

April 28, 2025

SENT VIA ELECTRONIC SUBMISSION

Planning & Development Department
City of Scottsdale
3939 N Drinkwater Blvd
Scottsdale, AZ 85251

**Re: Application 6-TA-2024: Third Submittal Narrative; Proposed Text
Amendment to Scottsdale Zoning Ordinance Table 11.201A Use Permissions;
Adaptive Office Reuse**

Planning Department,

On December 30, 2024, Bergin, Frakes, Smalley & Oberholtzer PLLC submitted a Zoning Ordinance Text Amendment (“Amendment”) to modify the use permissions of **Table 11.201A** of the Scottsdale Zoning Ordinance (“Ordinance”) to permit the adaptive reuse of Internalized Community Storage in the Commercial Office (“C-O”) zoning district. Following receipt of staff’s review comments, the structure of the Amendment has been revised to permit Internalized Community Storage with tailored use limitations.

The C-O District is intended to create an environment conducive for office and administrative uses adjacent to commercial areas with increased separation requirements to promote compatibility when proximate to residential uses. Vacancies in the existing office inventory persist citywide due to low demand accelerated by the rise in hybrid and remote work environments; as of February 2025, approximately 19% of the commercial office space in Scottsdale currently lies vacant, with some areas sustaining vacancy rates of up to 25%. Given the market trends indicated in the enclosed brokerage report and anticipated throughout the broader commercial real estate industry, experts forecast interest will remain low indefinitely.

There are fewer by-right permissions within the C-O district in comparison to other commercial districts, as seen in **Table 11.201A**. As a result, vacant offices have fewer re-development opportunities which has impacted the ability of C-O-zoned projects with high vacancies to respond to the market conditions and achieve an occupancy. Perpetually vacant offices pose a threat to the character of the area by creating “dead space” without activation, which contributes to blight and vandalism. The proposed Amendment to permit Internalized Community Storage in the C-O district would encourage the adaptive reuse of vacant properties while keeping the office façade for storage uses. Conversion of buildings with previously approved Certificates of Occupancy for office uses into indoor storage facilities would not

require extensive exterior modifications and would utilize existing parking areas where large fields are no longer necessary to serve the employee density originally permitted for the building. Storage facilities generate fewer trips than uses already permitted in C-O, reducing the need for expanded infrastructure or additional access points to accommodate traffic.

The proposed Amendment to allow Internalized Community Storage is narrowly tailored in that it will only apply to properties less than 8 acres with existing, above-ground parking structures on site and within existing buildings built up to 36 feet in height that were previously issued a certificate of occupancy for office use. These limitations ensure that the use remains neighborhood in scale and applicable only to a select few sites in Scottsdale, lending flexibility to the C-O zoning category without changing the overall intent and character of the district. To encourage the redevelopment and activation of parking fields, drive-up units will also be permitted for up to 30% of the total floor area of the storage facility. To limit generator noise which may disrupt adjacent residential areas, all units shall be non-conditioned, and loading and unloading areas shall be screened subject to Development Review Board approval. Outdoor Storage is not permitted.

In addition, through this Amendment, Vehicle Storage is permitted as an accessory use to Internalized Community Storage and shall locate within the existing onsite above-ground parking structure, provided that the vehicle storage is screened from public view, subject to Design Review Board approval, and do not result in a lack of required parking spaces. For the select few properties eligible to establish the Internalized Community Storage and accessory Vehicle Storage uses facilitated by this Amendment, the intent behind these use limitations is that the adaptive office reuse is aesthetically and functionally compatible with nearby residences and C-O properties, almost as if the building were still utilized as a commercial office.

Conformance with the Scottsdale 2035 General Plan

The proposed Amendment furthers the vision of the community expressed in the voter ratified 2035 Scottsdale General Plan, consistent with the following Goals and Policies.

Land Use

Policy 1.3: *Promote development patterns that integrate with and reinforce the character of an area. The city will continually review development patterns to ensure consistency of development in areas with fragmented or evolving patterns.*

As a transitional zoning category to residential, the C-O category is a prime location to integrate Internalized Community Storage offerings as an accessible amenity for nearby residents. This use joins a number of local commercial uses permitted by right in C-O, including gyms, day care centers, and medical offices, in providing a desired neighborhood service which reinforces community convenience. Further, this text amendment applies stringent design standards to this adaptive reuse and requires that the Internalized Community Storage use locate within an existing commercial office building, such that the use will visually blend with adjacent

C-O development and align with the City's intent that the C-O zoning category remain transitional to residential in both function, intensity, and look.

