

PLANNING COMMISSION REPORT



Meeting Date: December 14, 2022
General Plan Element: *Land Use*
General Plan Goal: *Create a sense of community through land uses*

ACTION

Desert Cove Internalized Self Storage 108-ZN-1984#2

Request to consider the following:

1. A recommendation to City Council regarding a request by owner for approval of a zoning district map amendment to modify the stipulations of previously adopted Ordinance No. 1812, via case 108-ZN-1984; including changes to building height, land uses, and property development standards, for a +/- 1.8-acre site with Industrial Park (I-1) zoning located at 8888 East Desert Cove Avenue.

Goal/Purpose of Request

The applicant's request is to modify the restrictive stipulations of zoning case 108-ZN-1984, to allow for the proposal of a new internalized community storage facility on this site.

Key Items for Consideration

- Modifying the stipulations of 108-ZN-1984 as they pertain to this site
- Original zoning action restricted land use and development standards
- Maintaining buffering from single-family residential

OWNER

BEBAF Enterprises LLP

APPLICANT CONTACT

Michelle Bach
EAPC Architects Engineers
(509) 669-7946



LOCATION

8888 E Desert Cove Avenue

BACKGROUND

General Plan

The City of Scottsdale General Plan 2035 Future Land Use Map designates the property as Employment: Light Industrial/Office. The Employment-Light Industrial/Office areas provide a variety of employment opportunities, business enterprises, light manufacturing, warehousing, and other light industrial and heavy commercial type activities. Light Industrial/Office uses should be located and designed to limit impacts on and access to residential neighborhoods. These areas should also have excellent access to labor pools and transportation networks. Major streets serving Light Industrial/Office areas should accommodate truck traffic. Transit facilities and other multimodal options are also needed at significant employment centers to accommodate commuters and minimize traffic congestion.

Character Area Plan

The subject site is located within the boundary of the Shea Character Area, which was adopted by the City Council in June 1993. As defined in the Shea Area Plan, the subject site is located within the Shea Corridor Overlay, which is generally located ¼ mile north and south of Shea Boulevard from Hayden Road to the eastern city limit. The Shea Area Plan contains goals, policies, and guidelines to enhance and protect existing neighborhoods, encourage site planning that is sensitive to environmental features, and ensures that new development is compatible with existing development.

Zoning

The site is zoned Industrial Park (I-1) district. The I-1 District is intended to provide for light manufacturing, aeronautical, light industrial, office and supportive uses to sustain and enhance major employment opportunities. The development standards are intended to provide development flexibility consistent with the sensitive design principles, and appropriate transition in areas adjacent to residential districts.

The I-1 zoning in this area was established through case 108-ZN-1984 and the adoption of Ordinance No. 1812. That action included stipulations limiting building height and restricting the other property development standards and allowable uses to those of the Light Employment (I-G) district.

Context

The subject property is located along the north side of E. Desert Cove Avenue, east of the Loop 101 Freeway. This site is the last vacant parcel along that segment of Desert Cove Avenue. Please refer to context graphics attached.

Adjacent Uses and Zoning

- North: Marlboro Court, residential subdivision; zoned Single-family Residential Planned Residential Development (R1-7 PRD).
- South: Internalized Community Storage; zoned Industrial Park (I-1).
- East: Medical Offices; zoned Industrial Park (I-1) and Light Employment (I-G).

- West: Medical Office and Diagnostics Laboratory; zoned Industrial Park (I-1).

Other Related Policies, References:

Scottsdale General Plan 2035, as amended

Shea Character Area Plan

Zoning Ordinance

Zoning Case 108-ZN-1984 (Ord. 1812)

APPLICANT'S PROPOSAL

Development Information

The proposed stipulation modifications ultimately seek development of a new Internalized Community Storage Facility on the site, as conceptually represented on the submitted Site Plan.

- Existing Use: Vacant Lot
- Proposed Use: Internalized Community Storage
- Building/Description: 2-levels below ground and 2-levels above ground
- Parcel Size: 1.48-acres (gross) / 1.38-acres (net)
- Building Height Proposed: 30-feet
- Open Space Required: 9,285.74sqft (15%)
- Open Space Provided: 20,494sqft (34%)

IMPACT ANALYSIS

Land Use

The original stipulations of case 108-ZN-1984 (Ordinance No. 1812) included the following restrictions:

- a. Building height shall be limited to 14-feet for one-story buildings and 22-feet for two-story buildings.
- b. The use of the property shall be limited to uses allowed in the I-G zone.
- c. In addition to complying with I-1 development standards, the project shall conform to I-G development standards with the exception of building height and massing standards.

The applicant identifies that those parameters significantly restrict the ability to develop the property and are proposing the following modifications:

- a. Building height shall be limited to thirty (30) feet.
- b. This property be allowed the typical uses of the I-1 zoning district.
- c. Development shall comply with the I-1 property development standards.

Those stipulation modifications would allow the applicant to propose development of an Internalized Community Storage facility, as permissible in the I-1 zoning district. The design details would be refined and reviewed through the subsequent Development Review Board process.

Below is a table for comparison of proposed modifications to the development standards:

Development Standard	I-1 zoning (Existing Restrictions)	I-1 zoning (typical)	I-1 zoning (Requested Modifications)
Building Height	14-feet (1-story) 22-feet (2-story)	52-feet 36-feet (within 300-foot residential)	30-feet
Floor Area Ratio	0.60	0.80	0.80
Open Space	24%	10% + building height factor	10% + building height factor
Rear Setback	50-feet (adjacent to residential)	30-feet (adjacent to residential)	50-feet (adjacent to residential)
Front Setback	20-feet	20-feet	25-feet

Transportation/Trails

This site is the last vacant parcel to develop along this segment of Desert Cove Avenue. The site is served by existing Desert Cove Ave. street infrastructure, including a continuous 5-foot sidewalk along both sides of the street. Access is intended to utilize the existing central shared driveway with the medical office to the southeast, that this site wraps around.

Water/Sewer

The applicant provided Basis of Design reports for water and sewer, which have been accepted by the Water Resources Division. The City of Scottsdale is an Arizona Department of Water Resources designated provider with a 100 years Assured Water Supply and will supply water in accordance with City codes, ordinances, and the City's Drought Management Plan. All infrastructure upgrades necessary to serve this project will be completed by the applicant.

Fire/Police

The nearest fire station is within 1.25 miles of the site and located at Cactus and 96th Street. The subject site is served by Police District Via Linda, Beat 13. As with any project that contributes to growth, the fire department and police department continually anticipate and evaluate resource needs for the city's budget process.

Open Space

The current stipulations for the existing I-1 zoning on the site specify adhering to the I-G property development standards which would require a minimum of 24% of the Net Lot Area as Open Space. The applicant's proposed modifications to the existing zoning stipulations would return to following the I-1 property development standards, which require a minimum of 10% of the Net Lot Area as Open Space,

and a factor correlating to the building height, which results a minimum 15% for this site. The conceptual Site Plan accounts for being able to provide 34% of the site as Open Space.

Housing Cost

The approval of the zoning district map amendment proposed by the applicant provides an opportunity for different commercial uses for the existing commercial property. In conjunction with state law, staff has considered the scope of the zoning district map amendment, as well as aspects which would affect the cost of construction of housing for sale or rent. Staff has not identified any factors that would substantially impact the cost to construct housing for sale or rent.

