FINE SAND MFG: SHERWIN WILLIAMS COLOR: PANDA WHITE SPEC #: SW6147 LRV: 77	<b>H</b> PAINTED HOLLOW METAL DOOR: MFG: SHERWIN WILLIAMS COLOR: WARM STONE SPEC #: SW7032 LRV: 20
<b>D</b> STUCCO - PAINT COLOR TO MATCH: FINISH: FINE SAND MFG: SHERWIN WILLIAMS COLOR: STUDIO TAUPE SPEC #: SW7549 LRV: 34	<b>I</b> STOREFRONT MULLION: MFG: KAWNEER COLOR: DARK BRONZE
<b>E</b> STONE VENEER: MFG: ELDERADO STONE SPEC: FIELDLEDGE COLOR: VENETO	<b>K</b> CONCRETE CAP: COLOR: NATURAL CONCRETE



**NORTH ELEVATION**

SCALE: 1/8"=1'-0"



**EAST ELEVATION**

SCALE: 1/8"=1'-0"

# STORAGE ELEVATIONS

STORAGE 365 - SAHUARO DRIVE  
SWC OF SAHUARO DR AND 117TH PLACE  
11653 E SAHUARO DR SCOTTSDALE ARIZONA 85259  
DATE: 02-06-2023 (PRELIMINARY)

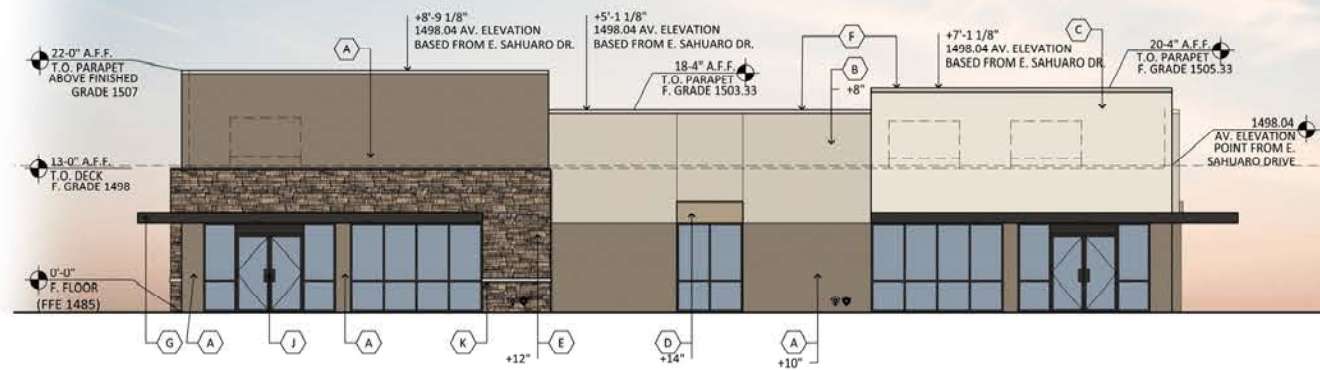


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EL-2  
BLDG. A

RKAA# 22059.50





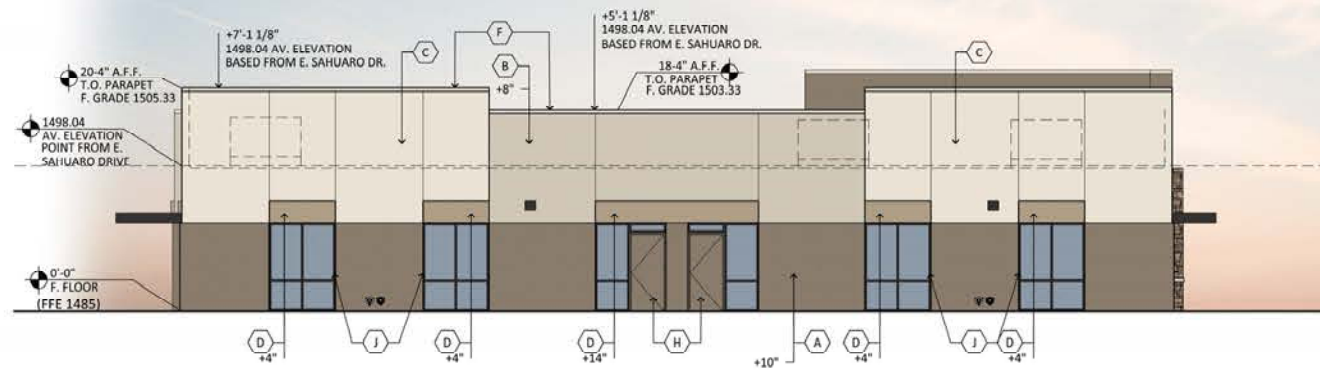
**WEST ELEVATION**

SCALE: 1/8"=1'-0"



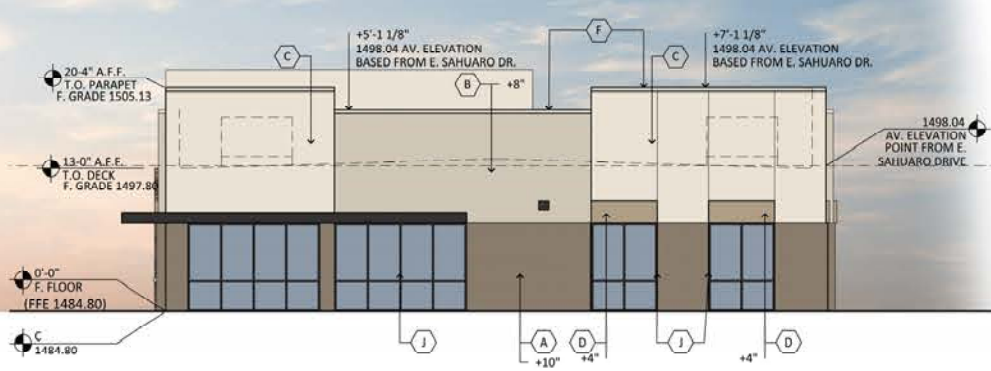
**NORTH ELEVATION**

SCALE: 1/8"=1'-0"



**EAST ELEVATION**

SCALE: 1/8"=1'-0"



**SOUTH ELEVATION**

SCALE: 1/8"=1'-0"

