

BEUS GILBERT

PLLC

ATTORNEYS AT LAW

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WRITER'S DIRECT LINE
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100225-000001

May 18, 2018

VIA U.S. MAIL

Re: Neighborhood Open House Meeting - Wednesday, May 30, 2018,
Northwest Corner of North Scottsdale Road and East Lone Mountain Road.
Assessor Parcel #'s: 216-50-109 and 216-50-004.
Proposed Development of a Low-Intensity Climate-Controlled, Internalized
Community Self-Storage Facility.
City of Scottsdale Pre-Application #: 239-PA-2018.

Dear Neighbor, Property Owner, or Interested Party:

Beus Gilbert PLLC is working with the above the property owner/future buyer regarding a proposed Major General Plan Amendment case filed on May 18, 2018, along with a concurrent rezoning case request to be filed. (Reference Project Pre-Application # - 239-PA-2018) (See attached property location map.) With that said, the proposed Major General Plan Amendment to the City of Scottsdale General Plan (2001) is to change the land use designation from "Rural Neighborhoods" to a "Commercial" land use designation. (A copy of the existing and the proposed land use designation changes are attached.) A concurrent Zoning District Map Amendment case, to be filed, will be from R1-70 ESL FO (Single-Family Residential, Environmentally Sensitive Lands Overlay, Foothills Overlay) to C-1 ESL FO (Neighborhood Commercial, Environmentally Sensitive Lands Overlay, Foothills Overlay). These two (2) requests will allow for the proposed development of a low-scale (i.e., building height), low-intensity (i.e., traffic/use/hours/lighting), climate-controlled, internalized community self-storage facility on the +/- 5 gross acre property noted above. (A copy of the proposed site plan and building elevations are attached.)

The proposed design and site layout will be complimentary to the character of the area and include high quality architecture, generous open space areas, buffers, and maintenance/enhancements to the native desert landscaping. With that said, we are pleased to invite you to a Neighborhood Open House meeting to discuss this proposal. The open house will be held at the below listed date, time and place.

Date: Wednesday, May 30, 2018
Time: 6:00 PM
Location: Lone Mountain Elementary School - **Library**
5250 East Montgomery Road*
(*Cross streets – 56th Street & Montgomery Road)

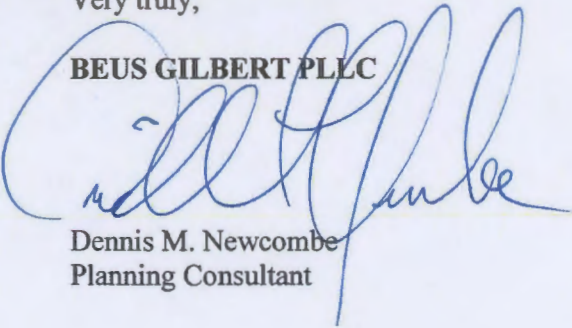
Neighborhood Open House Meeting
Climate-Controlled, Internalized Community Self-Storage Facility
Northwest Corner of Scottsdale and Lone Mountain Roads
May 18, 2018
Page 2 of 2

In the meantime, if you have any questions, please feel free to contact me by telephone at: (480) 429-3065 or by email at: dnewcombe@beusgilbert.com. You may also contact Adam Yaron the city of Scottsdale's Project Coordinator for the Major General Plan Amendment case at: (480) 312-2761 or by email at: ayaron@scottsdaleaz.gov. Please also note, Doris McClay at the city of Scottsdale will be our Project Coordinator for the Zoning case and she can be reached at: (480) 312-4214 or via email at: dmcclay@scottsdaleaz.gov.

Thank you for your time and consideration, it is appreciated.

Very truly,

BEUS GILBERT PLLC



Dennis M. Newcombe
Planning Consultant

Enclosures: Property Location Map
General Plan Existing and Proposed
Proposed Site Plan
Proposed Building Elevations

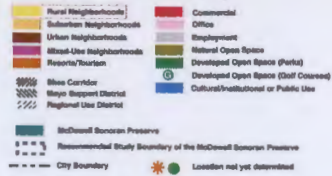
Property Location Map



EXISTING GENERAL PLAN LAND USE:



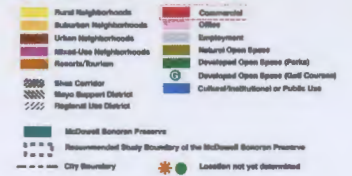
Conceptual Land Use Map



PROPOSED GENERAL PLAN LAND USE:



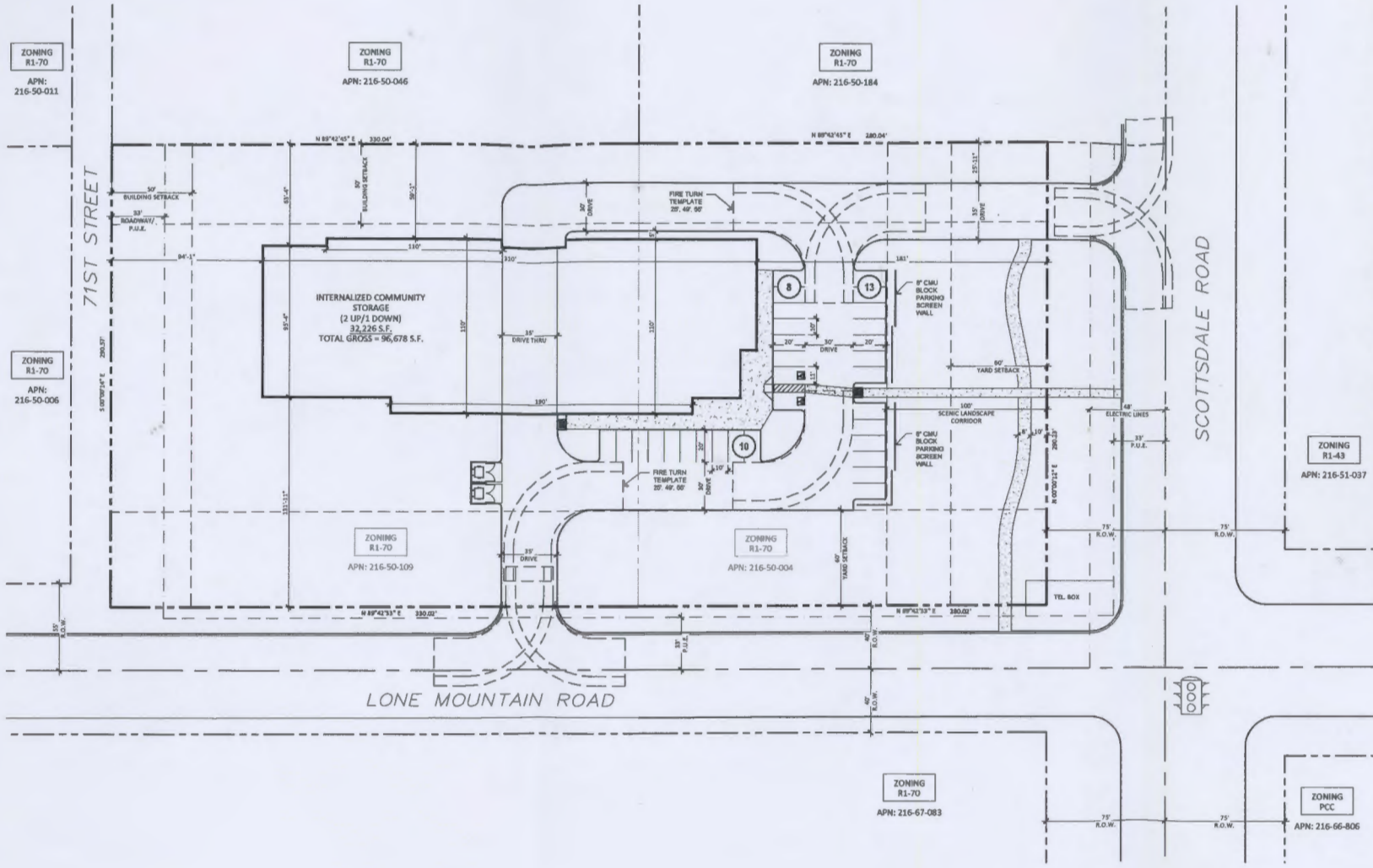
Conceptual Land Use Map



INTERNALIZED COMMUNITY STORAGE
 NWC LONE MOUNTAIN ROAD AND SCOTTSDALE ROAD
 SCOTTSDALE, ARIZONA
 DATE: 05-17-2018 (PRELIMINARY)

GENERAL PLAN
 RKAA# 18011.50





PROJECT DIRECTORY

DEVELOPER:
 1784 CAPITAL HOLDINGS
 8777 N. GAINES CENTER DRIVE, SUITE 191
 SCOTTSDALE, ARIZONA 85258
CONTACT: KELLY MCKONE
 PHONE: 602-885-2552
 E-MAIL: krnkone@1784holdings.com

ARCHITECT:
 ROBERT KUBICEK ARCHITECTS & ASSOCIATES
 2233 EAST THOMAS ROAD
 PHOENIX, ARIZONA 85016
CONTACT: ROBERT KUBICEK
 PHONE: (602) 955-3900
 FAX: (602) 955-0496
 E-MAIL: rkubicek@rkaa.com

SITE DATA

EXISTING ZONING:	R1-70
PROPOSED ZONING:	C-1
GROSS SITE AREA:	5.00 ACRES (218,208 S.F.)
NET SITE AREA:	3.90 ACRES (169,988 S.F.)
PROPOSED USE:	INTERNALIZED COMMUNITY STORAGE
MAX BUILDING HEIGHT:	24'
BUILDING AREA:	96,678 S.F.
ALLOWED FAR (0.80):	135,990 S.F.
PROVIDED FAR:	64,452 S.F.
PARKING LOT LANDSCAPING (15%):	(2,057 S.F.) 25%

