

PLANNING COMMISSION REPORT



Meeting Date: October 13, 2021
General Plan Element: *Land Use*
General Plan Goal: *Create a sense of community through land uses*

ACTION

Scottsdale Auto Storage 10-UP-2021

Request to consider the following:

1. A recommendation to City Council regarding a request by owner for approval of a Conditional Use Permit for Vehicle Storage on a +/- 1.34-acre site with Industrial Park Planned Community District (I-1 PCD) zoning, located at 9271 E Hidden Spur Trail.

Goal/Purpose of Request

The applicant's request is to develop an enclosed Vehicle Storage facility on this currently vacant site.

Key Items for Consideration

- Conditional Use Permit Criteria
- Associated amendments to the I-1 PCD development standards under case 7-ZN-2021
- No comments have been received

OWNER

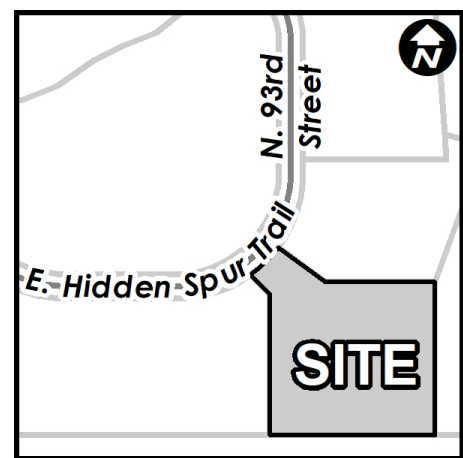
Scott Hanish LLC
602-980-3155

APPLICANT CONTACT

Mike Leary
480-991-1111

LOCATION

9271 East Hidden Spur Trail



BACKGROUND

General Plan

The General Plan 2001 Land Use Element designates the property as Employment land use within the Regional Use Overlay. The Employment land use category permits a range of employment uses from light manufacturing to light industrial and office uses. Employment areas should have access to adequate mobility systems and provide opportunities for business enterprises. Locations have been identified for employment areas where impacts on residential neighborhoods are limited and access is available to labor pools and transportation facilities. Landscaping requirements may help create a park-like setting for employment. Strict development standards will protect adjacent residential areas. The Regional Use Overlay provides flexibility for land uses when it can be demonstrated that new land uses are viable in serving a regional market. Regional uses include, but are not limited to, corporate office, region serving retail, major medical, educational campus, community service facilities, tourism, and destination attraction uses.

Zoning

The site is zoned Industrial Park Planned Community District (I-1 PCD). The applicable I-1 PCD zoning was last amended under case 54-ZN-1989#9 and has site specific development standard amendments proposed concurrently under associated case 7-ZN-2021. The I-1 PCD zoning district allows for Vehicle Storage as a land use, subject to a Conditional Use Permit.

Context

The subject property is located in the southeast corner of the DC Ranch Corporate Center, east of N 94th Street and along the south side of E Hidden Spur Trail. Please refer to context graphics attached.

Adjacent Uses and Zoning

- North: REI Co-op; zoned Industrial Park Planned Community District (I-1 PCD).
- South: Municipal Park land; zoned Single-family Residential Planned Community District Environmentally Sensitive Lands (R1-7 PCD ESL).
- East: Desert Parks Vista Apartments; zoned Multiple-family Residential Planned Community District (R-5 PCD).
- West: Victorium; zoned Industrial Park Planned Community District (I-1 PCD).

Other Related Policies, References:

Scottsdale General Plan 2001, as amended

Zoning Ordinance (as amended by 54-ZN-1989 #1-9 and 7-ZN-2021)

APPLICANT'S PROPOSAL

Development Information

The development proposal includes 2 vehicle storage buildings that account for a total of 14 garage units and a 2-story common gathering space attached to the south end of the east building.

- Existing Use: Vacant
- Proposed Use: Vehicle Storage

- Building area: 23,295sqft
- Parcel Size: 58,450sqft (1.34-acres)
- Building Height Allowed: 36-feet
- Building Height Proposed: 34-feet
- Parking Required: 7 spaces
- Parking Provided: 15 spaces
- Open Space Required: 10,989sqft
- Open Space Provided: 14,453sqft

IMPACT ANALYSIS

Land Use

The existing Industrial Park Planned Community District (I-1 PCD) zoning on the site allows for Vehicle Storage as a land use, subject to a Conditional Use Permit to further define the site configuration and operational parameters associated to the proposed use.

Conditional Use Permit

Conditional Use Permits, which may be revocable, conditional, or valid for a specified time period, may be granted only when expressly permitted after the Planning Commission has made a recommendation and City Council has found as follows:

- A. That the granting of such Conditional Use Permit will not be materially detrimental to the public health, safety or welfare. In reaching this conclusion, the Planning Commission and the City Council's consideration shall include, but not be limited to, the following factors:
 1. Damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination.
 - **All activities will be contained within enclosed buildings, with the garage doors opening away from the adjacent residential to the east or being blocked by other buildings on the site.**
 - **The proposed stipulations include limited exterior lighting on the east side of the site, adjacent to the existing residential development to the east.**
 2. Impact on surrounding areas resulting from an unusual volume or character of traffic.
 - **The parking for the proposed site requires 7 spaces, and 15 spaces are provided.**
 - **The DC Ranch Corporate Center was designed anticipating a mix of land uses, and the proposed Vehicle Storage development on this site is not anticipated to generate an unusual volume or character of traffic.**
- B. The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.
 - **The DC Ranch Corporate Center was designed with a mix of uses in mind, and the proposed development of this site as a Vehicle Storage facility is anticipated to be in**

alignment with the development intent of the overall PCD for the larger development area.

C. The additional conditions specified in Section 1.403, as applicable, have been satisfied.

- **There are no additional conditions specified for the Vehicle Storage use.**

Airport Vicinity

This site falls within the AC-2 Airport Influence Area and has no anticipated conflicts or concerns at this time. An Avigation Easement will be required to be dedicated with the development of this project.

Transportation/Trails

Access to the site is served by the property's frontage onto E. Hidden Spur Trail, which loops through the DC Ranch Corporate Center (as N. 93rd Street and E. Verde Grove View). The proposed site configuration accounts for a pedestrian access gate adjacent to the main vehicular access gate to provide pedestrian connectivity to the existing public sidewalk system along that public loop road. Although the City's guidelines and policies would typically direct that a defined private pedestrian access route be incorporated into the internal circulation of the site, with this use being predominantly vehicle related and the common gathering space being positioned and intended for users already at the site, there was not a clear determinable benefit to establishing internal pedestrian routes for this use and so the applicant has proposed not to include them in the site configuration.

Water/Sewer

Preliminary Water and Sewer Basis of Design reports have been submitted for review and accepted by staff, identifying sufficient flows and capacities as anticipated for the propped use.

Public Safety

There is an existing Emergency and Service Vehicle Easement that connects this site with the adjacent Victorium development project to the west, that was anticipating a future access connection that does not align with the current proposal. That easement will need to be reconfigured to match up to the proposed site configuration. No service or access issues are anticipated to arise from that modification and the current proposed site plan accounts for internally looped access through this site.

Open Space

The proposed amendments for this site include reducing the currently required 30-foot-wide landscaped buffer along the east and south boundaries to 20-feet in width. The applicant's identification is that there will be sufficient open space and buffering still achieved between the final developed conditions on both sides. The residential development to the east currently provides for 10-feet of landscape and drainage buffer on their side of that boundary and then covered parking spaces and a drive aisle. The property to the south has Single-family Residential zoning to it but is being developed as a municipal park with multi-use sports fields in the area adjacent to this site.

Community Involvement

The applicant sent out letters to property owners within 750-feet of the site, held a virtual open house meeting, and presented the proposal to the DC Ranch HOA Design Review manager in advance of submitting to the City. Once the application was filed, the City also sent out notice to the property owners within 750-feet of the site. No comments have been received as of the writing of this report.

Community Impact

The proposed amendments are specific to this site and would not apply to other I-1 PCD zoned sites within the overall PCD previously adopted for this area. The applicant's identification is that the adjacent existing and proposed developments provide sufficient buffering to support the proposed amendments to the permitter setback/landscape buffer areas on this site and to minimize potential impacts of amending the allowable building height relative to proximity to the adjacent residential development, still remaining within the previously specified overall allowable maximum height.

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Planning Commission find that the Conditional Use Permit criteria have been met, and determine that the proposal 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

9/16/2021


Date



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

9/27/2021

Date



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

9/27/2021

Date

ATTACHMENTS

1. Context Aerial
2. Resolution No. 12301
 - Exhibit 1: Aerial Close-Up
 - Exhibit 2: Stipulations
 - Exhibit A to Exhibit 2
3. Applicant's Narrative
4. Building Elevations
5. Landscape Plan
6. Exterior Lighting Plan
7. Zoning Map
8. Community Involvement / Citizen Input
9. City Notification Map



Context Aerial

10-UP-2021

Placeholder for:

Resolution No. 12301



Close-up Aerial

10-UP-2021

EXHIBIT #1 to ATTACHMENT #2

**Stipulations for the Conditional Use Permit
For Vehicle Storage
Scottsdale Auto Storage
Case Number: 10-UP-2021**

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

SITE DESIGN

1. CONFORMANCE TO CONCEPTUAL SITE PLAN. Development shall conform with the conceptual site plan submitted by James Elson Architect and with the city staff date of 8/3/2021, attached as Exhibit A to Exhibit 2. 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.
2. OUTDOOR LIGHTING. There shall be not more that one outdoor light fixture located on the east side of the development, to minimize light trespass to the adjacent residential development.

AIRPORT

3. FAA DETERMINATION. With the Development Review Board Application submittal, the owner shall submit a copy of the FAA Determination letter on the FAA FORM 7460-1 for any proposed structures and/or appurtenances that penetrate the 100:1 slope. The elevation of the highest point of those structures, including the appurtenances, must be detailed in the FAA form 7460-1 submittal.
4. AVIGATION EASEMENT. With the Development Review Board Application submittal or alongside subsequent construction document submittals, the owner shall provide a signed and completed Avigation Easement in a form acceptable to the City for recording.