**MATERIAL AND COLORS**

- A** STUCCO - PAINT COLOR TO MATCH:  
FINISH: FINE SAND  
MFG: SHERWIN WILLIAMS  
COLOR: WARM STONE  
SPEC #: SW7032  
LRV: 20
- B** STUCCO - PAINT COLOR TO MATCH:  
FINISH: FINE SAND  
MFG: SHERWIN WILLIAMS  
COLOR: ACCESSIBLE BEIGE  
SPEC #: SW7036  
LRV: 58
- C** STUCCO - PAINT COLOR TO MATCH:  
FINISH: FINE SAND  
MFG: SHERWIN WILLIAMS  
COLOR: PANDA WHITE  
SPEC #: SW6147  
LRV: 77
- D** STUCCO - PAINT COLOR TO MATCH:  
FINISH: FINE SAND  
MFG: SHERWIN WILLIAMS  
COLOR: STUDIO TAUPE  
SPEC #: SW7549  
LRV: 34
- E** STONE VENEER:  
MFG: ELDRADO STONE  
SPEC: FIELDLEDGE  
COLOR: VENETO
- F** METAL COPING:  
MFG: M&C  
COLOR: BONE WHITE
- G** METAL CANOPY:  
MFG: M&C  
COLOR: MIDNIGHT BRONZE
- H** PAINTED HOLLOW METAL DOOR:  
MFG: SHERWIN WILLIAMS  
COLOR: WARM STONE  
SPEC #: SW7032  
LRV: 20
- I** STOREFRONT MULLION:  
MFG: KAWNEER  
COLOR: DARK BRONZE
- K** CONCRETE CAP:  
COLOR: NATURAL CONCRETE

**OFFICE ELEVATIONS**

STORAGE 365 - SAHUARO DRIVE  
SWC OF SAHUARO DR AND 117TH PLACE  
11653 E SAHUARO DR SCOTTSDALE ARIZONA 85259  
DATE: 02-06-2023 (PRELIMINARY)



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EL-3  
BLDG. B

RKAA# 22059.50





**VIEW 1**

SCALE: N.T.S.



**VIEW 2**

SCALE: N.T.S.

STORAGE 365 - SAHUARO DRIVE  
 SWC OF SAHUARO DR AND 117TH PLACE  
 11653 ATTACHMENT #11 (ONA 85259  
 Y)



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P-1

RKAA# 22059.50





**VIEW 3**

SCALE: N.T.S.



**VIEW 4**

SCALE: N.T.S.

STORAGE 365 - SAHUARO DRIVE  
 SWC OF SAHUARP DR AND 117TH PLACE  
 11653 E SAHUARO DR SCOTTSDALE ARIZONA 85259  
 DATE: 02-06-2023 (PRELIMINARY)

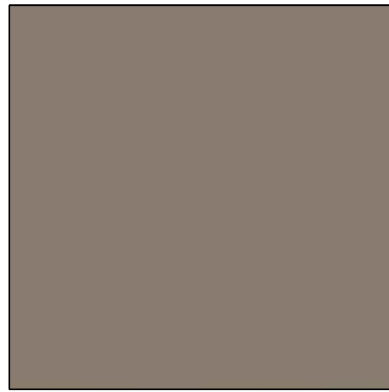


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P-2

RKAA# 22059.50

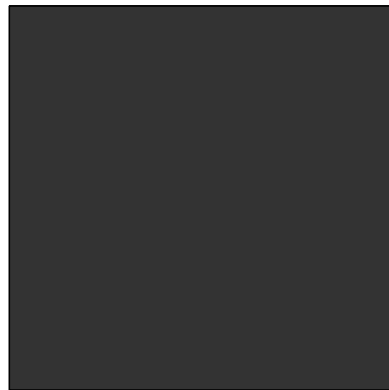




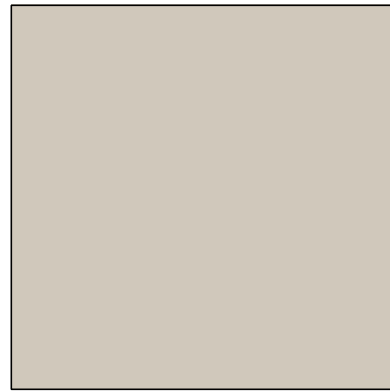
**A** STUCCO - PAINT COLOR TO MATCH:  
 FINISH: FINE SAND  
 MFG: SHERWIN WILLIAMS  
 COLOR: WARM STONE  
 SPEC #: SW7032  
 LRV: 20



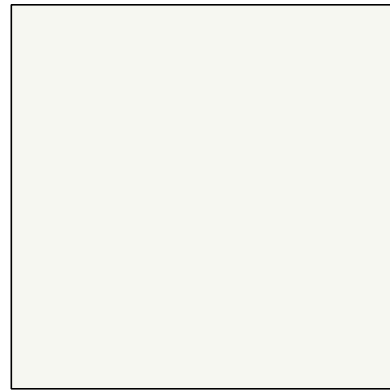
**E** STONE VENEER:  
 MFG: ELDORADO STONE  
 SPEC: FIELDLEDGE  
 COLOR: VENETO



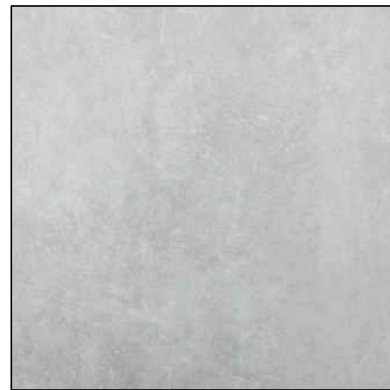
**J** STOREFRONT MULLION:  
 MFG: KAWNEER  
 COLOR: DARK BRONZE



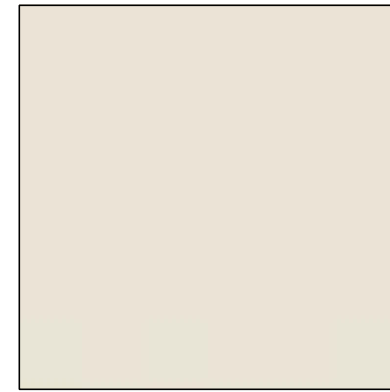
**B** STUCCO - PAINT COLOR TO MATCH:  
 FINISH: FINE SAND  
 MFG: SHERWIN WILLIAMS  
 COLOR: ACCESSIBLE BEIGE  
 SPEC #: SW7036  
 LRV: 58