Goal 2: *Sensitively transition and integrate land uses with the surrounding natural and built environment.*

This text amendment contains standards designed to encourage preservation of the existing building façade and require architecturally-compatible screening measures, such that the use will be visually consistent with other C-O properties and facilitate the desired visual progression to residential areas. Eligible buildings cannot be more than 36 feet in height and must have been previously issued a certificate of occupancy for an office use, ensuring the Internalized Community Storage use is of neighborhood-scale and aesthetically conforming to the previous office use. Development Review Board approval will be required for all required screening measures to ensure compatibility with the surrounding area.

Policy 3.1: *Allow for the diversity and innovative development patterns of residential uses and supporting services to provide for the needs of the community.*

Permitting the Internalized Community Storage use in C-O, a zoning category designed for residential-adjacency, will add value to surrounding residential neighborhoods as a safe and proximate location for supplemental storage of household items and belongings. During the citizen review process, several neighbors have expressed support for this text amendment that would give them a close personal storage opportunity close to home. This text amendment offers an innovative adaptive reuse avenue for vacant C-O zoned properties poised for redevelopment in provides for establishment of the use within an existing eligible office building.

Policy LU 3.3: *Maintain a citywide balance of land uses, and consider modifications to the land use mix to accommodate changes in community vision, demographic needs, and economic sustainability.*

This text amendment will maintain a citywide balance of uses in the C-O district in ensuring that this adaptive reuse opportunity applies only to a select few commercial office buildings in Scottsdale. Restricting this opportunity only to those properties less than 8 acres with an existing above-ground parking structure, and in those buildings less than 36 feet in height with a previous certificate of occupancy for office uses, yields approximately *eight* eligible sites for this use in Scottsdale by our estimation. This tailored scope will retain a citywide balance of employment-generating commercial office uses while also facilitating the repurposing of eligible commercial properties that currently lie vacant, thus bringing balance to the surplus of commercial office space. This text amendment lends resiliency to the C-O zoning category by incorporating an adaptive reuse path for unused eligible commercial office space.

Conservation, Rehabilitation, and Redevelopment

Policy 1.2: *Continue strategic and proactive intervention efforts for property redevelopment, rehabilitation, and maintenance on properties beginning to show signs of decline, so as to prevent further progression of blight, distress, underutilization, or deterioration.*

This text amendment explores new opportunities for development of commercial office space, a land use increasingly under-utilized and in continued decline with the rise of remote work environments. Today's commercial office real estate market suffers high rates of vacancy with little alternative uses available without undergoing a complete demolition and redevelopment process. This text amendment would permit Internalized Community Storage within existing buildings previously utilized as office space, offering a low-intensity adaptive reuse opportunity for a highly select number of commercial office spaces within Scottsdale and preventing further progression of underutilization in this land use category.

Economic Vitality

Policy 3.5: *Ensure neighborhoods are adequately protected from major development through design sensitivity, buffering, and traffic management.*

Establishing the Internalized Community Storage use within an existing commercial office building will require little exterior modification and will not require "major" redevelopment of the site. Further, this text amendment requires vehicle storage areas within an existing above-ground parking structure as well as loading and unloading areas to be screened and architecturally compatible with the existing building/garage façade, subject to Development Review Board approval. In addition, the buildings eligible for this adaptive reuse can be no more than 36 feet in height, ensuring that they remain of neighborhood-scale and sensitive to adjacent residential areas. The Internalized Community Storage use will also generate fewer traffic trips than a commercial office use and other commercial uses permitted in the C-O district.

We believe this amendment is structured to encourage the infusion of capital by attracting reinvestment in office buildings in the face of a permanently altered market without changing the appearance of the C-O district. Adding Internalized Community Storage as a limited use will be no more intense than the non-office uses permitted in the same district that have the potential to generate more traffic and change the office character of an area.

Sincerely,



Carolyn Oberholtzer

Enclosures: Table 11.201A Legislative Edit
Scottsdale Commercial Office Brokerage Report

Sec. 11.201. Use regulations.

- A. *Permitted uses.* The uses allowed in certain zoning districts are shown in Table 11.201.A., subject to the limitations as listed. Buildings, structures, or premises shall be used and buildings and structures shall hereafter be erected, altered, or enlarged only for uses noted.
- B. *Uses permitted by conditional use permit.* The uses allowed by conditional use permit in certain zoning districts are shown in Table 11.201.A., subject to the limitations as listed, and any additional conditional use permit criteria.
- C. Drive-through and drive-in services are not permitted in the Downtown Area.
- D. Drive-through and drive-in services are not permitted in the Service Residential (S-R) zoning district.