Community Involvement

Prior to their application submittal, the applicant sent out notification to neighboring property owners within 750-feet of the site and held a virtual open house meeting 10/12/2021. Upon submittal of this application the City also sent out notification postcards to property owners within 750-feet and other interested parties.

Feedback received focused on ensuring that the previously agreed upon 50-foot building setback and 30-foot landscape buffer, from the single-family residential properties to the north, would continue to be accounted for with the development of this site. Other feedback related to an earlier site layout that featured less parking and raised concerns from the neighboring office about overflow into their customer parking.

Policy Implications

The proposed stipulation modifications will allow for the proposed Internalized Community Storage land use and other permissible land uses in the I-1 zoning district. If the zoning stipulations modifications are approved, the applicant will be able to submit for design review via the Development Review Board application process.

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Planning Commission find and determine that the proposed zoning district map amendment is consistent and conforms with the adopted General Plan, and make a recommendation to City Council for approval, per the attached stipulations.

RESPONSIBLE DEPARTMENT

Planning and Development Services

Current Planning Services

STAFF CONTACT

Jeff Barnes
Senior Planner
480-312-2376
E-mail: jbarnes@ScottsdaleAZ.gov


APPROVED BY



Jeff Barnes, Report Author

11/30/2022

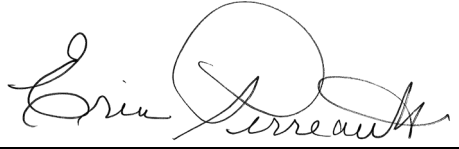
Date



Tim Curtis, AICP, Current Planning Director
Planning Commission Liaison
Phone: 480-312-4210 Email: tcurtis@scottsdaleaz.gov

11/30/2022

Date



Erin Perreault, AICP, Executive Director
Planning, Economic Development, and Tourism
Phone: 480-312-7093 Email: eperreault@scottsdaleaz.gov

12/01/2022

Date

ATTACHMENTS

1. Context Aerial
- 1A. Aerial Close-Up
2. Ordinance No. **xxxx**
 - Exhibit 1: Zoning Map
 - Exhibit 2: Stipulations
 - Exhibit A to Exhibit 2: Conceptual Site Plan
3. Existing General Plan Land Use Map
4. Shea Character Area Plan
5. Application Narrative
6. 108-ZN-1984 Zoning Area (for reference)
7. 108-ZN-1984 Stipulations (for reference)
8. Community Involvement
9. City Notification Map
10. Public Comment



Context Aerial

108-ZN-1984#2

ATTACHMENT#1



Close-up Aerial

108-ZN-1984#2

ORDINANCE NO. XXXX

AN ORDINANCE OF THE COUNCIL OF THE CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA, AMENDING ORDINANCE NO. 455, THE ZONING ORDINANCE OF THE CITY OF SCOTTSDALE, BY AND FOR THE PURPOSE OF CHANGING THE ZONING ON THE "DISTRICT MAP" TO ZONING APPROVED IN CASE NO. 108-ZN-1984#2 TO MODIFY THE STIPULATIONS OF PREVIOUSLY ADOPTED ORDINANCE NO. 1812 VIA CASE 108-ZN-1984, INCLUDING CHANGES TO BUILDING HEIGHT, LAND USES, AND PROPERTY DEVELOPMENT STANDARDS, ON A +/- 1.8-ACRE SITE WITH INDUSTRIAL PARK (I-1) ZONING LOCATED AT 8888 EAST DESERT COVE AVENUE.

WHEREAS, the Planning Commission held a hearing on December 14, 2022; and

WHEREAS, the City Council has considered the probable impact of Zoning Ordinance XXXX on the cost to construct housing for sale or rent; and

WHEREAS, the City Council finds that the proposed development is in substantial harmony with the General Plan of the City of Scottsdale and will be coordinated with existing and planned development; and

WHEREAS, it is now necessary that the comprehensive zoning map of the City of Scottsdale ("District Map") be amended to conform with the decision of the Scottsdale City Council in Case No. 108-ZN-1984#2.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Scottsdale, as follows:

Section 1. That the "District Map" adopted as a part of the Zoning Ordinance of the City of Scottsdale, showing the zoning district boundaries, is amended by rezoning a +/-1.8-acre site, located at 8888 East Desert Cove Avenue and marked as "Site" (the Property) on the map attached as **Exhibit 1**, incorporated herein by reference, to modify the stipulations of previously adopted Ordinance No. 1812 via case 108-ZN-1984, including changes to building height, land uses, and property development standards.

Section 2. That the above rezoning approval is conditioned upon compliance with all stipulations attached hereto as **Exhibit 2** and incorporated herein by reference.

PASSED AND ADOPTED by the Council of the City of Scottsdale, Maricopa County, Arizona this _____ day of _____, 2023.

ATTEST:

CITY OF SCOTTSDALE, an Arizona
municipal corporation

By: _____
Ben Lane
City Clerk

By: _____
David D. Ortega
Mayor

Ordinance No. XXXX
Page 1 of 2

ATTACHMENT #2

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

By: _____
Sherry R. Scott, City Attorney
By: Joe Padilla, Deputy City Attorney

**Stipulations for the Zoning Application:
Desert Cove Internalized Self Storage
Case Number: 108-ZN-1984#2**

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

SITE DESIGN

1. GOVERNANCE. The original stipulations of case 108-ZN-1984 (Ordinance No. 1812) shall be modified for this site as reflected below (in **BOLD** and ~~Strikethrough~~):
 - a. ~~Development shall be in substantial conformance with the site plan submitted as part of the application.~~
 - b. Building height shall be limited to ~~14 feet for one-story buildings and 22 feet for two-story buildings~~ **THIRTY (30) FEET.**
 - c. Dedication of 30 feet (half-street) terminating into a 45 foot radius cul-de-sac for Desert Cove Drive shall be made within 6 months of the date of City Council approval.
 - d. A 1 foot V.N.E. (vehicular non-access easement) shall be provided along Pima Road. Access to Pima Road shall be prohibited.
 - e. ~~The use of the property shall be limited to uses allowed in the I-G zone.~~
 - f. ~~In addition to complying with I-1 development standards, the project shall conform to I-G development standards with the exception of building height and massing standards.~~
DEVELOPMENT SHALL COMPLY WITH THE I-1 DEVELOPMENT STANDARDS, EXCEPT AS MODIFIED HEREIN.
 - g. The Development Review Board shall pay particular attention to the landscape treatment of the drainage channel along the north property line.
2. CONFORMANCE TO CONCEPTUAL SITE PLAN. Development shall generally conform with the conceptual site plan submitted by EAPC and with the city staff date of 9/13/2022, attached as Exhibit A to Exhibit 2 of Ordinance No. xxxx, except that the existing 5-foot-wide sidewalk along the site frontage may be maintained instead of replacing with 6-foot as reflected on the site plan. Any proposed significant change to the conceptual site plan, as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning Commission and City Council.
3. SETBACKS AND BUFFERING. Development shall conform with the additional setback and buffering dimensions as listed below:
 - a. FRONT BUILDING SETBACK: Minimum twenty-five (25) feet.
 - b. REAR BUILDING SETBACK: Minimum fifty (50) feet adjacent to R1- zoned properties.
 - c. LANDSCAPE BUFFER: Minimum thirty (30) feet adjacent to R1- zoned properties

4. REFUSE. With the construction document submittal, the property owner shall submit plans to construct refuse infrastructure in accordance with conceptual site plan, or as otherwise approved by City Solid Waste/Engineering staff.
5. PROTECTION OF ARCHAEOLOGICAL RESOURCES. Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Protection of Archaeological Resources, Section 46-134 - Discoveries of archaeological resources during construction.