**F** METAL COPING:  
 MFG: MBCI  
 COLOR: BONE WHITE



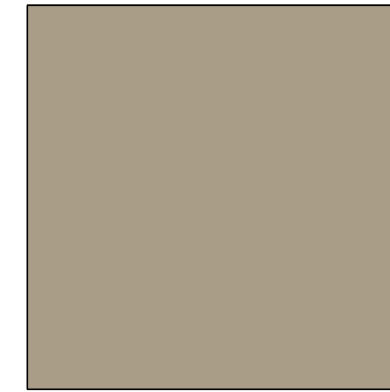
**K** CONCRETE CAP:  
 COLOR: NATURAL CONCRETE



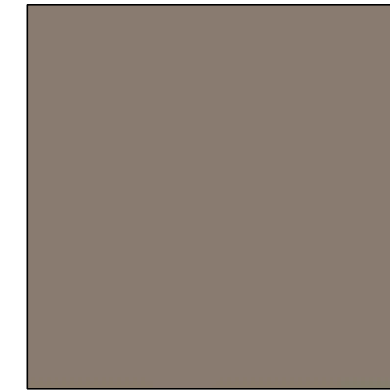
**C** STUCCO - PAINT COLOR TO MATCH:  
 FINISH: FINE SAND  
 MFG: SHERWIN WILLIAMS  
 COLOR: PANDA WHITE  
 SPEC #: SW6147  
 LRV: 77



**G** METAL CANOPY:  
 MFG: MBCI  
 COLOR: MIDNIGHT BRONZE



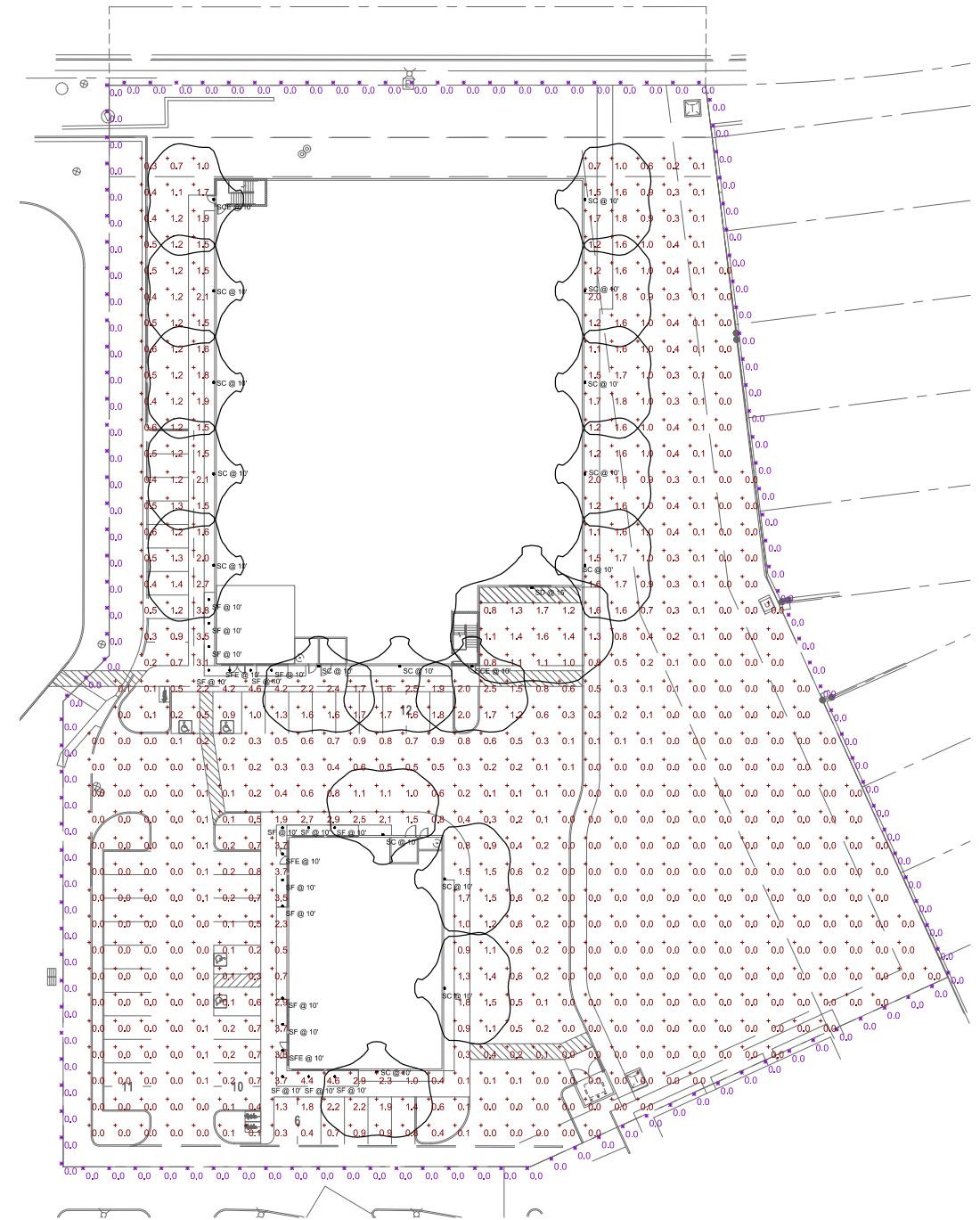
**D** STUCCO - PAINT COLOR TO MATCH:  
 FINISH: FINE SAND  
 MFG: SHERWIN WILLIAMS  
 COLOR: STUDIO TAUPE  
 SPEC #: SW7549  
 LRV: 34



**H** PAINTED HOLLOW METAL DOOR:  
 MFG: SHERWIN WILLIAMS  
 COLOR: WARM STONE  
 SPEC #: SW7032  
 LRV: 20

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
SITE - FC @ GRADE	+	0.5 fc	4.6 fc	0.0 fc	N/A	N/A
PROPERTY LINE - FC @ 6' AFG	X	0.0 fc	0.0 fc	0.0 fc	N/A	N/A

