

# DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: November 19, 2020  
General Plan Element: *Character and Design*  
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

## ACTION

### Platinum Storage 7-DR-2020

Request by owner for approval of a site plan, landscape plan, and building elevations for a new 2-story storage facility on a +/-1.76-acre site with Industrial Park (I-1) zoning, located at southwest corner of Princess Drive and the Loop 101 frontage road.

## SUMMARY

### Staff Recommendation

Approve, subject to the attached stipulations

### Items for Consideration

- Conformance with Development Review Board Criteria – staff confirms
- Integration of Sensitive Design Principles – staff confirms
- No community input received as of the date of this report

## BACKGROUND

**Location:** 8585 E. Princess Drive

**Zoning:** Industrial Park, Planned Community Development (I-1 PCD)

### Adjacent Uses

North: Vacant parcel

East: Loop 101 Freeway with a vacant parcel beyond

South: Two story medical office building with block construction, built in 2003

West: Two story medical office building with block construction, built in 2003



### Property Owner

Platinum Construction

### Applicant

Earl & Curley, PC  
602-265-0094

### Architect/Designer

RKAA

### Engineer

Hunter Engineering

## DEVELOPMENT PROPOSAL

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The proposal is for a new internalized community storage facility with two levels below grade and two levels above grade (four total floors). The design of the building resembles the surrounding buildings that the subject site shares access and parking with. Enhanced landscaping and pedestrian connections are proposed along E. Princess Drive and the Loop 101 South Bound Frontage Road.

### 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 #12.

## STAFF RECOMMENDED ACTION

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Staff recommends that the Development Review Board approve the Platinum Storage, 7-DR-2020 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

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Ben Moriarity  
Planner  
480-312-2836      [bmoriarity@scottsdaleaz.gov](mailto:bmoriarity@scottsdaleaz.gov)

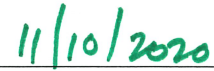


## APPROVED BY

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Ben Moriarity, Report Author



Date

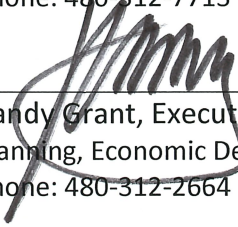


Brad Carr, AICP, LEED-AP, Planning & Development Area Manager  
Development Review Board Liaison

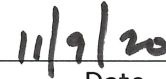
11/6/2020

Date

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



Randy Grant, Executive Director  
Planning, Economic Development, and Tourism  
Phone: 480-312-2664 Email: rgrant@scottsdaleaz.gov



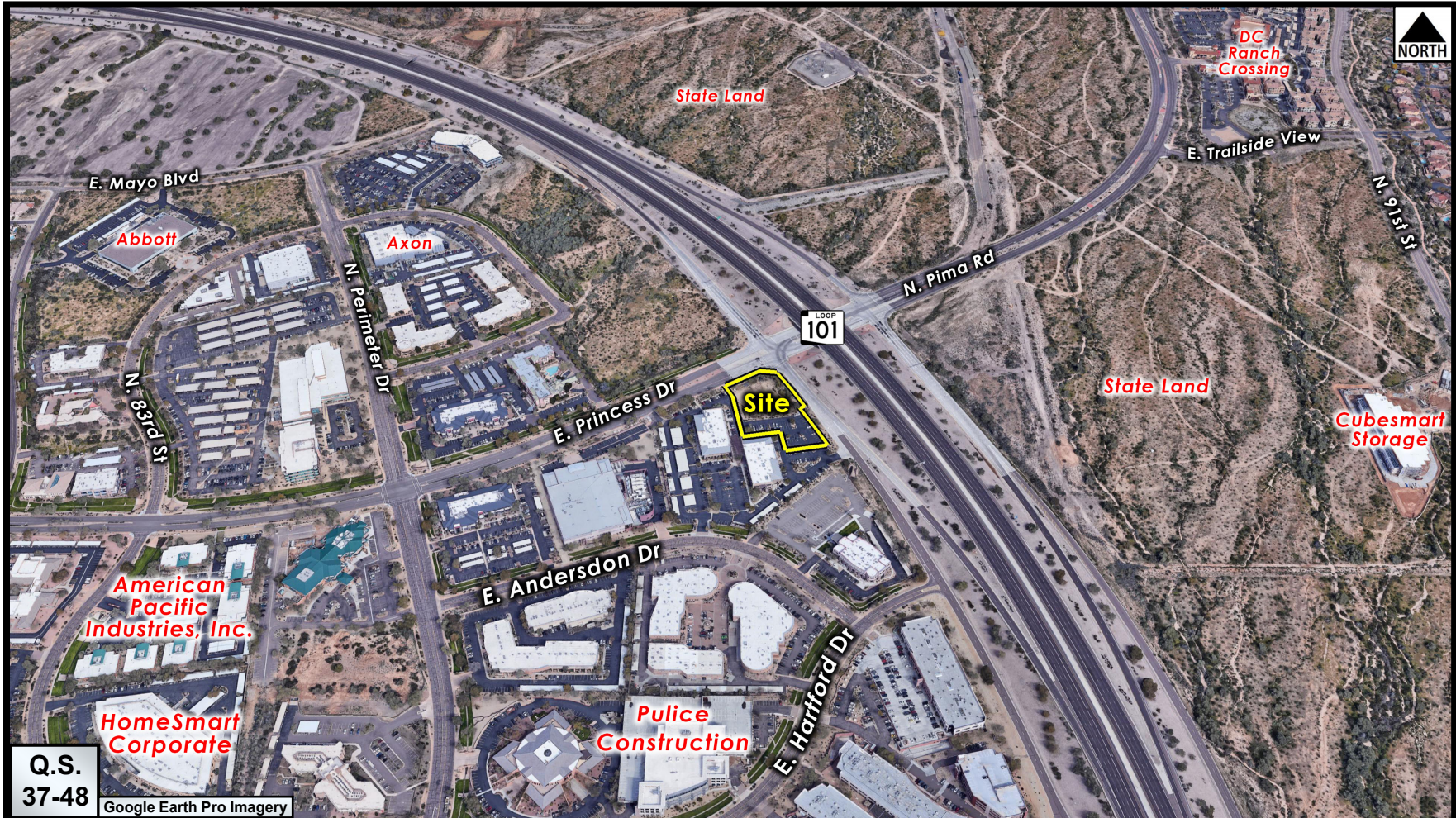
Date

## ATTACHMENTS

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1. Context Aerial
2. Close-up Aerial
3. Site Plan
4. Landscape Plan
5. Building Elevations (black & white)
6. Building Elevations (color)
7. Perspectives
8. Materials and Colors Board
9. Exterior Photometrics Plan
10. Exterior Lighting Cutsheets
11. Applicant's Narrative
12. Development Review Board Criteria Analysis
13. Development Information
14. Stipulations / Zoning Ordinance Requirements
15. Zoning Map
16. Community Involvement





Context Aerial

7-DR-2020





Q.S.  
37-48

Google Earth Pro Imagery

Close-up Aerial

7-DR-2020



LEGAL DESCRIPTION

PARCEL NO. 1:

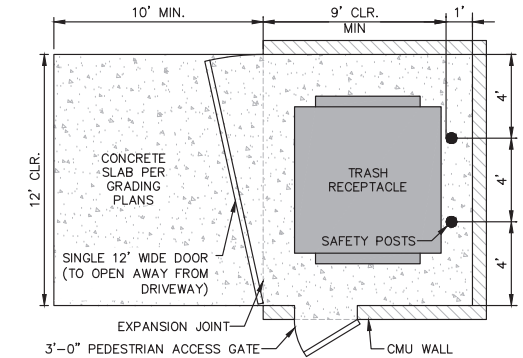
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 4 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE CENTERLINE INTERSECTION OF HARTFORD DRIVE WITH ANDERSON DRIVE AS SHOWN ON THE MAP OF DEDICATION OF RIGHT OF WAY AND EASEMENTS FOR PERIMETER CENTER PHASE II, RECORDED IN BOOK 332 OF MAPS, PAGE 49 OF MARICOPA COUNTY RECORDS;  
THENCE, NORTH 44°38'20" WEST, ALONG THE CENTERLINE OF SAID ANDERSON DRIVE, 52.69 FEET;  
THENCE, NORTH 45°21'40" EAST, 35.00 FEET TO THE NORTHERLY RIGHT-OF-WAY OF SAID ANDERSON DRIVE;  
THENCE, NORTH 44°38'20" WEST, ALONG SAID RIGHT-OF-WAY LINE, 242.01 FEET TO THE BEGINNING OF A CURVE WITH A RADIUS OF 435.00 FEET TO THE LEFT;  
THENCE, NORTHWESTERLY, CONTINUING ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 55°12'17", FOR AN ARC DISTANCE OF 419.12 FEET TO THE BEGINNING OF A NON-TANGENT LINE;  
THENCE, NORTH 09°50'37" WEST, 544.18 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF PRINCESS DRIVE;  
THENCE, NORTH 58°23'36" EAST, ALONG SAID RIGHT-OF-WAY LINE, 146.13 FEET TO THE WESTERLY LINE OF TRACT 2 AS DESCRIBED IN 98-0751665, OF OFFICIAL RECORDS;  
THENCE, SOUTH 31°36'24" EAST, ALONG SAID WESTERLY LINE, 15.00 FEET;  
THENCE, NORTH 58°23'36" EAST, CONTINUING ALONG SAID WESTERLY LINE, 134.90 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE, CONTINUING ALONG SAID WESTERLY LINE, NORTH 58°23'36" EAST, 148.25 FEET;  
THENCE, SOUTH 82°59'02" EAST, CONTINUING ALONG SAID WESTERLY LINE, 60.37 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, THE CENTER OF WHICH BEARS SOUTH 60°31'04" WEST, 6149.95 FEET;  
THENCE SOUTHEASTERLY, CONTINUING ALONG SAID WESTERLY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°50'12", FOR AN ARC DISTANCE OF 197.15 FEET TO THE BEGINNING OF A NON-TANGENT LINE;  
THENCE, SOUTH 62°29'16" WEST, 20.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, THE CENTER OF WHICH BEARS SOUTH 62°29'16" WEST, 6129.95 FEET;  
THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°49'39", FOR AN ARC DISTANCE OF 195.51 FEET TO THE BEGINNING OF A NON-TANGENT LINE;  
THENCE, SOUTH 63°21'27" WEST, 14.50 FEET;  
THENCE, SOUTH 80°09'23" WEST, 131.89 FEET;  
THENCE, NORTH 09°50'37" WEST, 91.00 FEET;  
THENCE, SOUTH 60°09'23" WEST, 131.33 FEET;  
THENCE, NORTH 09°50'37" WEST, 201.16 FEET;  
THENCE, NORTH 28°32'02" WEST, 57.75 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF PRINCESS DRIVE AND THE TRUE POINT OF BEGINNING.

EXCEPT ALL, GAS AND OTHER HYDROCARBON SUBSTANCES, HELIUM OR OTHER SUBSTANCES OF A GASEOUS NATURE, GEOTHERMAL RESOURCES, COAL, METALS, MINERALS, FOSSILS, FERTILIZER OF EVERY NAME AND DESCRIPTION; AND EXCEPT ALL MATERIALS WHICH MAY BE ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIAL AS RESERVED TO THE STATE OF ARIZONA IN THE PATENT TO SAID LAND.

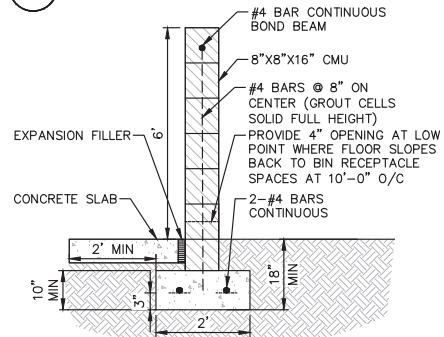
ALSO KNOWN AS LOT 2, OF PRINCESS MEDICAL CENTER, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 808 OF MAPS, PAGE 28.

PARCEL NO. 2:

A NON EXCLUSIVE AND PERPETUAL EASEMENT FOR INGRESS AND EGRESS AS CREATED BY AMENDED AND RESTATED AUGUST 16, 2000 AS 2000-627683 OF OFFICIAL RECORDS.



1 REFUSE CONTAINMENT DETAIL N.T.S.

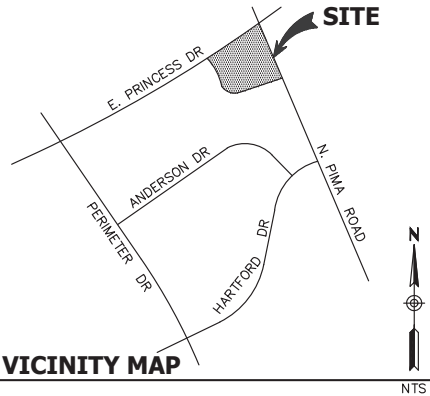
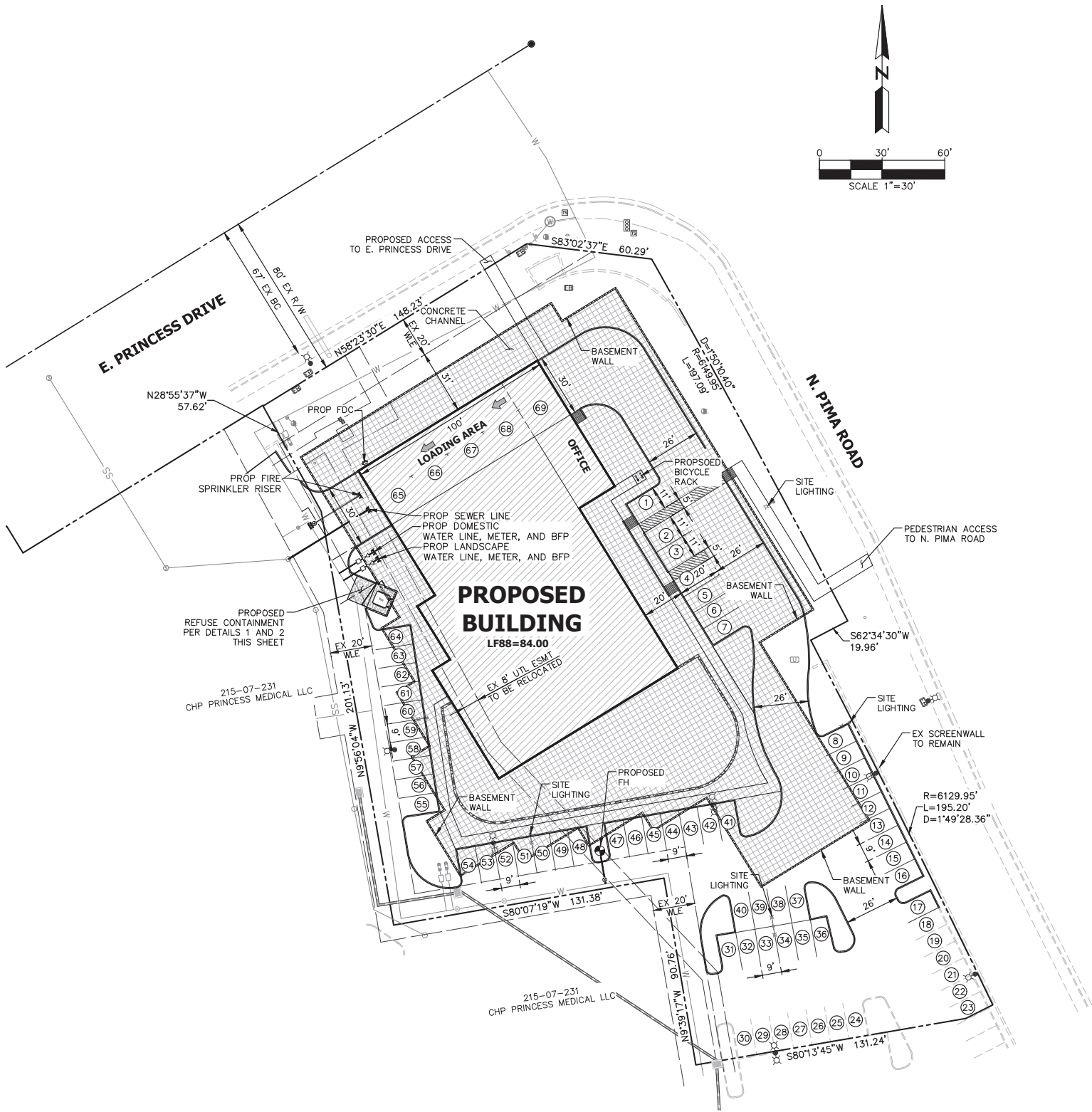


NOTE: FINAL WALL DESIGN SHALL BE DEVELOPED TO BE COMPATIBLE WITH BUILDING DESIGN.

2 REFUSE WALL DETAIL N.T.S.

PRILIMINARY SITE PLAN  
FOR  
PLATINUM STORAGE  
8585 E. PRINCESS DRIVE  
SCOTTSDALE, ARIZONA

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 4 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



SHEET INDEX

PRELIMINARY SITE PLAN, . . . . .	.SP1.0
CONTEXT PLAN, . . . . .	.SP1.1
EXISTING AERIAL EXHIBIT, . . . . .	.SP1.2
VEHICLE TURNING EXHIBIT, . . . . .	.SP1.3

OWNER/DEVELOPER  
PLATINUM CONSTRUCTION  
1450 TL TOWNSEND DRIVE, SUITE 100  
ROCKWALL, TX 75032  
PHONE: (972) 722-2590  
CONTACT: SHAWN VALK  
EMAIL: SHAWNVALK@GMAIL.COM

ARCHITECT  
RKAA ARCHITECTS, INC.  
2233 EAST THOMAS ROAD  
PHOENIX, ARIZONA 85016  
PHONE: (602) 955-3900  
CONTACT: NEIL FEASER  
EMAIL: NFEASER@RKAA.COM

CIVIL ENGINEER  
HUNTER ENGINEERING, INC.  
10450 N. 74TH STREET, SUITE 200  
SCOTTSDALE, ARIZONA 85258  
PHONE: (480) 991-3985  
CONTACT: GRANT HIRNEISE, PE  
EMAIL: GHIRNEISE@HUNTERENGINEERINGPC.COM

PROJECT DESCRIPTION  
AN APPROXIMATE 16,075 SQUARE FOOT SELF-STORAGE BUILDING FOOTPRINT, 2 STORIES IN HEIGHT ABOVE GROUND, WITH TWO BASEMENT LEVELS FOR A TOTAL OF 4 STORIES, WITH ASSOCIATED AUTOMOBILE PARKING, UNDERGROUND UTILITIES, STORMWATER FACILITIES AND LANDSCAPING.