DEDICATIONS

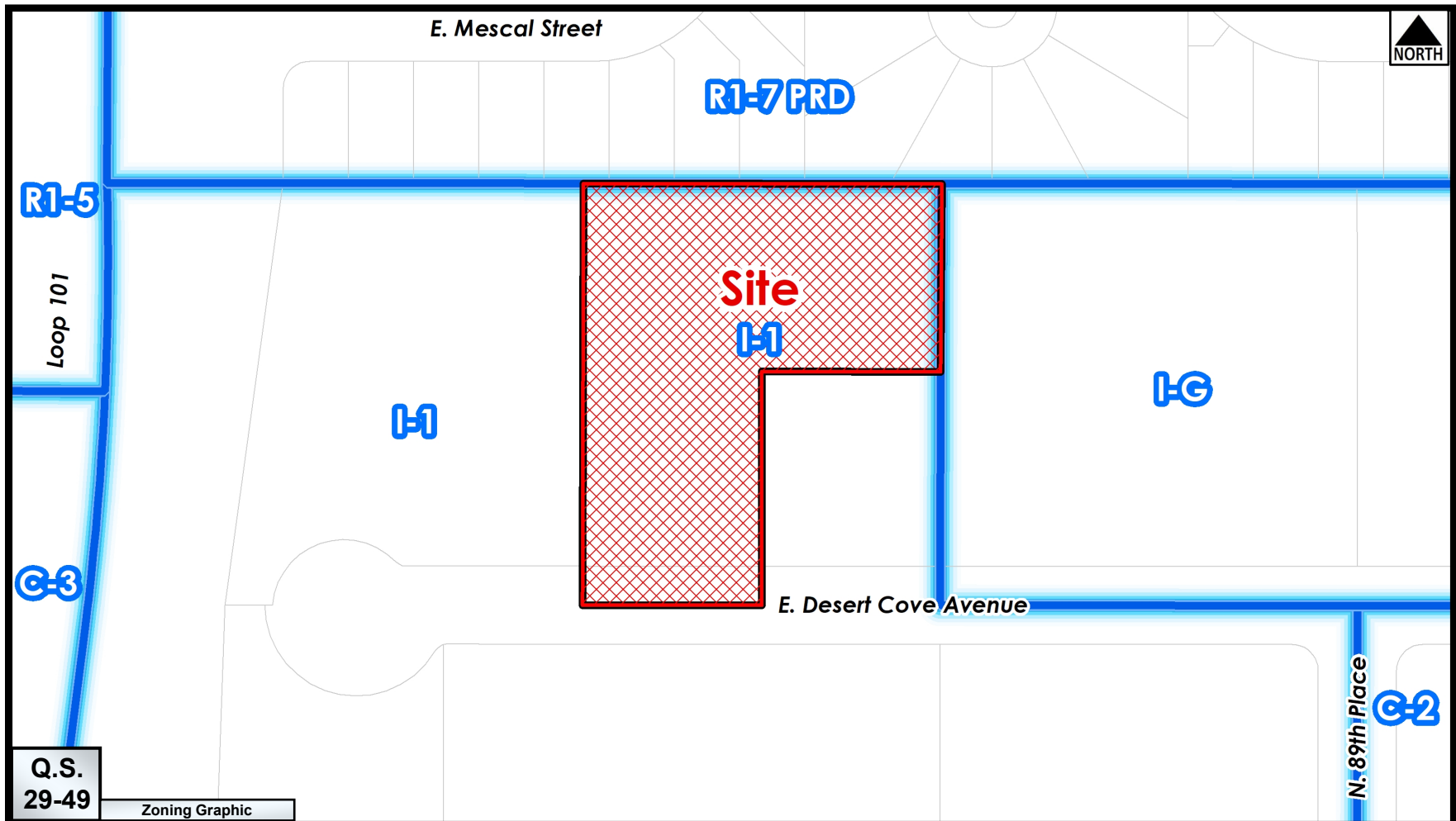
6. AVIGATION EASEMENT. Prior to the issuance of any permit for the development project, the property owner shall dedicate an Avigation Easement to the City of Scottsdale, in a form acceptable to the City Attorney, or designee.

INFRASTRUCTURE

7. CONSTRUCTION COMPLETED. Prior to issuance of any Certificate of Occupancy or Certification of Shell Building, whichever is first, for the development project, the property owner shall complete all the infrastructure and improvements required by the Scottsdale Revised Code and these stipulations.
8. STANDARDS OF IMPROVEMENTS. All improvements (curb, gutter, sidewalk, curb ramps, driveways, pavement, concrete, water, wastewater, etc.) shall be constructed in accordance with the applicable City of Scottsdale Supplements to the Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction, Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction, the Design Standards and Policies Manual (DSPM), and all other applicable city codes and policies.
9. WATER AND WASTEWATER IMPROVEMENTS. The property owner shall provide all water and wastewater infrastructure improvements, including any new service lines, connection, fire-hydrants, and man-holes, necessary to serve the development.
10. FIRE HYDRANT. The property owner shall be provide fire hydrant(s) and related water infrastructure adjacent to lot, in the locations determined by the Fire Department Chief, or designee.