Schedule										
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
□	SC	15	Lithonia Lighting	WDGE2 LED P2 30K 80CRI TFTM MVOLT (FINISH)	WDGE2 LED WITH P2 - PERFORMANCE PACKAGE, 3000K, 80CRI, TYPE FORWARD THROW MEDIUM OPTIC	LED - 3000K	WDGE2_LED_P2_30K_80CRI_TF_TM.ies	1934	0.91	18.9815
▣	SCE	2	Lithonia Lighting	WDGE2 LED P2 30K 80CRI TFTM MVOLT E20WC (FINISH)	WDGE2 LED WITH P2 - PERFORMANCE PACKAGE, 3000K, 80CRI, TYPE FORWARD THROW MEDIUM OPTIC W/EM BATTERY PACK	LED - 3000K	WDGE2_LED_P2_30K_80CRI_TF_TM.ies	1934	0.91	18.9815
□	SD	1	Lithonia Lighting	WDGE2 LED P4 30K 80CRI TFTM MVOLT (FINISH)	WDGE2 LED WITH P4 - PERFORMANCE PACKAGE, 3000K, 80CRI, TYPE FORWARD THROW MEDIUM OPTIC	LED - 3000K	WDGE2_LED_P4_30K_80CRI_TF_TM.ies	4002	0.91	46.6589
⊗	SF	16	DMF LIGHTING	DRDH N JO / DRD5S 4 R 10 9 30 O	4IN SURFACE MOUNTED DOWNLIGHT	LED - 3000K	DRD5S-4R-10930.ies	1015	0.91	11.8
⊗	SFE	3	DMF LIGHTING	DRDH N JO 100SEM / DRD5S 4 R 10 9 30 EM	4IN SURFACE MOUNTED DOWNLIGHT W/EM BATTERY PACK	LED - 3000K	DRD5S-4R-10930.ies	1015	0.91	11.8



**PHOTOMETRIC SITE PLAN**

SCALE: 1" = 30'-0"



**IRKAA**  
 1111 N. CENTRAL AVENUE, SUITE 100  
 PHOENIX, ARIZONA 85004  
 602-955-3900



1 / 2018 Application for  
 PHOTOMETRIC PLAN

NOTICE OF ALTERNATE BILLING OR PAYMENT CYCLE: THE CONTRACTOR SHALL ALLOW THE OWNER TO RESERVE THE OPTION OF BILLING OR PAYMENT CYCLE. THE CONTRACTOR SHALL ALLOW THE OWNER TO MAKE PAYMENT ON AN ALTERNATE CYCLE ONLY AFTER THE CERTIFICATION AND APPROVAL OF BILLING AND PAYMENT CYCLE APPLICATION TO THE PROJECT IS AVAILABLE FROM OWNER OR DESIGNATED AGENT.

**STORAGE 365 - SAHUARO DRIVE**  
 SWC OF SAHUARO DRIVE & 117TH PLACE  
 11653 E SAHUARO DRIVE SCOTTSDALE ARIZONA 85259  
 PROJECT # 256-PA-2022

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design by: OT  
 drawn by: PC  
 checked by: PC

**E0.1**  
 project: 22059.50

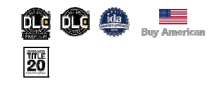


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 Engineering

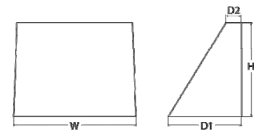
Project Number: 22496 | Project Manager: OT  
 7328 E Stetson Dr., Scottsdale, AZ 85251  
 P: 480.626.7072 | ardebileng.com



### WDGE2 LED Architectural Wall Sconce Precision Refractive Optic



**Specifications**  
 Depth (D1): 7"  
 Depth (D2): 1.5"  
 Height: 9"  
 Width: 11.5"  
 Weight (without options): 13.5 lbs



Category: Recessed  
 Notes:  
 Type: SC & SCE & SD

**Introduction**  
 The WdGE2 LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectangular design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embodied with nLight® AIR wireless controls, the WdGE2 family provides additional energy savings and code compliance. WdGE2 with industry leading precision refractive optics provides great uniform distribution and optical control. When combined with multiple integrated emergency battery backup options, including an 18W cold temperature option, the WdGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.

WdGE2 LED Family Overview		Standard 4'x8', 2'-C	6'x6' CM, 2'-C	8'x8' CM, 2'-C	12'x12' CM, 2'-C	16'x16' CM, 2'-C	20'x20' CM, 2'-C	24'x24' CM, 2'-C	30'x30' CM, 2'-C
WdGE2 LED	Visual Comfort	40W	10W	15W	20W	25W	30W	35W	40W
WdGE2 LED	Visual Comfort	10W	15W	20W	25W	30W	35W	40W	45W
WdGE2 LED	Precision Refractive	10W	15W	20W	25W	30W	35W	40W	45W
WdGE2 LED	Precision Refractive	15W	20W	25W	30W	35W	40W	45W	50W
WdGE4 LED	Precision Refractive	15W	20W	25W	30W	35W	40W	45W	50W

### Ordering Information

**EXAMPLE: WdGE2 LED P3 40K 80CRI VF MVOLT SRM DDBXD**

Series	Package	Color Temperature	CR	Mounting	Options	Notes
WdGE2 LED	P3	40K	80	VF	MVOLT	SRM

Series	Options	Notes
EMER	Emergency battery backup. Certified in California 20 MARCHES (EMER, 2017, 2018)	
EMER	Emergency battery backup. Certified in California 20 MARCHES (EMER, 2017, 2018)	
PE	Fluorescent, Ballast Type	
DM64	0-10V dimming sensor pulled outside fixture (for use with an external control, optional upgrade)	
RE	Recessed/flush entry for back box (P380). Total of 4 entry points.	
BAA	Buy American(s), A/C Compliant	

LITHONIA LIGHTING COMMERCIAL OUTDOOR One Lithonia Way • Conover, Georgia 30012 • Phone: 1-800-705-SERV (9378) • www.lithonia.com WdGE2 LED New, 03/15/2022

### DRD5S & SurfaceFrame

Surface Mount LED Downlight  
 New Construction  
 DRDHINO Octagonal Junction Box

Project:	Type: SF & SFE
Product Code:	Date:

Spec Sheet V-01.10.22



- Thinnest-in-class DRD5S delivers the pure, smooth light and the elegant look of a high-end recessed downlight
- Features multiple ratings to meet the demands of a wide range of situations
- Ultra-low profile allows it to install in as little as 2" of ceiling space when 6/8" drywall is used

Application	Aperfor
New Construction	4" Octagonal Junction Box
Delivered Lumens	Color Quality
750 lm (8.0W), 1000 lm (12.0W)	90+ CRI, < 3-step SDCM
Color Temperature	Optics
2700K, 3000K, 3500K	General
Input Voltage	Dimming
120V only (TRIAC/ELV), 120/277V (0-10V)	TRIAC/ELV 5% 0-10V 1%
Emergency Lighting	Emergency Lighting
Optional Emergency LED Driver with Integrated Test Switch for lighting up to 90 minutes in event of power failure	
Shapes	Flush
Round, Square	White
Housing Ratings	Module Ratings
Code compliant for use in appropriate fire-rated assemblies up to a maximum of 2-hours	UL Closet Rating Compliant (P38 in case)
STC/RC Sound Rated	ASTM E288 Certified Air Tight
IC (Insulation Contact) Rated	UL Listed for Wet Location
Standards	Guarantee
UL, ETL, cUL, UL188, UL189	50,000 hrs   5 years
Additional Options	
Non-Conductive Dead Front	

dmilighting.com



### COMcheck Software Version 4.1.5.5 Exterior Lighting Compliance Certificate

**Project Information**  
 Energy Code: 2015 IECC  
 Project Title: STORAGE 365  
 Project Type: New Construction  
 Exterior Lighting Zone: 2 (Residential mixed use area (LZ2))