SITE LAYOUT SUMMARY

PROJECT NAME:	PLATINUM STORAGE
ADDRESS:	8585 E. PRINCESS DRIVE
APN NUMBER:	215-07-212Z
GROSS SITE AREA:	2.02 AC +/- (87,991 SQ. FT.)
NET SITE AREA:	1.75 AC +/- (76,230 SQ. FT.)
LOT COVERAGE:	25.7%
FLOOR AREA RATIO:	0.26 [(16,075+3,548)/76,230]
CURRENT ZONING:	I-1
PROPOSED ZONING:	COMMERCE & OFFICE
GENERAL PLAN LU:	30' (2 STORIES PLUS 2 BASEMENTS)
BUILDING HEIGHT:	30' (2 STORIES PLUS 2 BASEMENTS)
DRIVE AISLE WIDTHS:	26'

BUILDING AREA:	# UNITS
1ST FLOOR:	16,075 SQ. FT. 67
2ND FLOOR:	3,548 SQ. FT. 34
BASEMENT 1:	45,068 SQ. FT. 265
BASEMENT 2:	45,068 SQ. FT. 422
TOTAL:	109,759 SQ. FT. +/- 788

PARKING REQUIRED:  
1 STALL PER 2,500 SQUARE FEET OF GROSS FLOOR AREA  
PARKING REQUIRED = 44 SPACES

ADA PARKING REQUIRED:  
1 ADA STALL PER 4% OF TOTAL PARKING PROVIDED.

PARKING PROVIDED:  
69 TOTAL SPACES (INCLUDING ADA)  
3 TOTAL ADA

SETBACKS:  
FRONT SETBACK: 20'  
SIDE SETBACK: 00'  
REAR SETBACK: 00'

LEGEND

ABOVE GROUND LEVELS	
BELOW GROUND LEVELS	
PROPERTY LINE	
RIGHT OF WAY	

NO.	DATE	REVISION	BY

PURPOSE:  
3RD CONCEPTUAL SUBMITTAL

DESIGN BY: AS  
DRAWN BY: GM  
CHECKED BY: GH

HUNTER ENGINEERING  
CIVIL AND SURVEY  
10450 NORTH 74TH STREET, SUITE 200  
SCOTTSDALE, AZ 85258  
T 480 991 3985  
F 480 991 3986



PRELIMINARY SITE PLAN  
FOR  
PLATINUM STORAGE  
8585 E. PRINCESS DRIVE  
SCOTTSDALE, ARIZONA 85255

CONTACT ARIZONA BIT AT LEAST 2 FULL WORKING DAYS BEFORE YOU BEGIN EXCAVATION  
ARIZONA811  
CALL 811 OR VISIT ARIZONA811.COM

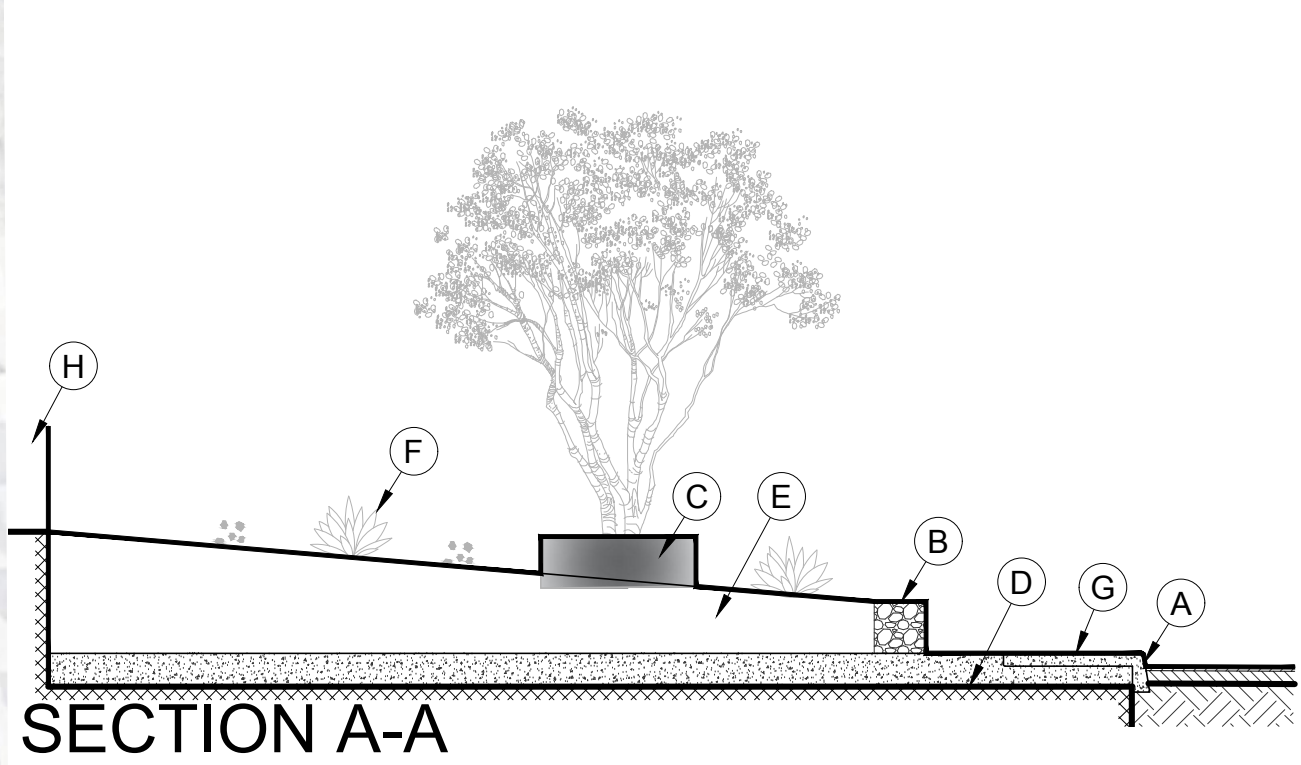
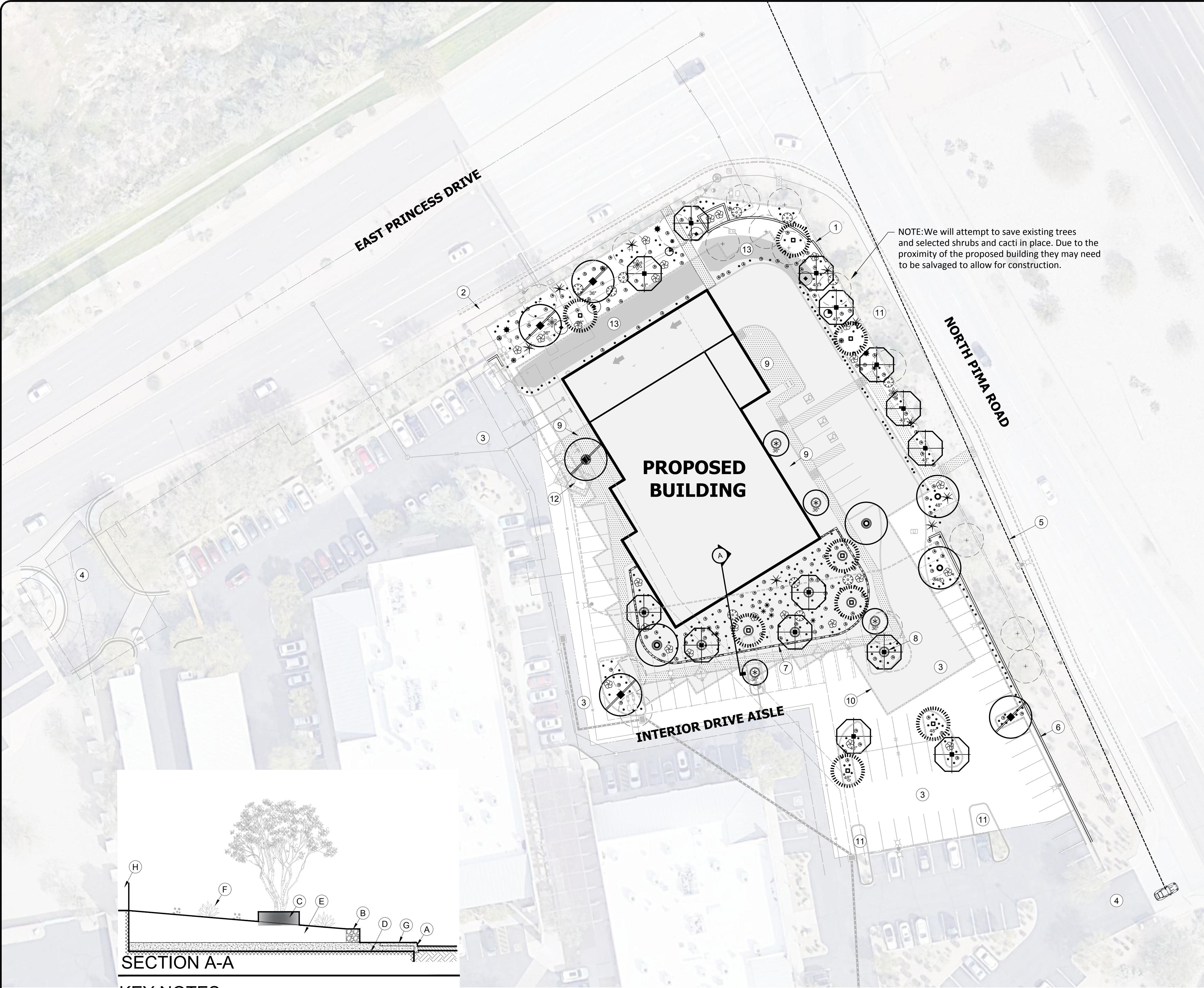
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PROJECT NAME:  
PLATINUM STORAGE

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SCALE: 1"=30'

SHEET:  
SP1.0

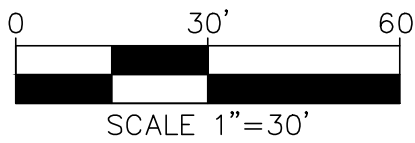




KEY NOTES

- (A) CONCRETE CURB
- (B) GABION WALL 2' X 2'
- (C) TREE PLANTER (2' HEIGHT X 6' DIAMETER)
- (D) CONCRETE PAD (TO PROTECT SUBTERRANEAN FLOOR)
- (E) 2' SOIL LAYER, AVG DEPTH
- (F) SMALL PLANTS IN SOIL OVER CONCRETE PAD
- (G) SIDEWALK
- (H) BUILDING

NOTE: AT LEAST 50% OF TREES TO BE MATURE PER ZONING ORDINANCE SEC. 10.501.B



VICINITY MAP



PLANTING LEGEND

Trees	Size	Qty.	Caliper
Acacia aneura Mulga	36" box	4	1.5"-2.0"
Ebenopsis ebano Texas Ebony	15 gal.	5	0.5"-0.75"
Ebenopsis ebano Texas Ebony	48" box	3	3.0"-3.5"
Olneya tesota Ironwood	15 gal.	3	2.0"-3.0"
Olneya tesota Ironwood	36" box	2	5.0"-6.0"
Parkinsonia x 'desert museum' Desert Museum Palo Verde	15 gal.	7	0.75"-1.0"
Parkinsonia x 'desert museum' Desert Museum Palo Verde	48" box	7	3.0"-4.0"
Prosopis velutina Velvet Mesquite	15 gal.	2	0.5"-0.75"
Prosopis velutina Velvet Mesquite	48" box	2	2.75"-3.5"
Shrubs	Size	Qty.	
Ambrosia deltoidea Bursage	5 gal.	134	
Larrea tridentata Creosote Bush	5 gal.	4	
Ruellia peninsularis Baja Ruellia	5 gal.	2	
Accents	Size	Qty.	
Carnegiea gigantea Saguaro	Spear	3	
Dasylirion wheeleri Desert Spoon	5 gal.	3	
Ferocactus wislizenii Barrel Cactus	5 gal.	1	
Fouquieria splendens Ocotillo	5 gal.	9	
Hesperaloe parviflora Red Yucca	5 gal.	7	
Opuntia violacea 'santa rita' Purple Prickly Pear	5 gal.	25	
Ground Covers	Size	Qty.	
Dalea greggii Trailing Indigo Bush	1 gal.	11	
Penstemon parryi Parry's Penstemon	1 gal.	296	

KEY NOTES

- 1 ENTRY MONUMENT, EXIST.
- 2 SIDEWALK, EXIST.
- 3 ASPHALT PARKING, EXIST.
- 4 ENTRY, EXIST.
- 5 SIGHT DISTANCE TRIANGLE PER C.O.S. DESIGN STANDARDS
- 6 3' HIGH PARKING SCREEN WALL
- 7 FREE STANDING GABION WALL
- 8 TREE PLANTER, FOR TREES OVER SUBTERRANEAN FLOOR, TYP.
- 9 CONCRETE PAVING
- 10 EDGE OF SUBTERRANEAN FLOOR
- 11 EXISTING LANDSCAPE TO REMAIN
- 12 GATED REFUSE AREA
- 13 DRAINAGE CHANNEL

NO.	DATE	REVISION	BY
PURPOSE: DR SUBMITTAL			

DESIGN BY:	ALH
DRAWN BY:	PR
CHECKED BY:	ALH

HUNTER  
ENGINEERING  
10450 NORTH 74TH STREET,  
SUITE 200  
SCOTTSDALE, AZ 85268  
T 480 891 3986  
F 480 891 3986

CIVIL AND SURVEY



CONCEPTUAL LANDSCAPE  
FOR  
PLATINUM STORAGE  
NEC OF PRINCESS DRIVE AND PIMA ROAD  
SCOTTSDALE, ARIZONA

CONTACT ARIZONA 811 AT LEAST 2 FULL  
WORKING DAYS BEFORE YOU BEGIN EXCAVATION  
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CONSTRUCTION  
WITHOUT AN  
APPROVED SIGNATURE  
FROM THE GOVERNING  
MUNICIPALITY.

PROJECT NAME:  
**PLATINUM  
STORAGE**

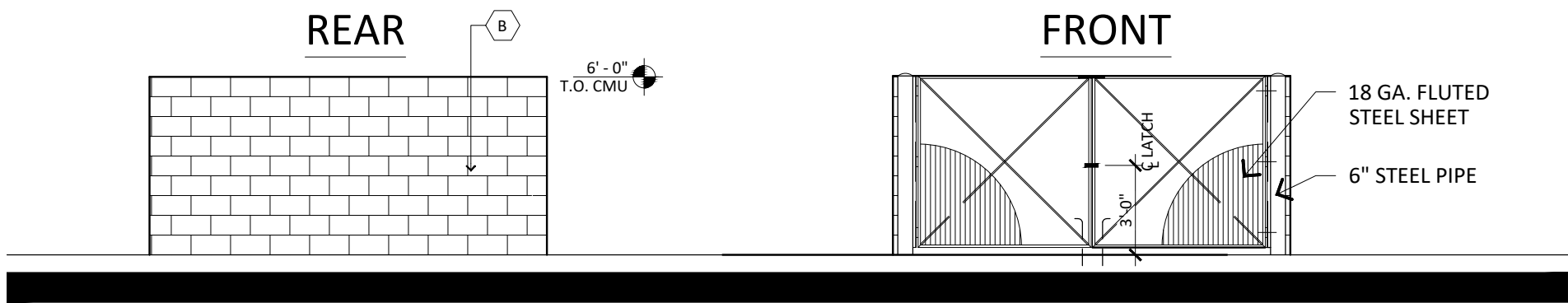
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SHEET:  
**L1**



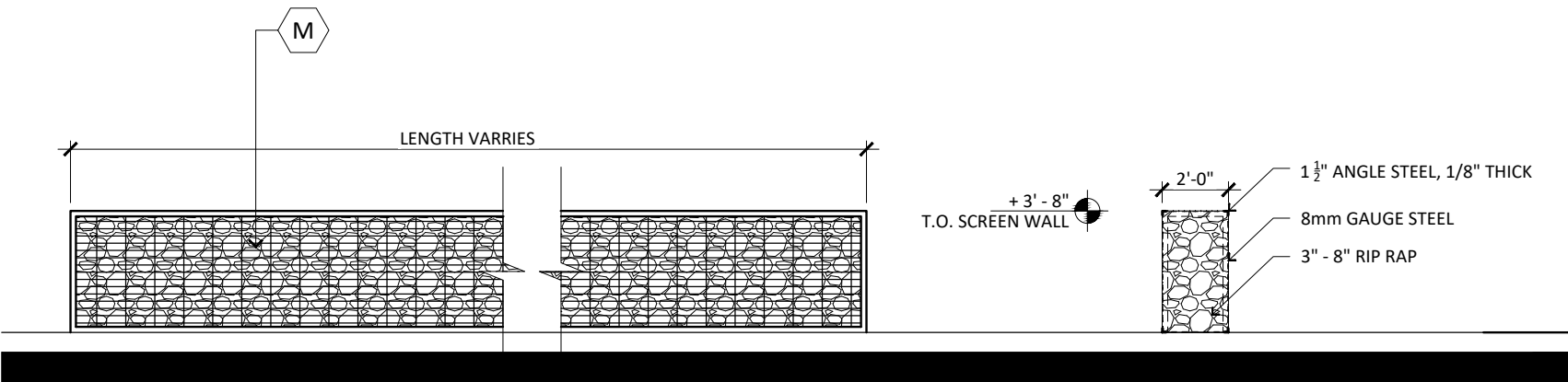
COLOR AND FINISH LEGEND

<b>A</b>	8X8X16 C.M.U. BLOCK: MFG: SUPERLITE BLOCK FINISH: SMOOTH FACE COLOR: MW BONE	<b>E</b>	STONE VENEER: MFG: SUMMIT BRICK COLOR: 558 HEIRLOOM	<b>I</b>	GLAZING: MFG: SOLARBAN COLOR: SOLARBAN 90 (2) SOLARGRAY + CLEAR VLT: 26%	<b>M</b>	<b>GABION SCREEN WALL:</b> GALVANIZED STEEL WIRE & ANGLE IRON: DARK BRONZE RIP RAP: WEST VALLEY ROCK COLOR: JESS RED
<b>B</b>	8X8X16 C.M.U. BLOCK: MFG: SUPERLITE BLOCK FINISH: SMOOTH FACE COLOR: HOPI SANDSTONE	<b>F</b>	PAINT: MFG: SHERWIN WILLIAMS COLOR: HALF-CAFF SPEC: SW 9091	<b>J</b>	METAL AWNINGS/CANOPY: COLOR: (TO MATCH STOREFRONT) MFG: DUNN EDWARDS COLOR: MINK SPEC: DE6392		
<b>C</b>	8X8X16 C.M.U. BLOCK: MFG: SUPERLITE BLOCK FINISH: SPLIT FACE COLOR: MALIBU SANDS	<b>G</b>	ALUMINUM STOREFRONT: MFG: KAWNEER COLOR: DARK BRONZE	<b>K</b>	INTERIOR HALLWAY SYSTEM: MFG: JANUS COLOR: DESERT SAND		
<b>D</b>	STONE VENEER: MFG: CORONADO COLOR: CAPE COD GRAY SPEC: QUICKSTACK	<b>H</b>	METAL ROLLER DOOR: MFG: JANUS COLOR: CONTINENTAL BROWN	<b>L</b>	INTERIOR DOOR SYSTEM: MFG: JANUS COLOR: CONTINENTAL BROWN		