REPORTS AND STUDIES

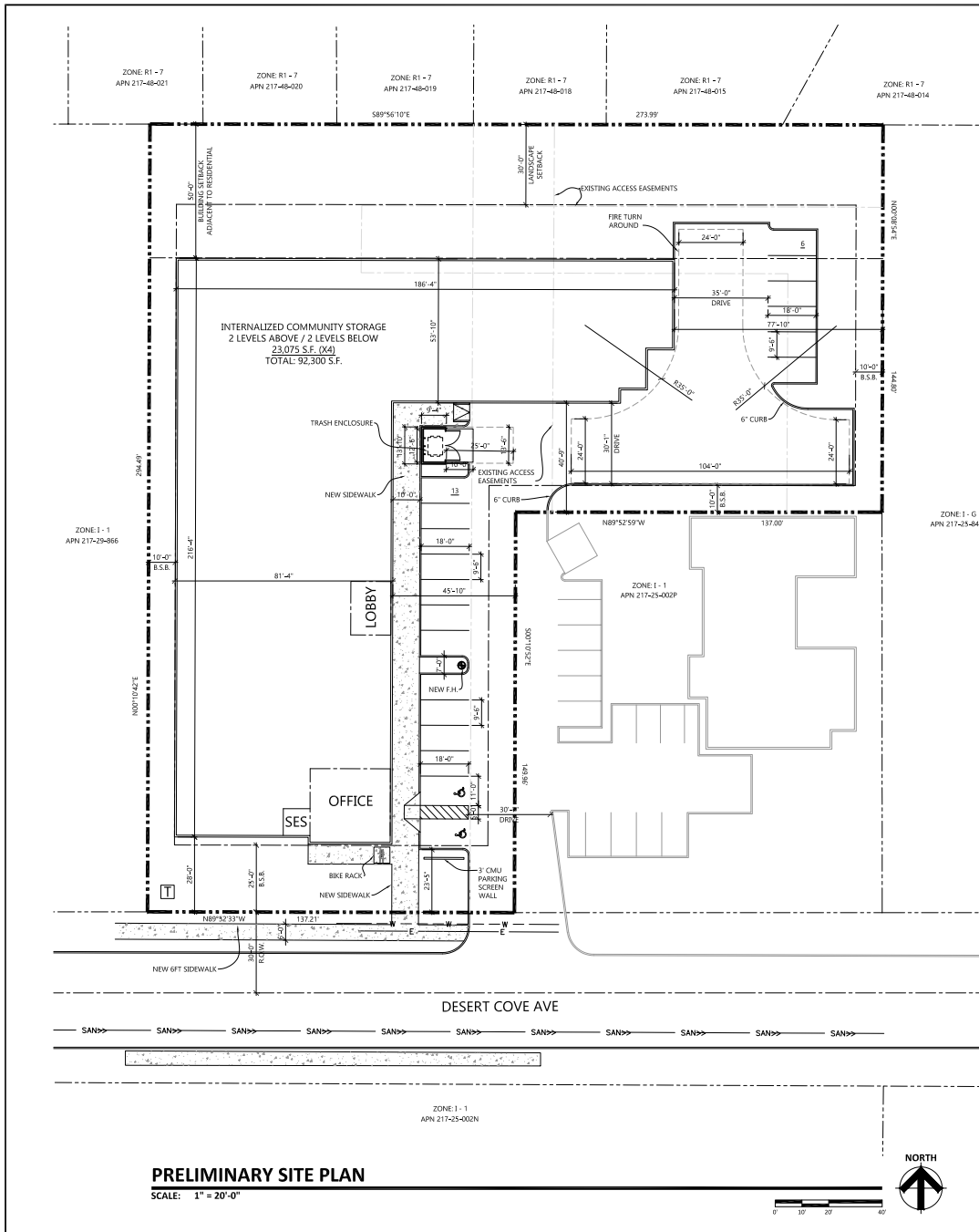
11. DRAINAGE REPORT. With the Development Review Board submittal, the property owner shall submit a Drainage report in accordance with the Design Standards and Policies Manual for the development project.



Zoning

108-ZN-1984#2

Exhibit #1 to Ordinance No.
Page 1 of 1



LEGAL DESCRIPTION:

That portion of the Northwest quarter of the Southwest quarter of the Southwest quarter (Government Lot 4) of Section 19, Township 3 North, Range 9 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

COMMENCING at the Northwest corner of the Northwest quarter of the Southwest quarter of the Southwest quarter of said Section 19, from which the Southwest corner of said Section 19 bears South 00 degrees 20 minutes 21 seconds West, 1320.40 feet;

Thence South 00 degrees 52 minutes 33 seconds East, along the North line of the Northwest quarter of the Southwest quarter of the Southwest quarter of said Section 19, a distance of 365.39 feet to the Point of Beginning;

Thence continuing South 89 degrees 52 minutes 33 seconds East, 237.99 feet to the Northwest corner of Edwards Business Park, a subdivision recorded in Book 287 of Maps, page 20, Maricopa County Records;

Thence South 00 degrees 11 minutes 34 seconds West, along the west line of said Edwards Business Park, 145.00 feet;

Thence North 89 degrees 52 minutes 33 seconds West, parallel with the North line of the Northwest quarter of the Southwest quarter of the Southwest quarter, 137.00 feet;

Thence South 00 degrees 11 minutes 34 seconds West, a distance of 180.00 feet;

Thence North 89 degrees 52 minutes 33 seconds West, parallel with the North line of the Northwest quarter of the Southwest quarter of the Southwest quarter, a distance of 136.99 feet;

Thence North 00 degrees 11 minutes 34 seconds East, 325.00 feet to the Point of Beginning.

PROJECT DIRECTORY:

DEVELOPER:

RAN PROPERTIES, LLC
 6501 E. GREENWAY PARKWAY, 103-577
 SCOTTSDALE, ARIZONA 85254
 POINT OF CONTACT: RU DELORTO
 PHONE: (480) 220-2280
 EMAIL: rdelorto@gmail.com

ARCHITECT:

EAPC ARCHITECTS ENGINEERS
 901 E. MADISON ST.
 PHOENIX, ARIZONA 85034
 POINT OF CONTACT: MICHELLE BACH
 PHONE: (602) 441-4505
 EMAIL: mchellebach@eapc.net

LANDSCAPE ARCHITECT:

T.J. MCQUEEN & ASSOCIATES, INC.
 19458 N. 74TH ST., SUITE 100
 SCOTTSDALE, ARIZONA 85258
 POINT OF CONTACT: TIM MCQUEEN
 PHONE: (602) 265-4330
 EMAIL: timmcqueen@tmila.net

CIVIL ENGINEER:

LARSON ENGINEERING, INC.
 6880 E. THOMAS RD., SUITE 300
 SCOTTSDALE, ARIZONA 85251
 POINT OF CONTACT: DILLON CORNINGTON
 PHONE: (602) 473-6545
 EMAIL: dcornington@larsonengr.com

SITE PLAN DATA:

EXISTING ZONING:	1-1 (FOLLOWING L-G DEVELOPMENT STANDARDS)
PROPOSED ZONING:	1-1
PAST ZONING CASE:	ORDINANCE 1812 CASE 108-2-84
APN:	217-25-002Q
GROSS SITE AREA:	1.48 ACRES (64,479 S.F.)
NET SITE AREA:	1.38 ACRES (60,297 S.F.)
PROPOSED LAND USE:	INTERNALIZED COMMUNITY STORAGE
BUILDING HEIGHT ALLOWED:	22 FT PER ORDINANCE 1812 CASE 108-2-84
BUILDING HEIGHT PROPOSED:	52 FT PER L-1 ZONE
	30 FT

BUILDING AREA:

TOTAL BUILDING AREA:	92,300 S.F. (2 UP/2 DOWN)
ALLOWED FAR (D.B. MAX):	48,238 S.F.
PROVIDED FAR (ABOVE GROUND):	46,150 S.F.
FAR PERCENTAGE:	77%
BUILDING AREA (BELOW GROUND):	46,150 S.F.

PARKING CALCULATION:

REQUIRED PARKING:	1/2300 S.F. OF ABOVE GRADE
INTERNALIZED COMMUNITY STORAGE	19 SPACES
46,150 S.F. @ 1/2,300 =	
PROVIDED PARKING:	19 SPACES
REQUIRED ADA PARKING:	1 SPACES
ADA PARKING PROVIDED:	2 SPACES
BIKE PARKING PROVIDED:	2 SPACES

PARKING LOT LANDSCAPING:

PARKING LOT AREA:	3,394 S.F.
PARKING LOT LANDSCAPING REQUIRED (15%):	510 S.F.
PARKING LOT LANDSCAPING PROVIDED:	623 S.F.

