

# Open House Meeting

May 17, 2017

Dear *Property Owner* or *Neighborhood Association President*:

We are pleased to inform you that our company has recently filed ***Design Review application number 4-DR-2017*** for a climate controlled self-storage building "Wentprop Storage Facility" located at ***17492 N. 91<sup>th</sup> Street, Scottsdale AZ 85255, APN 217-55-720, Parcel size: +/- 482,712 s.f. (+/- 11.08 Acres)*** Existing zoning ***I-1 PCD Industrial Park, Q.S. Number 37-49, Lot-1 Subdivision Name Corporate Center DC Ranch***

The project will be presented at an upcoming meeting, details below. We invite the local community to attend this meeting to learn about this project and have an opportunity to ask any questions.

**Location: Landing Cafe**

**Address: 8701 E Hartford Drive, Scottsdale, AZ 85255**

**Date and Time: Thursday June 1<sup>th</sup> from 6:00 p.m. to 7:00 p.m.**

The proposed project consists of 120,000 Square Feet building structure 3-story self-storage climate control building. Included in the self-storage building is a 1,200 square foot sales office area. The architecture will be compatible with the zoning I-1 for Industrial Park and DC Ranch Subdivision. Hours of operation will be 8am-6pm for the office, and 6am to 10pm access hours for storage.

The site plan provide one access driveway at 91st Street, fire access around the building, trash enclosure on the back. The landscape parking exceeds the one-third of the required parking. The site coverage is 8.2% .

The existing site includes four power towers at north and this project will provide 10 foot paving path and 8 foot unpaving path.

The architectural character of the building will reflect the detailing of two neighboring multi-story office buildings. The style will be contemporary western regional character. The façade of the building is clad in an EIFS system, with accents of metal cladding and brick veneer. Again, these materials tie into what is used in the neighboring office buildings. The EIFS is painted with desert inspired colors, There are shade canopies around the building, including brackets at the bottom of the canopies at the top of the parapet.

The building staggers in plan on the east side to address power line easement and building set back requirements and while simultaneously providing self-shading capabilities, especially from the harsh mid-day sun. Additionally, there are canopies along all four sides of the building and at the storefront at the office, as well as at each of the building entrances. The base of the building also slopes down towards the south end due to an existing slope on the site, we have adapted the building to react to the existing slope.

The landscape design for this project incorporates a native plant palette that is low water use and helps the project blend into the adjacent desert environment. The site includes a scenic view corridor easement that will remain undisturbed with native plant material. All areas around the perimeter of the site that are disturbed during construction will be rehabilitated to restore the native plants and desert pavement. The plantings adjacent to the building will be low water use, desert appropriate plants, selected from the DC Ranch approved plant palette, which will add color and interest. All of the native trees on-site that are in

areas to be disturbed will be salvaged and replanted onsite to help screen the building from the existing residential subdivisions to the east and restore as much of the native character as possible.

We would be happy to answer any questions or hear any concerns that you may have regarding this proposal. You may reach us at **480-894-3478** or [don@adgarch.net](mailto:don@adgarch.net); [rosa@adgarch.net](mailto:rosa@adgarch.net) or by fax at **480-894-4013**.