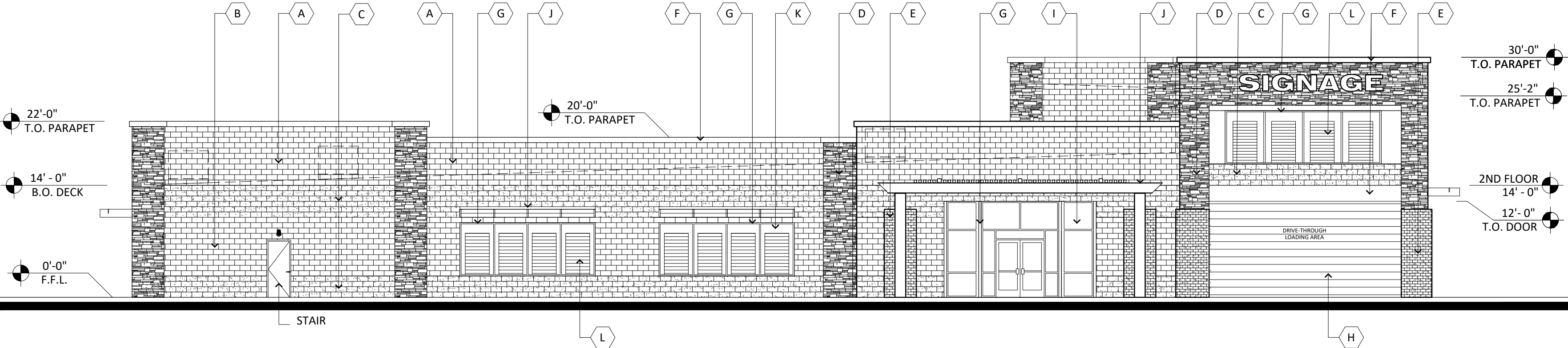
TRASH ENCLOSURE ELEVATION

SCALE: 3/16"=1'-0"



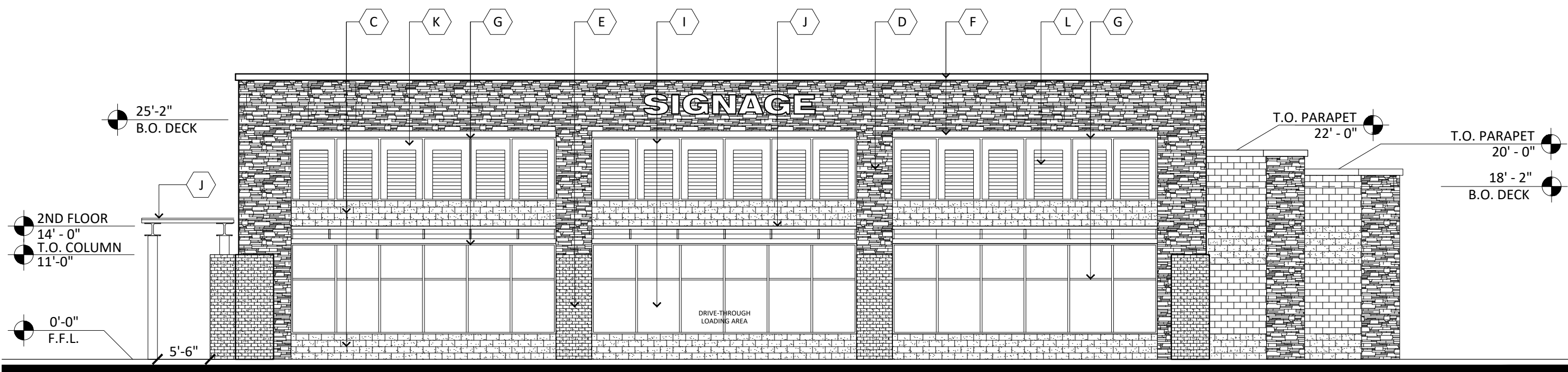
SCREEN WALL ELEVATION

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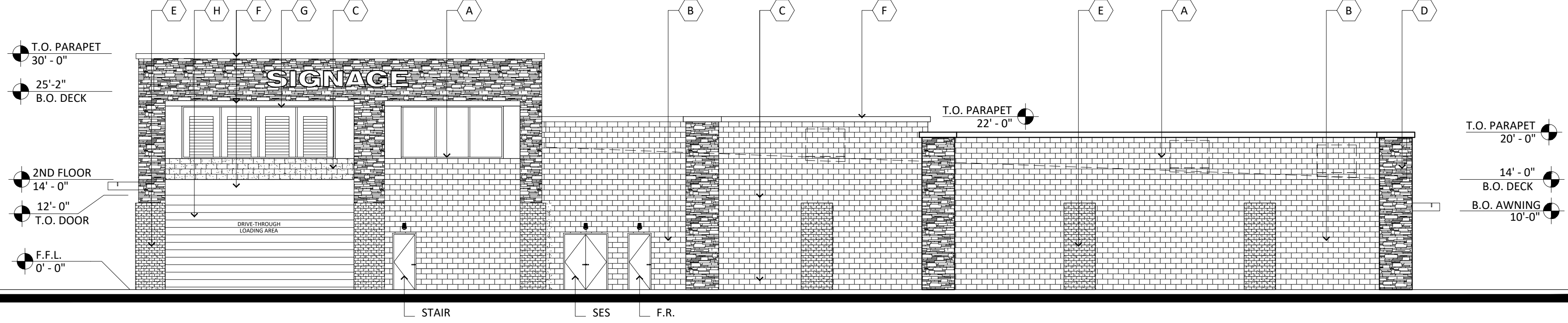
EAST ELEVATION

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



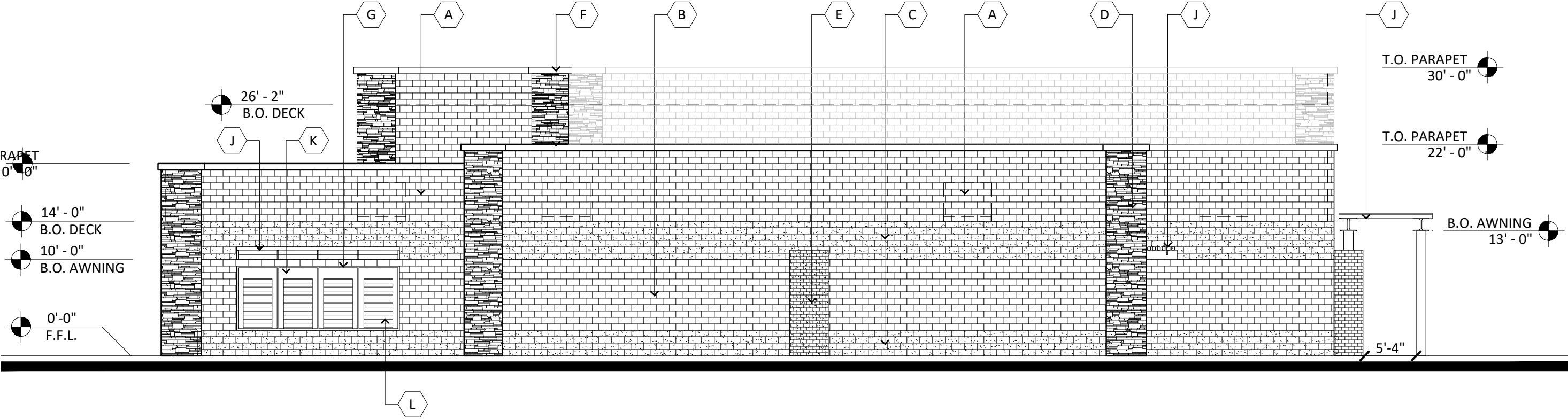
NORTH ELEVATION

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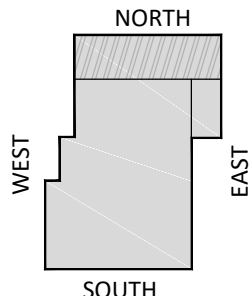
WEST ELEVATION

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



SOUTH ELEVATION

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



ATTACHMENT 5

PLATINUM STORAGE  
SWC PIMA ROAD AND PRINCESS DRIVE  
8585 E. PRINCESS DR. SCOTTSDALE, ARIZONA 85255  
DATE: 10-23-2020 (PRELIMINARY)

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EL-1  
ELEVATION

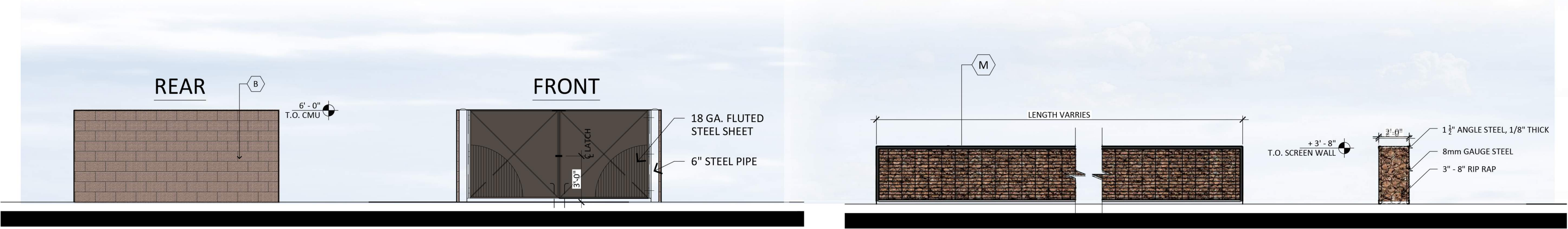
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COLOR AND FINISH LEGEND

<div>A</div> <div>8X8X16 C.M.U. BLOCK: MFG: SUPERLITE BLOCK FINISH: SMOOTH FACE COLOR: MW BONE</div>	<div>E</div> <div>STONE VENEER: MFG: SUMMIT BRICK COLOR: 558 HEIRLOOM</div>	<div>I</div> <div>GLAZING: MFG: SOLARBAN COLOR: SOLARBAN 90 (2) SOLARGRAY + CLEAR VLT: 26%</div>	<div>M</div> <div>GABION SCREEN WALL: GALVANIZED STEEL WIRE &amp; ANGLE IRON: DARK BRONZE RIP RAP: WEST VALLEY ROCK COLOR: JESS RED</div>
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<div>D</div> <div>STONE VENEER: MFG: CORONADO COLOR: CAPE COD GRAY SPEC: QUICKSTACK</div>	<div>H</div> <div>METAL ROLLER DOOR: MFG: JANUS COLOR: CONTINENTAL BROWN</div>	<div>L</div> <div>INTERIOR DOOR SYSTEM: MFG: JANUS COLOR: CONTINENTAL BROWN</div>	



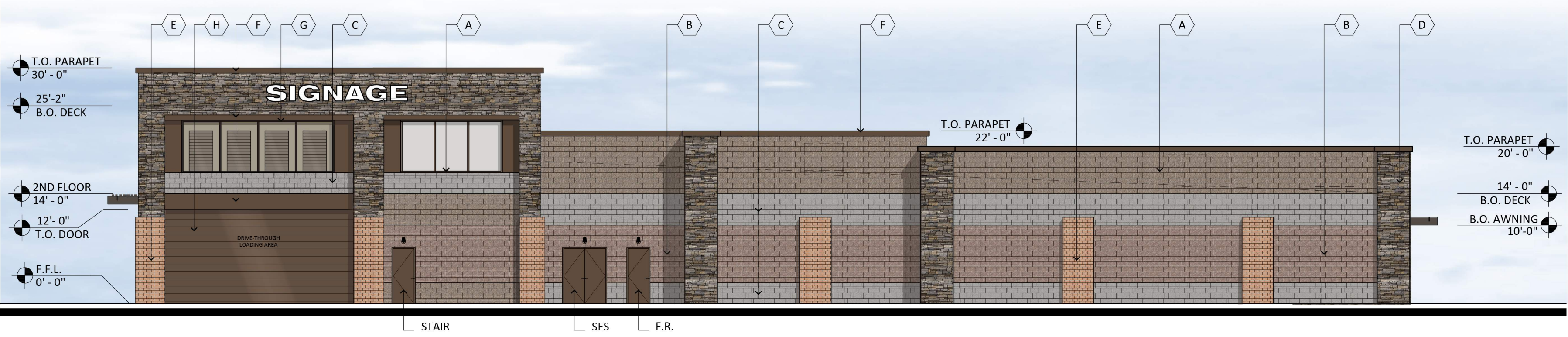
TRASH ENCLOSURE ELEVATION

SCALE: 3/16"=1'-0"



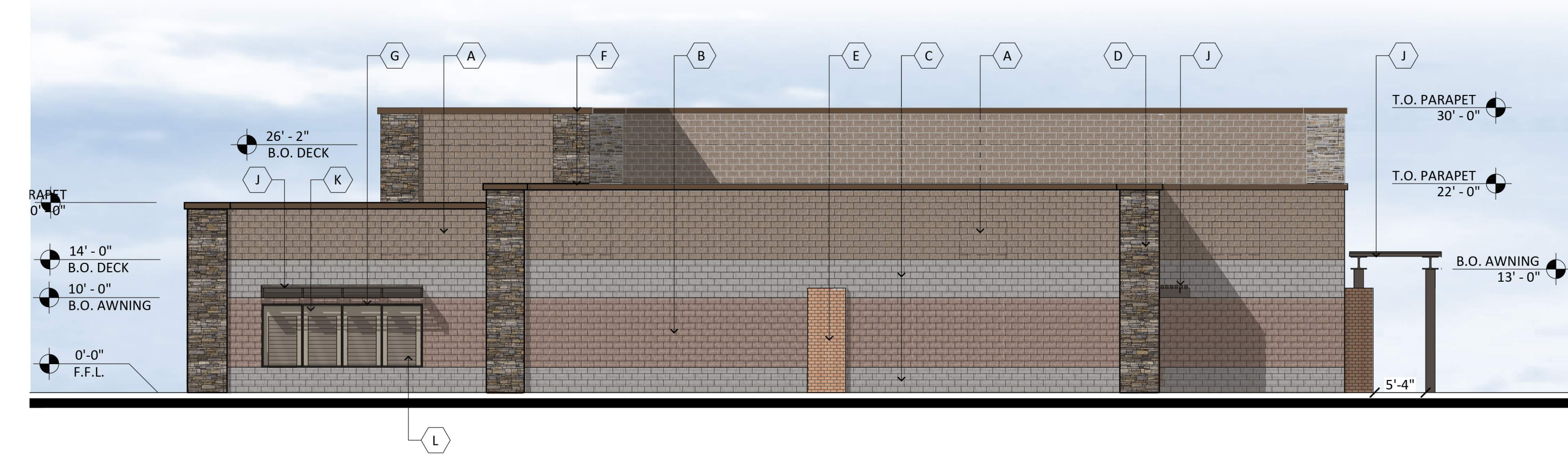
EAST ELEVATION

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



NORTH ELEVATION

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



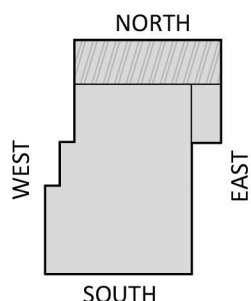
WEST ELEVATION

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



SOUTH ELEVATION

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



ATTACHMENT 6

PLATINUM STORAGE  
SWC PIMA ROAD AND PRINCESS DRIVE  
8585 E. PRINCESS DR. SCOTTSDALE, ARIZONA 85255  
DATE: 10-23-2020 (PRELIMINARY)

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OF THE ARCHITECT.

