

December 23, 2024

SENT VIA ELECTRONIC SUBMISSION

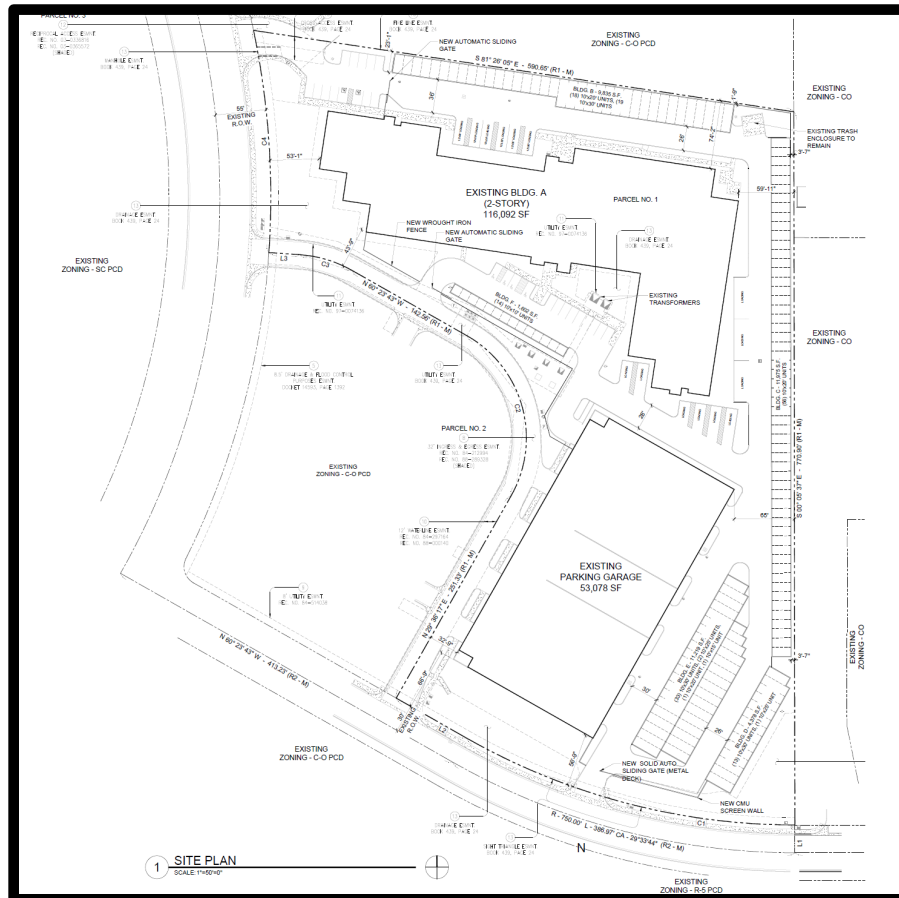
Meredith Tessier
Planning & Development Department
City of Scottsdale
3939 N Drinkwater Blvd
Scottsdale, AZ 85251

**Re: 8-UP-2024; Proposed Conditional Use Permit for Internalized Community
Storage at 10001 N 92nd Street Scottsdale, Arizona**

Ms. Tessier,

Bergin, Frakes, Smalley & Oberholtzer PLLC submits this Conditional Use Permit (“UP”) application for the reuse of an office building within the Commercial Office (“C-O”) zoning district on an approximately 7.5-acre property located adjacent to the northeast corner of 92nd Street and Mountain View Road, also known as Maricopa Assessor’s Parcel Number (APN 217-36-160A) (the “Property”). The Property contains a vacant, two-story office building that hasn’t been occupied for several years, a two-story parking structure, and large landscaped parking areas. Approval of the CUP would facilitate the adaptive reuse of the office building into an indoor self-storage facility with vehicle storage permitted and screened within the parking structure. Non-conditioned, drive-up units will also be built in the existing parking area along the Property’s north and east boundaries which provide for extra screening and utilization of spaces formerly used for uncovered parking in support of the prior office use. See the Conceptual Site Plan on the following page.