Construction Site: SWC OF SAHUARO DRIVE & 117TH PLACE, 11653 E SAHUARO DRIVE, SOTTSDALE, AZ 85259  
 Owner/Agent: AZ  
 Designer/Contractor: AZ

**Allowed Exterior Lighting Power**

Area/Surface Category	B Quantity	C Allowed Watts / Unit	D Tradable Wattage	E Allowed Watts (B X C)
Walkway < 10 feet wide	753 ft	0.7	Yes	527
Illuminated area of facade wall or surface	4220 ft2	0.1	No	422
Total Tradable Watts (a) =				527
Total Allowed Watts =				349
Total Allowed Supplemental Watts (b) =				600

(a) Wattage tradeoffs are only allowed between tradable areas/surfaces.  
 (b) A supplemental allowance equal to 600 watts may be applied toward compliance of both non-tradable and tradable areas/surfaces.

**Proposed Exterior Lighting Power**

Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt.	E (C X D)
Walkway < 10 feet wide (753 ft of walkway length): Tradable Wattage				
LED 1: SF/SFE: Other	1	19	12	224
Illuminated area of facade wall or surface (4220 ft2): Non-tradable Wattage				
LED 2: SC/SCE: Other	1	17	19	321
LED 3: SD: Other	1	1	47	47
Total Tradable Proposed Watts =				224

Exterior Lighting PASSES: Design 80% better than code

**Exterior Lighting Compliance Statement**  
 Compliance Statement: The proposed exterior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed exterior lighting systems have been designed to meet the 2015 IECC requirements in COMcheck Version 4.1.5.5 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

OMAR THAIBER  
 Name - Title  
 Signature: Omar Thaiber  
 Date: 11/17/2022

Project Title: STORAGE 365  
 Data filename: Z:\Shared\01\_Projects\2022\22496\_RKAA\_Storage 365 - Sahuaro Drive\01\_Construction Documents\ENERGY\22496\_IECC.cck  
 Report date: 11/17/22  
 Page 1 of 5

## ATTACHMENT #14



**RKAA**  
 Registered Professional Engineers  
 2213 EAST THOMAS ROAD, PHOENIX, ARIZONA 85016  
 602-955-9900



1 / 2018 Application for  
 IECC & CUT SHEETS

NOTICE OF ALTERNATE BILLING OR PAYMENT CYCLE: THE CONTRACTOR SHALL ALLOW THE OWNER TO RESERVE THE OPTION OF BILLING OR PAYMENT CYCLE. BILLING CYCLE OTHER THAN TRIM BILLING: THE CONTRACTOR SHALL ALLOW THE OWNER TO MAKE PAYMENT ON AN ALTERNATE CYCLE. CERTIFICATION AND APPROVAL OF BILLING AND PAYMENT CYCLE: THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.

**STORAGE 365 - SAHUARO DRIVE**  
 SWC OF SAHUARO DRIVE & 117TH PLACE  
 11653 E SAHUARO DRIVE, SOTTSDALE, ARIZONA 85259  
 PROJECT # 256-PA-2022

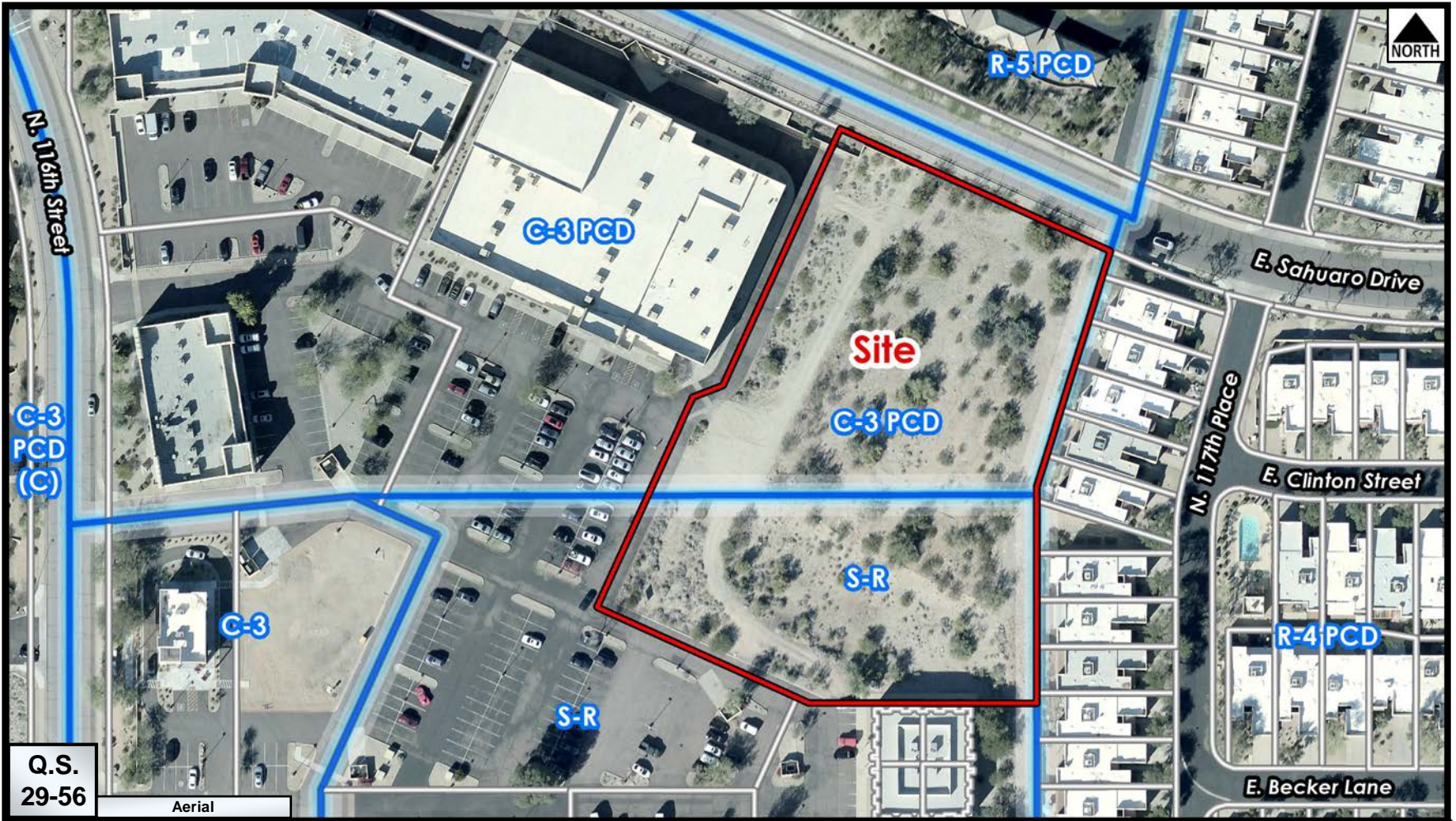
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design by: OT  
 drawn by: PC  
 checked by: PC