EL-1  
ELEVATION

RKAA# 19206.00







SOUTHWEST VIEW



NORTHWEST VIEW

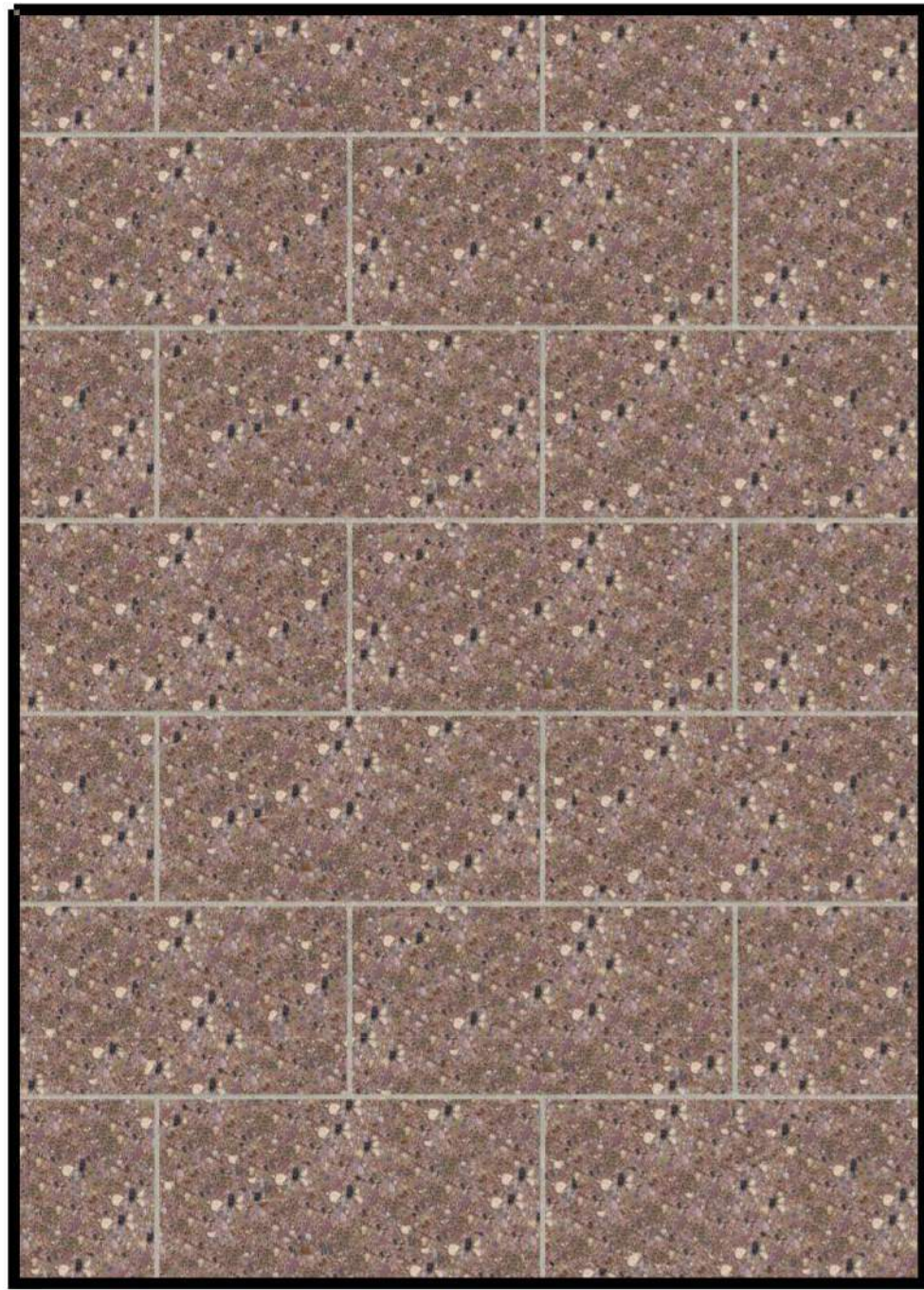


MATERIAL BOARD

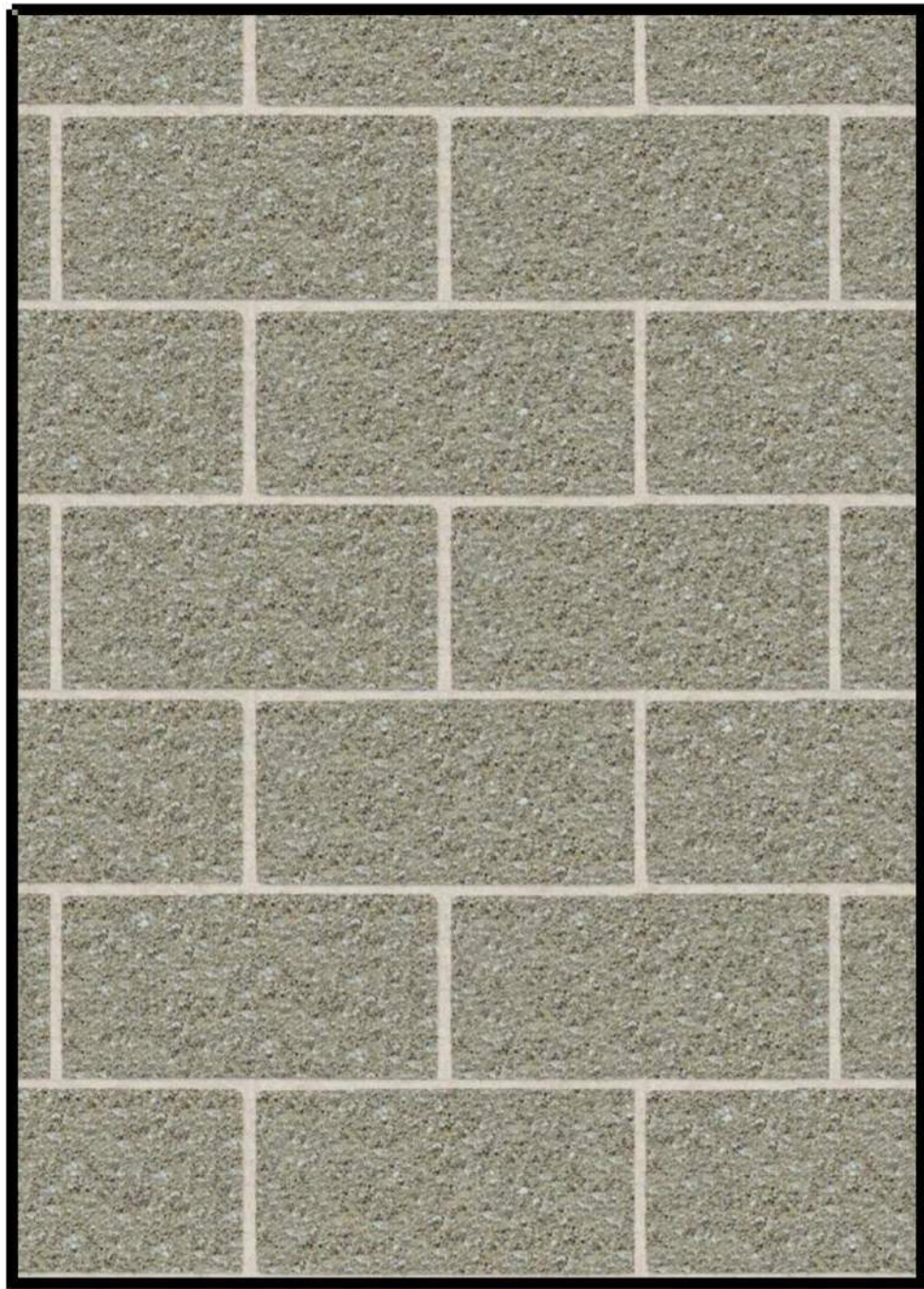
SCALE: N.T.S.



**A** 8"X 8"X 16" CMU BLOCK  
MFG: SUPERLITE BLOCK  
FINISH: SMOOTH FACE  
COLOR: MW BONE



**B** 8"X 8"X 16" CMU BLOCK  
MFG: SUPERLITE BLOCK  
FINISH: SMOOTH FACE  
COLOR: HOPI SANDSTONE



**C** 8"X 8"X 16" CMU BLOCK  
MFG: SUPERLITE BLOCK  
FINISH: SPLIT FACE  
COLOR: MALIBU SANDS



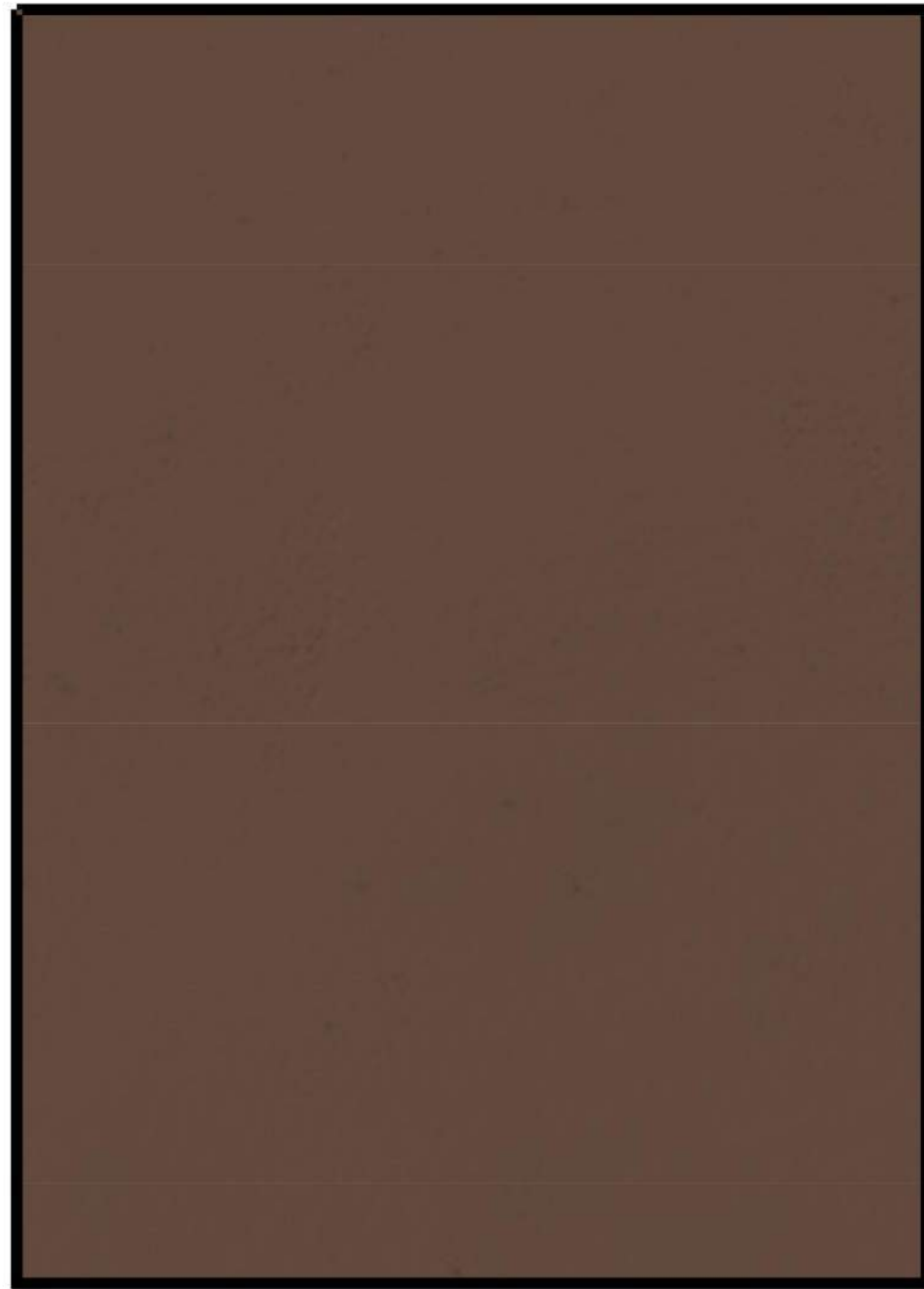
**D** STONE VENEER  
MFG: CORONADO STONE  
COLOR: CAPE COD GRAY  
SPEC: QUICK STACK

COLOR AND FINISH LEGEND

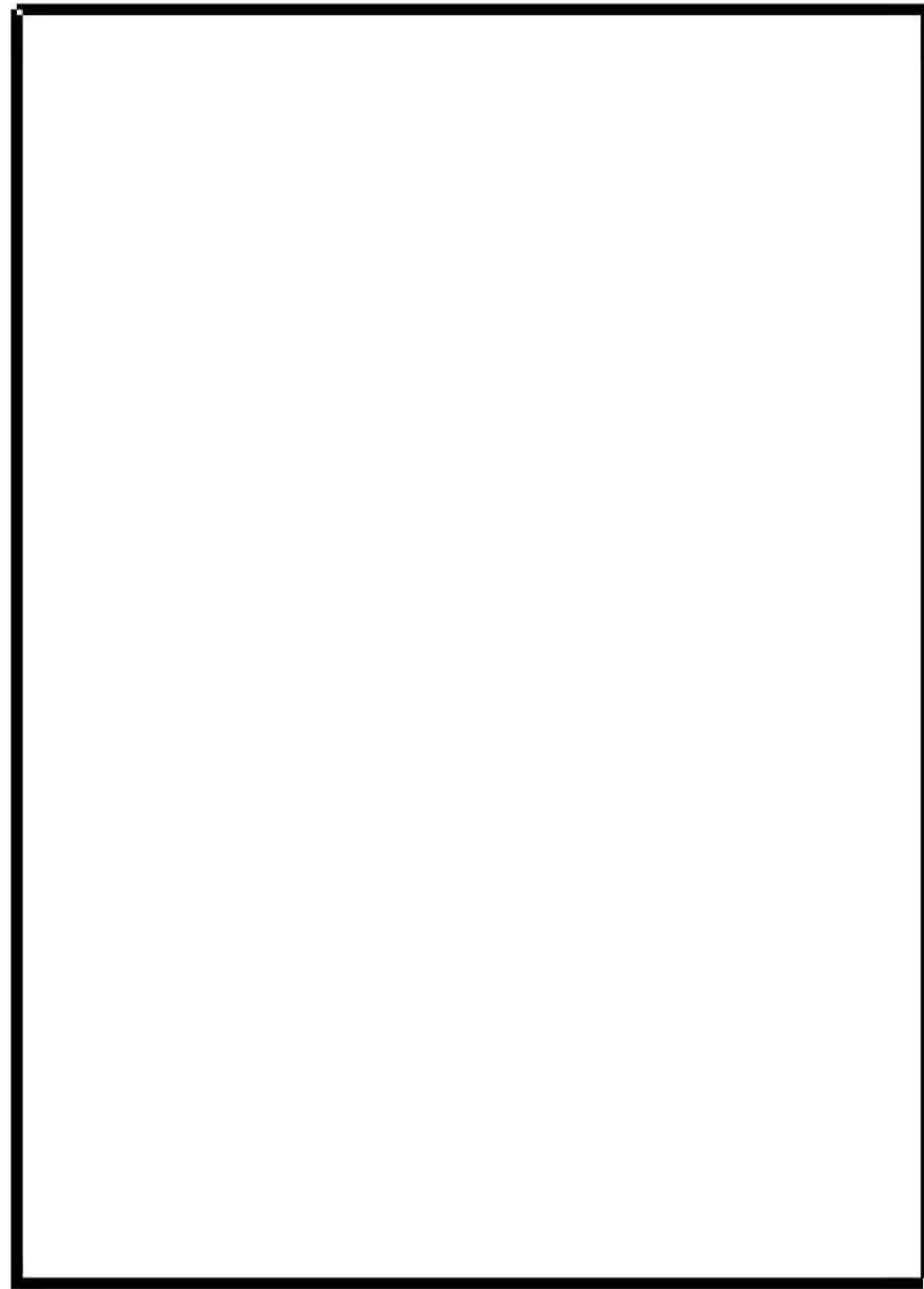
- |   |   |
|---|---|
| <b>A</b> 8X8X16 C.M.U. BLOCK:<br>MFG: SUPERLITE BLOCK<br>FINISH: SMOOTH FACE<br>COLOR: MW BONE        | <b>I</b> GLAZING:<br>MFG: SOLARBAN<br>COLOR: SOLARBAN 90 (2)<br>SOLARGRAY + CLEAR<br>VLT: 26% |
| <b>B</b> 8X8X16 C.M.U. BLOCK:<br>MFG: SUPERLITE BLOCK<br>FINISH: SMOOTH FACE<br>COLOR: HOPI SANDSTONE | <b>J</b> METAL AWNINGS/CANOPY:<br>MFG: DUNN EDWARDS<br>COLOR: MINIK<br>SPEC#: DE6392          |
| <b>C</b> 8X8X16 C.M.U. BLOCK:<br>MFG: SUPERLITE BLOCK<br>FINISH: SPLIT FACE<br>COLOR: MALIBU SANDS    | <b>K</b> INTERIOR HALLWAY SYSTEM:<br>MFG: JANUS<br>COLOR: DESERT SAND                         |
| <b>D</b> STONE VENEER:<br>MFG: CORONADO<br>COLOR: CAPE COD GRAY<br>SPEC: QUICK STACK                  | <b>L</b> INTERIOR DOOR SYSTEM:<br>MFG: JANUS<br>COLOR: CONTINENTAL BROWN                      |
| <b>E</b> STONE VENEER:<br>MFG: SUMMIT BRICK<br>COLOR: 558 HEIRLOOM                                    | <b>G</b> ALUMINUM STOREFRONT:<br>MFG: KAWNEER<br>COLOR: DARK BRONZE                           |
| <b>F</b> PAINT:<br>MFG: SHERWIN WILLIAMS<br>COLOR: HALF-CAFF<br>SPEC#: SW 9091                        | <b>H</b> METAL ROLLER DOOR:<br>MFG: JANUS<br>COLOR: CONTINENTAL BROWN                         |



EAST ELEVATION



**F** PAINT (STUCCO)  
MFG: SHERWIN WILLIAMS  
COLOR: HALF-CAFF  
SPEC#: SW 9091

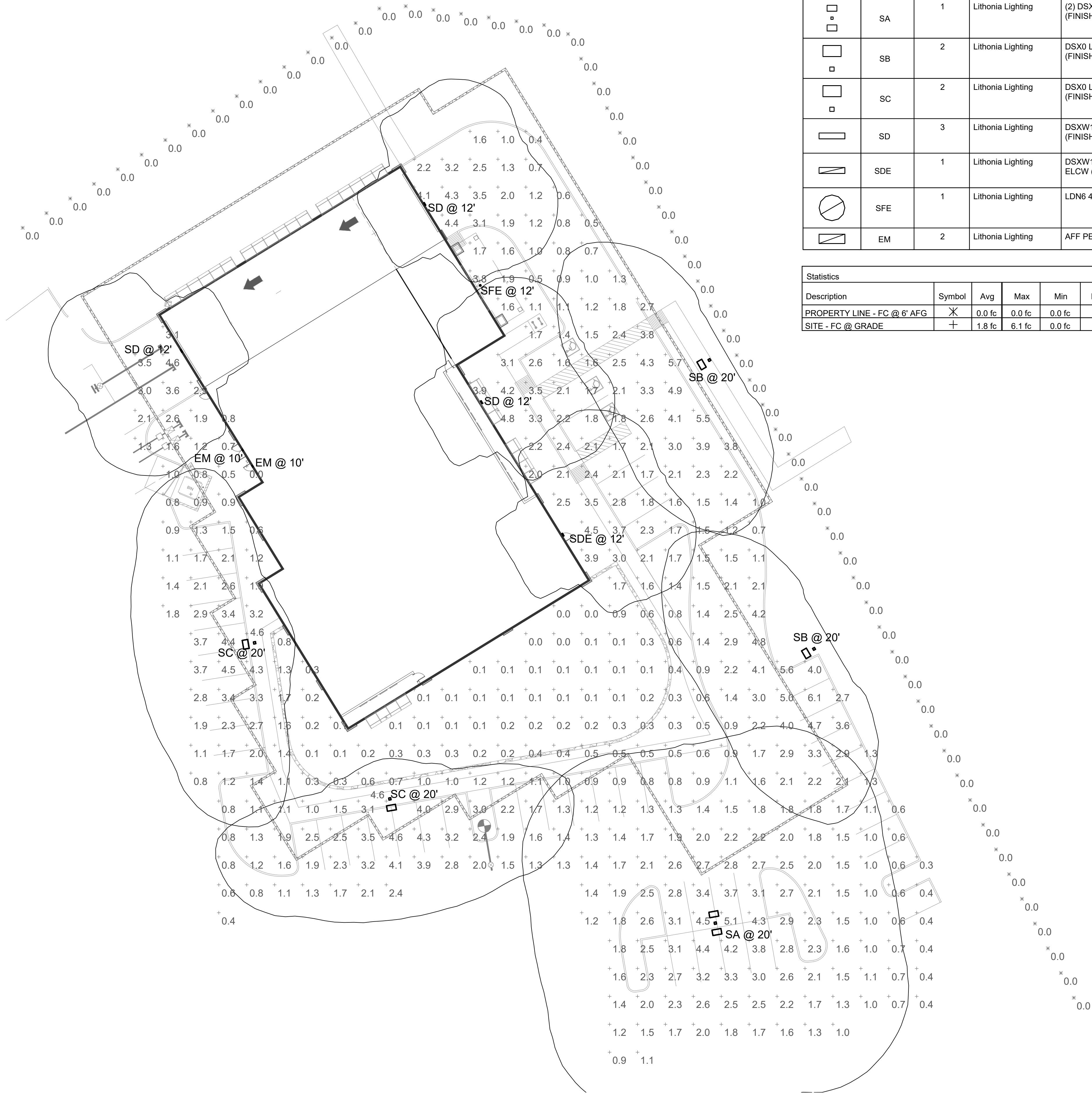


**G** ALUMINUM STOREFRONT  
MFG: ATAS  
COLOR: ASCOT WHITE



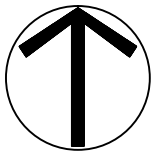
**H** METAL ROLLER DOOR  
MFG: JANUS  
COLOR: CONTINENTAL BROWN