Table 11.201.A. Land Use Table

LAND USES	ZONING DISTRICTS - Permitted (P) or Conditional Use (CU)														
	S-R	C-S	C-1	C-2	C-3	C-4	S-S	C-O	PN C	PCC	PCoC	I-1	I-G	P- 1	P- 2
Accessory Dwelling Unit	P ^{1, 17}														
Adult uses				CU	CU										
Aeronautical use, except off-airport heliport or helipad												P ¹³			
Amusement and theme parks					CU	CU									
Animal and veterinary hospital								P ⁴							
Appliance sales						P									
Arts and craft production						P							P		
Auction sales					P							CU			
Bar		CU		CU	CU					CU					
Big box		P/CU ₅		P/CU ₅	P/CU ₅	P/CU ₅				P/CU ₅					
Bowling alley		P		P	P										
Building material and garden sales						P ¹²	P ¹²								
Bus station, excluding overnight parking and storage of buses				CU	CU										
Carports															P
Carwash		CU	CU	CU	CU	CU			CU	CU	CU				
Civic and social organization				P ¹	P ¹			P ¹		P ¹					
Community buildings and recreational facilities not publicly owned			CU		CU				CU	CU					
Courier and messenger			P	P	P			P	P	P	P	P	P		
Cultural institution				P ¹	P ¹			P ¹		P ¹					

Created: 2023-10-27 10:52:11 [EST]

(Supp. No. 79)

Data processing, hosting and related service												P	P		
Day care center with drop off or outdoor play area farther than 100 feet from a residential district shown on Table 4.100.A., or the residential portion of a Planned Community P-C, or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A.	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹		P ¹	P ¹	P ¹	P ¹	P ¹	P ¹		
Day care center with drop off or outdoor play area within 100 feet of a residential district shown on Table 4.100.A., or the residential portion of a Planned Community P-C, or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A.	CU ¹	CU ¹	CU ¹	CU ¹	CU ¹			CU ¹	CU ¹	CU ¹	CU ¹	CU ¹	CU ¹		
Dwelling	P ^{1, 18}		P ^{1, 10}	P ^{1, 10}					P ^{1, 10}	P ^{1, 10}	P ^{1, 10}				
Educational service, elementary and secondary school	P ^{1, 2}	P ^{1, 2}	P ^{1, 2}	P ^{1, 2}	P ^{1, 2}	P ^{1, 2}		P ^{1, 2}	P ^{1, 2}	P ^{1, 2}		CU ^{1, 2}	CU ^{1, 2}		

Created: 2023-10-27 10:52:11 [EST]

(Supp. No. 79)

Educational service, other than elementary and secondary school	P		P	P	P	P		P	P	P	P	P	P		
Electronic shopping and mail-order service												P	P		
Equipment storage												P			
Equipment sales, rental, and storage					CU	P	P								
Farm supply sales						P									
Financial institution	P	P	P	P	P			P	P	P		P/CU ^{6,14}			
Funeral home and funeral services				CU	CU			CU							
Furniture and home furnishing sales		P	P	P	P	P			P	P		P			
Game center		CU		CU	CU				CU						
Gas station		CU	CU	CU	CU	CU			CU	CU	CU				
General and specialty trade contractors						P	P								
Gun shop				P	P										
Health and fitness studio			P	P	P			P	P	P		P	P		
Hospital								CU ¹							
Industrial launderer												P			
Internalized community storage			P	P	P	P		P¹⁹	P	P		P			
Light manufacturing						P						P	P		
Live entertainment		CU	CU	CU	CU				CU	CU					
Marijuana use												CU			
Marijuana use, excluding marijuana cultivation								CU							
Medical and diagnostics laboratory	P	P		P	P			P		P		P	P		

Created: 2023-10-27 10:52:11 [EST]

(Supp. No. 79)

Medical marijuana caregiver cultivation												CU			
Miniature golf course					CU										
Multifamily Conversion	P1, 16	P1, 16	P1, 16	P1, 16	P1, 16	P1, 16	P1, 16	P1, 16	P1, 16	P1, 16	P1, 16				
Multimedia production with communication tower equal to or less than 100 feet in height						P						P			
Multimedia production with communication tower over 100 feet in height						CU						CU			
Multimedia production without communication tower			P	P	P	P		P	P	P		P	P		
Municipal use	P	P	P	P	P	P	P	P	P	P	P	P	P		
Off-airport heliport or helipad												CU			
Office	P	P	P	P	P			P	P	P	P	P	P		
Outdoor sales display area					CU	CU									
Parking structures															P
Pawnshop				P	P										
Permitted uses of Downtown Overlay (DO), Central Business (C-2), or Highway Commercial (C-3) zoning districts, in a building above ground-level parking															P
Personal care service		P	P	P	P				P	P	P	P ¹⁴			
Place of worship	P ^{1, 3}	P ¹	P ¹	P ¹	P ¹			P ¹	P ¹	P ¹		P ¹	P ¹		
Plant nursery		P	P	P	P										
Pool hall				CU	CU										