FIRE ORDINANCE REQUIREMENTS

- 1

MINIMUM DRIVE WIDTHS FOR FIRE ACCESS - 24' - Fire Ordinance 4045, 503.2.1
20' @ ACCESS to Aircraft Staging per F.M. APPR.
- 2

KEY SWITCH/PRE-EMPTION SENSOR @ GATE - Fire Ordinance 4045, 503.6.1.
- 3

EXIST.FIRE HYDRANT. SPACING IN COMPL. w/ - Fire Ordinance 4045, 507.5.1.2.
- 4

FDC LOCATION - Fire Ordinance 4045, 912.
PER MAG DET. 2367 - MIN. 36" ABOVE GRADE
WALL MOUNT - NOTE: APPROX. 36" HIGH
- 5

FIRE TRUCK TURNING RADII IN COMPLIANCE WITH DSPM 2-1-802(5)
- 6

FIRE LANE BEARING CAPACITY SHALL BE 83,000 lb. PER DSPM 2-1-802(3).
- 7

FIRE SPRINKLER RISER ROOM PER DSPM 6-1-504(1) - MAG STD 2368
SEE 1st FLOOR PLAN - SHT. A-2

SITE PLAN KEY NOTES

- A

ASPHALT CONC.PAVING PER CIVIL DWGS. & SOILS REPORT
- B

PARKING SPACE PER C.O.S.STD. 9' X 18' MIN. (9' X 16' W/ 24" O.H.)
- C

COLORED CONCRETE PATIO
- D

8' HIGH C.M.U. SCREEN WALL - SEE DET.
- E

8' HIGH ROLLING STEEL GATE W/ 'KNOX BOX' F.D. ACCESS - SEE DET.
- F

EXTRUDED CONCRETE CURB
- G

COLORED CONCRETE WALK
- H

FIRE TRUCK ACCESS CLEARANCES SEE SCOTTSDALE FIRE TRUCK DET.
- I

BICYCLE PARKING AREA W/ BIKE RACKS PER C.O.S. STD DET. 2285
- J

REFUSE ENCLOSURE W/ GATES PER C.O.S. STD DET. 2146-1.
- K

TYPE CL-1 DRIVE per COS STD. SEE CIVIL DRAWINGS
- L

ELECTR. S.E.S. - RECESSED INTO BLDG. FACE
- M

LIGHT FIXT. - SEE SITE LIGHT. PLAN & PHOTO METRICS / FIXT. SCHED.
- N

8' HIGH W.I. FENCE

PLANNING NOTES

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

DEVELOPMENT DATA

LOT AREA:

LOT AREA 58,450 SF (1.34 AC)

OCCUPANCY GROUP:

OFFICE B
WAREHOUSE S-2

CONSTRUCTION TYPE:

III-B

ZONING:

I-1

BUILDING HEIGHT:

34'-0"

OPEN SPACE REQUIRED:

GENERAL

BASE - 58,450 X 10% = 5,845 SF
HGT. ABV. 12' - (34 -12) X 0.4% = 5,144 SF
TOTAL GEN. O.S. REQ'D. 10,989 SF

PARKING

15% X 5,902 SF = 885 SF
TOTAL O.S. REQ'D. 11,874 SF

OPEN SPACE PROVIDED:

GENERAL OPEN SPACE 12,927 SF
PARKING OPEN SPACE 1,526 SF
TOTAL OPEN SPACE 14,453 SF

BUILDING AREAS:

AUTO STORAGE

BUILDING A 12,975 SF
BUILDING B 9,736 SF
TOTAL 21,711 SF

CLUBHOUSE

SECOND 528 SF
FIRST 1,056 SF
TOTAL 1,584 SF

TOTAL BUILDING AREA 23,295 SF

LOT COVERAGE:

23,295/58,450 = 39.9%

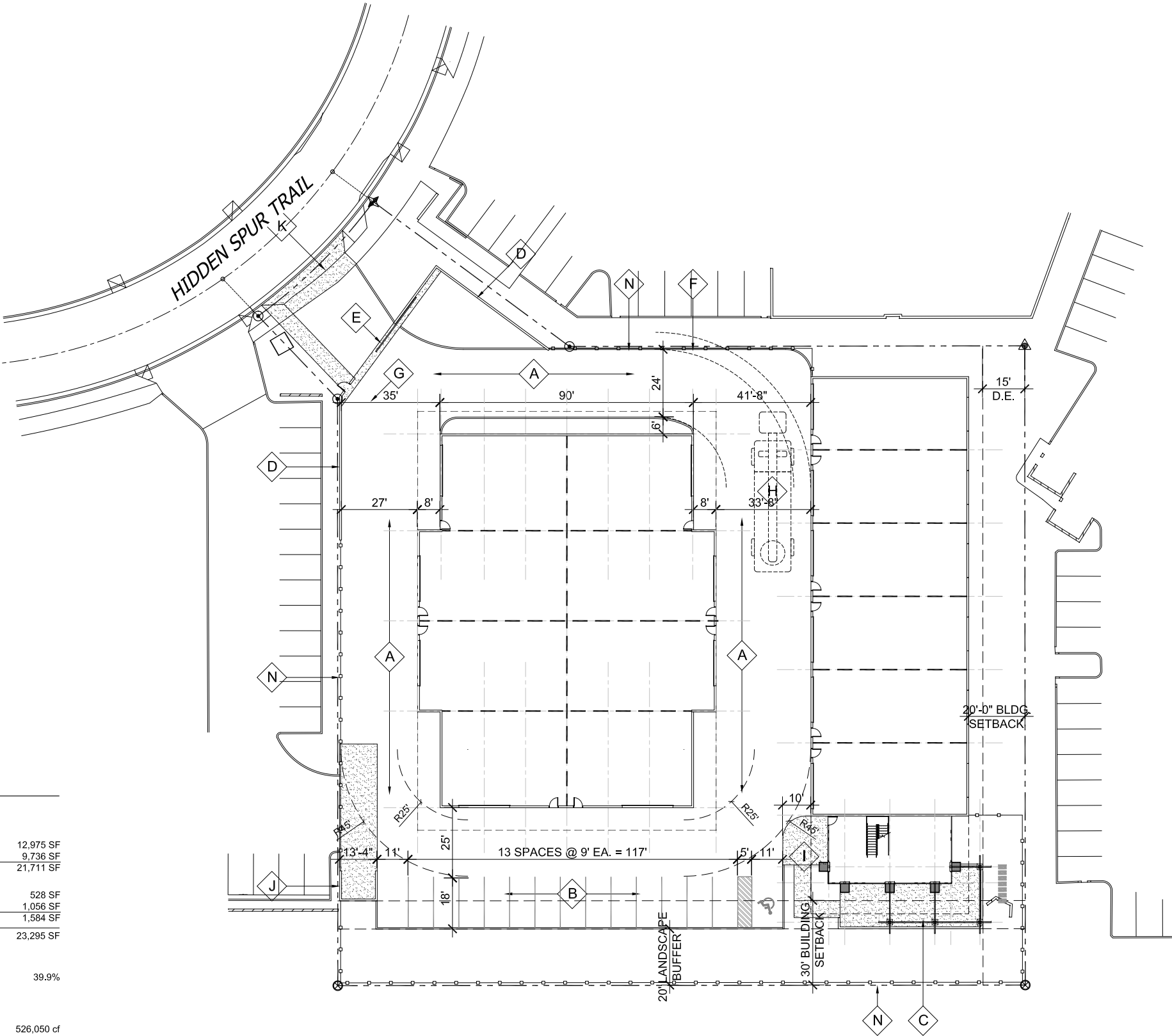
VOLUME CALCULATIONS:

ALLOWED :
58,450 sf X 9 = 526,050 cf
PROVIDED :
21,711 sf X 24 = 488,975 cf
1,056 sf X 31 = 31,680 cf
TOTAL 520,655 cf

PARKING REQUIRED:

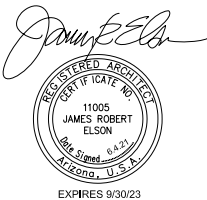
AUTO STOR. 1/50 UNITS (14 UNITS) 1 SPACE
CLUBHOUSE = 1,584/300 = 5.3 SPACES
TOTAL 7 SPACES
ADA SP. REQ'D. (1/1st 25 SPACES-VAN) 1 SPACE

PARKING PROVIDED: 15 SPACES
ADA SPACE (VAC ACCESS.) 1 SPACE



SITE PLAN

SCALE: 1" = 20'



DATE 6.1.21
REVISED
C.O.S. 7.29.21
COMMENTS

james
el
son
architect

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suite two hundred nineteen
scottsdale, arizona
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602.903.5311.m
j4747e @ aol.com
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Michael P. Leary, LTD

10278 E. Hillery Drive
Scottsdale, Arizona 85255

cell (480) 991-1111
michaelpleary@cox.net

DATE: August 1, 2021
TO: Jeff Barnes, Senior Planner
FROM: Mike Leary
RE: Scottsdale Auto Storage 10-UP-2021 and 7-ZN-2021 updated narrative

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



Two 1-story buildings will consist of condominium units for storing of owners' vehicles including recreational, classic, rare and antique cars. DCRCC was zoned I-1 PCD (Industrial Park within a Planned Community District) with the overall zoning of the 8,300-acre DC Ranch back in 1990. The I-1 District Standards existing at that time required a Conditional Use Permit when adjacent to any residential district – in our case the apartments to the east and the city park to the south. The requirement for a CUP was originally based upon *outdoor* storage which could have a negative impact on adjacent residential properties. However, *indoor*

storage is a recent market phenomenon which does not generate similar concerns. As with other high-end vehicle storage condominiums, the CC&Rs will preclude outside storage or other outside activity. Likewise, vehicle repair and restoration services will not be allowed. These restrictions are intended to meet the owners' expectations with respect to the operation, enjoyment and investment. These facilities are considered one of the most benign of non-residential uses.