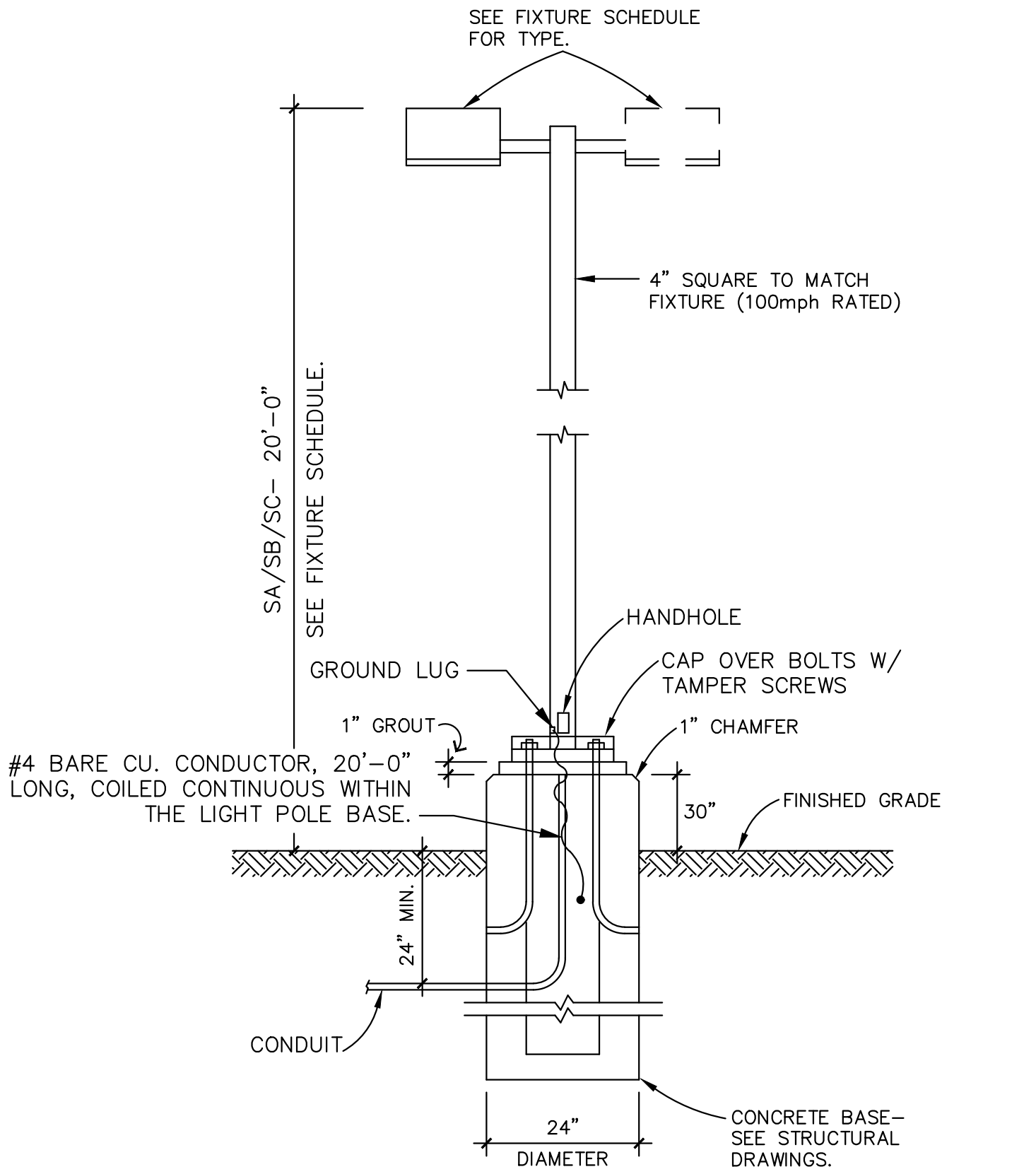
PHOTOMETRIC SITE PLAN

SCALE: 1" = 20'-0"



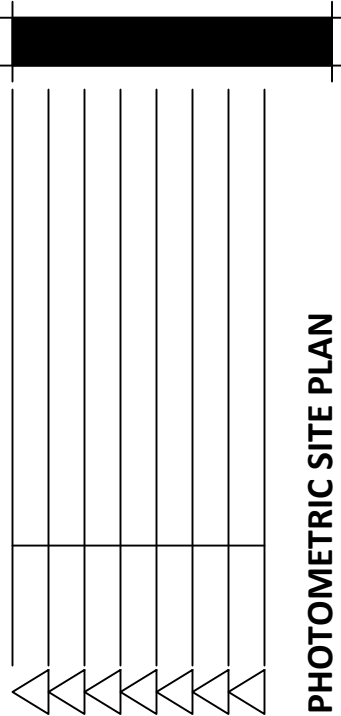
Schedule										
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	SA	1	Lithonia Lighting	(2) DSX0 LED P6 40K T5W MVOLT SPA (FINISH) / SSS 17.5' W/2.5' BASE	TWIN-HEAD DSX0 LED P6 40K T5W MVOLT	LED	DSX0_LED_P6_40K_T5W_MVOLT.ies	16466	0.91	268
	SB	2	Lithonia Lighting	DSX0 LED P6 40K BLC MVOLT SPA (FINISH) / SSS 17.5' W/2.5' BASE	DSX0 LED P6 40K BLC MVOLT	LED	DSX0_LED_P6_40K_BLC_MVOLT.ies	13089	0.91	134
	SC	2	Lithonia Lighting	DSX0 LED P6 40K T2M MVOLT SPA HS (FINISH) / SSS 17.5' W/2.5' BASE	DSX0 LED P6 40K T2M MVOLT with houseside shield	LED	DSX0_LED_P6_40K_T2M_MVOLT_HS.ies	13054	0.91	134
	SD	3	Lithonia Lighting	DSXW1 LED 20C 1000 40K TFTM MVOLT (FINISH)	DSXW1 LED WITH (2) 10 LED LIGHT ENGINES, TYPE TFTM OPTIC, 4000K, @ 1000mA.	LED	DSXW1_LED_20C_1000_40K_TFTM_MVOLT.ies	7711	0.91	73.2
	SDE	1	Lithonia Lighting	DSXW1 LED 20C 1000 40K TFTM MVOLT ELCW (FINISH)	DSXW1 LED WITH (2) 10 LED LIGHT ENGINES, TYPE TFTM OPTIC, 4000K, @ 1000mA. W/EM BATTERY PACK	LED	DSXW1_LED_20C_1000_40K_TFTM_MVOLT.ies	7711	0.91	73.2
	SFE	1	Lithonia Lighting	LDN6 40/10 LO6AR LSS MVOLT EZ10 EL	6IN LDN, 4000K, 1000LM, 80CRI, CLEAR, SEMI-SPECULAR REFLECTOR WET LOCATION W/EM BATTERY PACK	LED	LDN6_40_10_LO6A_R_LSS.ies	1054	0.91	12.75
	EM	2	Lithonia Lighting	AFF PEL (FINISH) UVOLT LTP SDRT WT	AFF premium FCT (WT Throw)	LED	AFF_WT.ies	568	0	5.7

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PROPERTY LINE - FC @ 6' AFG		0.0 fc	0.0 fc	0.0 fc	N/A	N/A
SITE - FC @ GRADE		1.8 fc	6.1 fc	0.0 fc	N/A	N/A



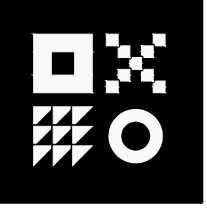
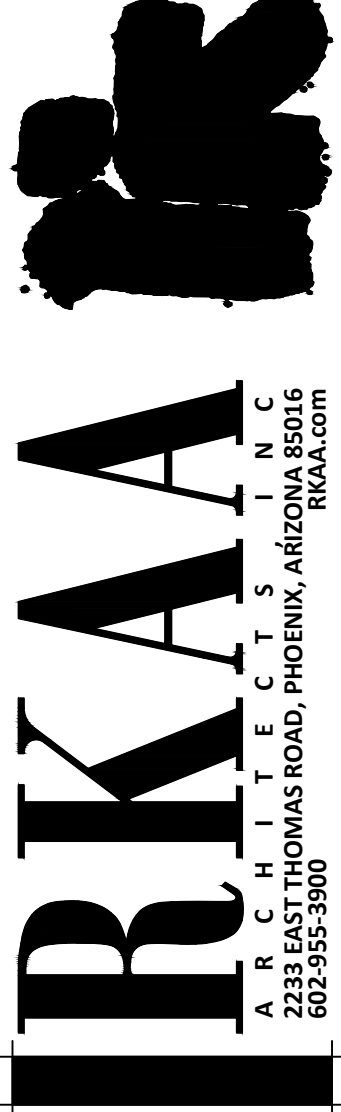
LIGHT POLE AND FIXTURE 'SA/SB/SC'

NOTE: CONTRACTOR SHALL PROVIDE NEW POLE BASES WHERE INDICATED ON PLANS. LIGHTING FIXTURE POLE DETAILS AND DESCRIPTIONS ARE FOR ELECTRICAL REFERENCES ONLY. PLEASE REFER TO STRUCTURAL DRAWINGS FOR POLE BASE DETAILS. N.T.S.



PLATINUM STORAGE

8585 E. PRINCESS DR.  
SCOTTSDALE, AZ 85255  
1ST CITY SUBMITTAL (10-27-20)



ARDEBILI  
Engineering


Project Number: 19565 | Project Manager: JFO  
8100 E Indian School Rd. Suite 205, Scottsdale, AZ 85251  
P: 480.626.7072 | ardebilieng.com

design by: RWK  
drawn by:  
checked by: --

E1.0  
project #: 19216

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**d'series**

**Specifications**

EPA: 0.95 ft<sup>2</sup> (0.9 m<sup>2</sup>)

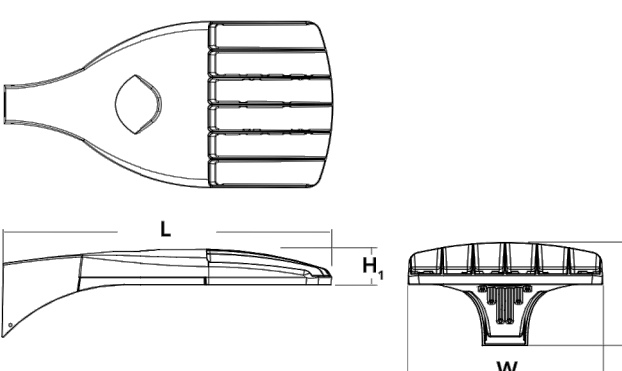
Length: 26" (660 mm)

Width: 13" (330 mm)

Height: 3" (76 mm)

Height: 1" (25 mm)

Weight (max): 16 lbs (7.2 kg)



**Ordering Information**

**EXAMPLE:** DSX0 LED P6 403M T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX0 LED	10C 10C10 (one engine)	30K 3000 K	T1S Type I short	120 V <sup>1,4</sup>	<b>Shipped included</b>
	20C 20C10 (two engines)	40K 4000 K	T2S Type I short	120 V <sup>1,4</sup>	SPA Square pole mounting
		50K 5000 K	T3S Type I medium	208 V <sup>1</sup>	RPA Round pole mounting
			T4M Type II short	240 V <sup>1</sup>	WBA Wall bracket
			T5S Type II medium	277 V <sup>1</sup>	SPUMBA Square pole universal mounting adaptor <sup>1</sup>
			T6M Type II medium	347 V <sup>1</sup>	SPUMBA Square pole universal mounting adaptor <sup>1</sup>
			T7M Forward throw medium	480 V <sup>1,4</sup>	<b>Shipped separately</b>
			T8S Type V very short		KMA8 DDBXD V Most arm mounting bracket adaptor (specify finish)

Control options	Other options	Finish
<b>Shipped included</b> NLTAIR2 nLight All generation 2 enabled <sup>10</sup> PIRHN Network, high flow motion/ambient sensor <sup>10</sup> PER 1624 four-lens recessed only (control ordered separately) <sup>11</sup> PER5 Five-pin receptacle only (control ordered separately) <sup>11</sup> PER7 Seven-pin receptacle only (leads not fused) (control ordered separately) <sup>11</sup>	PIR High-flow, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 16' <sup>11</sup> PIRHCIV High-flow, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 16' <sup>11</sup> PIRHCIV High-flow, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 16' <sup>11</sup> FAO Field adjustable output <sup>8</sup>	DDBXD Dark bronze DLBDL Black DLBDL Natural aluminum DLBDL White DLBDL Textured dark bronze DLBDL Textured black DLBDL Textured natural aluminum DLBDL Textured white

Capable options indicated by this color background.

Capable options indicated by this color background.

**Introduction**

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 400W metal halide with typical energy savings of 70% and expected service life of over 100,000 hours.

**Ordering Information**

**EXAMPLE:** DSXW1 LED 20C 1000 40K T3M MVOLT DDBTDXD

Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting	Shipped included
DSXW1 LED	10C 10C10 (one engine)	350 350 mA	30K 3000 K	T2S Type I Short	120 V <sup>1</sup>	MVOLT <sup>1</sup>	PE Photometric cell, button type <sup>1</sup>
	20C 20C10 (two engines)	530 530 mA	40K 4000 K	T2M Type II Medium	120 V <sup>1</sup>	208 V <sup>1</sup>	DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)
		700 700 mA	50K 5000 K	T3S Type II Short	208 V <sup>1</sup>	240 V <sup>1</sup>	PIR 180° motion/ambient light sensor, <15' mag 12 <sup>12</sup>
		1000 1000 mA (1 A) <sup>1</sup>	AMBCP Amber phosphor converted	T3M Type II Medium	277 V <sup>1</sup>	240 V <sup>1</sup>	PIRHCIV Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 16' <sup>11</sup>
				T4M Type II Medium	347 V <sup>1</sup>	347 V <sup>1</sup>	ELCW Emergency battery backup (includes external component enclosure), CA Title 20 Noncompliant <sup>10</sup>
				TTM Forward Throw Medium	480 V <sup>1,4</sup>		

Other Options	Finish
<b>Shipped installed</b> SF Single fuse (120, 277 or 347V) <sup>1,8</sup> DF Double fuse (208, 240 or 480V) <sup>1,8</sup> HS House-side shield <sup>11</sup> SPD Surge spike protection <sup>12</sup>	DDBXD Dark bronze DLBDL Black DLBDL Natural aluminum DLBDL White DLBDL Textured dark bronze DLBDL Textured black DLBDL Textured natural aluminum

Accessories	NOTES
DSXW1SU House side shield (see per luminaire)	1. 20C 1000 is not available with PIR, PIRHCIV or PIRHCIV.
DSXW1WB Wire guard alloy	2. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
DSXW1EC Wire guard epoxy	3. Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
DSXW1EC Wire guard epoxy	4. Only available with 20C, 700mA or 1000mA. Not available with PIR or PIRHCIV.
DSXW1EC Wire guard epoxy	5. Back box ships installed on fixture. Cannot be field installed. Cannot be ordered as an accessory.
DSXW1EC Wire guard epoxy	6. Photometric (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors PIR or PIRHCIV.
DSXW1EC Wire guard epoxy	7. Reference Motion Sensor table on page 3.
DSXW1EC Wire guard epoxy	8. Cold weather (CWD) rated. Not compatible with condensation entry applications. Not available with fusing. Not available with 347 or 480 voltage options. Emergency components located in back box housing. Emergency mode ES files located on product page at <a href="http://www.lithonia.com">www.lithonia.com</a> .
DSXW1EC Wire guard epoxy	9. Not available with ELWC.
DSXW1EC Wire guard epoxy	10. Not available with ELWC.
DSXW1EC Wire guard epoxy	11. Also available as a separate accessory; see Accessories Information.
DSXW1EC Wire guard epoxy	12. Not available with ELWC.

**Ordering Information**

**EXAMPLE:** DSX0 LED P6 403M T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX0 LED	10C 10C10 (one engine)	30K 3000 K	T1S Type I short	120 V <sup>1,4</sup>	<b>Shipped included</b>
	20C 20C10 (two engines)	40K 4000 K	T2S Type I short	120 V <sup>1,4</sup>	SPA Square pole mounting
		50K 5000 K	T3S Type I medium	208 V <sup>1</sup>	RPA Round pole mounting
			T4M Type II short	240 V <sup>1</sup>	WBA Wall bracket
			T5S Type II medium	277 V <sup>1</sup>	SPUMBA Square pole universal mounting adaptor <sup>1</sup>
			T6M Type II medium	347 V <sup>1</sup>	SPUMBA Square pole universal mounting adaptor <sup>1</sup>
			T7M Forward throw medium	480 V <sup>1,4</sup>	<b>Shipped separately</b>
			T8S Type V very short		KMA8 DDBXD V Most arm mounting bracket adaptor (specify finish)

Control options	Other options	Finish
<b>Shipped included</b> NLTAIR2 nLight All generation 2 enabled <sup>10</sup> PIRHN Network, high flow motion/ambient sensor <sup>10</sup> PER 1624 four-lens recessed only (control ordered separately) <sup>11</sup> PER5 Five-pin receptacle only (control ordered separately) <sup>11</sup> PER7 Seven-pin receptacle only (leads not fused) (control ordered separately) <sup>11</sup>	PIR High-flow, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 16' <sup>11</sup> PIRHCIV High-flow, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 16' <sup>11</sup> PIRHCIV High-flow, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 16' <sup>11</sup> FAO Field adjustable output <sup>8</sup>	DDBXD Dark bronze DLBDL Black DLBDL Natural aluminum DLBDL White DLBDL Textured dark bronze DLBDL Textured black DLBDL Textured natural aluminum DLBDL Textured white

Capable options indicated by this color background.