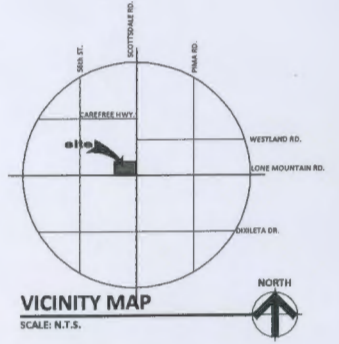
31 PARKING STALLS: 31 X 270 S.F. = 8,370 S.F.
 8,370 S.F. X 0.15 = 1,256 S.F. REQUIRED

TOTAL PARKING REQUIRED:	26 SPACES
INTERNALIZED COMMUNITY STORAGE (84,452 S.F.) STORAGE @ 1/2500' = 26 SPACES	
ZONING ORDINANCE GROSS FLOOR AREA DOES NOT INCLUDE BASEMENT SPACE USED FOR UNOCCUPIED STORAGE	
TOTAL PARKING PROVIDED:	31 SPACES
ACCESSIBLE SPACES REQUIRED:	2 SPACES
ACCESSIBLE SPACES PROVIDED:	2 SPACES
BICYCLE SPACES REQUIRED:	4 SPACES
BICYCLE SPACES PROVIDED:	4 SPACES

SITE PLAN
 SCALE: 1" = 30'-0"



THIS SITE PLAN HAS BEEN PREPARED WITHOUT THE AID OF A SURVEY. ALL PROPERTY BOUNDARIES ARE ROUGH APPROXIMATIONS. THIS DRAWING IS TO BE USED FOR CONCEPTUAL PURPOSES ONLY AND IT IS NOT TO BE THE BASIS FOR ANY LEGALLY BINDING DOCUMENTATION.



INTERNALIZED COMMUNITY STORAGE
 NWC LONE MOUNTAIN ROAD AND SCOTTSDALE ROAD
 SCOTTSDALE, ARIZONA
 DATE: 02-16-2018 (PRELIMINARY)

W. J. & K. A. ARCHITECTS, INC.
 1784 CAPITAL HOLDINGS
 8777 N. GAINES CENTER DRIVE, SUITE 191
 SCOTTSDALE, ARIZONA 85258
 PHONE: 602-885-2552
 E-MAIL: krnkone@1784holdings.com

SP-1
 RKA# 18011.50





SOUTH ELEVATION

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



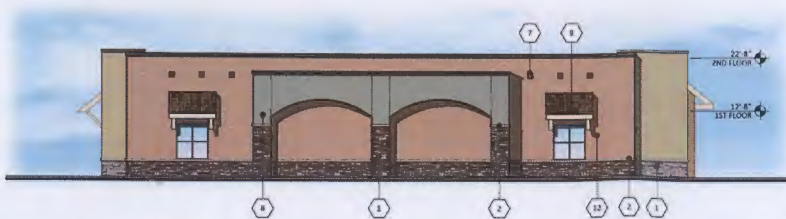
EAST ELEVATION

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



NORTH ELEVATION

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

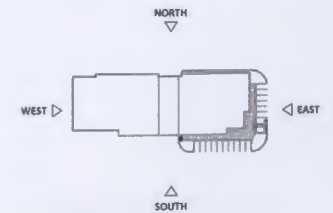


WEST ELEVATION

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

MATERIALS	
0	CORONADO STONE
1	IDAH0 DRYSTACK GREY QUARTZITE
2	TRIM DUNN EDWARDS DET673 MISSION WHITE
3	STOREFRONT KAWNEER DARK BRONZE
4	AWNINGS MBCI MEDIUM BRONZE
5	FINE FINISH STUCCO PAINTED DUNN EDWARDS DET686 AGED WHISKEY
6	FINE FINISH STUCCO PAINTED DUNN EDWARDS DET661 EQUESTRIAN
7	FINE FINISH STUCCO PAINTED DUNN EDWARDS DET688 WILD BILL BROWN

8	FINE FINISH STUCCO PAINTED DUNN EDWARDS DEC781 SYCAMORE STAND
9	BORAL ROOFING 1-PIECE S TILE RUSTIC CARAMEL
10	FINE FINISH STUCCO PAINTED DUNN EDWARDS DET839 MAPLE BROWN SUGAR
11	JANUS ROLL-UP DOOR LIGHT STONE
12	FINE FINISH STUCCO PAINTED DUNN EDWARDS DET887 CARAMELIZED



KEY MAP

SCALE: N.T.S.

INTERNALIZED COMMUNITY STORAGE
 NWC LONE MOUNTAIN ROAD AND SCOTTSDALE ROAD
 SCOTTSDALE, AZ
 DATE: 05-16-2018 (PRELIMINARY NOT FOR CONSTRUCTION)

EL-1
 RKAA# 18011.50