Included in the 1990 CUP requirements, approval of the vehicle storage is conditioned upon the following:

1. *A wall and/or landscaping screen adjacent to residentially-zoned areas.*
2. *A lighting plan demonstrating no direct lighting spilling onto adjacent property.*
3. *Providing additional info as requested by staff to evaluate potential impacts.*

The original intent of the wall/landscape screen requirement was to physically and visually screen *outside* vehicle storage from adjacent "residential" developments (not a city park). The eastern building wall facing the apartment property has no doors/windows and along with a 20' landscape area meets the screening requirements. As to the park, the 40-acre property should be more appropriately zoned Open Space (O-S) like other city parks to be consistent with its non-residential use rather than its current inapplicable R1-7 residential zoning. Nonetheless a wall and/or 20' landscaped area is proposed adjoining the park. A lighting plan has been submitted which conforms to the City's lighting standard precluding light spill onto adjoining property. Staff also requested, as part of their initial review, additional information which has provided clarification about the uses and activities inside and outside of the buildings.

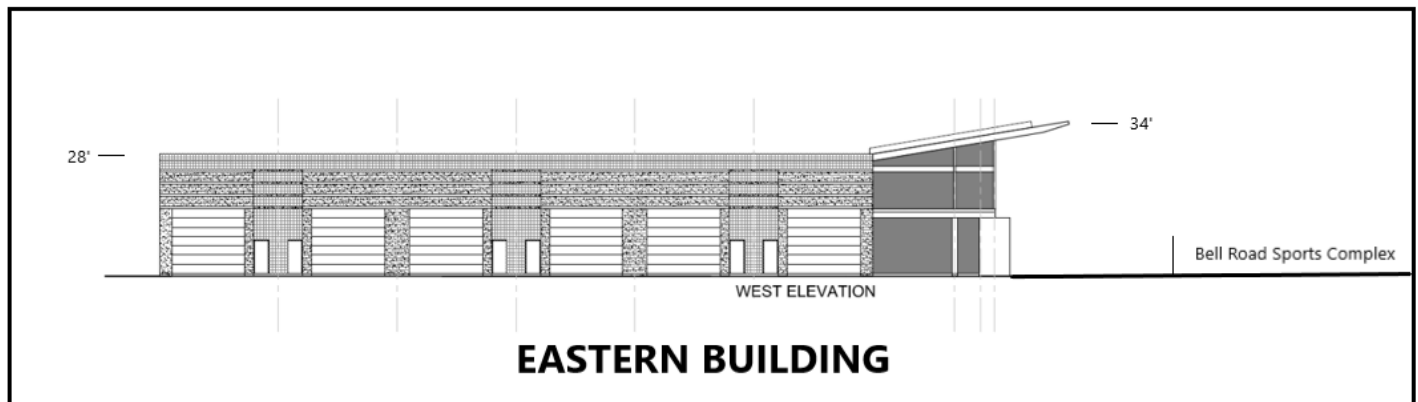
Granting of *any* CUP is based upon the use not being materially detrimental to the public health, safety or welfare as follows:

1. *Damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination.* As the proposed use is *indoor storage* only, there will be no damage or nuisance arising from its use.
2. *Impact on surrounding areas resulting from an unusual volume or character of traffic.* *Indoor storage* generates a negligible amount of traffic and a tiny fraction of the traffic generated by the other uses within the DC Ranch Corporate Center and surrounding areas.
3. *The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.* The *indoor storage* use is inherently unobtrusive and more than compatible with the adjoining Victorium sports facility, REI, Desert Park Vistas apartments, and the Bell Road Sports Complex.

A companion request is to modify the I-1 PCD Development Standards for the subject property (DCRCC Lot 8B) and the zoning ordinance buffer requirement. A few of the I-1 Development Standards were amended in 2006 and intended to provide greater compatibility between planned industrial and adjacent residential uses. The amended standards however did not anticipate that DCRCC would develop with non-industrial and less intensive uses such as office buildings, a physical rehabilitation facility, an indoor sports training facility, or the adjoining 40-acre city park. As previously stated, an *indoor storage* facility is considered one of the most benign uses permitted in I-1 or elsewhere. As such, the proposal is to adjust the previously amended standards that apply to the eastern building adjacent to the Desert Park Vistas apartments and the Bell Road Sport Complex as follows.

1. Per the 2006 amended standards, building height is allowed to 36' but restricted to 24' within 50' of the *external boundary* of the subdivision which in DCRCC adjoins the apartments and the city park. Per the elevation below, the main portion of the 1-story storage units is approximately 28' feet in height. Additionally, a shallow wing-shaped roof element at the southern end of the eastern building gently rises to approximately 34' with glazing to overlook the park. The wing-shape form matches the same design aesthetic of the western

building as well as other buildings within DCRCC. The eastern building is more than 70' from the nearest 3-story 36' tall apartment building.



2. Also requested is a nominal reduction of the required yard and buffer from 30' to 20' adjacent to the residentially-zoned apartments and city park. As to the apartments, a 20' landscaped area already exists within a drainageway along the east property line which is also contiguous to a 10' landscape area in front of apartment parking stalls per the graphic below:



A combined 30' yard/buffer is therefore being provided adjacent to the apartment parking lot. The city park technically requires the same 30' yard/buffer because it is zoned residential although not developing as such.

The proposed changes should be imperceptible and have no negative impact on adjoining and adjacent properties. These minor amendments will also better align with the DC Ranch Development Guidelines which contain lesser requirements for building height and buffers. Below summarizes the proposed modifications:

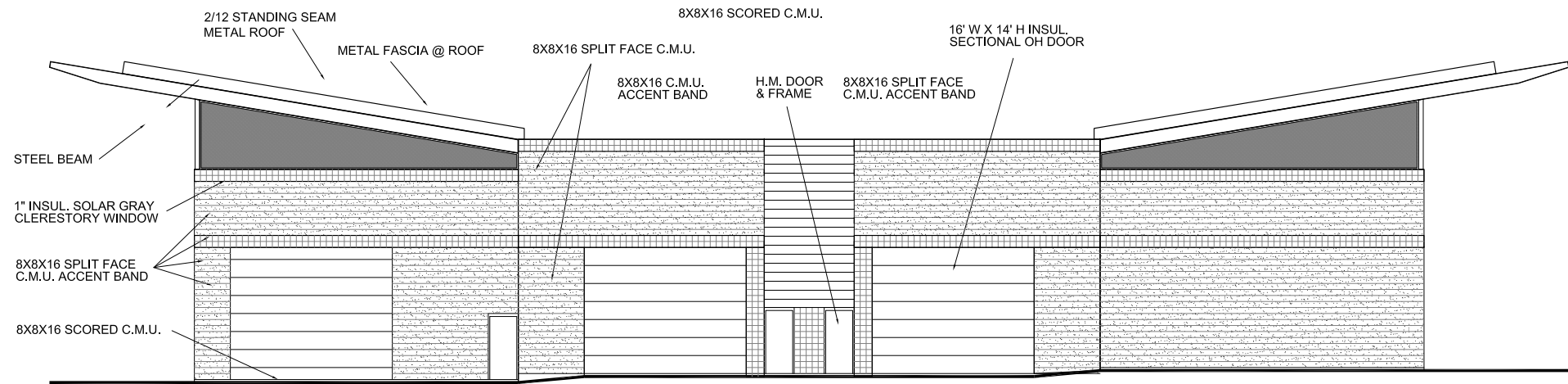
Modified standards adjoining apartments and city park	current	proposed
max. building height within 50'	24'	28' *
min. yard	30'	20'
min. landscape buffer	30'	20'

* sloped roofline projection to 34'

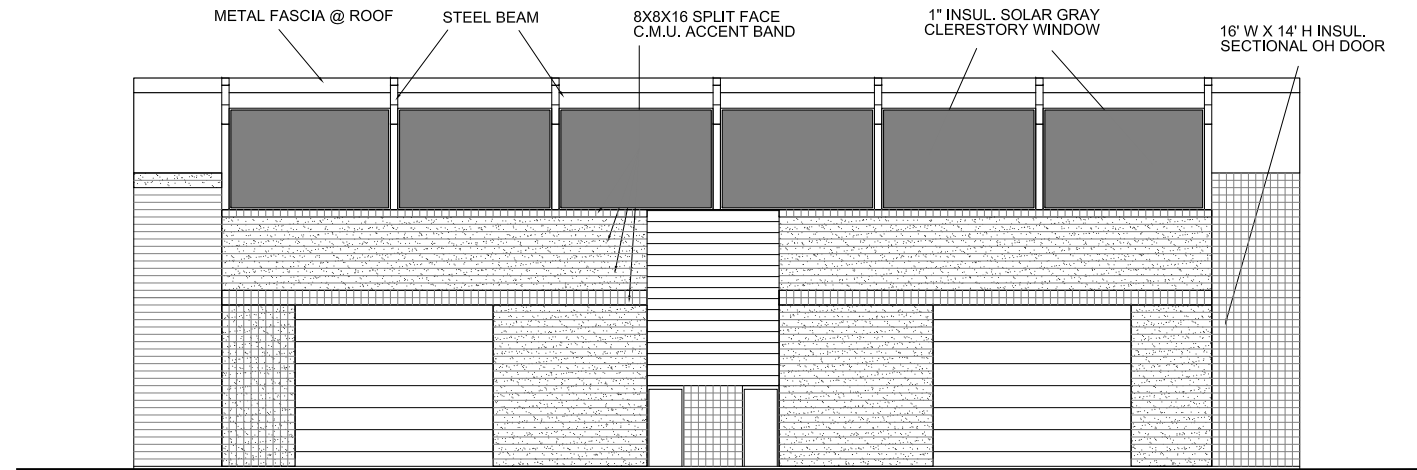
Finally, there has been no public inquiry or comment regarding the project, the CUP or proposed amendments.