Capable options indicated by this color background.

**Ordering Information**

**EXAMPLE:** DSXW1 LED 20C 1000 40K T3M MVOLT DDBTDXD

Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting	Shipped included
DSXW1 LED	10C 10C10 (one engine)	350 350 mA	30K 3000 K	T2S Type I Short	120 V <sup>1</sup>	MVOLT <sup>1</sup>	PE Photometric cell, button type <sup>1</sup>
	20C 20C10 (two engines)	530 530 mA	40K 4000 K	T2M Type II Medium	120 V <sup>1</sup>	208 V <sup>1</sup>	DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)
		700 700 mA	50K 5000 K	T3S Type II Short	208 V <sup>1</sup>	240 V <sup>1</sup>	PIR 180° motion/ambient light sensor, <15' mag 12 <sup>12</sup>
		1000 1000 mA (1 A) <sup>1</sup>	AMBCP Amber phosphor converted	T3M Type II Medium	277 V <sup>1</sup>	240 V <sup>1</sup>	PIRHCIV Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 16' <sup>11</sup>
				T4M Type II Medium	347 V <sup>1</sup>	347 V <sup>1</sup>	ELCW Emergency battery backup (includes external component enclosure), CA Title 20 Noncompliant <sup>10</sup>
				TTM Forward Throw Medium	480 V <sup>1,4</sup>		

Other Options	Finish
<b>Shipped installed</b> SF Single fuse (120, 277 or 347V) <sup>1,8</sup> DF Double fuse (208, 240 or 480V) <sup>1,8</sup> HS House-side shield <sup>11</sup> SPD Surge spike protection <sup>12</sup>	DDBXD Dark bronze DLBDL Black DLBDL Natural aluminum DLBDL White DLBDL Textured dark bronze DLBDL Textured black DLBDL Textured natural aluminum

Accessories	NOTES
DSXW1SU House side shield (see per luminaire)	1. 20C 1000 is not available with PIR, PIRHCIV or PIRHCIV.
DSXW1WB Wire guard alloy	2. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
DSXW1EC Wire guard epoxy	3. Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
DSXW1EC Wire guard epoxy	4. Only available with 20C, 700mA or 1000mA. Not available with PIR or PIRHCIV.
DSXW1EC Wire guard epoxy	5. Back box ships installed on fixture. Cannot be field installed. Cannot be ordered as an accessory.
DSXW1EC Wire guard epoxy	6. Photometric (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors PIR or PIRHCIV.
DSXW1EC Wire guard epoxy	7. Reference Motion Sensor table on page 3.
DSXW1EC Wire guard epoxy	8. Cold weather (CWD) rated. Not compatible with condensation entry applications. Not available with fusing. Not available with 347 or 480 voltage options. Emergency components located in back box housing. Emergency mode ES files located on product page at <a href="http://www.lithonia.com">www.lithonia.com</a> .
DSXW1EC Wire guard epoxy	9. Not available with ELWC.
DSXW1EC Wire guard epoxy	10. Not available with ELWC.
DSXW1EC Wire guard epoxy	11. Also available as a separate accessory; see Accessories Information.
DSXW1EC Wire guard epoxy	12. Not available with ELWC.

**Ordering Information**

**EXAMPLE:** DSXW1 LED 20C 1000 40K T3M MVOLT DDBTDXD

Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting	Shipped included
DSXW1 LED	10C 10C10 (one engine)	350 350 mA	30K 3000 K	T2S Type I Short	120 V <sup>1</sup>	MVOLT <sup>1</sup>	PE Photometric cell, button type <sup>1</sup>
	20C 20C10 (two engines)	530 530 mA	40K 4000 K	T2M Type II Medium	120 V <sup>1</sup>	208 V <sup>1</sup>	DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)
		700 700 mA	50K 5000 K	T3S Type II Short	208 V <sup>1</sup>	240 V <sup>1</sup>	PIR 180° motion/ambient light sensor, <15' mag 12 <sup>12</sup>
		1000 1000 mA (1 A) <sup>1</sup>	AMBCP Amber phosphor converted	T3M Type II Medium	277 V <sup>1</sup>	240 V <sup>1</sup>	PIRHCIV Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 16' <sup>11</sup>
				T4M Type II Medium	347 V <sup>1</sup>	347 V <sup>1</sup>	ELCW Emergency battery backup (includes external component enclosure), CA Title 20 Noncompliant <sup>10</sup>
				TTM Forward Throw Medium	480 V <sup>1,4</sup>		

Other Options	Finish
<b>Shipped installed</b> SF Single fuse (120, 277 or 347V) <sup>1,8</sup> DF Double fuse (208, 240 or 480V) <sup>1,8</sup> HS House-side shield <sup>11</sup> SPD Surge spike protection <sup>12</sup>	DDBXD Dark bronze DLBDL Black DLBDL Natural aluminum DLBDL White DLBDL Textured dark bronze DLBDL Textured black DLBDL Textured natural aluminum

Accessories	NOTES
DSXW1SU House side shield (see per luminaire)	1. 20C 1000 is not available with PIR, PIRHCIV or PIRHCIV.
DSXW1WB Wire guard alloy	2. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
DSXW1EC Wire guard epoxy	3. Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
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DSXW1EC Wire guard epoxy	5. Back box ships installed on fixture. Cannot be field installed. Cannot be ordered as an accessory.
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DSXW1EC Wire guard epoxy	9. Not available with ELWC.
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DSXW1EC Wire guard epoxy	11. Also available as a separate accessory; see Accessories Information.
DSXW1EC Wire guard epoxy	12. Not available with ELWC.

**Ordering Information**

**EXAMPLE:** DSXW1 LED 20C 1000 40K T3M MVOLT DDBTDXD

Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting	Shipped included
DSXW1 LED	10C 10C10 (one engine)	350 350 mA	30K 3000 K	T2S Type I Short	120 V <sup>1</sup>	MVOLT <sup>1</sup>	PE Photometric cell, button type <sup>1</sup>
	20C 20C10 (two engines)	530 530 mA	40K 4000 K	T2M Type II Medium	120 V <sup>1</sup>	208 V <sup>1</sup>	DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)
		700 700 mA	50K 5000 K	T3S Type II Short	208 V <sup>1</sup>	240 V <sup>1</sup>	PIR 180° motion/ambient light sensor, <15' mag 12 <sup>12</sup>
		1000 1000 mA (1 A) <sup>1</sup>	AMBCP Amber phosphor converted	T3M Type II Medium	277 V <sup>1</sup>	240 V <sup>1</sup>	PIRHCIV Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 16' <sup>11</sup>
				T4M Type II Medium	347 V <sup>1</sup>	347 V <sup>1</sup>	ELCW Emergency battery backup (includes external component enclosure), CA Title 20 Noncompliant <sup>10</sup>
				TTM Forward Throw Medium	480 V <sup>1,4</sup>		

Other Options	Finish
<b>Shipped installed</b> SF Single fuse (120, 277 or 347V) <sup>1,8</sup> DF Double fuse (208, 240 or 480V) <sup>1,8</sup> HS House-side shield <sup>11</sup> SPD Surge spike protection <sup>12</sup>	DDBXD Dark bronze DLBDL Black DLBDL Natural aluminum DLBDL White DLBDL Textured dark bronze DLBDL Textured black DLBDL Textured natural aluminum

Accessories	NOTES
DSXW1SU House side shield (see per luminaire)	1. 20C 1000 is not available with PIR, PIRHCIV or PIRHCIV.
DSXW1WB Wire guard alloy	2. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
DSXW1EC Wire guard epoxy	3. Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
DSXW1EC Wire guard epoxy	4. Only available with 20C, 700mA or 1000mA. Not available with PIR or PIRHCIV.
DSXW1EC Wire guard epoxy	5. Back box ships installed on fixture. Cannot be field installed. Cannot be ordered as an accessory.
DSXW1EC Wire guard epoxy	6. Photometric (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors PIR or PIRHCIV.
DSXW1EC Wire guard epoxy	7. Reference Motion Sensor table on page 3.
DSXW1EC Wire guard epoxy	8. Cold weather (CWD) rated. Not compatible with condensation entry applications. Not available with fusing. Not available with 347 or 480 voltage options. Emergency components located in back box housing. Emergency mode ES files located on product page at <a href="http://www.lithonia.com">www.lithonia.com</a> .
DSXW1EC Wire guard epoxy	9. Not available with ELWC.
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**Ordering Information**

**EXAMPLE:** DSXW1 LED 20C 1000 40K T3M MVOLT DDBTDXD

Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting	Shipped included
DSXW1 LED	10C 10C10 (one engine)	350 350 mA	30K 3000 K	T2S Type I Short	120 V <sup>1</sup>	MVOLT <sup>1</sup>	PE Photometric cell, button type <sup>1</sup>
	20C 20C10 (two engines)	530 530 mA	40K 4000 K	T2M Type II Medium	120 V <sup>1</sup>	208 V <sup>1</sup>	DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)
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## Development Review Board



Application #: \_\_\_\_\_

## ATTACHMENT 11

## I. Summary of Request & Background:

This request is for a new internalized community storage facility on a ±1.76-acre site located at the southwest corner of Princess Drive and the Loop 101 frontage road. The site is zoned I-1 (Industrial Park), which permits Internalized Community Storage as a permitted use.

The proposed facility serves both the regional and local area by providing much needed storage for area businesses and local residents. By providing offsite storage, area businesses can utilize their internal space to expand operations, rather than devote that area for storage. In this way, the proposed internalized community storage facility enhances the employment core. It also benefits from great freeway access, and complements the established character for the area as demonstrated below.

## II. Design & Development Plan Summary:

The proposed structure is two stories below grade and mostly one story above grade, with only a portion of the building extending to a second story above grade. The total square footage proposed is 107,500 square feet.

This facility will be of premium grade, with all storage occurring indoors in a climate-controlled facility. Additionally, all loading and unloading will also occur within a climate-controlled environment. This not only makes it more comfortable and secure for our guests but will also shield all loading and unloading activity from view.

Access to the site will be via an existing driveway through an existing parking lot to the south and west. No new driveways are proposed onto either Princess Drive or the Pima Freeway frontage road. Ample parking will be provided within the eastern, southern, and western portions of the site.

Pedestrian access will be enhanced along both street frontages with sidewalks (where needed),. Trees will also be placed in above-ground planters, where shown, above the underground floor to prevent water damage. The additional pedestrian linkages will provide connectivity to adjacent areas.

A landscape buffer with an average minimum depth of approximately 35 feet will be provided along both the Princess Drive and Pima Freeway street frontages.

The building architecture was designed to emulate a contemporary office building rather than a more traditional storage facility. The elevation treatments include a brick and block exterior with various colors as noted below, with stone veneer columns, aluminum “storefronts”, staggered building footprint and other building relief, all designed to provide for visual interest and avoid long expanses of uninterrupted building walls. The extensive use of glass occurs along the street frontages (north and east) on both the ground and second floors, with lesser glass treatments



In addition to the glass treatments noted above, other pedestrian-level design considerations include sidewalks and landscaping along both street frontages. Snapshots of the two street elevations are below (full versions included with submittal):

### Color and Materials

- Exterior Walls: Smooth-faced Superlite block; 3 colors: MW Bone, Hopi Sandstone and Durango
- Stone Veneer: Summit Brick; color: Heirloom, and Coronado Stone; color: Cape Cod Gray
- Paint: Sherwin Williams; color: Half-Caff (SW 9091)
- Aluminum Storefront: Atlas; color: Ascot White
- Metal Roller Door: Janus; color: Continental Brown

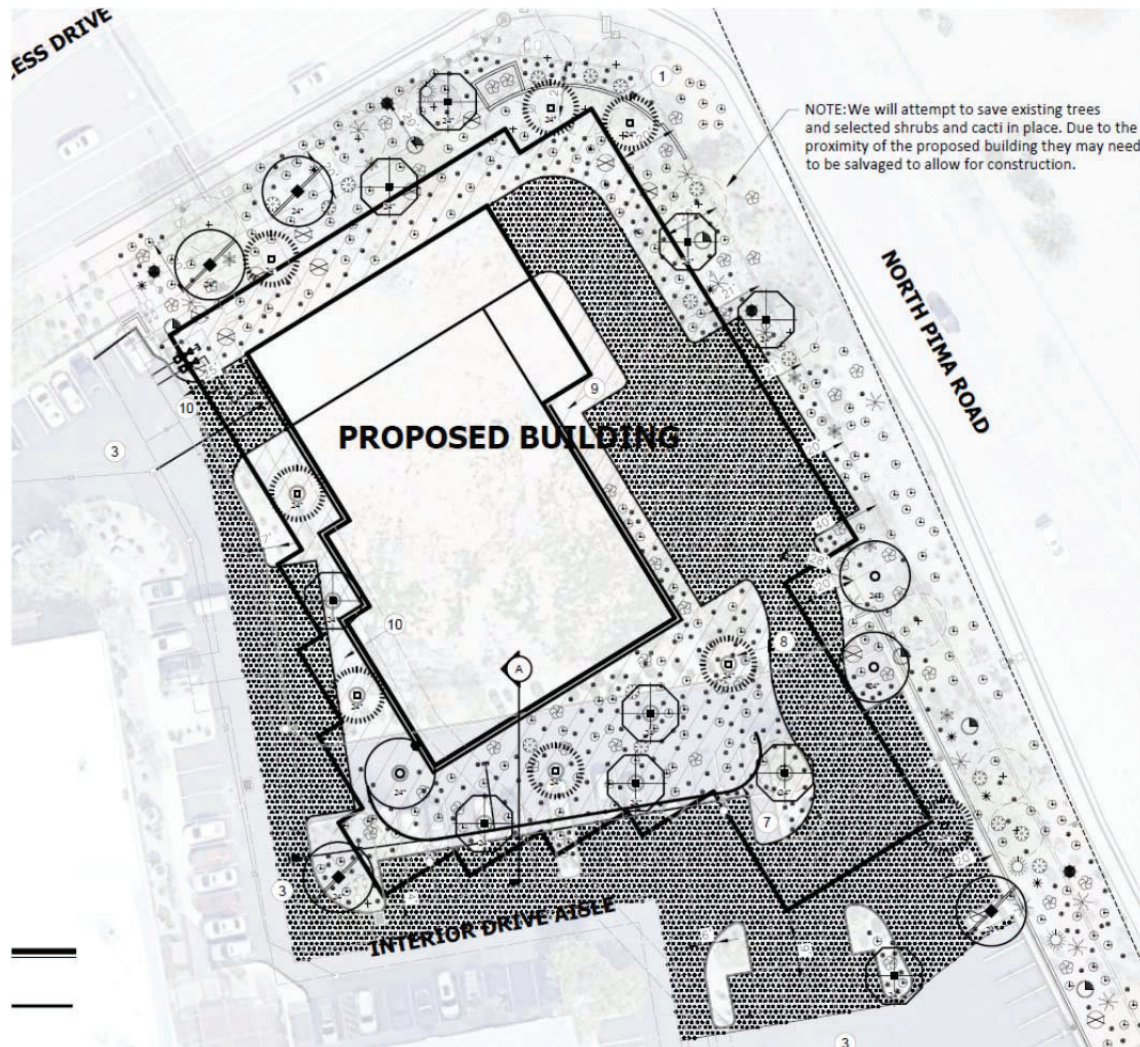
### Landscaping / Outdoor Space:

A landscape buffer with an average minimum depth of approximately 35 feet will be provided along both the Princess Drive and Pima Freeway street frontages.

The landscape design includes a low-water use plant palette with a variety of tree types, shrubs and groundcover, all designed to complement the existing landscaping along both street frontages and in the adjacent developments, as well as to complement the architectural design.



The proposed palette includes Texas Ebony, Ironwood, Desert Museum Palo Verde, and Velvet Mesquite. Tree placement will be designed to enhance the pedestrian experience. Sidewalks will be maintained and/or improved along the street frontages with connection points into the site. These pedestrian linkages will provide connectivity to adjacent developments.



Existing vegetation will be salvaged where feasible and incorporated into new landscaping in order to provide a consistent theme along the road frontages and within the site. There is existing Natural Area Open Space that borders the property on the ADOT-owned land. We will be using a similar cobble over the decomposed granite to make the landscaped areas look more natural.

Development of the site will adhere to the Master Drainage Report for the Scottsdale Perimeter Center. The development will surface drain all stormwater runoff into the surrounding grass swales that ultimately outlet into the T.P.C. Scottsdale Golf Course retention basin.

### 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 (with applicant response trailing each element):*

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:**

The proposed Internalized Community Storage facility will comply with the applicable guidelines, development standards, Design Standards & Policies Manual, General Plan, Zoning Ordinance, and other applicable requirements of the City of Scottsdale.

The site has a General Plan land use designation of "Employment," along with "Regional Use District." The proposed use is consistent with both land use designations. The storage capacity will support existing businesses, offices, and other employment-based activities by providing a convenient location for businesses' offsite storage needs and allowing for their continued growth and expansion. The proposed storage facility is also consistent with the "Regional Use District" designation in a similar manner by enhancing the employment core by supporting businesses.

The proposed use is consistent with the I-1 zoning ordinance provisions.

Because of the site's high visibility along both Princess Drive and the Pima Freeway, careful attention has been taken to design the project in a manner that enhances the streetscape design. The proposed site design increases the landscape setback along both roadway frontages to an average minimum depth of approximately 35 feet by supplementing the quantity and quality of landscaping, and enhancing the pedestrian experience by improving sidewalk connections.

The proposed development accomplishes a range of goals and policies including the development of a vacant and underutilized property, integrating new and contemporary architecture and site planning to the area, and improving the pedestrian experience in an area that provides access to a range of uses in the surrounding area.

2. *The architectural character, landscaping and site design of the proposed development shall:*
  - a. *Promote a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood;*

**Response:**

The proposed architectural theme is compatible with the existing buildings that are adjacent to and near the subject site. The building design takes on a contemporary aesthetic and is intended to resemble an office building, rather than a traditional storage facility. We believe the proposed building enhances the architectural experience of the center.