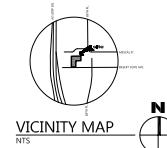
33% OF PARKING LOT LANDSCAPE AREA MUST BE >7'-0" WIDE
 33% OF LANDSCAPE AREA PROVIDED = 0.33 X 623 S.F. = 206 S.F. REQUIRED
 623 S.F. PROVIDED

OPEN SPACE:

REQUIRED OPEN SPACE (10%) (FIRST 12' BLDG. HEIGHT):	0.10 X 60,297 S.F. = 6,029.7 S.F.
OPEN SPACE REQUIRED ABOVE 12' OF BUILDING HEIGHT:	12 X 0.003 X 60,297 = 2,171 S.F.
TOTAL OPEN SPACE REQUIRED:	8,201 S.F.
FRONT OPEN SPACE PROVIDED:	4,405 S.F.
OTHER OPEN SPACE PROVIDED:	16,083 S.F.
TOTAL OPEN SPACE PROVIDED:	20,488 S.F.

SITE NOTES:

- FIRE LANE SURFACES SHALL BE DESIGNED FOR ALL WEATHER USE AND WILL SUPPORT 60,000 LB GVW, IN ACCORDANCE WITH THE DESIGN STANDARDS & POLICIES MANUAL, SECTION 2-1 (8002).
- ALL BACK FLOW PREVENTERS ARE TO BE PER CDS 2354.
- GATES ON DOUBLE REFUSE ENCLOSURE WILL BE LOCKED FROM PUBLIC USE.



CONSULTANTS:

CURT
 RAN Properties, LLC.

PROJECT DESCRIPTION
**PROPOSED
 INTERNALIZED
 COMMUNITY STORAGE**

CITY SCOTTSDALE
 STATE ARIZONA

ISSUE DATES

DP	2ND ZONING SUBMITTAL	05-22-2022
DP	ZONING SUBMITTAL	12-01-2021
SP	PRE-APPLICATION	03-16-2021
MARK	DESCRIPTION	DATE

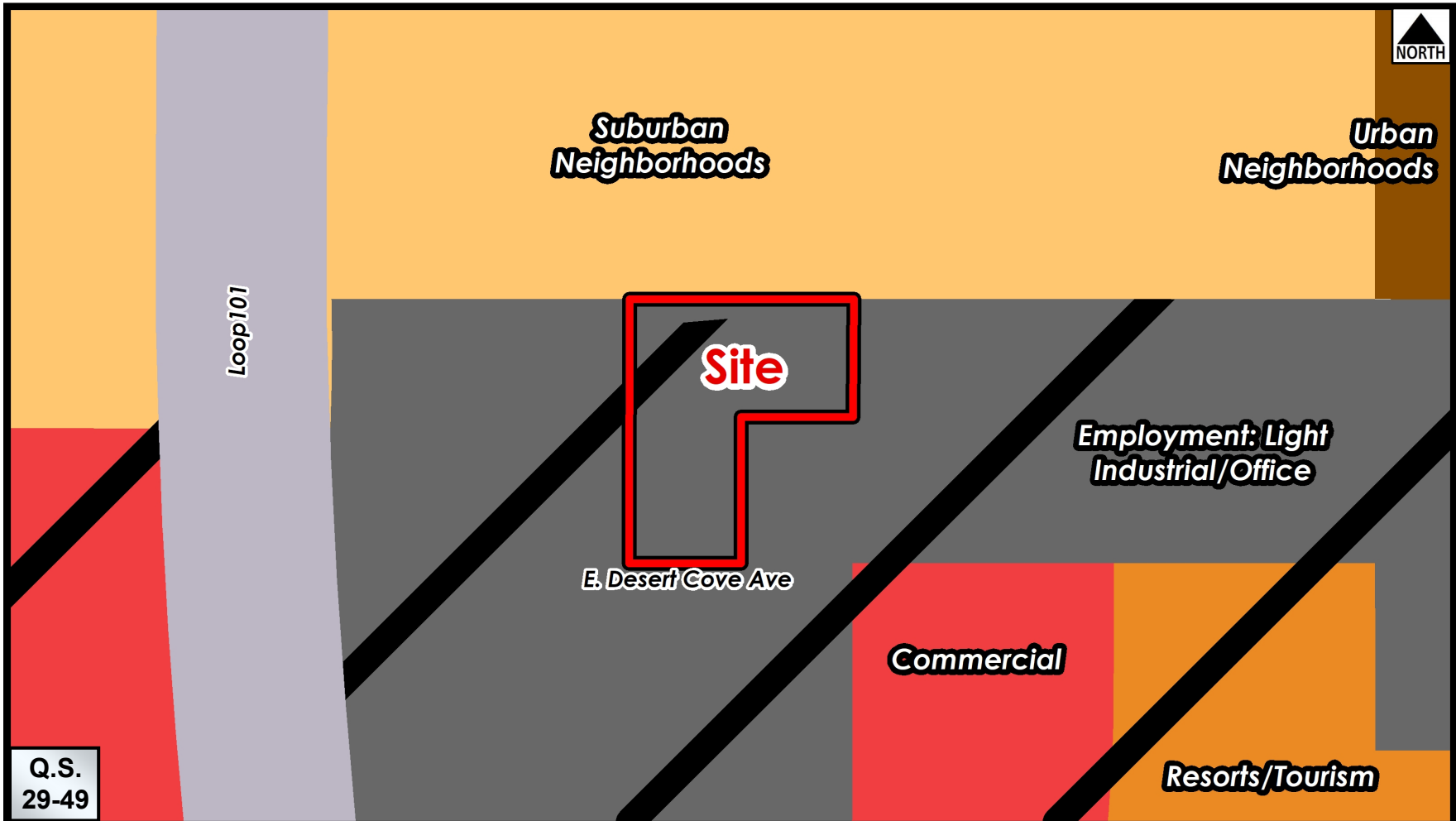
PROJECT NO: 20213970
 DRAWN BY: AAB
 CHECKED BY: MAB