Public utility buildings, structures or appurtenances thereto for public service uses			CU							CU					
Recyclable material collection center						P								CU	
Refuse enclosures															P
Repair and maintenance					P	P									
Residential health care facility			P ^{1,9}	P ^{1,9}	P ^{1,9}			P ^{1,9}	P ^{1,9}	P ^{1,9}					
Restaurant, excluding drive-through restaurant and excluding drive-in restaurant		P	P	P	P				P	P	P	P			
Restaurant, including drive-through restaurant but excluding drive-in restaurant		P	P	P					P	P					
Restaurant, including drive-through restaurant and including drive-in restaurant		CU			P							CU ¹⁴			
Restoration service												P			
Retail		P	P	P	P				P	P	P				
Scenic and sightseeing transportation												P			
Scientific research and development						P		CU				P	P		
Seasonal art festival				CU	CU	CU				CU					
Sports arena					CU ¹										
Storage buildings															P ¹ ₅
Surface parking lots														P	P
Swimming pool sales, including display pools only						P									

Created: 2023-10-27 10:52:11 [EST]

(Supp. No. 79)

and including construction equipment storage yard															
Swimming pool sales, including display pools only, but excluding construction equipment storage yard					P	P									
Taxi and limousine service												P			
Teen dance center				CU	CU										
Theater		P ¹		P ¹	P ¹				P ¹	P ¹					
Towing service						CU	CU								
Travel accommodation				P ¹	P ¹					P ¹					
Utility service yard						P	P					CU			
Vehicle emissions testing facility						P						P			
Vehicle leasing, rental or sales with indoor or outdoor vehicle display and storage				CU		P				CU					
Vehicle leasing, rental or sales with indoor vehicle display and storage located in an enclosed building		P ⁷			P ⁷	P ⁷				CU ⁷					
Vehicle leasing, rental or sales with outdoor vehicle display and storage located more than 150 feet from a residential district shown on Table 4.100.A., or the residential portion of a Planned Community P-C or any portion of a Planned Residential Development PRD with an underlying zoning district comparable		P			P										

Created: 2023-10-27 10:52:11 [EST]

(Supp. No. 79)

to the residential districts shown on Table 4.100.A., measured from the property boundary to the zoning district line all within the City limits															
Vehicle leasing, rental or sales with outdoor vehicle display and storage located 150 feet or less from a residential district shown on Table 4.100.A., or the residential portion of a Planned Community P-C, or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A., measured from the property boundary to the zoning district line all within the City limits		CU			CU										
Vehicle repair				CU		P ⁸				CU					
Vehicle repair, located more than 150 feet from a residential district shown on Table 4.100.A., or the residential portion of a Planned Community P-C, or any portion of a Planned Residential Development		P ⁸			P ⁸										

PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A., measured from the property boundary to the zoning district line all within the City limits															
Vehicle repair, located 150 feet or less from a residential district shown on Table 4.100.A., or the residential portion of a Planned Community P-C, or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A., measured from the property boundary to the zoning district line all within the City limits		CU			CU										
Vehicle storage adjacent to residential districts					CU ¹¹	P ¹¹		P20					CU ¹¹		
Vehicle storage not adjacent to residential districts					CU ¹¹	P ¹¹		P20					P ¹¹		
Veterinary and pet care service	P ⁴	P ⁴	P ⁴	P ⁴	P ⁴	P ⁴			P ⁴	P ⁴	P ⁴				
Wholesale, warehouse and distribution					P	P							P	P	

Wireless communications facility, Type 1, 2, and 3	P	P	P	P	P	P	P	P	P	P	P	P	P		
Wireless communications facility, Type 4	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU		

Use Limitations:

- (1) Uses are allowed except in the AC-3 area as described in the City's procedures for development near the Scottsdale Airport and Chapter 5 of the Scottsdale Revised Code, as amended.
- (2) Educational services, elementary and secondary school, are subject to the following standards:
 - a. The facility shall be located not less than five hundred (500) feet from any adult use, except for a facility located within the S-R zoning district, which shall be located not less than 1,320 feet from any adult use.
 - b. Net lot area. Minimum: 43,000 square feet.
 - c. The facility shall not have outdoor speaker systems or bells.
 - d. Outdoor playgrounds and recreation areas shall be:
 - i. Located not less than 50 feet from any residential district shown on Table 4.100.A., or the residential portion of a Planned Community P-C, or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A;
 - ii. Located within the rear or side yard; and
 - iii. Enclosed and screened by a six-foot wall or fence.
 - e. All lighting adjacent to residential districts shall be set back a minimum of thirty (30) feet from the property line.
 - f. A minimum twenty-four (24) foot setback shall be provided and maintained where parking is adjacent to a residential district.
 - g. A drop-off area accommodating a minimum of five (5) vehicles shall be located along a sidewalk or landing area connected to the main entrance to the facility. This area shall not include internal site traffic aisles, parking spaces, or fire lanes.
 - h. Public trails or pedestrian connections shall link to the front door of the main building, subject to Development Review Board approval.
 - i. The circulation plan shall show minimal conflicts among the student drop-off area, any vehicle drop-off area, parking, access driveways, pedestrian and bicycle paths on site.
 - j. Facilities located in the AC-2 area, described in the City's procedures for development near the Scottsdale Airport and Chapter 5 of the Scottsdale Revised Code, as amended, shall be constructed with sound transmission requirements of the International Building Code (IBC). In the I-1 and I-G zoning districts, facilities shall be constructed with sound attenuation measures to reduce outdoor to indoor noise by a minimum of twenty-five (25) decibels. Compliance with the noise attenuation measures set forth in Appendix F to FAA Part 150 Noise Compatibility Study Section 4.00 is deemed compliance with this requirement.
- (3) Places of worship are subject to the following standards:
 - a. Net lot area. Minimum: 20,000 square feet.
 - b. Floor area ratio. Maximum: 0.2.
 - c. Building and structure height.
 - i. Building height including mechanical equipment (such equipment shall be screened). Maximum: 30 feet. However:

- (1) Non-habitable steeples, towers and spires that cover a maximum of ten (10) percent of the roof area, maximum: 45 feet.
 - (2) Non-habitable freestanding steeples, towers and spires. Maximum: 45 feet.
 - ii. Building height exceptions contained in Article VII shall not apply.
 - d. Required open space.
 - i. Minimum: 0.24 multiplied by the net lot area.
 - ii. Building heights over twenty (20) feet: the minimum open space requirement plus 0.004 multiplied by the net lot area for each foot of building height over twenty (20) feet.
 - iii. NAOS may be included in the required open space.
 - e. Lighting.
 - i. All pole mounted lighting shall be shielded, directed downward and a maximum of sixteen (16) feet in height.
 - ii. All lighting adjacent to residential districts shall be set back a minimum of thirty (30) feet from the property line.
 - iii. All lighting, other than security lighting, shall not be operated between 10:00 p.m. and 6:00 a.m.
 - f. Screening. Screening shall be as approved by the Development Review Board.
 - g. Access. All places of worship must have primary access to a street classified in the Transportation Master Plan as a minor collector or greater.
 - h. Operations.
 - i. No outdoor activities shall be permitted after 10:00 p.m.
 - ii. The use shall not have outdoor speakers.
- (4) Veterinary and pet care services are permitted if all facilities are within a soundproof building. However, outdoor activities are permitted if:
- a. An employee or pet owner shall accompany an animal at all times when the animal is outside the building.
 - b. The property owner and operator maintain all outdoor areas in a clean and sanitary condition, including immediate and proper disposal of animal waste.
 - c. The outdoor areas are set back at least 100 feet from any lot line abutting a residential district shown on Table 4.100.A., or the residential portion of a Planned Community P-C, or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A., measured from the property boundary to the zoning district line all within the City limits.
 - d. There is no outdoor kennel boarding, except within the C-4 zoning district.
- (5) Big box retail sales are not allowed in the Environmentally Sensitive Lands Overlay District and are subject to a conditional use permit if:
- a. Primary access is from a local residential street, or

- b. Residential property is located within 1,300 feet of the big box property line, except where the residential property is developed with nonresidential uses or separated from the big box by the Loop 101 Pima Freeway.
- (6) Drive-through and drive-in service subject to Conditional Use Permit in I-1 zoning district.
- (7) Vehicle leasing, rental or sales with indoor vehicle display and storage located in an enclosed building is subject to the following standards:
 - a. Required parking shall not be used for vehicle storage or display.
 - b. None of the above criteria shall prohibit the Development Review Board from considering an application to reconstruct or remodel an existing vehicle leasing, rental or sales with indoor vehicle display and storage located in an enclosed building facility.
- (8) The vehicle repair use is subject to the following standards:
 - a. All repairs shall be performed within an enclosed building, except vehicle repair facilities located in the C-4 zoning district.
 - b. Vehicles may only enter the rear of the building, except vehicles may enter the side of the building if the lot is:
 - i. A corner lot,
 - ii. A lot abutting a residential district shown on Table 4.100.A.,
 - iii. A lot abutting the residential portion of a Planned Community P-C or any portion of a Planned Residential Development PRD with an underlying zoning district comparable to the residential districts shown on Table 4.100.A., or
 - iv. Separated by an alley from one (1) of the districts set forth in subsection b.ii. or b.iii. above.
 - c. If the lots meets any requirement of subsection b. above, and side entry bays are proposed, the side entry repair bays shall be screened from street views by solid masonry walls, and the landscape plan shall demonstrate to the Development Review Board's satisfaction, that the proposed screening does not impact the streetscape by exposing repair bays, unassembled vehicles, vehicle repair activities, or vehicle parts.
 - d. All vehicles awaiting repair shall be screened from view by a masonry wall or landscape screen.
 - e. Required parking shall not be used for vehicle storage.
 - f. None of the above criteria shall prohibit the Development Review Board from considering an application to reconstruct or remodel an existing vehicle repair facility.
- (9) Residential health care facilities are permitted subject to the following:
 - a. Within the PNC zoning district: site size shall not exceed forty (40) percent of the Development Plan.
 - b. Within the PCC zoning district: site size shall not exceed thirty-five (35) percent of the Development Plan.
 - c. Specialized residential health care facilities.
 - i. The number of beds shall not exceed eighty (80) per acre of gross lot area.
 - d. Minimal residential health care facilities.
 - i. The gross lot area shall not be less than one (1) acre.