**E0.2**  
 project: 22059.50



**ARDEBILI Engineering**  
 Project Number: 22496 | Project Manager: OT  
 7328 E Stetson Dr., Scottsdale, AZ 85251  
 P: 480.626.7072 | ardebilieng.com

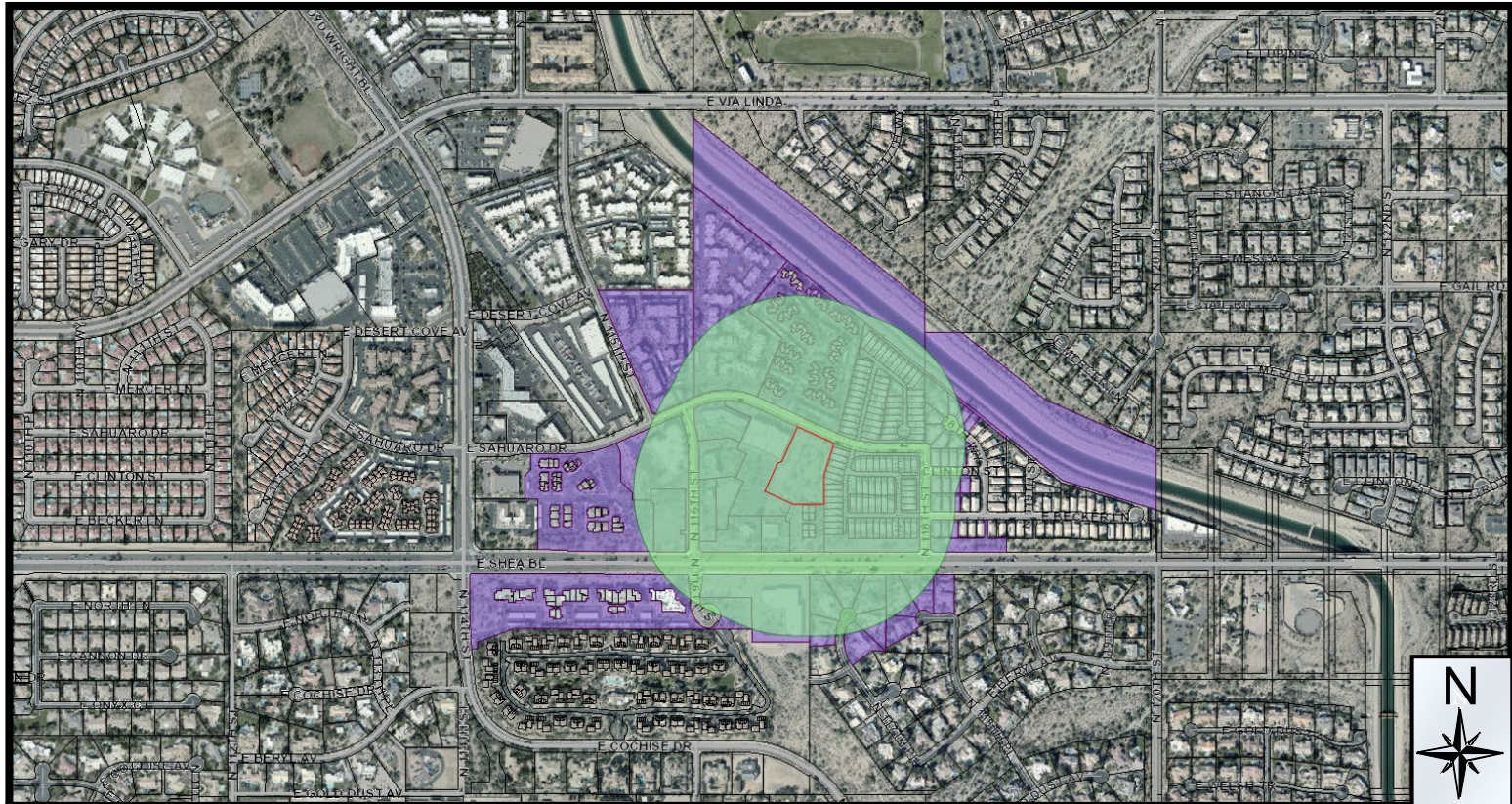


Zoning Aerial

30-DR-2022

# City Notifications – Mailing List Selection Map

## Storage 365



### Additional Notifications:

- Interested Parties List
- Adjacent HOA's
- P&Z E-Newsletter
- Facebook
- Nextdoor.com
- City Website-Projects in the hearing process

Pulled Labels  
September 16, 2022

### Map Legend:



Site Boundary



Properties within 750-foot

Postcards: 323

**30-DR-2022**

## Posler, Kathryn

---

**From:** Taylor Earl <tearl@EarlCurley.com>  
**Sent:** Wednesday, March 08, 2023 10:50 AM  
**To:** Posler, Kathryn  
**Cc:** Rajesh Gore  
**Subject:** FW: proposed storage unit

**⚠ External Email: Please use caution if opening links or attachments!**

Katie,

See email exchange below. I don't know if the community plans on speaking or not. But they seem happy with our efforts.

**Taylor C. Earl**  
Managing Partner  
Earl & Curley  
(602) 265-0094  
3101 N. Central Avenue  
Suite 1000  
Phoenix, Arizona 85012  
[www.earlcurley.com](http://www.earlcurley.com)



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**From:** estelle bloom <sar201289@gmail.com>  
**Sent:** Wednesday, March 8, 2023 8:53 AM  
**To:** Taylor Earl <tearl@EarlCurley.com>  
**Subject:** Re: proposed storage unit

Thanks for this update, Taylor, Will is the one here who is most familiar with the lighting plans and it looked good to him. We continue to want to work together in a cooperative collaborative way and will have representatives at the public hearing if possible. Please continue to keep us updated on any further developments.