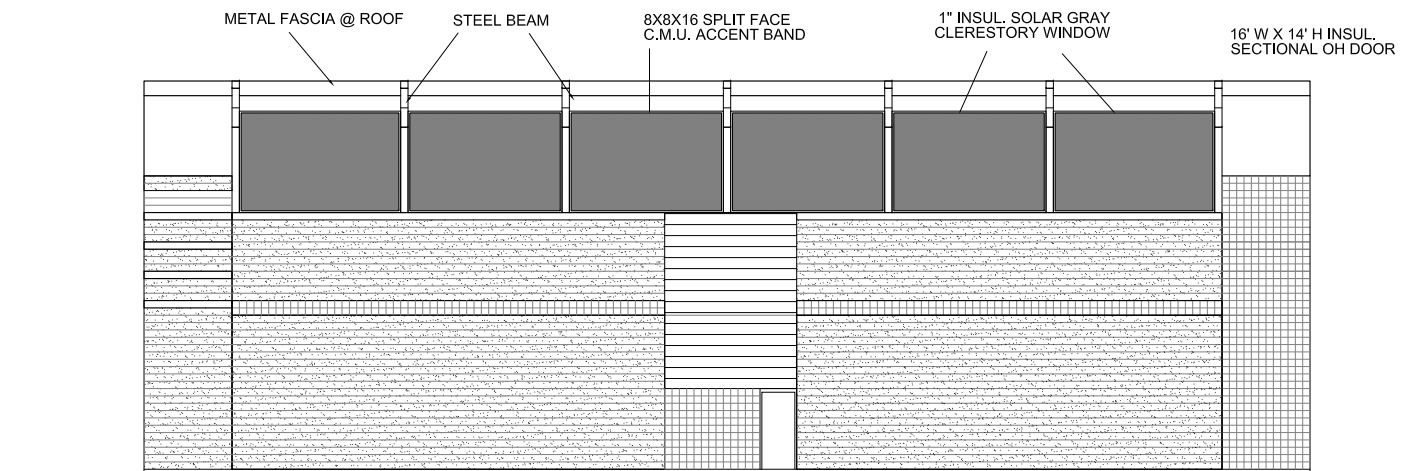
VIEW FROM BELL ROAD SPORTS COMPLEX



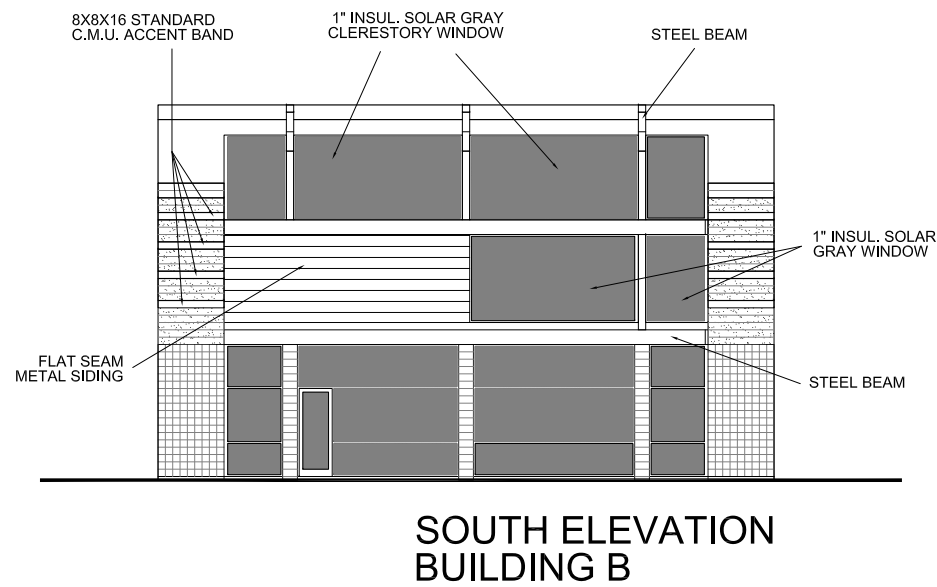
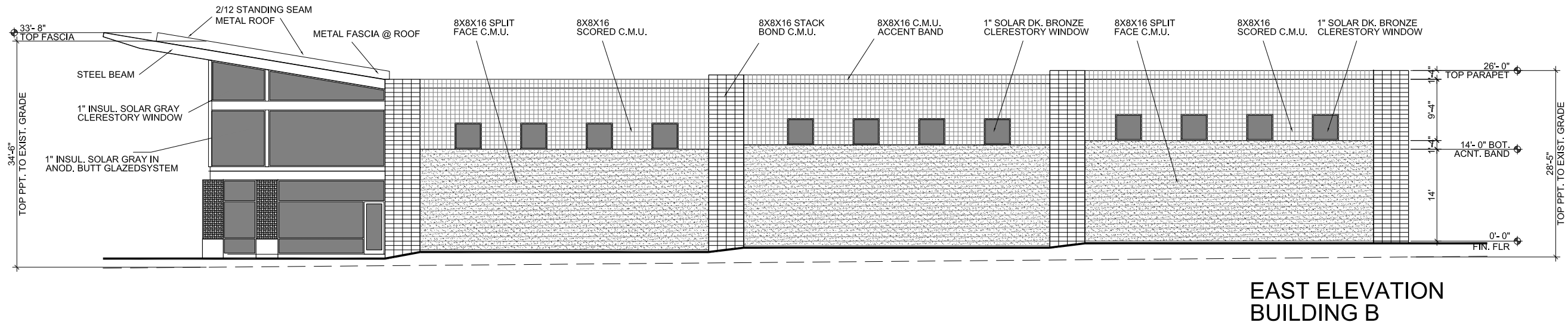
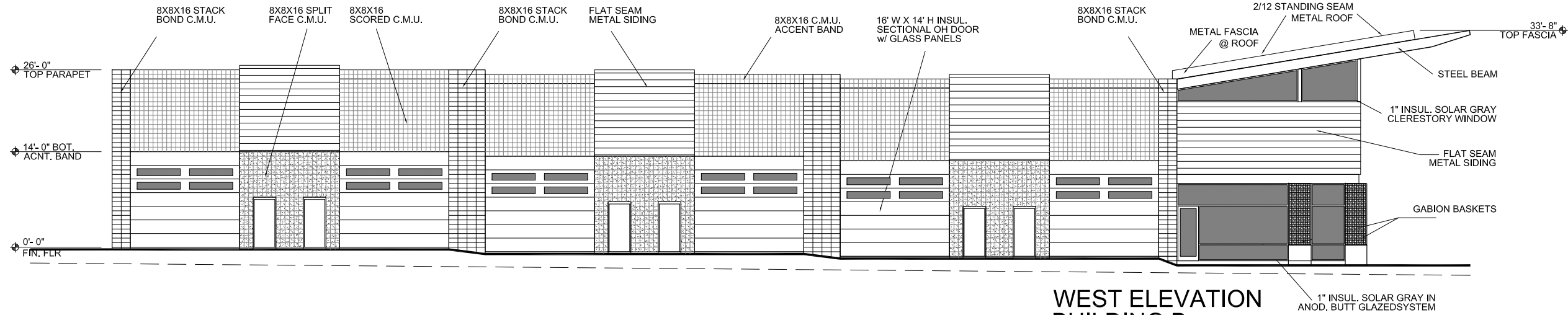
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EAST ELEV.- OPP. HAND