Conceptual Site Plan

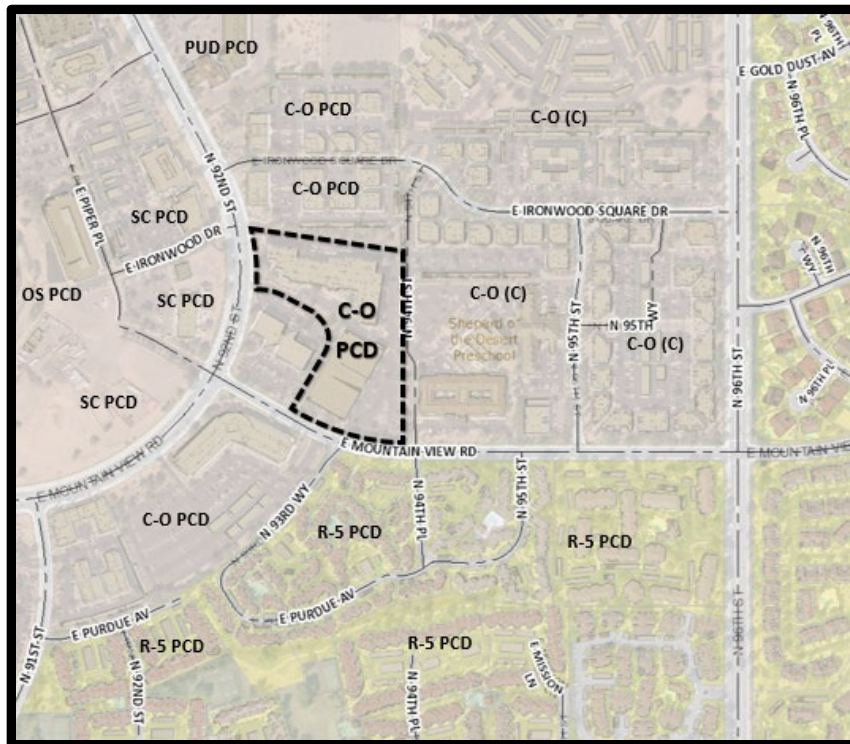


This request runs concurrent with a Zoning Ordinance Text Amendment (“Amendment”) application, case number 6-TA-2024, to modify the use permissions of Table 11.201A of the Scottsdale Zoning Ordinance (“Ordinance”) to permit the adaptive reuse of Internalized Community Storage facilities with a UP in accordance with Section 1.401 in the C-O district. The proposed Amendment creates a narrowly tailored set of standards that applies only to existing office buildings with a maximum height of 36 feet on properties no greater than ten (10) acres in size.

Fewer by-right use permissions in the C-O district has impacted the ability of C-O zoned projects to respond to market conditions and attract commercial occupants, resulting in fewer development opportunities and higher vacancy rates. Introducing Internalized Community Storage as a limited use permitted with a UP will lend additional development potential to C-O zoned sites while also permitting uses no more intense than the office uses already permitted in this district. The Property’s land use designation is ‘Employment Office’ in the 2035 Scottsdale General Plan, which, consistent with this request, encourages a broad and flexible variety of office uses generating low to moderate traffic volumes and building design elements which minimize negative impacts to adjacent neighborhoods. This Property is well suited for this use as it maintains the character of the employment area through the reoccupation of an existing office building without significant alterations to the structure or the type of business expected in a larger business park. The broader character of the area surrounding the Property reflects a mixture of