- ii. The number of units shall not exceed forty (40) dwelling units per acre of gross lot area.
 - e. Required open space.
 - i. Minimum open space: 0.24 multiplied by the net lot area distributed as follows.
 - (1) Frontage open space minimum: 0.50 multiplied by the total open space, except as follows:
 - (a) Minimum: Twenty (20) square feet per one (1) linear foot of public street frontage.
 - (b) Not required to exceed fifty (50) square feet per one (1) linear foot of public street frontage.
 - (2) The remainder of the minimum open space, less the frontage open space, shall be provided as common open space.
 - f. The site shall be designed, to the maximum extent feasible, so that on-site parking is oriented to the building(s) to provide convenient pedestrian access for residents, guests, and visitors.
- (10) Dwelling units permitted subject to the following:
- a. Dwelling units shall be physically integrated with commercial establishments.
 - b. Limited to one (1) dwelling unit per each business establishment. The dwelling unit limitation of one (1) dwelling unit per each business establishment does not apply to property in the PNC zoning district, the PCC zoning district, or the Downtown Area.
- (11) Vehicle storage facilities may include an apartment/office for on-site supervision but no vehicle shall be used as a dwelling, even temporarily.
- (12) Excludes concrete mixing/manufacturing.
- (13) Aeronautical uses are subject to Chapter 5 of the Scottsdale Revised Code.
- (14) Uses that are not accessory uses shall front on a major collector or higher street classification.
- (15) Subject to Zoning Administrator's approval and if the storage building meets the following requirements:
- a. Is smaller than five hundred (500) square feet, and
 - b. Occupies an area unusable as a parking space.
- (16) Multifamily Conversion permitted subject to the requirements of Section 7.1300.
- (17) Accessory Dwelling Unit shall be subject to the requirements of Section 7.900.
- (18) Accessory buildings and structures permitted on single-family residential lots subject to the requirements of Section 7.200.A.
- (19) Internalized Community Storage within the C-O zoning district subject to the following requirements:
- a. Eligible sites must be on property where a building was previously issued a certificate of occupancy for an office use and includes an existing above-ground parking structure on the same parcel.
 - b. Maximum lot area 8 acres.
 - c. Buildings shall be no more than 36' in height.

d. Non-conditioned drive-up units are permitted up to 30% of the total permitted floor area of the storage facility but must be architecturally compatible with the main structure.

e. Loading and unloading areas shall be screened subject to Development Review Board approval.

(20) Vehicle Storage is permitted in the C-O district only as an accessory to Internalized Community Storage and only within an existing onsite above-ground parking structure. Vehicle Storage areas shall be dedicated to the storage of automobiles, inclusive of cars, trucks, SUVs and motorcycles and specifically excluding RVs, ATVs and boats, and shall not be used for the storage of household items. Vehicle Storage is not permitted outside of the existing onsite parking structure. Additional Vehicle Storage limitations include the following:

a. Required parking spaces pursuant to Sec. 9.103 shall not be used for Vehicle Storage.

b. Vehicle Storage areas shall be screened from public view with materials architecturally consistent with the existing above-ground parking structure façade subject to Development Review Board approval.

(Ord. No. 4404, § 1(Res. No. 11515, § 1(Exh. A, § 3)), 6-25-19; Ord. No. 4503, § 1(Res. No. 12191, § 1, Exh. 1), 6-8-21)

EASEMENTS

- 1-3
- EXCEPTION ITEMS 1 THROUGH 3
(NOT A SURVEY MATTER)
- 4
4. DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS
RECORDED IN DOCKET 9148, PAGE 701, BUT DELETING ANY COVENANT, CONDITION OR
RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON
RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE
EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C).

(ITEM IS BLANKET IN NATURE OVER THE SURVEYED PROPERTY)
- 5
5. AN EASEMENT FOR LEVIES, DIKES, CHANNELS AND OTHER WORKS OF DRAINAGE OR
FLOOD CONTROL AND INCIDENTAL
PURPOSES IN THE DOCUMENT RECORDED AS DOCKET 14593, PAGE 1392.