SOUTH ELEVATION
BUILDING A



NORTH ELEVATION
BUILDING A

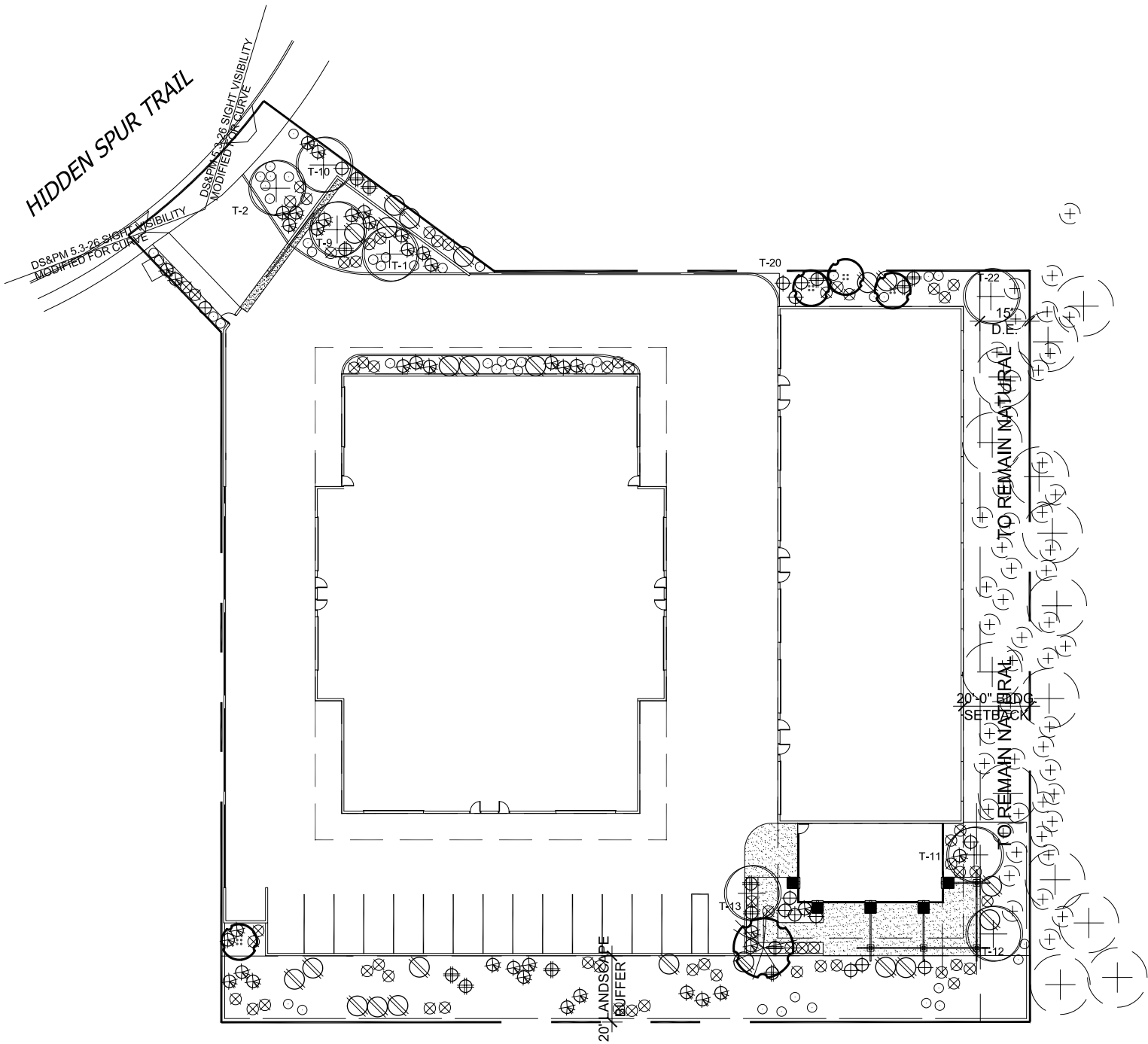


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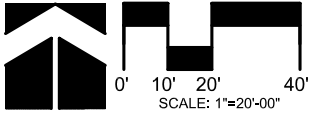
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LANDSCAPE PLAN



LANDSCAPE LEGEND

- EXISTING VEGETATION PROTECT FROM CONSTRUCTION (APPROX. LOCATION)
- PROSOPIS VELUTINA NATIVE MESQUITE 36" BOX (MULTI TRUNK) (1) 2.5" CALIP.
- SALVAGED TREE SEE NATIVE PLANT INVENTORY

- CAESALPINIA GILLIESII DESERT BIRD OF PARADISE 1.5" CALIPER (MULTI-TRUNK) (4)
- CALIFORNIA ERIOPHYLLA PINK FAIRY DUSTER 5 GALLON (40)
- ASCLEPIAS SUBULATA DESERT MILKWEED 5 GALLON (13)
- SIMMONDISIA CHINENSIS JOJOBA 5 GALLON (22)
- VIGUIERA PARISHII 'DELTOIDEA' GOLDEN EYE 5 GALLON (13)

- ERICAMERIA LARICIFOLIA TURPENTINE BUSH 1 GALLON (44)
- DC RANCH APPROVED COBBLE NATIVE COBBLE REFER TO CIVIL FOR EXACT LOCATIONS
- DESERT PAVEMENT PER DC RANCH GUIDELINES IN SET BACKS AND R.O.W. LANDSCAPE AREAS
- AMBROSIA DELTOIDEA BURR SAGE 5 GALLON (61)
- 3/8" SCREENED APACHE BROWN DECOMPOSED GRANITE 2" DEPTH IN ALL ON-SITE LANDSCAPE AREAS

LANDSCAPE SUMMARY DATA:

OFF-SITE LANDSCAPE: 0 SQ.FT.
ON-SITE LANDSCAPE: 21,127 SQ.FT.
TOTAL LANDSCAPE: 21,127 SQ.FT.
PARKING LOT LANDSCAPE: 120 SQ.FT.

CITY OF SCOTTSDALE
LANDSCAPE NOTES:

AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED GUARANTEEING 100% COVERAGE TO ALL LANDSCAPE AREAS.

ALL LANDSCAPE AREAS WILL BE TOP-DRESSED WITH A 2" DEPTH OF DECOMPOSED GRANITE,

PROVIDE 8% SLOPE AWAY FROM WALK OR CURB FOR 5' ALONG ALL STREETS.

ALL RIGHT OF WAYS ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER

ANY EXISTING LANDSCAPE MATERIALS INCLUDING TREES DAMAGED OR DESTROYED AS A RESULT OF THIS CONSTRUCTION SHALL BE REPLACED, TO THE SATISFACTION OF CITY STAFF, WITH LIKE KIND AND SIZE PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY.

AREAS WITHIN THE SIGHT DISTANCE TRIANGLES IS TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 1'-6". TREES WITHIN THE SAFETY TRIANGLE SHALL HAVE A CANOPY THAT BEGINS AT 8 FEET IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM NEAREST STREET LINE ELEVATION.

ALL RIGHT-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.

ALL SLOPES ON SITE ARE 4:1 MAX

NO TURF AREAS ARE TO BE PROVIDED.

SEE ARCHITECTURAL SITE PLAN FOR SETBACK DIMENSIONS.

SEE ARCHITECTURAL FOR SITE LIGHTING LOCATIONS. SEE ELECT. DRAWINGS FOR ALL LIGHTING SPECIFICATIONS.

SEE ARCHITECTURAL FOR SITE WALL ELEVATIONS, COLORS

SEE CIVIL DRAWINGS FOR ALL RETENTION AREAS, SECTIONS, AND SLOPE RATIOS.

SEE ARCHITECTURAL FOR BIKE RACK DETAILS.

ALL SIGNS REQUIRE SEPARATE APPROVALS & PERMITS.

"SETBACK ALL SPRAY & STREAM TYPE IRRIGATION HEADS 1'-0" FROM BACK OF CURB OR SIDEWALK TO REDUCE OVER SPRAY".

A MINIMUM 50 PERCENTAGE (UNLESS OTHERWISE STIPULATED BY THE DEVELOPMENT REVIEW BOARD, and/or THE ZONING ORDINANCE REQUIREMENTS) OF THE PROVIDED TREES SHALL BE MATURE TREES, PURSUANT TO THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE X, SECTION 10.301, AS DEFINED IN THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE III, SECTION 3.100.

A SINGLE TRUNK TREE'S CALIPER SIZE, THAT IS TO BE EQUAL TO OR LESS THAN 4-INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 6-INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK.

A TREE CALIPER SIZE, FOR SINGLE TRUNK TREES WHICH HAVE A DIAMETER GREATER THAN 4-INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 12-INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK.

A MULTI TRUNK TREE'S CALIPER SIZE IS MEASURED AT 6-INCHES ABOVE THE LOCATION THAT THE TRUNK SPLITS ORIGINATES, OR 6-INCHES ABOVE FINISHED GRADE OF ALL TRUNKS ORIGINATE FROM THE SOIL.

RETENTION/DETENSION BASINS SHALL BE CONSTRUCTED SOLELY FROM THE APPROVED CIVIL PLANS. ANY ALTERATION OF THE APPROVED DESIGN (ADDITIONAL FILL, BOULDERS, ECT.) SHALL REQUIRE ADDITIONAL FINAL PLANS STAFF REVIEW AND APPROVAL.

NO LIGHTING IS APPROVED WITH THE SUBMITTAL

THE LANDSCAPE SPECIFICATION SECTION(S) OF THESE PLANS HAVE NOT REVIEWED AND SHALL NOT BE A PART OF THE CITY OF SCOTTSDALE'S APPROVAL.

NEW LANDSCAPING, INCLUDING SALVAGED PLANT MATERIAL, AND LANDSCAPING INDICATED TO REMAIN, WHICH IS DESTROYED, DAMAGED, OR EXPIRES DURING CONSTRUCTION SHALL BE REPLACED WITH LIKE SIZE, KIND, AND QUALITY PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY / LETTER OF ACCEPTANCE TO THE SATISFACTION OF THE INSPECTION SERVICES STAFF.

DC Ranch
Standard Landscape Notes
Updated 9/15/15

- All disturbed areas will be revegetated at a density of 40 plants per 1,000 square feet. The plants used for revegetation should match the species of those existing naturally within the closest adjacent undisturbed area.
- All introduced plants must be irrigated with an automatic drip irrigation system that is completely buried and tied in to an electrical controller.
- All trees requiring support shall be staked properly utilizing double stake assemblies or gwy assemblies.
- All wall-mounted equipment shall be painted to match the wall the equipment is mounted on.
- All landscape lighting fixtures shall be set so the source of light can not be seen from any neighboring property.
- All finished grades will be adjusted to 1" below the top of sidewalks and driveways.
- All drip emitters will be trimmed and adjusted to the level of finished grade.
- All drainage patterns established by the Civil Engineer will be maintained through out the landscaping process.
- All disturbed areas will be topdressed utilizing the DC Ranch "Desert Pavement." The cobble rock, which makes up the "Desert Pavement" shall be tamped in to the grade.
- All Salvaged trees that do not survive the construction period must be replaced with like type and size.
- No espaliers on view fence
- No access is allowed through the common areas or the Natural Open Space. Access is only permitted through the building envelope.
- No citrus or palms are permitted anywhere, whether in the ground or in pots.
- Contractor shall sleeve the existing DC Ranch Association's irrigation system for street trees or Right-of-Way landscaping utilizing two (2) - 4" sch. 40 sleeves under all paving penetrations to the street for driveways and sidewalks. These sleeves are to be dedicated for the Ranch Association's lateral and mainline irrigation piping and control wires, which must remain fully operational throughout the entire construction process to avoid disruption of use by the DC Ranch Association. Please contact the DC Ranch Landscape Manager at the time of Blue Staking the property for utilities, and he will assist in locating the existing irrigation lines. Once sleeves are installed and irrigation lines are reconnected within the sleeves, the work must be inspected and approved by the DC Ranch Association for proper installation prior to backfilling. The DC Ranch Landscape Manager may be reached at 480-585-8554, Ext. 200.