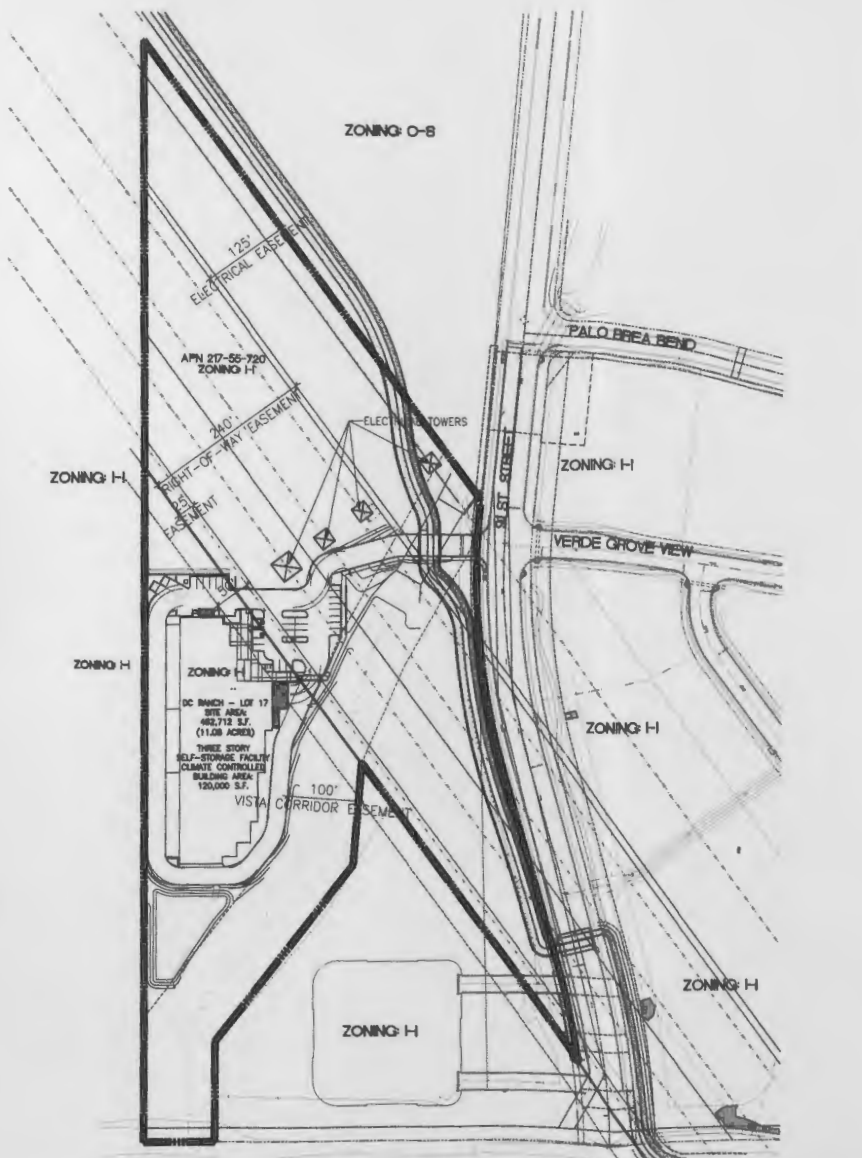
City of Scottsdale project coordinator Meredith Tessier 480-312-4211 or at [mtessier@ScottsdaleAZ.gov](mailto:mtessier@ScottsdaleAZ.gov)

Wentprop Storage Director of Self Storage David Brown 602-875-5014 or at [dbrown@wentprop.com](mailto:dbrown@wentprop.com)

Sincerely,

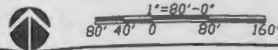
**Don Andrews**  
**Andrews Design Group, Inc.**  
**President**  
**1095 W. Rio Salado Pkwy. Suite 103**  
**Tempe AZ, 85281**

Attachments  
Site plan  
Building Elevations



**OVERALL SITE PLAN**

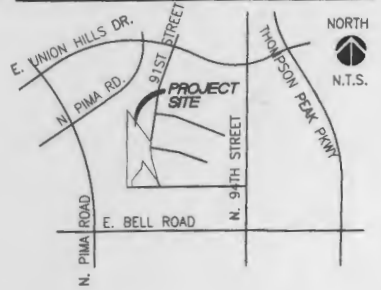
SCALE: 1" = 80'-0"