(ITEM IS PLOTTED AND SHOWN HEREON)
- 6
6. COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN DOCUMENT
RECORDED IN DOCKET 14905, PAGE 781, BUT DELETING ANY COVENANT, CONDITION OR
RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON
RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE
EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C).

(ITEM IS BLANKET IN NATURE OVER THE SURVEYED PROPERTY)
- 7
7. THE RIGHT TO ENTRY IN CONNECTION WITH GROUNDWATERS AS SET FORTH IN
DOCKET 14905, PAGE 803.

(ITEM IS BLANKET IN NATURE OVER THE SURVEYED PROPERTY)
- 8
8. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED
'DECLARATION OF RECIPROCAL EASEMENT' RECORDED MAY 17, 1984 AS 84-212994 OF
OFFICIAL RECORDS.

(ITEM IS PLOTTED AND SHOWN HEREON)
- 9
9. AN EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED
AS 84-465075 OF OFFICIAL RECORDS AND RE-RECORDED IN 84-514038 OF OFFICIAL
RECORDS.

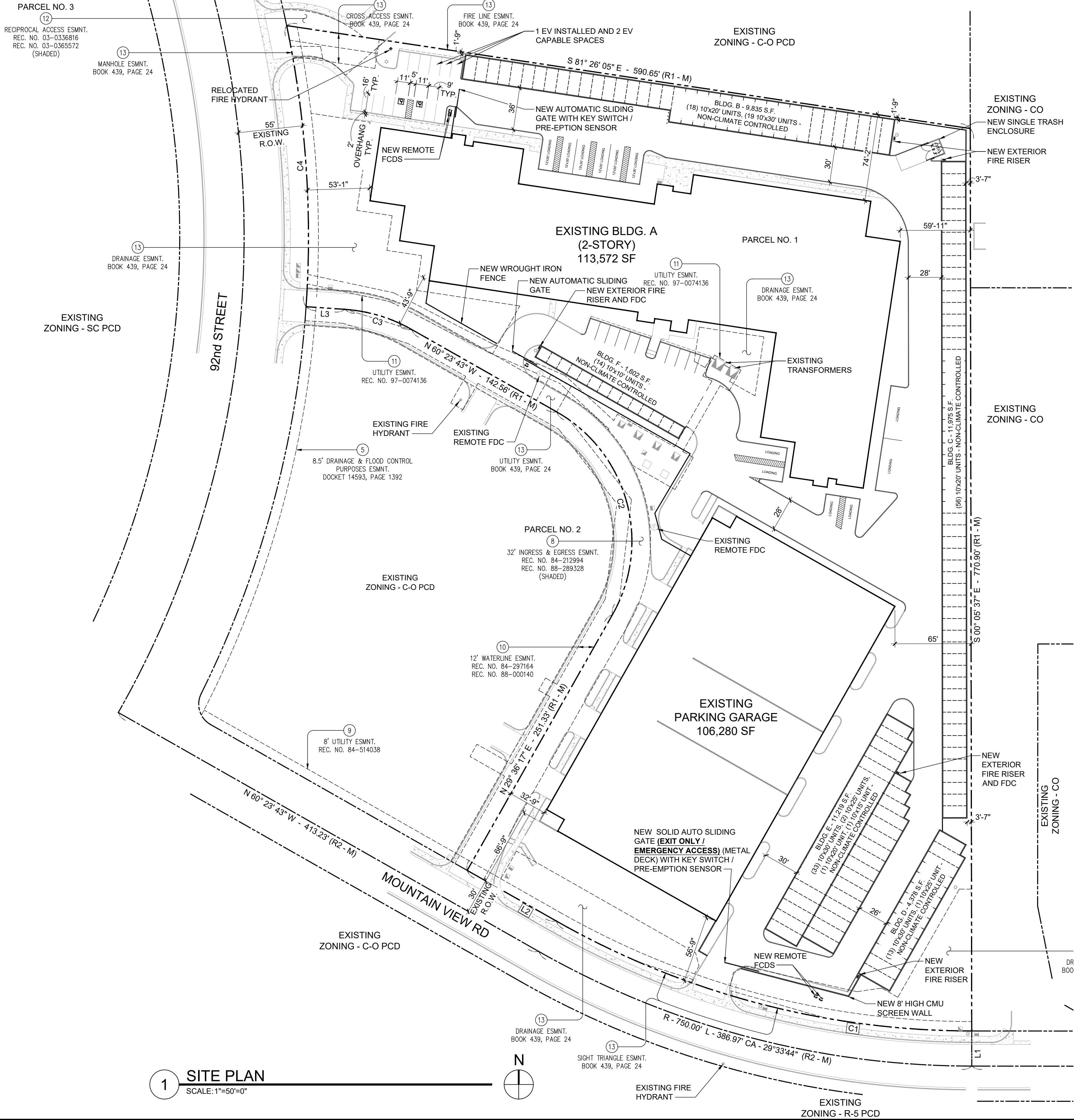
(ITEM IS PLOTTED AND SHOWN HEREON)
- 10
10. AN EASEMENT FOR WATERLINE AND INCIDENTAL PURPOSES IN THE DOCUMENT
RECORDED AS 84-297164 OF OFFICIAL RECORDS AND RE-RECORDED IN 88-000140 OF
OFFICIAL RECORDS.