OWNERSHIP INFO:

RANDY SHELL
16410 N. 91ST STREET SUITE 112
SCOTTSDALE, AZ 85260
480-443-3992

T&M ASSOCIATES
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING
10450 N. 74th Street, Suite 120
Scottsdale, Arizona 85258
P: (602) 265-0320
EMAIL: tmmqueen@tjmla.net

DC RANCH LOT 8
VEHICLE STORAGE
SCOTTSDALE, ARIZONA

NUMBER	REVISION	DATE





SHEET TITLE:	LANDSCAPE
ISSUE DATE:	07.22.21
DRAWN BY:	STAFF
CHECKED BY:	TJMCO
PROJECT No:	21129
SHEET:	

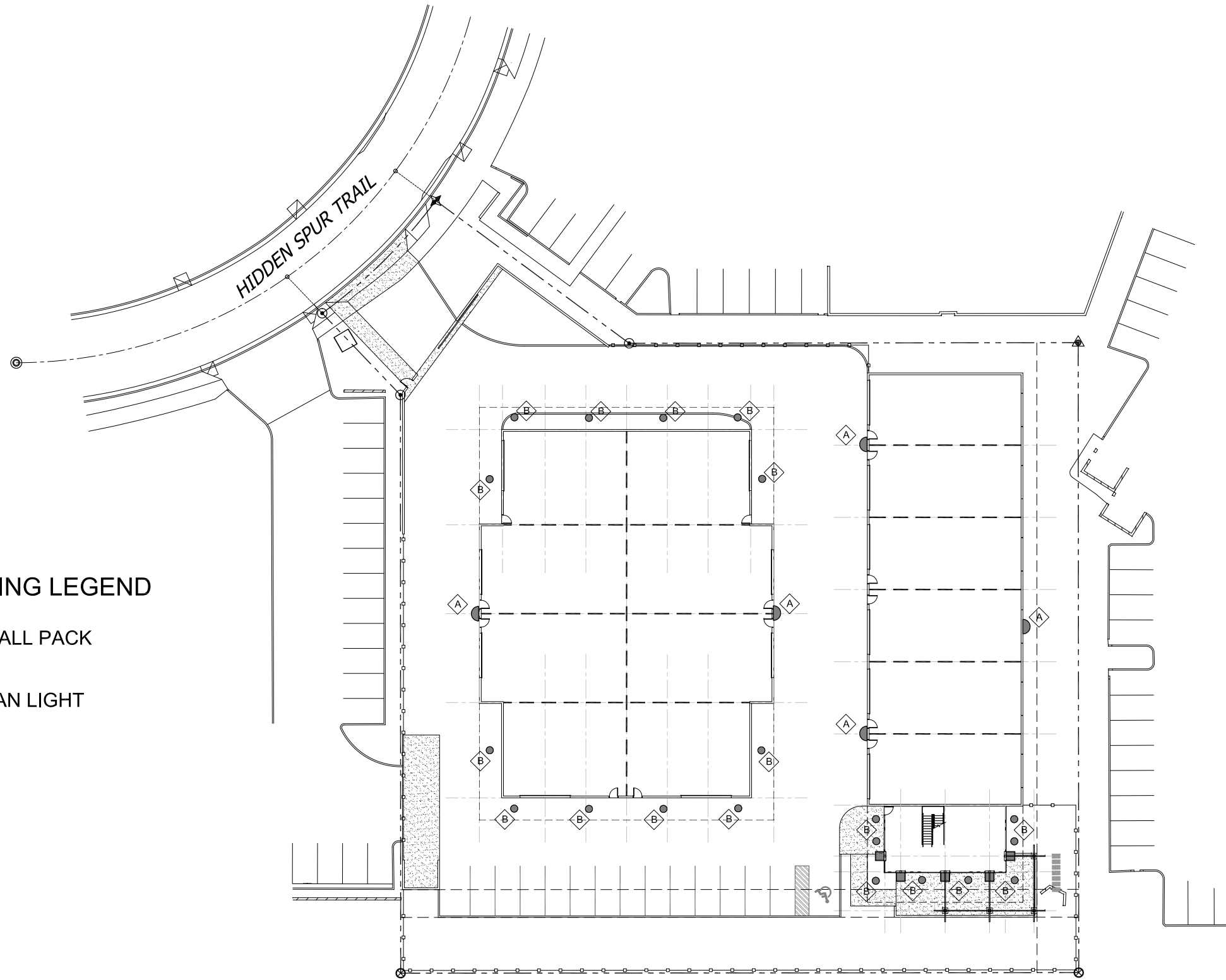
La.01

T.J. McQUEEN & ASSOCIATES, INC. LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING
10450 N. 74th Street, Suite 120
Scottsdale, Arizona 85258
P: (602) 265-0320
EMAIL: tmmqueen@tjmla.net

LIGHTING LEGEND

A  WALL PACK

B  CAN LIGHT



SITE LIGHTING PLAN

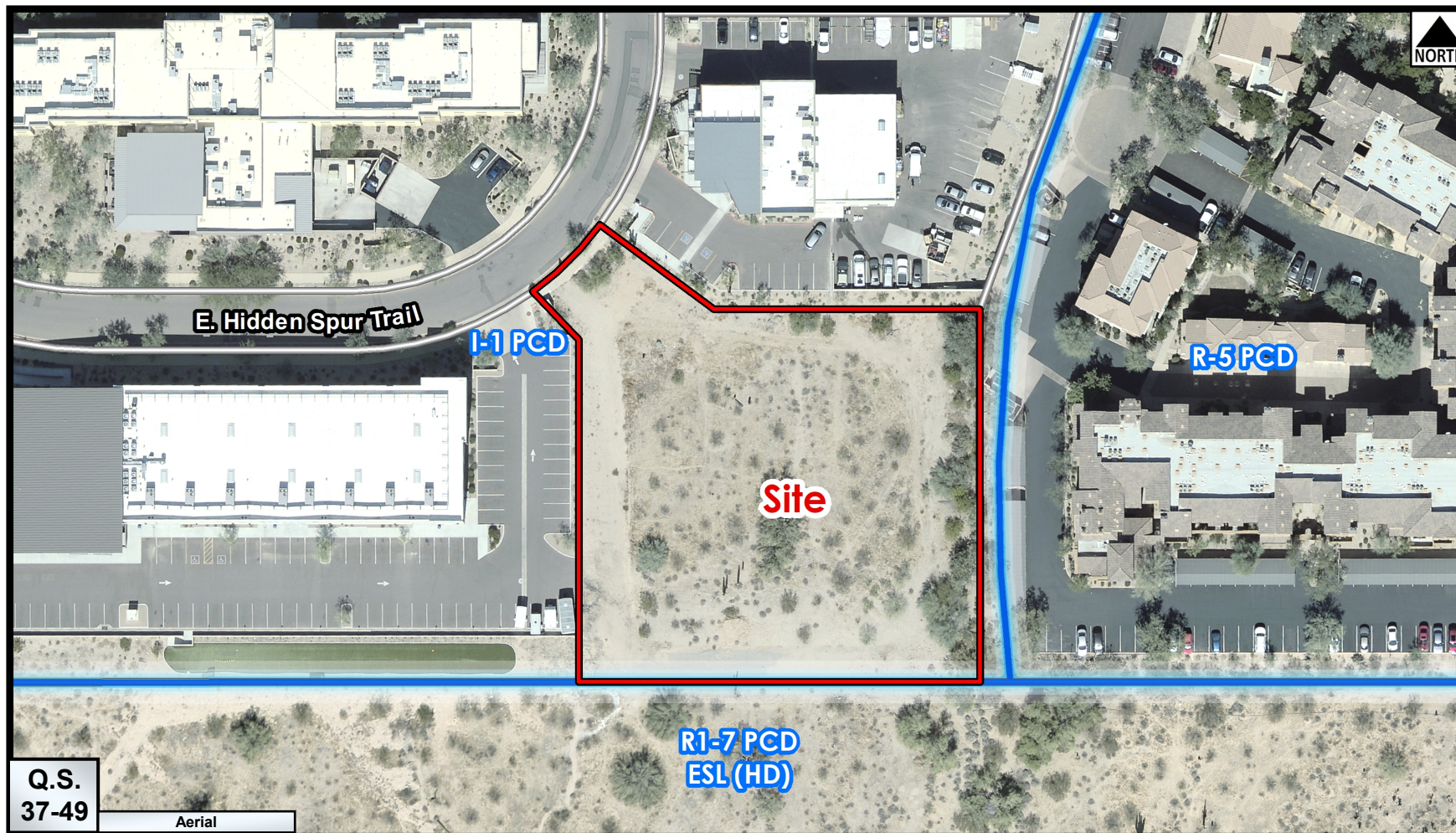
SCALE: 1" = 20'

DATE	6.1.21
REVISED	
C.O.S.	7.29.21
COMMENTS	

james
elson
architect

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

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



Zoning Aerial

10-UP-2021

ATTACHMENT #7

Michael P. Leary, LTD

10278 E. Hillery Drive
Scottsdale, Arizona 85255

cell 480.991.1111
michaelpleary@cox.net

DATE: May 25, 2021

TO: Jeff Barnes, Senior Planner

FROM: Mike Leary

RE: 136-PA-2021 — **Citizen Review Report**

Per the Citizen Review Plan the attached informational letter was sent to interested parties and property owners within 750' of the subject property. A "Project Under Consideration" sign was erected on May 3rd announcing the virtual Open House.

On May 19th the project was presented to the DC Ranch HOA Design Review Manager and the project was well-received.

Prior to the virtual Open House on May 19th, there were no contacts from the "Project Under Consideration" sign nor the mailout. Likewise, there were no public members participating in the virtual Open House. There have been no other contacts.

We will continue to encourage and respond to any questions, comments or concerns throughout the entire application process. The Citizen Review Report will be updated as needed prior to the Planning Commission and City Council hearings.