We have also limited the height of the building tremendously. Most internal storage buildings are 3-4 stories tall. Our structure is mostly one story above grade. A second story element is proposed near Princess Drive, which is away from the existing office buildings on the site.

Additionally, the footprint of the building has been significantly reduced from what would otherwise fit on the site. This design is incredibly considerate of the other buildings in the center.

The landscape character of the proposed development is also designed to coordinate with and enhance the existing landscaping palette of the site's frontage and adjacent developments.

- b. Avoid excessive variety and monotonous repetition;*

**Response:**

This project's design creates visually interesting architecture and avoids the type of uninspiring design often found with storage facilities. It is compatible with the surrounding buildings but intentionally not identical.

As indicated on the elevations included with this submittal, a variety of building materials, architectural features and accents, and glass/window placement create an architecturally-interesting building façade.

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

**Response:**

Please see the Scottsdale Sensitive Design Principle section below.

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

**Response:**

This is not applicable to this site/development.

- 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:**

The site is not located within the Historic Property Overlay District; therefore, this sub-section is 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:**

Access to the site will be via existing driveways through an existing parking lot to the south and west. No new driveways are proposed onto either Princess Drive or the Pima Freeway frontage road. An interior drive-through area within the northern portion of the proposed building provides for fully-screened loading and unloading.

Self-storage facilities are notoriously low-traffic generators, and this one is expected to generate significantly less traffic than other possible uses that could occur on the site. Therefore, no impacts are expected from this project for either Princess Drive or the Pima Freeway (Loop 101) frontage road.

The parcel also includes approximately 66 existing parking spaces, which are shared amongst the various tenants within the center. Most of these parking spaces will remain in their current location, and new parking spaces will be added for a total of 79 parking spaces. These will be provided along the eastern, southern, and western portions of the site, which will be accessible via the existing driveways and parking areas to the south and west. Parking stalls are 20' deep x 9' wide, with no overhang. Two handicapped-accessible spaces are provided and will be 20' deep x 9' wide, with an adjacent 9' wide access aisle. As with traffic generation, self-storage facilities also have very low parking needs, and the proposed facility will have more than sufficient parking and will also have no adverse impact on existing parking on the adjacent properties. A new parking area screening wall will be placed along the frontage of the Pima Freeway frontage road.

Interior drives are 26' wide. All internal circulation and parking areas will be paved.

Pedestrian access will be enhanced along both street frontages with an increased landscape buffer and new streetscape vegetation. These pedestrian linkages will provide connectivity to adjacent areas

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

**Response:**

Rooftop mechanical equipment will be fully screened by parapet walls in conformance with the zoning ordinance requirements. Screening is integral to the design of 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.*

**Response:**

The above criteria under #5 are not applicable, as the site is not located within the defined "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 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 affecting existing utilities, public utility easements, and vehicular sight distance requirements; and*
- e. Location in conformance to standards for public safety.*

**Response:**

The above criteria under #6 are not applicable to this development.

- B. The property owner shall address all applicable criteria in this section.*

**Response:**

The applicable criteria of the Section have been acknowledged above, and reflected in the application materials.



#### 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 of Scottsdale 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 the 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 for 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, such as:*
  - *Scenic views of the Sonoran Desert and mountains*
  - *Archaeological and historical resources*

##### **Response:**

Although the setting of this site is suburban in character, the adjacent properties are already developed, and do not have natural features such as natural area open space or washes. The proposal enhances and increases landscaping on the site and provides an improved visual and pedestrian experience along both Princess Drive and the Pima Freeway frontage road.

3. *Development should be sensitive to existing topography and landscaping.*
  - *A design should respond to the unique terrain of the site by blending with the natural shape and texture of the land while minimizing disturbances to the natural environment.*

##### **Response:**

This site is an infill parcel and adjacent properties are already developed. All landscaping will consist of low-water use desert-appropriate landscaping materials as required by the City of Scottsdale.

A Landscape Plan is included with this submittal.

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, restore, and enhance natural habitats and ecological processes through the inclusion of additional desert-appropriate landscaping. This landscaping will contribute to the suburban habitat for wildlife and improved air quality. The proposed desert-appropriate plants will be able to withstand the variations of the local climate, and as they grow and mature, they will become more and more self-sustaining relative to water demand. Cobble, similar to what exists within the NAOS area within the Loop 101 right-of-way, will be placed over the decomposed granite to make the landscaped areas look more natural.

Existing vegetation will be salvaged where feasible and incorporated into new landscaping in order to provide a consistent theme along the road frontages and within the site.

A Landscape Plan is included with this submittal.

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

**Response:**

The site is located within the Suburban Streetscape designation as noted on the Streetscape Map within the 2001 Scottsdale General Plan, and the Pima/Loop 101 Freeway is designated as a Visually Important Roadway.

The proposed landscape theme for the site is consistent with the intent of both of these designations. The pedestrian experience along both the perimeter of the site, as well as internal to the site, will be enhanced with the proposed use as numerous and varied uses are within walking distances from this site.



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

**Response:**

Bicycle racks will be provided onsite in conformance to City Code. The site is situated in a walkable location, based on the surrounding context. At the present time, we are not aware of any transit service to the site or immediate area.

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 incorporates design elements that respect the pedestrian element by providing shade and relief through building, site and landscape design.

Pedestrian linkages are provided that are both internal to the site and also along the street frontages that will provide and promote connectivity to adjacent and nearby developments.

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

**Response:**

The proposed architectural character is designed to be consistent with, and enhancing to, surrounding developments. The building design takes on a contemporary aesthetic and is intended to resemble an office building versus a traditional storage facility.

The majority of the building has only one story about grade. A reduced second story element is proposed nearest to Princess drive, which places it away from the rest of the office complex.

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

**Response:**

The proposed development utilizes a variety of desert-appropriate building finishes, materials and colors, and incorporates architectural elements that celebrate the Southwestern character.

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, have been emphasized in both the site and building design.

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

**Response:**

The landscaping theme for this development will incorporate plant types that exist along the frontage of the site and within the adjacent developments. These will include desert-palette plant materials, as required by the City of Scottsdale, with the careful selection of plant materials in terms of type, scale, density, and placement.

A Landscape Plan is included with this submittal

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 as required by the City of Scottsdale. Context-appropriate desert plant materials will be utilized with the development of the site, 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 persons utilizing the facility and the public.

A Lighting and Photometric Plan are included with this submittal.

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 of the area in terms of type, size, color and location, and will be consistent with the City's sign code. Signage will be designed to complement the proposed development.

## **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 the site has a General Plan land use designation of “Employment,” along with “Regional Use District.” The proposed use is consistent with both land use designations. The storage capacity will support existing businesses, offices, and other employment-based activities by providing a convenient location for businesses’ offsite storage needs and allowing for their continued growth and expansion. The proposed storage facility is also consistent with the “Regional Use District” designation in a similar manner by enhancing the employment core by supporting businesses.  
Because of the site’s high visibility along both Princess Drive and the Pima Freeway, careful attention has been taken to design the project in a manner that enhances the streetscape design. The proposed site design increases the landscape setback along both roadway frontages to an average minimum depth of approximately 35 feet by supplementing the quantity and quality of landscaping and enhancing the pedestrian experience by improving sidewalk connections.
  - Staff finds that the proposed development is generally consistent with the Zoning Ordinance as well as the Character and Design element of the General Plan, and the Greater Airpark Character Area Plan, which designates the site as employment.  
Additionally, staff has found the Development Plan to be designed in conformance with the Design Standards & Policies Manual.
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 theme is compatible with the existing buildings that are adjacent to and near the subject site. The building design takes on a contemporary aesthetic and is intended to resemble an office building, rather than a traditional storage facility. The landscape character of the proposed development is also designed to coordinate with and enhance the existing landscaping palette of the site’s frontage and adjacent developments. A variety of building materials, architectural features and accents, and glass/window placement create an architecturally interesting building façade.
  - Staff finds the proposed development promotes a desirable relationship to existing structures in the surrounding area. The proposed buildings have a contemporary design style

- that utilize a variety of massing and materials to avoid monotonous repetition and the building features a column design that resembles the neighboring buildings. Shading is provided above the windows and glazing is predominantly on the north and east sides of the building that appropriately responds to the unique climate of the Sonoran Desert. The site is not located within the ESL Overlay District nor the Historic Preservation Overlay District.
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 access to the site will be via existing driveways through an existing parking lot to the south and west. No new driveways are proposed onto either Princess Drive or the Pima Freeway frontage road. An interior drive-through area within the northern portion of the proposed building provides for fully screened loading and unloading. This self-storage is expected to generate significantly less traffic than other possible uses that could occur on the site. Therefore, no impacts are expected from this project for either Princess Drive or the Pima Freeway (Loop 101) frontage road. As with traffic generation, self-storage facilities also have very low parking needs, and the proposed facility will have more than sufficient parking and will also have no adverse impact on existing parking on the adjacent properties. A new parking area screening wall will be placed along the frontage of the Pima Freeway frontage road. Pedestrian access will be enhanced along both street frontages with an increased landscape buffer and new streetscape vegetation. These pedestrian linkages will provide connectivity to adjacent areas.
    - Staff finds the ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways have been designed to promote safety and convenience.
  4. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.
    - The applicant states rooftop mechanical equipment will be fully screened by parapet walls in conformance with the zoning ordinance requirements. Screening is integral to the design of the building.
    - Staff finds the proposed mechanical equipment will be screened by parapet walls that are integral to the building design.
  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 site was annexed into the City in 1963 (Ord. #169) and zoned to the Single-family (R1-35) zoning designation. Since initial rezoning of the site, the site has been rezoned in 1988 to Industrial Park, Planned Community Development (I-1 PCD), case 10-ZN-1988.

### Community Involvement

With the submittal of the application, staff notified all property owners within 750 feet of the site. In addition, the applicant has been in communication with property owners surrounding the site. As of the publishing of this report, staff has not received any community input regarding the application.

### Context

Located at the southwest corner of the intersection of E. Princess Drive and the Loop 101 South Bound Frontage Road the surrounding developments are primarily office uses.

### Project Data

- Existing Use: Vacant Parcel
- Proposed Use: Internalized Community Storage
- Parcel Size: 87,991 square feet / 2.02 acre (gross)  
76,230 square feet / 1.75 acre (net)
- Total Building Area: 109,759 square feet
- Building Height Allowed: 52 feet (exclusive of rooftop appurtenances)
- Building Height Proposed: 30 feet (inclusive of rooftop appurtenances)
- Parking Required: 8 spaces
- Parking Provided: 69 spaces
- Open Space Required: 10,680 square feet / 0.25 acre
- Open Space Provided: 24,589 square feet / 0.56 acre

**Stipulations for the  
Development Review Board Application:  
Platinum Storage  
Case Number: 7-DR-2020**

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

**APPLICABLE DOCUMENTS AND PLANS:**

1. Except as required by the Scottsdale Revised Code (SRC), the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
  - a. Architectural elements, including dimensions, materials, form, color, and texture shall be constructed to be consistent with the building elevations submitted by RKA Architects, Inc, with a city staff date of 5/29/2020.
  - b. The location and configuration of all site improvements shall be consistent with the site plan submitted by Hunter Engineering, with a city staff date of 5/29/2020.
  - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by Hunter Engineering, with a city staff date of 5/29/2020.
  - d. The case drainage report submitted by Hunter Engineering 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 Hunter Engineering and accepted in concept by the Water Resources Department.

**RELEVANT CASES:**

**Ordinance**

- A. At the time of review, the applicable Zoning case for the subject site was: 10-ZN-1988.

**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. All shade devices should be designed so that the shade material has a density of 75%, or greater. Per Scottsdale Sensitive Design Principle 9.

**SITE DESIGN:**

**DRB Stipulations**

5. All drive aisles shall have a width of twenty-four (24) feet.

**LANDSCAPE DESIGN:**

**Ordinance**

- C. The property owner shall obtain approval of a Salvage/Native Plant Plan Application and obtain a permit to remove any protected native plant.

**DRB Stipulations**

6. Landscape pots and/or raised landscape planters, with a minimum of 36 inches in diameter, a sufficient depth to support the root system of the plants located in the pots/planters, and an automatic irrigation system, shall be provided in the pedestrian nodes that are shown on the site plan.

**EXTRIOR LIGHTING:**

**Ordinance**

- D. All exterior luminaires mounted eight (8) feet or higher above finished grade, shall be directed downward.
- E. All exterior luminaires mounted above three (3) feet shall be directed downward, have an integral lighting shield, and comply with the Illuminating Engineering Society requirement for full cutoff.
- F. Any exterior luminaire with a total initial lumen output of greater than 1600 lumens shall have an integral lighting shield.
- G. 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**

7. All fixtures shall be IESNA full cutoff and directed downward. (City of Scottsdale Exterior Lighting Policy)
8. No interior light fixtures or strip lighting shall be located at interior windows. (Self-Storage Facilities Design Guidelines)
9. No fixture shall be mounted higher than twenty (20) feet. (City of Scottsdale Exterior Lighting Policy and DSPM)
10. All exterior fixtures shall have a Kelvin temperature of 3000 or less. (City of Scottsdale Exterior Lighting Policy)

11. All fixtures and associated hardware, including poles, shall be flat black or dark bronze. (City of Scottsdale Exterior Lighting Policy)
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 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 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 1 foot-candles. All exterior luminaires shall be included in this calculation.
  - d. The total lumen per luminaire shall not exceed 24,000 lumens.

**AIRPORT:**

**Ordinance**

- H. This project falls within the Airport Influence Area, AC-2, and per the Scottsdale Revised Code, Chapter 5, Aviation requires the following to be submitted with final plans:
  - a. The owner of the new development shall complete a height analysis (Sec 5-354) and submit required forms;
  - b. Owner shall make fair disclosure to each purchaser or if subject to CC&Rs, this disclosure should be included; (Sec 5-355)
  - c. An Aviation easement shall be granted to the city and recorded (Sec. 5-357).

**DRB Stipulations**

13. With the construction document submittal, the property owner shall submit an FAA FORM 7460-1 to the FAA for any proposed structures, appurtenances and/or individual construction cranes that penetrate the 100:1 slope. The elevation of the highest point of those structures, including the appurtenances, must be detailed on the FAA form 7460-1 submittal. The property owner shall provide Aviation staff a copy of the FAA determination letter prior to building permit issuance.

**DRAINAGE AND FLOOD CONTROL:**

**DRB Stipulations**

14. 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.



Zoning Aerial

7-DR-2020



# **CITIZEN PARTICIPATION REPORT**

For

## **Platinum Self-Storage**

**SWC PRINCESS DRIVE & LOOP 101(PIMA ROAD)  
SCOTTSDALE, ARIZONA**

PREPARED BY:

HUNTER ENGINEERING, INC.  
10450 N. 74<sup>th</sup> STREET, SUITE 200  
SCOTTSDALE, AZ 85258  
(480) 991-3985

Submitted: February 4<sup>th</sup>, 2020

H.E. PROJECT NO. PLAT003  
DRB Case#: 658-PA-2019

## **Citizen Participation Plan – Platinum Self-Storage**

**Date:** January 31st, 2020

**Purpose:** The purpose of this Citizen Participation is to inform citizens, property owners, neighbor associations, agencies and businesses about a Development Review Board (DRB) application for Platinum Self-Storage. The site is located at the SWC of Princess Drive and Loop 101; and is an application for developing 1.76 net acres of I-1 Industrial PCD for a much needed, state of the art, self-storage facility. This participation plan ensures that those affected by this application for this rezone have had an opportunity to learn about and comment on the proposal.

**Contact:**

Michael Buschbacher II, AICP - Principal Planner  
Hunter Engineering Inc.  
10450 N 74<sup>th</sup> Street Suite 200  
Scottsdale, AZ 85258  
[mbuschbacher@hunterengineeringpc.com](mailto:mbuschbacher@hunterengineeringpc.com)  
480-991-3985

**List of Names, Phone Numbers/Addresses of Contacted Parties:**

First class letters were mailed out to property owners & HOAs within 750' of the project, including the City's standard interested parties list, and the Neighborhood Group Contact list provided by Lorraine Castro who noted that she did not see any HOA's in the neighborhood for the 750' buffer. Letters were mailed 10 days before formal application and included the project request and description, pre-application number, project location, project acreage, zoning, conceptual site plan, building elevations and contact info for both applicant and the City. A sample letter has been attached to this report along with the complete mailing list.

Note: All comments, questions and concerns received have been copied to the project planner with the City of Scottsdale and have been included in this Participation Report below.

**Provide a map showing where notified neighbors are located:**

A map has been provided showing the neighbors notified within 750' of the proposed project.

**Dates contacted and number of times contacted:**

A contact log was created for all responses to the public notification letter and has been included below that shows dates contacted, number of times contacted and how they were contacted. Copies of all email correspondence have been included as attachments below.

**Platinum Self Storage Facility Contact Log**

1/22/2020 – David Brown w/Wentworth 602-875-5014 –  
lm/mch 12:28p

Called back: Wanted to know if this was the Platinum from California. Advised was a new client and not from California. David asked for a color site plan. Advised I would send to the email provided. David asked where the access points are for the site. I advised the existing access points along Princess and Pima Rd will be used.

[dbrown@wentprop.com](mailto:dbrown@wentprop.com)

1/23/2020 – Chris Sparkman w/Perimeter Center Property Management 1/23/20 3:01pm

Wanted to let us know that the site is within the Perimeter Center Association and we need to submit to them for review also. Chris noted that he would be sending the DR package submittal info.

**Originals of all comments, letters and correspondences received have been included below.**

**The City will post public hearing sign notices and provide other public notification as noted below.**

- Mailing out postcards to property owners within 750 feet
- Posting case information on the City website
- Posting on social media
- Sending to email subscribers

10450 N. 74<sup>th</sup> Street, Suite 200  
Scottsdale, Arizona 85258  
T 480 991 3985  
F 480 991 3986

January 20<sup>th</sup>, 2020

Re: Development Review Board Case#: 658-PA-2019  
APN: 215-07-212Z

Dear Neighbor/Interested Party,

We are applying with the City of Scottsdale Development Review Board to review a project located in Scottsdale, Arizona at the Southwest Corner of Princess Drive and Loop 101 Freeway.


This request is for development of a 125,000 sf self-storage facility on approximately 1.76-acres. The building would be primarily single story with a small mezzanine level and two floors of basement. The site will include associated parking, drive aisles and other on-site improvements. Please see the conceptual site plan and elevations attached to this application.

The project will be developed for the client, who will take immediate occupancy upon completion of construction. The proposed use is permitted under the existing zoning designation of Industrial Park (I-1). The City of Scottsdale General Plan Land Use map designates the area as Employment with a Regional Use District overlay. Storage facility is a compatible use under the category of Employment.