**PROJECT DATA:**

PROJECT LOCATION: N.W. OF 91ST STREET AND PIMA ROAD  
 PROJECT NAME: WENTPRO STORAGE  
 PROJECT ADDRESS: 17492 N. 91ST STREET  
 PROJECT DESCRIPTION: THREE STORY SELF-STORAGE FACILITY CLIMATE CONTROLLED AND RV/STORAGE PARKING  
 PARCEL: APN. 217-55-720  
 SUBDIVISION: CORPORATE CENTER AT DC RANCH  
 LOT: 17  
 SITE GROSS AREA: ± 482,712 S.F. (± 11.08 ACRES)  
 EXISTING ZONING: I-1 (INDUSTRIAL PARK)  
 LOT COVERAGE: MAXIMUM REQUIRED: 50% / LOT COVERAGE PROVIDED: 8.2%  
 FLOOR AREA RATIO: 0.50 MULTIPLIED BY THE NET LOT AREA  
 ALLOW: 241,356 S.F. / PROVIDED: 120,520 S.F.  
 VOLUME: 9 FEET MULTIPLIED BY THE NET LOT AREA  
 ALLOW: 4,344,408 VOLUME (9 FEET X 482,712 S.F.)  
 PROVIDED: 1,522,800 VOLUME  
 1,465,200 PLUS 57,600  
 (36 FEET X 40,700 S.F.) (24 FEET X 2,400 S.F.) = 57,600  
 GROSS BUILDING AREA: 120,520 S.F. (INCLUDING BUILDING CANOPIES)  
 TOTAL NET BUILDING AREA: 120,000 S.F. THREE STORY BUILDING  
 43,100 S.F. 1ST FLOOR  
 40,700 S.F. 2ND FLOOR  
 36,200 S.F. 3RD FLOOR  
 MAXIMUM BUILDING HEIGHT: 36' HEIGHT (24' HEIGHT WITHIN SETBACK OF 50' FOR I-1)  
 BUILDING HEIGHT PROVIDED: 36' HEIGHT (24' HEIGHT WITHIN SETBACK OF 50' FOR I-1)  
 BUILDING SETBACK: FRONT 25'  
 SIDE AND REAR 10' FROM RESIDENTIAL (STORAGE) 50' FROM RESIDENTIAL  
 PARKING REQUIREMENTS: WAREHOUSES, MINI ONE (1) SPACE PER THREE HUNDRED (300) SQUARE FEET OF GROSS FLOOR AREA OF ADMINISTRATIVE OFFICE SPACE, PLUS ONE (1) SPACE PER EACH FIFTY (50) STORAGE SPACES.  
 PARKING REQUIRED: 27 P.S. INCLUDING 2 ACCESSIBLE P.S.  
 PARKING PROVIDED: 27 P.S. INCLUDING 2 ACCESSIBLE P.S.  
 BICYCLE PARKING REQUIRED: 1 PER 10 REQ. P.S. REQUIRED: 3 / PROVIDED: 4

**VICINITY MAP:**



**Andrews Design Group, Inc.**

ARCHITECTURE PLANNING INTERIORS PROJECT MANAGEMENT

**OVERALL SITE**

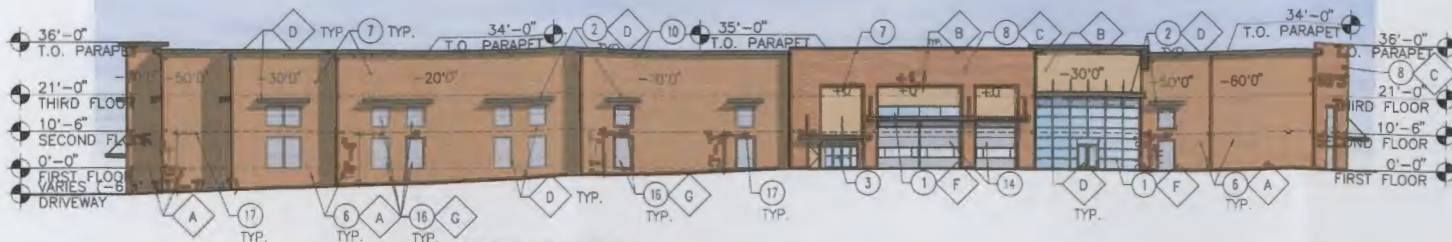
ADG A0816  
 WENTPRO STORAGE FACILITY  
 17492 N. 91st STREET  
 SCOTTSDALE, ARIZONA 85255