Thank You,  
Estelle

On Tue, Mar 7, 2023 at 1:14 PM Taylor Earl <[tearl@earlcurley.com](mailto:tearl@earlcurley.com)> wrote:

Dr. Bloom,

**ATTACHMENT #17**

I wanted to follow up and see if you had any questions regarding the lighting plan I sent over a few weeks back or any other topic related to this site. You should have already received, or will be soon, notice regarding the public hearing coming up. We just received notice ourselves that this was moving forward.

Please let us know if there are remaining points of concern.

Sincerely,

**Taylor C. Earl**  
Managing Partner  
Earl & Curley  
(602) 265-0094  
3101 N. Central Avenue

Suite 1000

Phoenix, Arizona 85012  
[www.earlcurley.com](http://www.earlcurley.com)



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---

**From:** Taylor Earl <[tearl@EarlCurley.com](mailto:tearl@EarlCurley.com)>  
**Sent:** Thursday, February 9, 2023 7:56 PM  
**To:** estelle bloom <[sar201289@gmail.com](mailto:sar201289@gmail.com)>; Whitehead, Solange <[SWhitehead@scottsdaleaz.gov](mailto:SWhitehead@scottsdaleaz.gov)>; John Holmgren <[sarjholmgren@gmail.com](mailto:sarjholmgren@gmail.com)>; Will Heasley <[william.heasley10@gmail.com](mailto:william.heasley10@gmail.com)>; MARK ROTHMAN <[mrothman3sar@gmail.com](mailto:mrothman3sar@gmail.com)>; Linda Gelt <[lindagelt@att.net](mailto:lindagelt@att.net)>; Rebel Pallotti <[rebelpal@cox.net](mailto:rebelpal@cox.net)>

Cc: Tom Bilsten <[tom.bilsten@gmail.com](mailto:tom.bilsten@gmail.com)>

Subject: Re: proposed storage unit

Dr. Bloom and other neighborhood leaders,

Thank you so much for your email. We appreciated our initial meeting and the ability to work together.

Our interests on the security are aligned. Not only does proper security help the neighborhood, but we need this site to be secured for our customers as well. Our customers aren't going to want to entrust their belongings to our care if the site doesn't feel safe and secure.

The lighting is something that we have a specific plan prepared for at this stage, so I have attached it here. It is a little odd to read if you have never looked at a photometric plan before, but I would be happy to walk a member of your association through it if you'd like. But let me try and provide some insight via this email. The specific mini numbers that cover the plan represent the number of lighting "footcandles" that exist at a particular spot on the site. So, as it gets closer to your property line, you will see that it drops to zero. That means that we are not going to be bleeding light from our project into your backyards. A little west of that spot, you will see that there is some lighting, though it is dimmer than the lighting that we have directly up against the building. Then, if you look at the building, you will see symbols and letters that represent certain types of lights. Then look at the other part of the plan to the left on page 1, and it specifically tells you what type of lighting fixture is associated with that symbol on the plan. Then when you look at page 2 it shows more detail about that light. So, you will see that along the building on the east side, we have wall lights at 10 feet high that will shine down and cast light directly beneath the light and then also eastward into the landscape area, stopping short of the shared property line.

As for the security cameras, we will definitely have cameras on the site, monitoring around the site. The details and actual placement of the cameras will be designed by our team during the construction drawing phase, which occurs after the current development review phase. But I would be more than happy to send you a copy of those plans at that time to demonstrate the coverage that we will have.

After reviewing the plan, please let me know if you have any questions.

**Taylor C. Earl**

Managing Partner

Earl & Curley  
(602) 265-0094  
3101 N. Central Avenue  
Suite 1000  
Phoenix, Arizona 85012  
[www.earlcurley.com](http://www.earlcurley.com)

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---

**From:** estelle bloom <[sar201289@gmail.com](mailto:sar201289@gmail.com)>  
**Sent:** Wednesday, February 8, 2023 1:31:43 PM  
**To:** Taylor Earl <[tearl@EarlCurley.com](mailto:tearl@EarlCurley.com)>; Whitehead, Solange <[SWhitehead@scottsdaleaz.gov](mailto:SWhitehead@scottsdaleaz.gov)>; John Holmgren <[sarjholmgren@gmail.com](mailto:sarjholmgren@gmail.com)>; Will Heasley <[william.heasley10@gmail.com](mailto:william.heasley10@gmail.com)>; MARK ROTHMAN <[mrothman3sar@gmail.com](mailto:mrothman3sar@gmail.com)>; Linda Gelt <[lindagelt@att.net](mailto:lindagelt@att.net)>; Rebel Pallotti <[rebelpal@cox.net](mailto:rebelpal@cox.net)>  
**Subject:** proposed storage unit

Mr. Earl,

On Sunday, February 5, 2023, members of the original Nov. 3, 2022 community meeting met to review the latest submitted plans for the storage unit proposal. We would like to extend our appreciation to you and your team for incorporating many of our recommendations into your latest plan. This includes, but is not limited to, the reduction in height of the unit, paint colors that are in alignment with the adjoining plaza, the additional architectural features, mature trees, as well as a wall across the loading area. We look forward to participating in a Development Review Board meeting, once that is scheduled

An important issue that was originally raised in November but is not mentioned in the latest plan is that of exterior video monitoring of the site. In our own residential community adjacent to yours, we have stressed the importance of security and lighting as a deterrent to crime. We have been fortunate over the years to have had few break-ins, but have recently experienced several trespassing incidents and have had to contact Officer Hartman of the Crime Prevention Division of the SPD. As a result, we have increased our signage and continue to stress the importance of nighttime lighting. Recently, more of our neighbors have installed security monitoring. We believe that exterior lighting and video monitoring of the proposed site would decrease the possibility of crime in our community as well as on your site.

We hope to continue working collaboratively with you in creating an environment that we can all be proud of as well as live in and work in safely. Thank you again for your efforts to work with us.