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STAMP

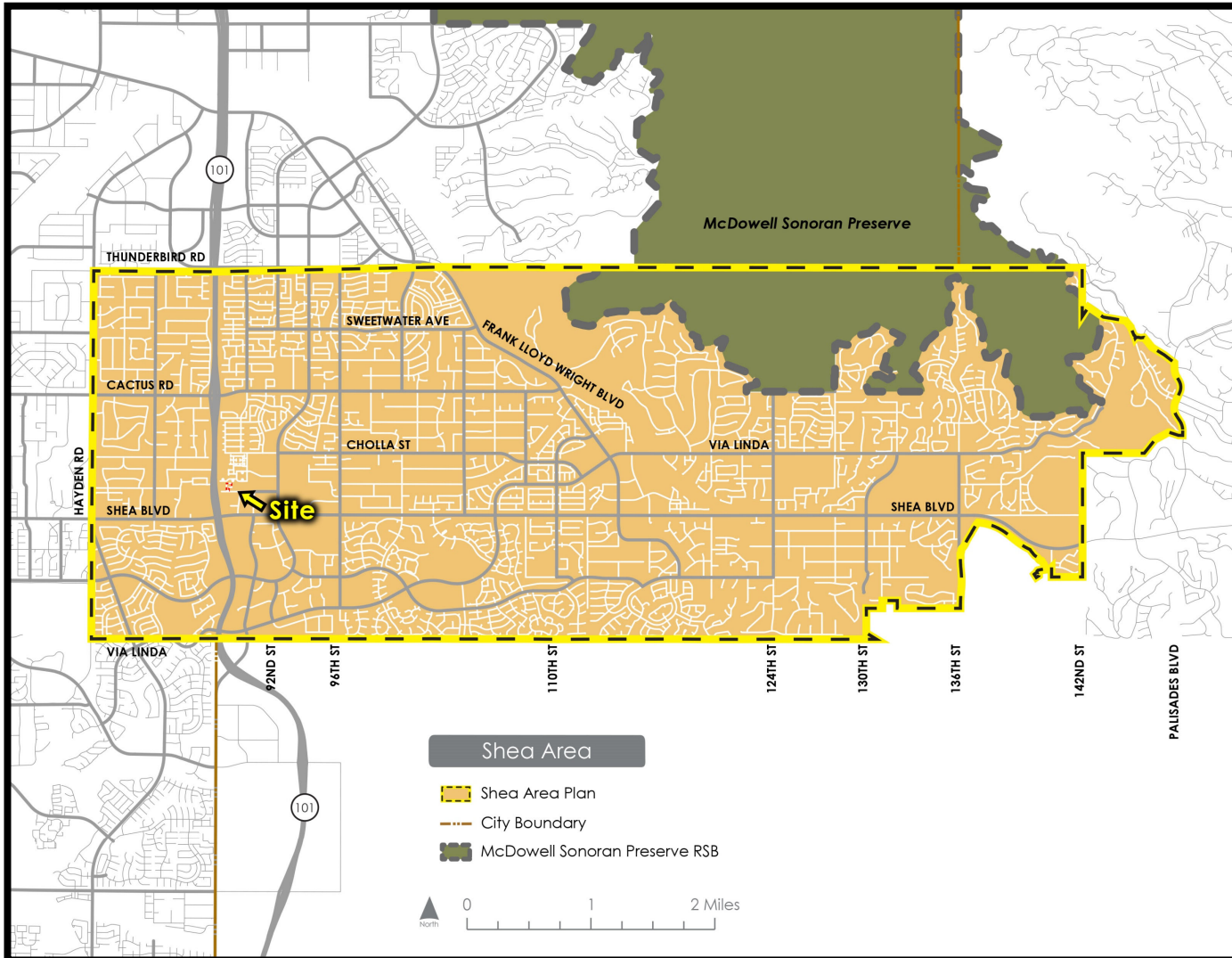
DRAWING TITLE
SITE PLAN

A002



Existing General Plan 2035 Future Land Use Map
+/- +/- 1.8-acres of Employment: Light Industrial / Office

108-ZN-1984#2



East Shea Character Area Plan

108-ZN-1984#2

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

Desert Cove Internalized Community Storage

Location:

8888 E Desert Cove Avenue
NWC Desert Cove Ave and 89th Place
Scottsdale, Arizona

I. Summary of Request & Background

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

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

II. Design & Development Plan Summary

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

Phoenix AZ	St. Paul, Bemidji MN	Minot, Bismarck, Fargo, Grand Forks, Williston ND
Sioux Falls SD	Fort Collins CO	Norwich VT Buenos Aires ARG



The mechanical equipment will be located on the roof and fully screened from street frontage and pedestrian activity. Screening will be integral to our design of the building.

Site Access & Circulation

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

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

Landscape/Outdoor Space

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



Table II.a Zoning Modifications

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



III. Cactus Corridor Area Plan

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

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

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

IV. Shea Corridor Area Plan

A. Enhance and Protect Existing Neighborhoods

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

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

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

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

B. Encourage Site Planning Which is Sensitive to Environmental Features

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

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

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

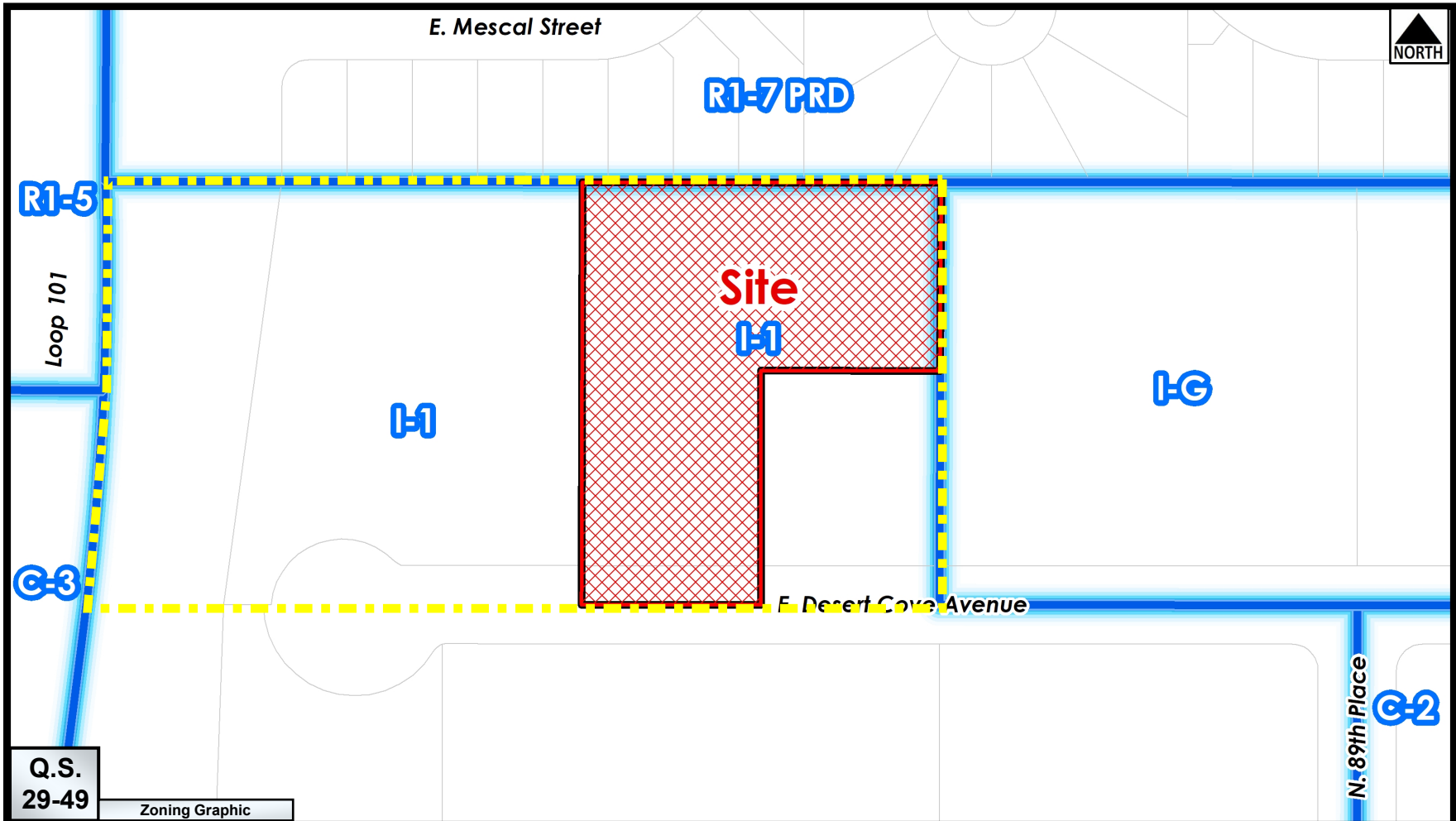


Response: The development will preserve any sensitive landscape features and open space including providing significant landscape buffers adjacent to the public access road and between the development and adjacent residential properties.