No.	DATE	REVISION

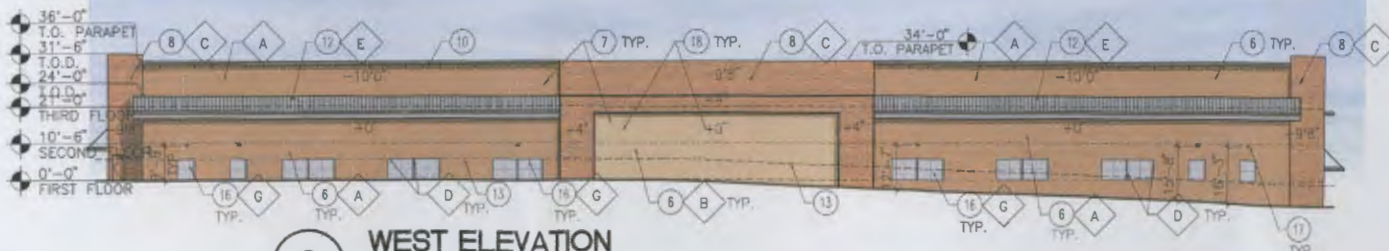
**DRO**

1095 W. RIO SALADO PKWY, SUITE-103 TEMPE, ARIZONA 85281 (480) 894-3478 FAX: (480) 894-4018

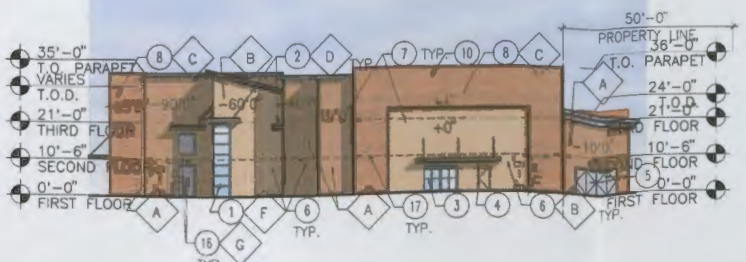
DATE: 05/12/2017



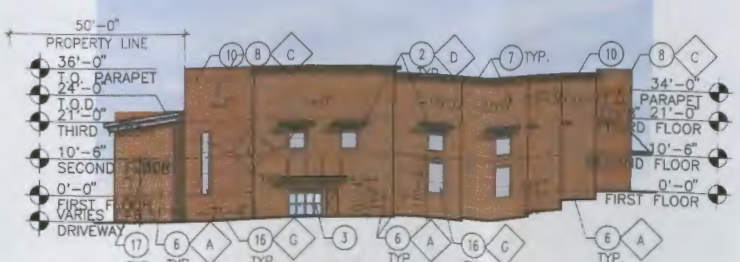
**4 EAST ELEVATION**  
SCALE: 1/16" = 1'-0"



**3 WEST ELEVATION**  
SCALE: 1/16" = 1'-0"



**2 NORTH ELEVATION**  
SCALE: 1/16" = 1'-0"



**1 SOUTH ELEVATION**  
SCALE: 1/16" = 1'-0"

**FINISH SCHEDULE**

<b>A</b>	FIELD COLOR	SW 6117 - SMOKEY TOPAZ ICI 366 - OCHRE TAN	LRV: 22
<b>B</b>	ACCENT COLOR	SW 7695 - MESA TAN ICI 530 - CAMELCOAT	LRV: 36
<b>C</b>	BRICK	MCNEAR - TUSCAN	
<b>D</b>	CANOPY (MULLIONS TO MATCH)	CUSTOM BILT METALS - WEATHERED COPPER	
<b>E</b>	METAL ROOFING	BERRIDGE - PREWEATHERED GALVALUME	
<b>F</b>	GLAZING	LOW E GLASS	
<b>G</b>	METAL PANEL	BERRIDGE - PREWEATHERED GALVALUME	

**KEY NOTES**

1. LOW E GLAZING STOREFRONT SYSTEM.
2. METAL CANOPY.
3. BI-PARTING GLASS WITH MOTION SENSOR DOOR.
4. FIRE RISER ROOM SIGANCE AT DOOR.
5. S.E.S. ROOM SIGNAGE AT DOOR.
6. EIFS OVER METAL STUD WALL, SEE FLOOR PLAN FOR WALL TYPES.
7. EIFS SCORE LINE.
8. BRICK/CMU VENEER.
9. NOT USED
10. LINE OF ROOF BEYOND. SEE ROOF PLAN FOR MORE INFORMATION.
11. NOT USED.
12. MATT-FINISH GALVALUME METAL ROOFING. SEE ROOF PLAN FOR MORE INFORMATION.
13. LINE OF PROPERTY WALL.
14. ROLL-UP DOOR.
15. NOT USED.
16. FLAT METAL PANEL
17. WALL PACK LIGHTING FIXTURE.
18. HVAC UNIT BEHIND. SEE ROOF AND MECHANICAL PLAN FOR MORE INFORMATION.

**KEY PLAN**  
SEE SHEETS DR4.3 FOR KEY PLAN  
ADD A0810



**Andrews Design Group, Inc.**

ARCHITECTURE PLANNING INTERIORS PROJECT MANAGEMENT

**CONCEPT BUILDING ELEVATIONS**

WENTROP STORAGE FACILITY  
17492 N. 91st STREET  
SCOTTSDALE, ARIZONA 85255

No.	DATE	REVISION
1	04/17/17	CITY COMMENTS

**DR4.0**

1095 W. RIO SALADO PKWY. SUITE-103 TEMPE, ARIZONA 85281 (480) 894-3478 FAX: (480) 894-4013

DATE: 04/17/17