Attachments

- : citizen review plan
- : map showing the area of notification
- : list of interested parties and property owners within the 750' notification area
- : letter sent to interested parties and property owners within 750' notification area
- : affidavit of posting
- : Community Input Certification

ATTACHMENT #8

10-UP-2021
6/10/2021

Michael P. Leary, LTD

10278 E. Hillery Drive
Scottsdale, Arizona 85255

Cell (480) 991-1111
michaelporary@cox.net

DATE: May 25, 2021

TO: Jeff Barnes, Scottsdale Senior Planner

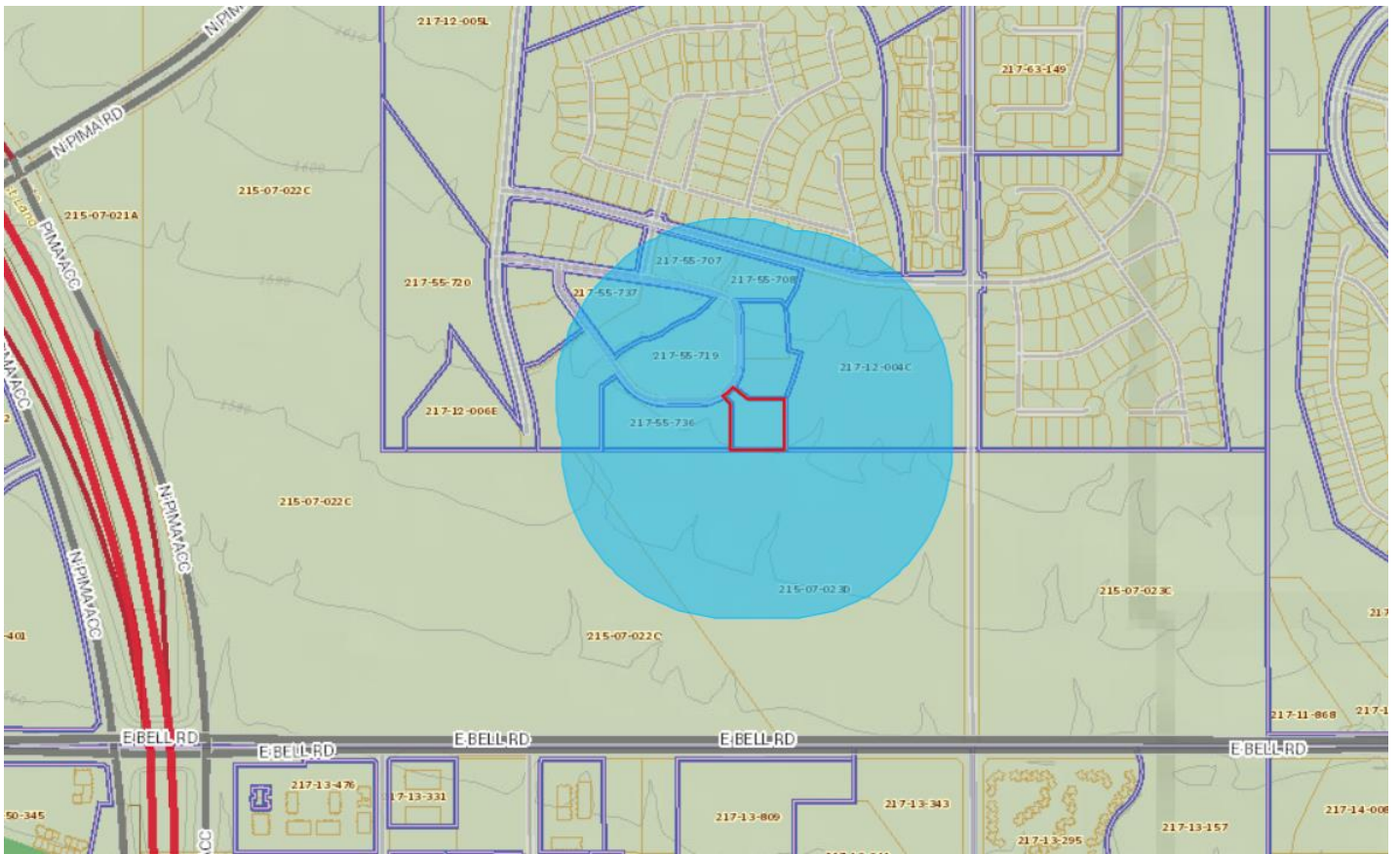
FROM: Mike Leary

RE: 136-PA-2021 – Citizen Review Plan

The Citizen Review Plan consists of the following:

- : mailing informational letters to interested parties and property owners/HOAs within 750' of the subject property by first class letter
- : posting a "Project Under Consideration" sign a minimum of 10 days prior to the virtual Open House
- : responding to communications from the public
- : completing a "Citizen Review Report" to be submitted with the filing of the application.

Thank you ml



750' notification area

Michael P. Leary, LTD

10278 E. Hillery Drive
Scottsdale, Arizona 85255

cell (480) 991-1111
michaelpleary@cox.net

DATE: April 30, 2021

TO: Neighboring Property Owners and Interested Parties

FROM: Mike Leary, Development Consultant

RE: DC Ranch Corporate Center vehicle storage

I am the development consultant for the proposed internal vehicle storage facility at 9271 E. Hidden Spur Trail within the DC Ranch Corporate Center (DCRCC) located south of Palo Brea Bend and east of 91st street. The 1-story storage facility will consist of condominium units for predominantly storing of owners' vehicles including classic, rare and antique cars. As part of the City's public outreach process, this notice is provided to property owners with 750 feet of the subject property and other interested parties.

The 1.34-acre lot is located in the furthestmost southeast corner of the subdivision bounded by the 2-story REI adventure tours building to the north, the 2-story Sante Rehabilitation center to the northwest, the 3-story Desert Parks Vista apartments to the east, the 2-story Victorium sports facility to the west and the 40-acre Bell Road Sports Complex undergoing construction to the south. A preliminary site plan and elevations are enclosed.

The DCRCC property was zoned I-1 PCD (Industrial Park within a Planned Community District) with the overall zoning of the 8,300-acre DC Ranch back in 1990. The I-1 permitted use list included vehicle storage subject to City Council approval of a Conditional Use Permit. A few I-1 development standards were amended in 2006 which included a building height limitation of 24 feet within 50 feet of residentially-zoned property which only affects the eastern building adjoining the apartments and park. Beyond the 50 feet, buildings or portions of buildings are allowed to 36 feet in height. The preliminary design of the buildings is architecturally enhanced with a shallow angled roofline at the ends of the western building and the southern end of the eastern building (shown in brown on the attached site plan). The angled roof line is consistent with the approved architectural features within DCRCC. The angled portion on the eastern building occurs at the southern end where the clubhouse overlooks the park. The 1-story main portion of the building (shown in white) is approximately 26 feet and the angled portion approximately 32 feet both of which are measured from finished floor due to drainage considerations. The clubhouse space at the southern end of the eastern building will be 2-stories to take advantage of park views. A 30-foot building setback (yard) and landscaped

buffer with a 6-foot screen wall was also required adjoining the residentially-zoned apartment property and park. However, the proposed eastern building is in excess of 70 feet away from the nearest 3-story apartment building with a combined 30-foot landscape area and the apartment parking lot in between. A related anomaly applies to the residentially-zoned but non-residentially-developed city park. Accordingly, the proposal is to reduce the 30-foot landscaped setback to 20 feet.

The 2006 amended standards were intended to provide compatibility between residential uses and potential industrial uses. However, the standards did not anticipate that DCRCC would develop with less intensive uses such as office buildings, a rehab facility, a sports facility, or an adjoining 40-acre park. The proposed vehicle storage facility is likely the most benign use that is permitted in the I-1 zoning district.

In summary, our request is for a Conditional Use Permit for internal vehicle storage and amendment to the 2006 amended development standards eliminating the 24-foot height restriction on the eastern building, reducing the building setback/yard from 30 feet to 20 feet from the apartment and park boundaries, and eliminating the landscape buffer and 6-foot screen wall requirement adjoining the apartments and park. These minor amendments will not negatively impact the adjoining apartments or park.

If you should have any questions/comments/concerns, please feel free to contact me directly. I will also be hosting a remote meeting for those interested in more information. The zoom meeting is scheduled for Wednesday May 12th starting promptly at 6:15 pm MST and will conclude no later than 7:00 pm per below:

Join Zoom Meeting

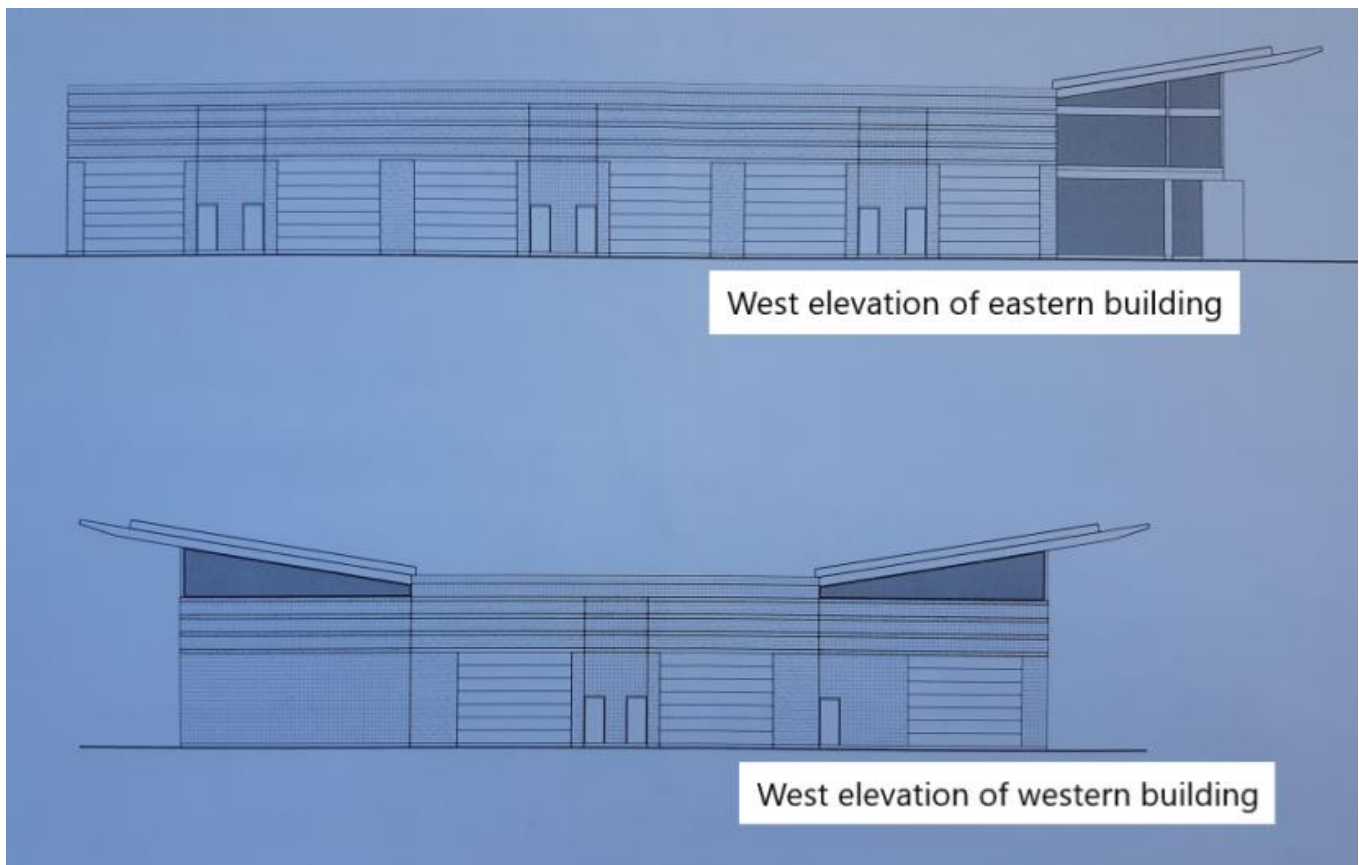
<https://us04web.zoom.us/j/2193807656?pwd=Q1dEaWw5TGfVMENhNGpHeWJSVStJQT09>

Meeting ID: 219 380 7656

Passcode: 9WieW9

Scottsdale's Senior Planner Jeff Barnes is the assigned project coordinator who can be reached at 480.312.2376 and jbarnes@scottsdaleaz.gov. The pre-application case number is 136-PA-2021. Once submitted, you will be receiving postcard notification from the City of the filing of the formal application.

Best Regards, ML



Early Notification of Project Under Consideration

Virtual Open House Meeting:

Date: May 12, 2021

Time: 6:15 P.M.

Location: Join Zoom Meeting [https://us04web.zoom.us/j/2193807656?](https://us04web.zoom.us/j/2193807656?pwd=Q1dEaWw5TGZVMENhNGpHeWJSVSJQT09)
pwd=Q1dEaWw5TGZVMENhNGpHeWJSVSJQT09
Meeting ID: 219 380 7656 Passcode: 9Wiew9

Location: 9271 E. Hidden Spur Trail, Scottsdale, AZ

Project Overview:

- Request: Conditional Use Permit and Amendment to development standards
- Description of Project and Proposed Use: Internal Vehicle Storage
- Site Acreage: 1.34 acres
- Site Zoning: I-1 PCD (Industrial Park in a Planned Community District)

Applicant Contact:

Michael Leary
480-991-1111
michaelp@cox.net

City Contact:

Jeff Barnes
480-312-2376
jbarnes@scottsdaleaz.gov

Pre-Application#: 136-PA-2021

Posting Date: 5/3/2021

Penalty for removing or defacing sign prior to date of last hearing - Applicant Responsible for Sign Removal



Affidavit of Posting

Required: Signed, Notarized originals.

Recommended: E-mail copy to your project coordinator.

☒ Project Under Consideration Sign (White)

☐ Public Hearing Notice Sign (Red)

Case Number: 136-PA-2021

Project Name:

Location: 9271 E. Hidden Spur Trail, Scottsdale, AZ

Site Posting Date: May 3rd, 2021

Applicant Name: Michael Leary

Sign Company Name: Dynamite Signs

Phone Number: 480-585-3031

I confirm that the site has been posted as indicated by the Project Manager for the case as listed above.

Applicant Signature

Date: 5.3.2021

Return completed original notarized affidavit AND pictures to the Current Planning Office no later than 14 days after your application submittal.

Acknowledged before me this the 3rd day of May, 2021



Notary Public

My commission expires: 10-25-2024

City of Scottsdale -- Current Planning Division

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088

Community Input Certification



CASE NO: 136-PA-2021

PROJECT LOCATION: 9271 E. Hidden Spur Trail

COMMUNITY INPUT CERTIFICATION

In the City of Scottsdale it is important that all applicants for rezoning, use permit, and/or variances inform neighboring residents, affected school districts, and other parties that may be impacted by the proposed use, as well as invite their input. The applicant shall submit this completed certification with the application as verification that such contact has been made.

DATE	NAME (Person, Organization, Etc. and Address)	Type of Contact		
		Meeting	Phone	Letter
04/30/21	Project Under Consideration letter sent to interested parties and the property owners within 750 feet			X
05/03/21	Project Under Consideration sign posted			
05/19/21	Project Under Consideration Open House	virtual		
05/19/21	Jan Baratta, DC Ranch HOA Design Review Manager	virtual		
05/11/21	Jim Fox, Victorium 9219 E Hidden Spur Trail	email		

Michael P. Leary
Signature of owner/applicant

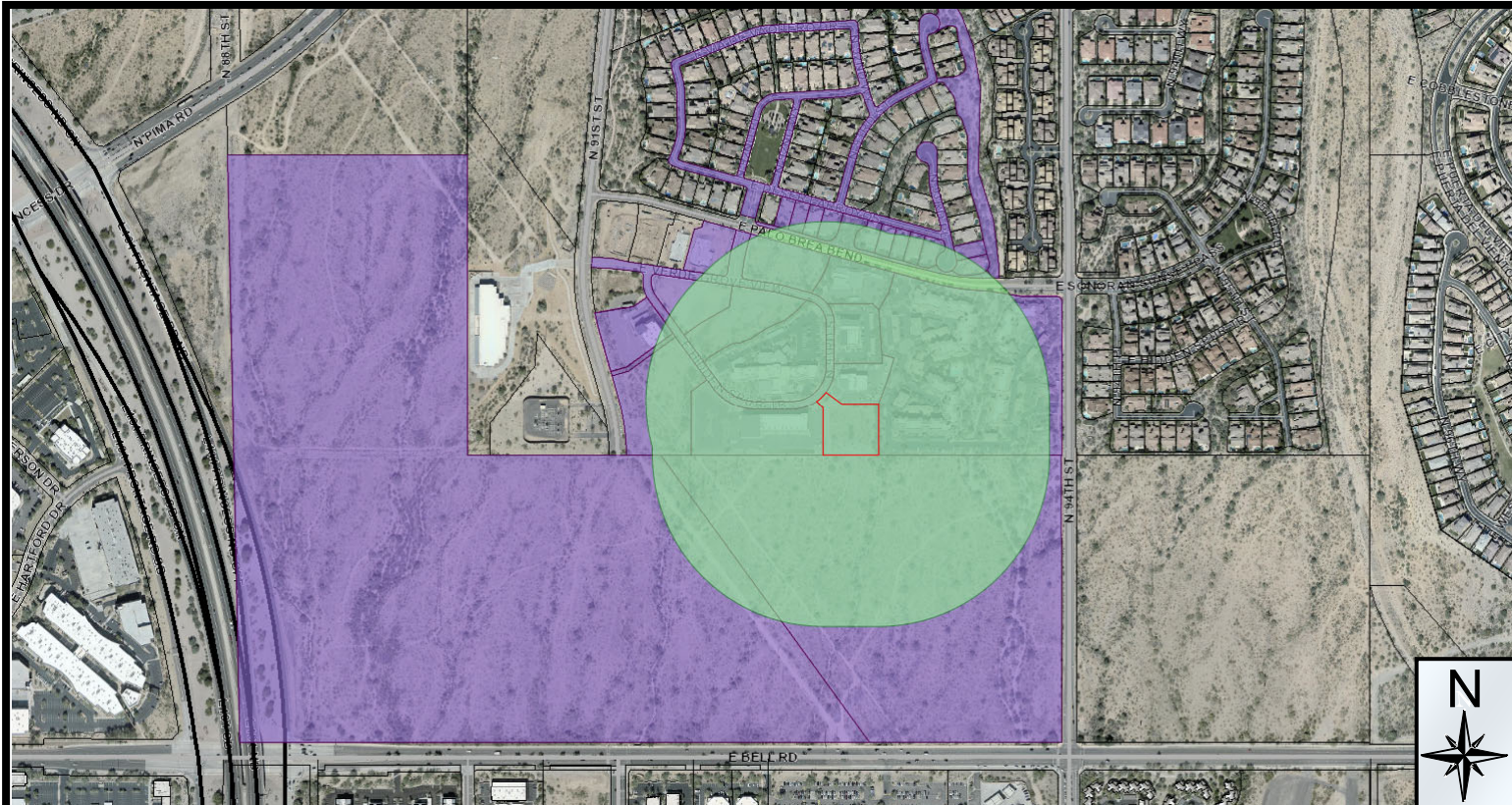
05/25/21

Date

Planning and Development Services

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • www.ScottsdaleAZ.gov

City Notifications – Mailing List Selection Map Scottsdale Auto Storage



Additional Notifications:

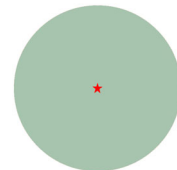
Interested Parties List
Adjacent HOA's
P&Z E-Newsletter
Facebook
Nextdoor.com
City Website-Projects in the hearing process

Pulled Labels
June 22, 2021

Map Legend:



Site Boundary



Properties within 750-feet

Postcards: 96

10-UP-2021