(ITEM IS PLOTTED AND SHOWN HEREON)
- 11
11. AN EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES IN THE DOCUMENT
RECORDED AS 97-0074136 OF OFFICIAL RECORDS.

(ITEM IS PLOTTED AND SHOWN HEREON)
- 12
12. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED
'RECIPROCAL EASEMENT AGREEMENT' RECORDED MARCH 19, 2003 AS 2003-336816 OF
OFFICIAL RECORDS AND RE-RECORDED MARCH 26, 2003 AS 2003-0365572 OF OFFICIAL
RECORDS.

(ITEM IS PLOTTED AND SHOWN HEREON)
- 13
13. ALL MATTERS AS SET FORTH IN MAP OF DEDICATION, RECORDED AS BOOK 439 OF
MAPS, PAGE 24.

(ITEM IS PLOTTED AND SHOWN HEREON)
- 14
14. THIS ITEM HAS BEEN INTENTIONALLY DELETED
- 15-16
- EXCEPTION ITEMS 15 AND 16
(NOT A SURVEY MATTER)



SITE DATA

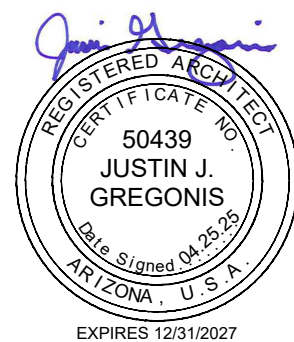
PROJECT DATA		
APN:	217-36-160A	
EXISTING ZONING:	C-O PCD	
EXISTING OCCUPANCY USE:	B - BUSINESS	
PROPOSED OCCUPANCY USE:	S-1 SELF-STORAGE (INTERNALIZED COMMUNITY STORAGE)	VEHICLE STORAGE
SITE AREA:		
		323,384 S.F. / 7.42 ACRES
BUILDING FOOTPRINT AREA:		
BLDG. A (2-STORY)		(1ST LEVEL) 58,025 S.F. (2ND LEVEL) 55,547 S.F.
BLDG. B		9,835 S.F.
BLDG. C		11,975 S.F.
BLDG. D		4,378 S.F.
BLDG. E		11,219 S.F.
BLDG. F		1,802 S.F.
PARKING GARAGE (2-STORY)		(1ST LEVEL) 53,140 S.F. (2ND LEVEL) 53,140 S.F.
TOTAL BUILDING AREA:		258,861 S.F.
F.A.R.		
SITE COVERAGE:		0.80 46.4%
BUILDING HEIGHT:		
EXISTING BUILDING A		34'-4"
EXISTING PARKING GARAGE		15'-0"
PARKING REQUIRED: (1 PER 300 S.F. - ADMIN & 1 PER 50 STORAGE SPACES)		
EXISTING BUILDING A - ADMIN, 770 S.F.:		3 SPACES
STORAGE SPACES - 1,032 STORAGE SPACES:		21 SPACES
TOTAL PARKING REQUIRED:		24 SPACES
PARKING PROVIDED:		
ONSITE PARKING		25 SPACES
TOTAL PARKING PROVIDED:		25 SPACES
ACCESSIBLE SPACES REQUIRED (BASED ON ONSITE PARKING PROVIDED):		
ACCESSIBLE SPACES PROVIDED:		1 SPACES 2 SPACES
EV INSTALLED SPACES (REQUIRED / INSTALLED)		
EV CAPABLE SPACES (REQUIRED / INSTALLED)		1 / 1 2 / 2

ON-SITE UNIT COUNT		
UNIT SIZE	COUNT	NET RENTABLE
10'x30'	65	19500
10'x25'	3	750
10'x20'	75	15000
10'x15'	1	150
10'x10'	14	1400
TOTAL	158	36800

STORAGE CONVERSION

10001 N. 92nd Street
Scottsdale, AZ. 85258

04.25.2025
PROJECT NO. 24088



UPWARD
ARCHITECTS

1155 W. Rio Salado Parkway, Suite B-101
Tempe, AZ 85281
Ph 602.753.5222 www.upwardarchitects.com