Sincerely

Dr. Estelle A. Bloom

## Posler, Kathryn

---

**From:** estelle bloom <sar201289@gmail.com>  
**Sent:** Friday, November 04, 2022 12:25 PM  
**To:** Whitehead, Solange; Posler, Kathryn  
**Subject:** proposed storage unit meeting- summary

**⚠ External Email: Please use caution if opening links or attachments!**

On Thursday Nov. 3, 2022, owners from Scottsdale Adobe Ranch, Talavera, Councilwoman Solange Whitehead and representatives from the proposed project of a storage unit case # 3D-DR-2022 met to share thoughts regarding the impact this construction would have on the local existing community. Concerns were discussed keeping in mind the City of Scottsdale's 2022 Organization Strategic Plan:

**\*To enhance and protect Scottsdale's neighborhood identity, character, and livability through appropriate land uses and high standards for design**

**\*To promote a culture of community safety, resilience and well-being for residents, employers, and employees**

Major community concerns revolved around unclear **safety** measures, **negative impact to our quality of life**, and **lack of design in the proposal**. The structure, as currently presented, does nothing to enhance the community around it or grow the local economy on a sustained level.

**Concerns and key points of the conversation also included but were not limited to the following:**

\*Owners stressed their concern for the **safety** of the community as this project is so close in proximity to the backyards of the Scottsdale Adobe Ranch community. Key concerns were not only proximity of a large structure of **800** storage lockers but also **monitoring the randomness of people entering and exiting the unit from 6 a.m. until 10 p.m.**

Representatives said each owner would have a code assigned to them. However codes, like passwords, are shared and therefore there is no real accountability of who is actually in the units can take place. This was unsettling to those owners in attendance.

**\*A detailed design of security monitoring and exterior lighting that would not disrupt the adjacent community was not presented.**

\*Owners questioned the need for another storage facility as there is already 3 existing structures within .3 miles of the homes. Cube Smart has 3 % availability, Life Storage has 5% availability and Storage Experts has **87% availability**. We are concerned that our Northeast Scottsdale community would change from a lovely inviting area for families to grow to becoming a warehouse district of the city.

\*Several owners on the community immediately adjunct to this development have medical issues including hospice care as well as sleep disorders. The impact of a facility opening **at 6 a.m. and closing at 10 p.m. is disruptive**. The concern was the disruption to the current **quality of life** in each case.

**\*There was concern for inviting potentially nefarious uses of the area around the structure when closed. How would the police be notified by the monitoring company that this was occurring since we were told by the representatives that no one would be physically watching monitors 24/7?**

\*Owners felt the small parcel of land for development of this large structure would be better suited for construction of a project that would be in keeping with the priorities of the City's mission statement of 2022: to respect character and culture and foster well-being.

\*Discussion also centered around the seemingly lack of concern for the current homeowners. It was suggested that the loading dock and office area be switched with **respect for the privacy of homeowners**. Also suggested was that the 9 parking spots along the back of homes be eliminated. It would also be recommended that the 6 parking spots designated for the office be brought in closer to the actual building and away from the residents' homes. We were told this was not possible due to Fire lanes. We questioned this as Mountainside Fitness must have access existing now.

\*Concern was discussed by owners of the potential damage to their properties due to the extensive excavation required to dig a basement for this project. When this was raised, the zoning attorney said, **"Well, then you'll have to sue."** **We will be contacting our HOA attorney for direction with regard to this matter.**

None of the owners envisioned a proposed building to **disregard** the current quality of life owners' experience. Nor do we look forward to suing anyone.

We want to thank those who were in attendance at this meeting and appreciate the commitment of the City Council to maintain a high standard for those who build within our community.

Respectfully Submitted,

Dr. Estelle A. Bloom

## Posler, Kathryn

---

**From:** William Heasley <william.heasley@apsicm.com>  
**Sent:** Tuesday, September 20, 2022 12:46 PM  
**To:** sar201289@gmail.com; Posler, Kathryn  
**Subject:** FW: Storage/11653 E. Sahuaro

**⚠ External Email: Please use caution if opening links or attachments!**

Please see forwarded email.

Regards,

**Will Heasley**

**Document Control Manager**

APSI Construction Management

[william.heasley@apsicm.com](mailto:william.heasley@apsicm.com)

[602.284.8470](tel:602.284.8470) Mobile

[661.823.1377](tel:661.823.1377) Field Office



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**From:** Will Heasley <william.heasley10@gmail.com>  
**Sent:** Tuesday, September 20, 2022 12:39 PM  
**To:** William Heasley <william.heasley@apsicm.com>  
**Subject:** Fwd: Storage/11653 E. Sahuaro

Sent from my iPhone

Begin forwarded message:

**From:** Will Heasley <[william.heasley10@gmail.com](mailto:william.heasley10@gmail.com)>  
**Date:** September 14, 2022 at 9:18:53 PM PDT  
**To:** "Whitehead, Solange" <[SWhitehead@scottsdaleaz.gov](mailto:SWhitehead@scottsdaleaz.gov)>  
**Subject:** Re: Storage/11653 E. Sahuaro

Solange,

Thank you for getting back on this matter.

We do in fact, oppose the building height as proposed for the storage facility and also oppose the parking within the 50' near some of our homes.

We also feel there are already too many storage facilities in our neighborhood and this is turning our pleasant community into a warehouse/storage district - the opposite of why we purchased homes in North Scottsdale. We are in the process of collecting signatures in opposition to the proposed storage facility as designed.

The building proposed in the Southern S-R zoning (office building) we are not opposed to. We would support an office building rather than a storage facility on the lot to the North with a building height similar to the S-R zoning office building.

We propose a meeting with the DRB, Solange and perhaps the developer to discuss this further. To be clear, we feel the proposed building height of the storage facility and building design is not acceptable. Perhaps a different design with a lower building height, such as the storage facility on the South side of Shea might be more amenable to our residents and community.

Best Regards,

William Heasley  
692-518-8912

Sent from my iPhone

On Sep 14, 2022, at 8:41 PM, Whitehead, Solange <[SWhitehead@scottsdaleaz.gov](mailto:SWhitehead@scottsdaleaz.gov)> wrote:

see below.



Solange Whitehead  
Councilwoman  
[swhitehead@ScottsdaleAZ.gov](mailto:swhitehead@ScottsdaleAZ.gov)  
Office: 480.312.2550

City of Scottsdale  
3939 N. Drinkwater Blvd.  
Scottsdale, AZ 85251

---

**From:** Posler, Kathryn <[KPosler@Scottsdaleaz.gov](mailto:KPosler@Scottsdaleaz.gov)>  
**Sent:** Monday, September 12, 2022 3:50 PM  
**To:** Whitehead, Solange <[SWhitehead@Scottsdaleaz.gov](mailto:SWhitehead@Scottsdaleaz.gov)>  
**Cc:** Curtis, Tim <[tcurtis@scottsdaleaz.gov](mailto:tcurtis@scottsdaleaz.gov)>; Perreault, Erin