C. Allow for New Employment Opportunities

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

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



108-ZN-1984 Zoning Boundary

108-ZN-1984#2

ATTACHMENT#6

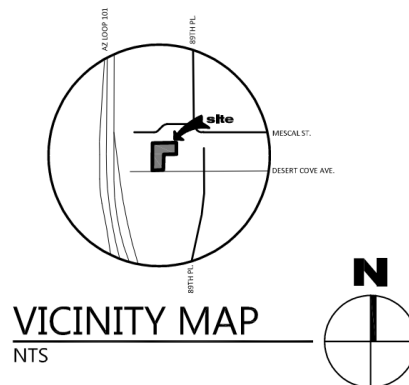
EXHIBIT A

1. Development shall be in substantial conformance with the site plan submitted as part of the application.
2. Building height shall be limited to 14 feet for one-story buildings and 22 feet for two-story buildings.
3. Dedication of 30 feet (half-street) terminating into a 45 foot radius cul-de-sac for Desert Cove Drive shall be made within 6 months of the date of City Council approval.
4. A 1 foot V.N.E. (vehicular non-access easement) shall be provided along Pima Road. Access to Pima Road shall be prohibited.
5. Use of the property shall be limited to the uses allowed in the I-G zone.
6. In addition to complying with I-1 development standards, the project shall conform to I-G development standards with the exception of building height and massing standards.
7. The Development Review Board shall pay particular attention to the landscape treatment of the drainage channel along the north property line.

Citizen Participation Report

Internalized Community Storage

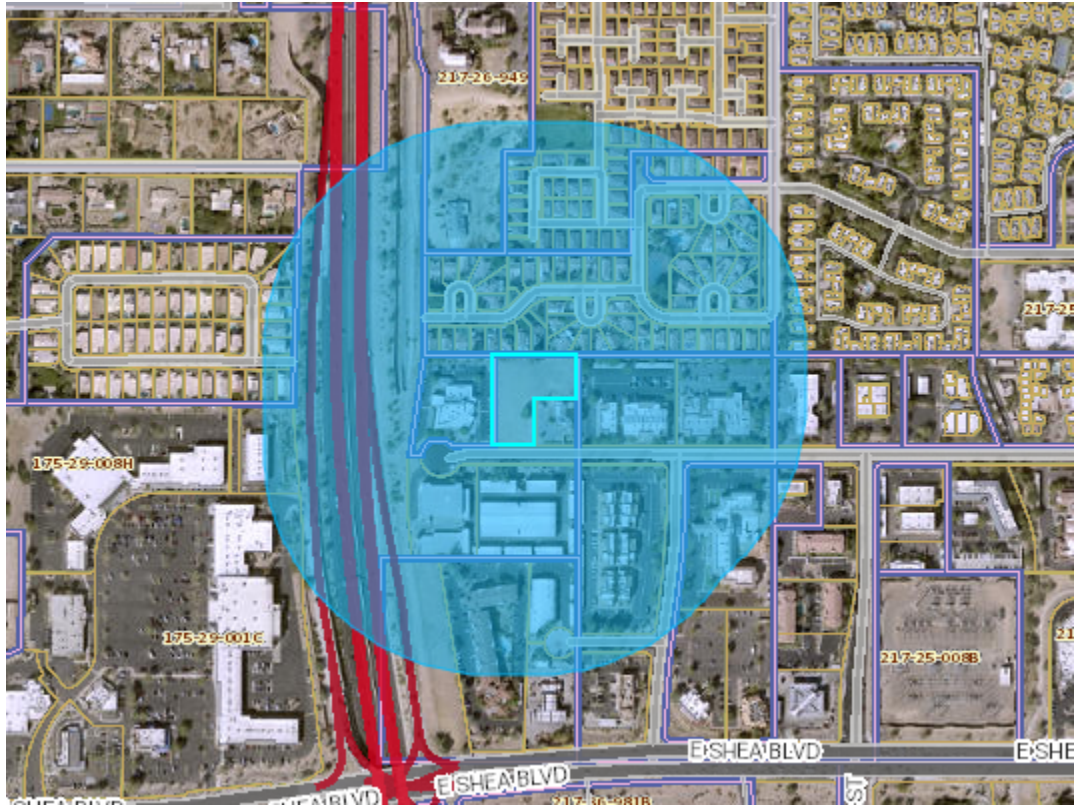
NWC of 89th Place and Desert Cove Ave



Project No.:
697-PA-2021



I. Maps



750-foot buffer map



II. Outreach

Neighborhood meeting notification was mailed on September 27th, 2021 for the neighborhood meeting. The neighborhood meeting was held October 12th, 2021 at 6pm over a Zoom virtual platform.

Attached is a copy of the mailing that was sent out to the neighbors and HOAs.

September 22, 2021

Reference: Rezone

Project #: 697-PA-2021

Proposed Development: 8888 E. Desert Cove Ave

Project Location: Northwest corner of 89th Place and Desert Cove Ave

Dear Property Owner or Neighborhood Association representative:

The purpose of this letter is to inform you that EAPC Architects Engineers has recently filed a request to rezone for an approximately 1.5-acre site located at 89th Place and Desert Cove Avenue, project number 697-PA-2021, to change the zoning from I-1/I-G to I-1. We would like to invite you to a neighborhood meeting to discuss this rezoning request and proposed development.

Attached is a copy of the parcel map and site plan for our proposal. The following describes our request:

Past zoning history: The subject parcel has the existing Ordinance No. 1812 associated with Zoning Case Number 108-Z-84, adopted in October 1985 subjecting the parcel to the I-G Development Standards with stipulations from the City of Scottsdale Zoning Ordinance.

Proposed change: Zoning district change to I-1 (Industrial Park) for an approximately 90,000 square-foot 2-story with 2 basement levels of internalized community storage.

Existing use: The current property is vacant land zoned I-1/I-G (Industrial Park/Light Employment) for industrial use according to the City of Scottsdale.

A neighborhood meeting will be held on

Date: October 12th, 2021

Time: 6:00pm

Virtual Platform: Zoom

<https://us02web.zoom.us/j/82041916450?pwd=b0JlcnNqWjIxExOWlBYejhsTGhlQT09>

Meeting ID: 820 4191 6450

Passcode: 128690



You are invited to attend this meeting to learn about the project and proposed zoning. If you are unable to attend, please contact me at (602) 441-4505 or email me at michelle.bach@eapc.net to learn more about the case and express your concerns.

Sincerely,

A handwritten signature in black ink, appearing to read 'Michelle Bach', written over a light gray textured background.