As a part of the Public Participation for this project, this letter is being sent to all property owners within 750 feet of the property, to the list of interested parties maintained by the City of Scottsdale and to any HOA's or neighborhood groups in the area.

If you have any questions regarding this proposal, please call me at 480-991-3985. The City of Scottsdale has assigned this case to Ben Moriarity, a planner with the Planning and Development Department. He can be reached at 480-312-2836, should you have any questions regarding the Public Participation process. If you have sold this property in the interim, please forward this correspondence to the new owner.

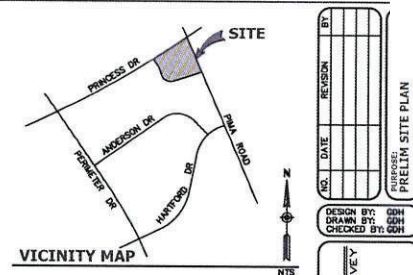
Sincerely,



**Michael S Buschbacher II, AICP**

Principal Planner  
Hunter Engineering





<b>BUILDING AREA:</b>		
1ST FLOOR:	15,700	SQ. FT.
2ND FLOOR:	3,000	SQ. FT.
BASEMENT 1:	44,400	SQ. FT.
BASEMENT 2:	44,400	SQ. FT.
<b>TOTAL:</b>	<b>107,500</b>	<b>SQ. FT.</b>

1ST FLOOR



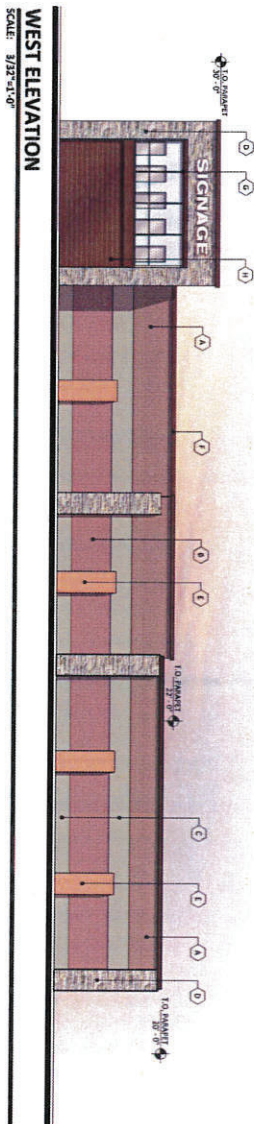
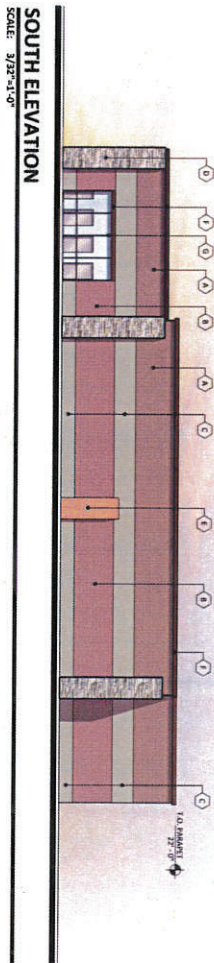
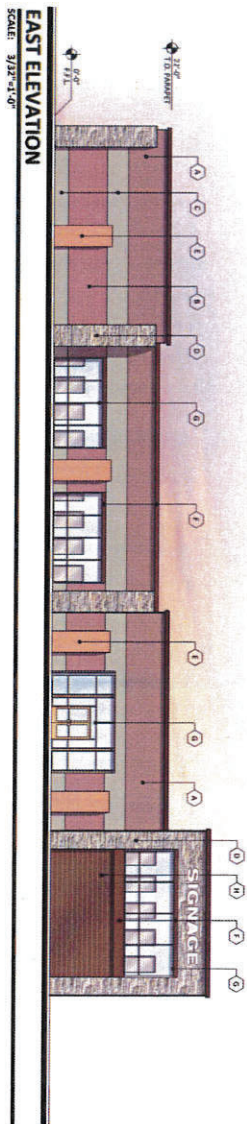
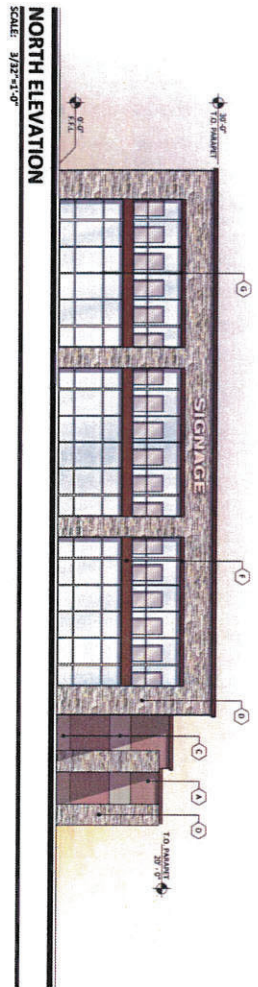
THESE PLANS ARE  
 NOT APPROVED FOR  
 CONSTRUCTION  
 WITHOUT AN  
 APPROVED SIGNATURE  
 FROM THE GOVERNING  
 MUNICIPALITY.

HE JOB NO.:  
**PLAT003**

SCALE  
 1" = 20'

SHEET  
**1**





**PLATINUM STORAGE**  
 SMC PINA ROAD AND PRINCESS DRIVE  
 8585 E. PRINCESS DR. SCOTTSDALE, ARIZONA 85255  
 DATE: 08-26-2019 (PRELIMINARY)

COLOR AND FINISH LEGEND			
<b>A</b>	PAINT: S&W, 100% WHITE FINISH: SMOOTH COLOR: S&W WHITE	<b>E</b>	PAINT: S&W, 100% WHITE FINISH: SMOOTH COLOR: S&W WHITE
<b>B</b>	PAINT: S&W, 100% WHITE FINISH: SMOOTH COLOR: S&W WHITE	<b>F</b>	PAINT: S&W, 100% WHITE FINISH: SMOOTH COLOR: S&W WHITE
<b>C</b>	PAINT: S&W, 100% WHITE FINISH: SMOOTH COLOR: S&W WHITE	<b>G</b>	PAINT: S&W, 100% WHITE FINISH: SMOOTH COLOR: S&W WHITE
<b>D</b>	PAINT: S&W, 100% WHITE FINISH: SMOOTH COLOR: S&W WHITE	<b>H</b>	PAINT: S&W, 100% WHITE FINISH: SMOOTH COLOR: S&W WHITE

**EL-1**  
 ELEVATION  
 RKA# 19206.00



SLR TURNSTONE LLC/NHR TURNSTONE LLC  
10320 E MOUNTAIN SPRING RD  
SCOTTSDALE ,AZ 85255  
215-07-001M

ARIZONA STATE LAND DEPT  
1616 W ADAMS ST  
PHOENIX ,AZ 85007  
215-07-019D

SCOTTSDALE VISTELLA LLC LEASE 03-108992  
40 N CENTRAL AVE STE 2700  
PHOENIX ,AZ 85004  
215-07-021A

SCOTTSDALE VISTELLA LLC LEASE 03-108992  
40 N CENTRAL AVE STE 2700  
PHOENIX ,AZ 85004  
215-07-022C

IO DATA CENTERS LLC  
615 N 48TH ST  
PHOENIX ,AZ 85008  
215-07-212A

KPN INDUSTRIAL LLC  
11225 W BERNARDO CT SUITE 100  
SAN DIEGO ,CA 92127  
215-07-212C

UNITED INSURANCE COMPANY OF AMERICA  
1 E WACKER DR 10  
CHICAGO ,IL 60601  
215-07-212J

SCOTTSDALE PERIMETER I LLC  
14648 N SCOTTSDALE RD #345  
SCOTTSDALE ,AZ 85254  
215-07-212M

SCOTTSDALE PERIMETER I LLC  
14648 N SCOTTSDALE RD #345  
SCOTTSDALE ,AZ 85254  
215-07-212N

ASHTON PRINCESS PROPERTY LLC  
1201 MONSTER RD SW  
RENTON ,WA 98055  
215-07-212T

APPLE TEN SPE SCOTTSDALE INC  
814 E MAIN ST  
RICHMOND ,VA 23219  
215-07-212U

PRESSON SCOTTSDALE LLC  
2122 E HIGHLAND AVE STE 400  
PHOENIX ,AZ 85016  
215-07-212V

VALK RONALD C/ROBERT SHAWN  
1450 TL TOWNSEND STE 100  
ROCKWELL ,TX 75032  
215-07-212Z

CHP PRINCESS MEDICAL LLC  
3434 47TH ST STE 220  
BOULDER ,CO 80301  
215-07-231

17207 PERIMETER DR LLC  
14747 N NORTHSIGHT BLVD 111-431  
SCOTTSDALE ,AZ 85260  
215-07-242

PERIMETER GATEWAY III OWNER LLC  
802 N 3RD AVE  
PHOENIX ,AZ 85003  
215-07-243

SCOTTSDALE AREA ASSOC OF REALTORS  
4221 N SCOTTSDALE RD  
SCOTTSDALE ,AZ 85251  
215-07-392

PERIMETER GATEWAY PORTFOLIO LLC  
802 N 3RD AVE  
PHOENIX ,AZ 85003  
215-07-401

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Phoenix, AZ 85011

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Scottsdale, AZ 85254

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Howard Myers  
6631 E Horned Owl Trail  
Scottsdale, AZ 85266

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Gainey Ranch Community Association  
7720 Gainey Ranch Road  
Scottsdale, AZ 85258

Jim Haxby  
7336 E. Sunnyside Dr.  
Scottsdale, AZ 85260

John Berry/Michele Hammond  
Berry Riddell, LLC  
6750 E Camelback Rd, Ste 100  
Scottsdale, AZ 85251

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3518 N. Chambers Court  
Scottsdale, AZ 85251

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Lori Haye  
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Cave Creek, AZ 85327

Maricopa County Superintendent of Schools  
4041 N. Central Avenue Suite 1200  
Phoenix, AZ 85012

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Mesa, AZ 85201

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Scottsdale, AZ 85255

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Maricopa County Planning & Development  
501 N. 44th Street, Suite 200  
Phoenix, AZ 85008

Planning & Development Director  
City of Phoenix  
200 West Washington Street, 2nd Floor  
Phoenix, AZ 85003

Planning & Engineering Section Manager  
Arizona State Land Department  
1616 W. Adams Street  
Phoenix, AZ 85007

Planning and Zoning  
Town of Carefree  
8 Sundial Circle P.O. Box 740  
Carefree, AZ 85377

Planning Department  
Town of Cave Creek  
37622 N Cave Creek Road  
Cave Creek, AZ 85331

Planning Department  
SRP-MIC  
10005 E Osborn Road  
Scottsdale, AZ 85256

Prescott Smith  
City of Scottsdale Planning Commission  
4350 E. Camelback Rd., Suite G-200  
Phoenix, AZ 85018

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Arizona Department of Transportation  
205 S. 17th Avenue MD 6012E  
Phoenix, AZ 85007

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Spring Creek Development  
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Scottsdale, AZ 85251

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Fountain Hills, AZ 85268

Sherry Wagner/Right-of-Way Technician, SR.  
Mail Station PAB348  
P.O. Box 52025  
Phoenix, AZ 85072-2025

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Scottsdale, AZ 85251

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Cave Creek Unified School District  
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Cave Creek, AZ 85327

Superintendent  
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Scottsdale, AZ 85251

W.J. Jim Lane - Mayor  
City of Scottsdale City Council  
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Scottsdale, AZ 85251

Wade Tinant  
4614 E. Running Deer Trail  
Cave Creek, AZ 85331

Granite Reef Neighborhood Resource Center  
1700 N Granite Reef Road  
Scottsdale, AZ 85257

Gammage & Burnham, PLC  
2 N. Central Avenue, 15th Floor  
Phoenix, AZ 85004

Southwest Gas Corporation  
2200 N. Central Avenue Ste 101  
Phoenix, AZ 85004

Withey Morris, PLC  
2525 E. Arizona Biltmore Circle; Suite A-212  
Phoenix, AZ 85016

Paradise Valley Unified School District  
15002 N. 32nd Street  
Phoenix, AZ 85032

Earl, Curley & Lagarde, P.C.  
3101 N. Central Avenue, Ste. 1000  
Phoenix, AZ 85012

Arizona Commerce Authority  
333 N. Central Avenue, Suite 1900  
Phoenix, AZ 85004

Maggie Keasler  
7127 E. 6th Ave.  
Scottsdale, AZ 85251

Renee J. Higgs  
City of Scottsdale Planning Commission  
15192 N. 104th Way  
Scottsdale, AZ 85255

Susan Kauffman  
11334 E. Desert Vista Rd.  
Scottsdale, AZ 85255

Patricia Van Cleave  
11378 E. Cavedale Drive  
Scottsdale, AZ 85262

Andrea Keck  
9719 E. West View Drive  
Scottsdale, AZ 85255

Steve Perone  
7474 E. Earll Dr. #108  
Scottsdale, AZ 85251

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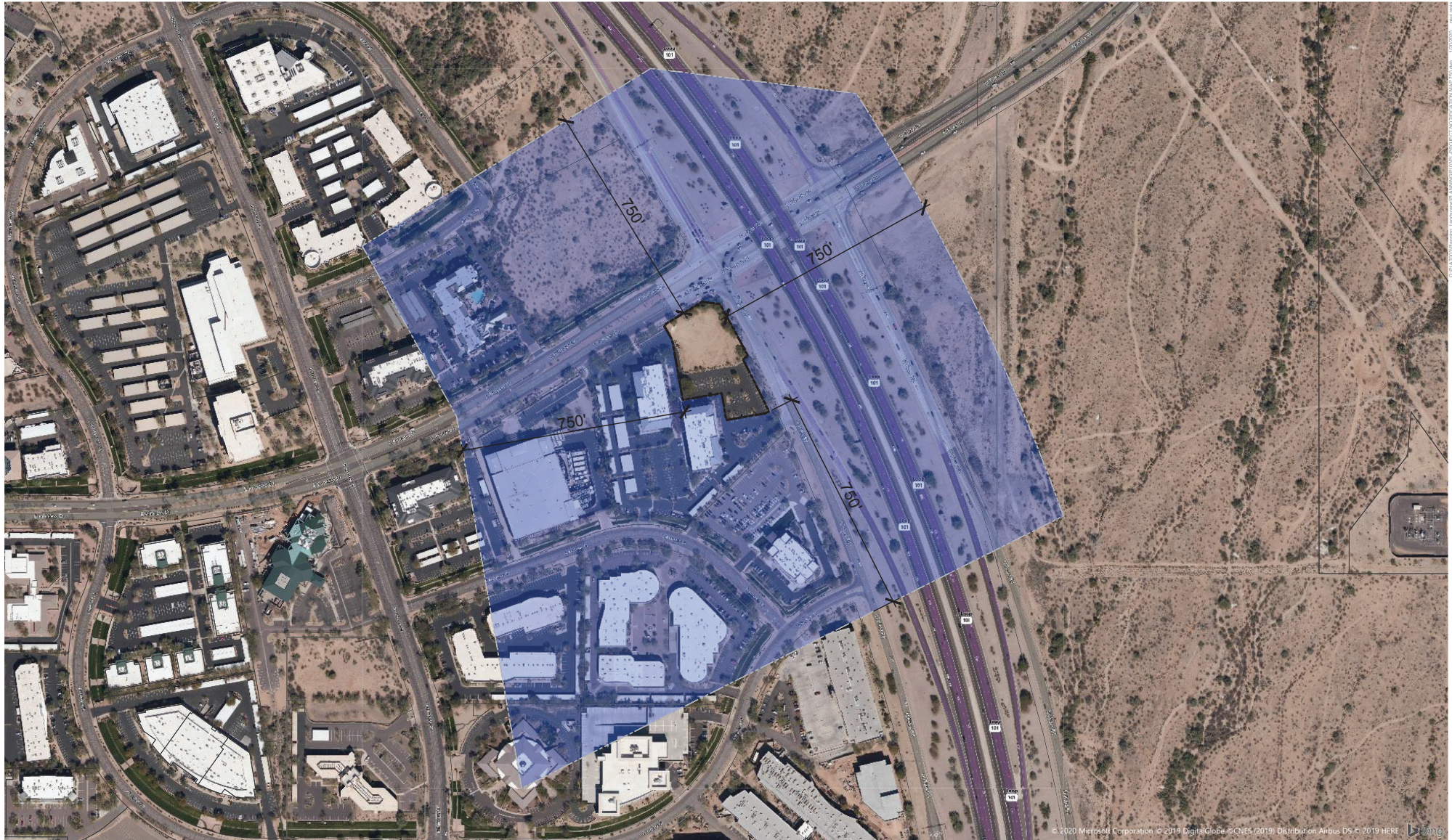
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**PLATINUM STORAGE**  
PROPERTY OWNERSHIP MAP



## Michael Buschbacher

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**From:** Michael Buschbacher  
**Sent:** Thursday, January 30, 2020 9:59 PM  
**To:** dbrown@wentprop.com  
**Subject:** 658-PA-2019 Platinum Storage Color Exhibit Request  
**Attachments:** PUBLIC\_NOTIF\_LETTER\_plat003.pdf

David,

Please find attached the color site plan and elevations requested for this project.

Best Regards,

**Michael S. Buschbacher II, AICP, ASLA**

Principal Planner, Senior Urban Designer



10450 N. 74th Street, Suite 200  
Scottsdale, AZ 85258  
Phone: (480) 991-3985  
Fax: (480) 991-3986

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## Michael Buschbacher

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**From:** Chris Sparkman <chriss@casehuff.com>  
**Sent:** Thursday, January 23, 2020 3:05 PM  
**To:** Michael Buschbacher  
**Cc:** heatherk@casehuff.com; timh@casehuff.com  
**Subject:** Perimeter Center Owners Association  
**Attachments:** Hunter Engineering - letter and plan.pdf; Plan Submittal info - PCOA.pdf

Mike,

Just following up on the telephone call we had. Please find attached to this e-mail the checklist for the process of having plans reviewed for the Perimeter Center Owners Association (PCOA).

The design guidelines for the PCOA are contained the CC & R documents for the park.

If you have any questions, please feel free to contact me.

Thank you.

**Chris Sparkman**  
Senior Property Manager



4835 East Cactus Road Suite 443 | Scottsdale Arizona 85254-3546  
602-252-9300 OFFICE | 602-252-6860 FAX  
[chriss@casehuff.com](mailto:chriss@casehuff.com) | [www.casehuff.com](http://www.casehuff.com)

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