Michelle Bach
EAPC Architects Engineers
(602) 441-4505
michelle.bach@eapc.net

Parcel Map



Phoenix **AZ**

St. Paul, Bemidji **MN**

Minot, Bismarck, Fargo, Grand Forks, Williston **ND**

Sioux Falls **SD**

Fort Collins **CO**

Norwich **VT**

Buenos Aires **ARG**



III. Neighborhood Meeting

Date: October 12th, 2021

Time: 6pm-7pm

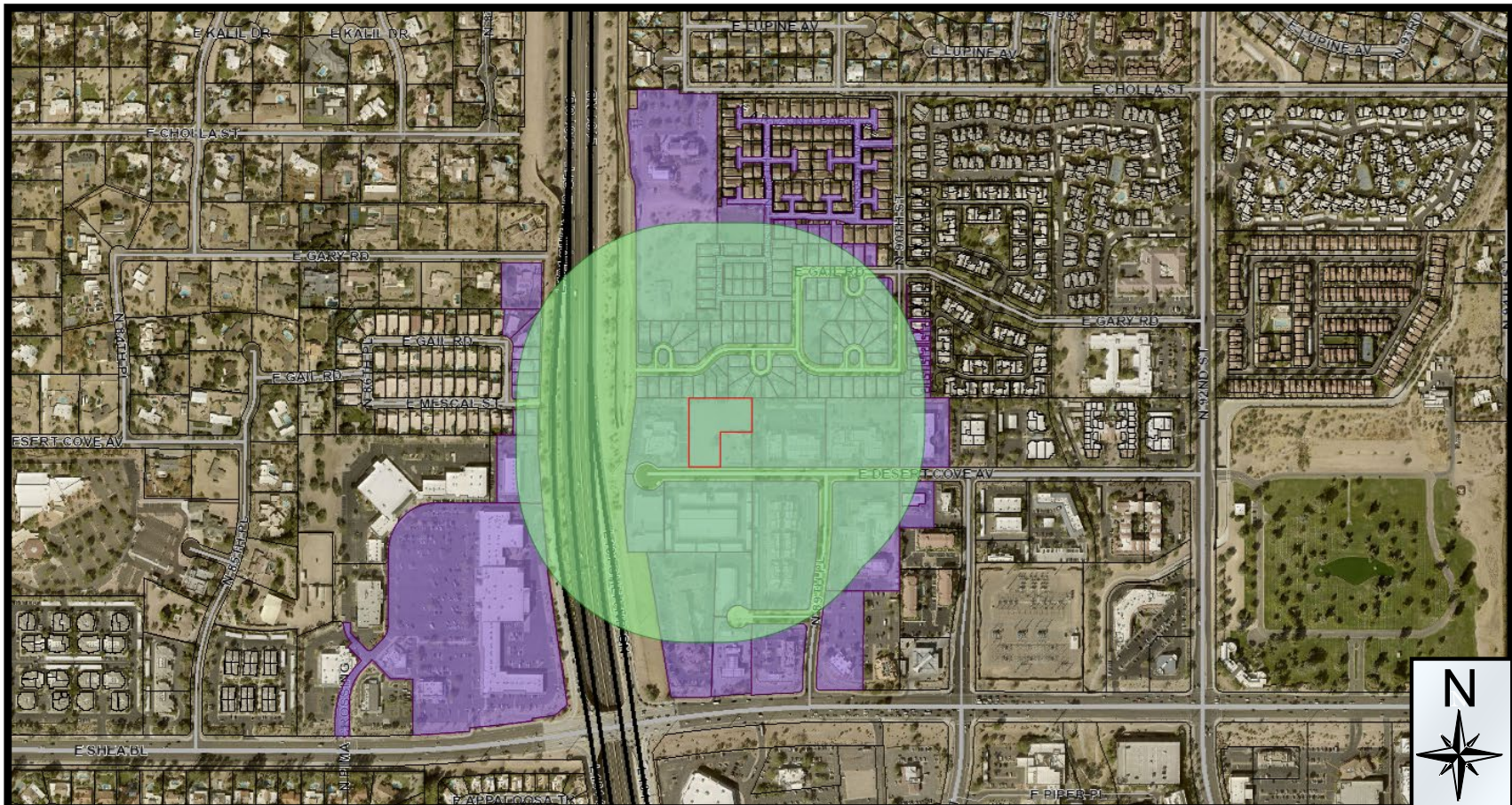
Virtual Platform: Zoom

- Attendance
 - EAPC Architects Engineers Owner Representative/Applicant: Michelle Bach
 - Owner: RJ Delorto
 - Neighbors: Robert, B Feingold, Patrick Hansen, Jim Keeley, Bryan Saba, Sue
- Meeting Notes
 - Resident had concerns about privacy for the houses on the north side of the property.
 - Response: Representative explained that there will be ample landscaping to the north in the 50-foot setback that will help to ensure privacy. Also explained that the windows on the north side of the building are fake spandrel windows that are purely decorative and don't allow view in or out.
 - Resident questioned the timing of the process with the rezone application and the stages of the project.
 - Response: Representative explained that the property is currently zoned I-1 with an I-G overlay, so the use is allowed by right. Explained that the idea behind the rezone is to clean the zoning up and revert to the I-1 standards, but the development will continue to reference the I-G standards for height. Explained that there will be no deviations in lot coverage or setbacks. Further explained the process by outlining that the first step in the process was the neighborhood meeting then a formal zoning application. After a formal zoning application has been completed there will then be a Planning Commission hearing followed by City Council the following month.
 - Neighbor wanted to know what type of security would be in place for the property.
 - Response: Representative explained that while there is no gate or fence around the property, following the same guidelines as the surrounding businesses, there will be security cameras on the property. Further explained that the lobby and loading area will be secure at all times and require a key card to access the building.



- Resident had concerns about the construction and dust during excavation for the basement portion of the building.
 - Response: Representative explained that they will be required to have a dust control permit in order to ensure that the amount of dust and debris is controlled throughout the process.
- Resident wanted to know if the height of the proposed development was consistent with the surrounding businesses.
 - Response: Representative explained that they are staying consistent with the other businesses and height, and that the building was designed so the higher points are furthest from the residences to the north.

City Notifications – Desert Cove Internalized Self Storage



Additional Notifications:

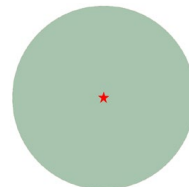
Interested Parties List
 Adjacent HOA's
 P&Z E-Newsletter
 Facebook
 Nextdoor.com
 City Website-Projects in the hearing process

Pulled Labels
 December 8, 2021

Map Legend:



Site Boundary



Properties within 750-feet

Postcards: 130

108-ZN-1984#2

From: [Ruenger, Jeffrey](#)
To: [Barnes, Jeff](#)
Subject: RE: 108-ZN-1984#2 DESERT COVE INTERNALIZED SELF STORAGE
Date: Tuesday, December 14, 2021 9:48:11 AM

drb@facesorthodontics.com

From: NoReply <NoReply@Scottsdaleaz.gov>
Sent: Monday, December 13, 2021 10:17 PM
To: Projectinput <Projectinput@Scottsdaleaz.gov>
Subject: 108-ZN-1984#2 DESERT COVE INTERNALIZED SELF STORAGE

[City of Scottsdale](#)



I am the owner of the adjacent property at 8890 E Desert Cove and I have serious concerns over this project as proposed. My main concern is over parking for this site which seems to be very lacking. My office is adjacent and I do not want to have the storage customers parking in my parking area which is for my employees and patients. Or have them blocking the ability on

ATTACHMENT#10

my employees or patients to enter or exit my office. This project needs to add additional or move the proposed parking -- sent by Dr. Shawn Bader (case# 108-ZN-1984#2)