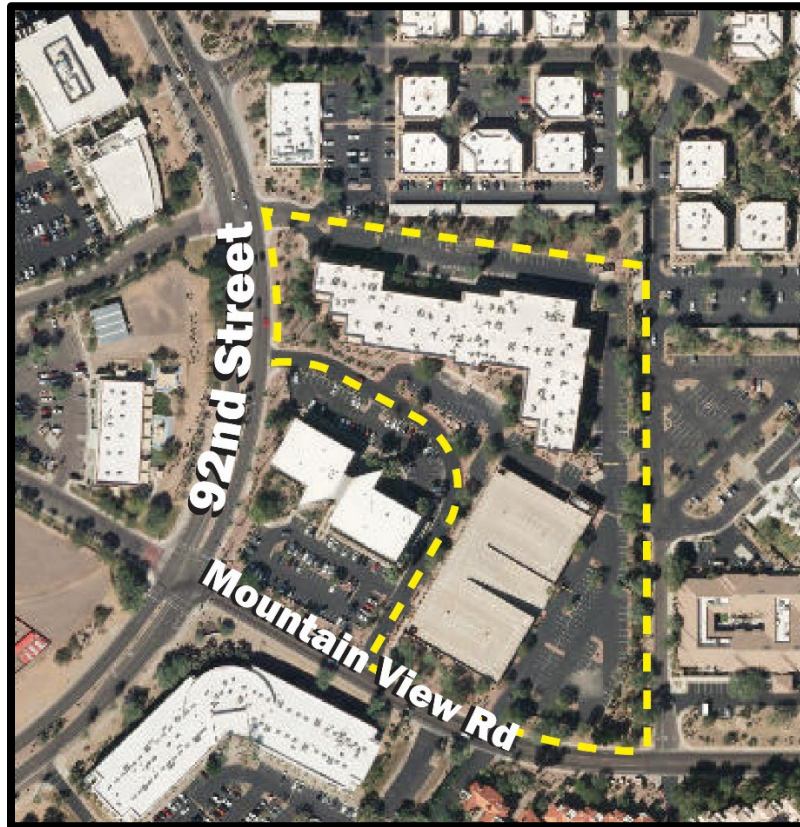
C-O and S-C PCD zoning and accommodates professional and medical office buildings of a similar scale and size.

Zoning Map



The Property's visibility from adjacent streets is limited with only the existing parking structure visible from the Mountain View Road frontage and the narrow western office façade visible along the 92nd Street frontage. Mature landscaping on these frontages also helps to soften the massing of the existing buildings and solid CMU wall screening will be erected to conceal the drive-up units proposed in the southeast corner of the Property. No changes are proposed to on-site circulation or access. See below for an aerial of the Property in relation to adjacent properties and its visual appearance at ground level.

Property Aerial



View of Property from 92nd Street – Facing East



View of Property from Mountain View Road – Facing Northeast



Issuance of a Conditional Use Permit is subject to the criteria found in **Section 1.401** of the Ordinance and upon recommendation for approval from Planning Commission to City Council. The UP criteria are provided below. The following summarizes how this request meets the requirements of Section 1.401.

- 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, detriments posed by the following factors:

1. Damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination.

The proposed self-storage use will not produce any damaging noise, smoke, odor, dust, vibrations, or illumination that would negatively impact or damage surrounding properties. The re-occupation of the building will require very little in the way of construction, and after re-opening, the use is a passive, very quiet neighbor with far less daily activity than an office use. The proposed facility is compatible with its surrounding professional and medical office uses as a low-impact and low-traffic use that is well buffered on all sides from residential uses and public rights-of-way. No hazardous substances that generate smoke, odor, contamination, or are detrimental to public health or safety will be contained on-site. Additionally, no machinery will be operated that produces vibrations.

2. Impact on surrounding areas resulting from an unusual volume or character of traffic.

Self-storage facilities generate fewer trips than uses already permitted in the C-O district, reducing the need for expanded infrastructure or additional access points to accommodate traffic. For comparison, our traffic statement highlights that a medical office in the footprint of the existing building would generate approximately 4,885 daily trips, contributing 360 trips to the morning peak and 470 trips to the evening peak. A self-storage facility in the same footprint would only generate 3% of that total, or approximately 168 daily trips, a reduction by almost 4,500 trips. Lower trip counts and a traffic pattern unbound by the morning/evening peak hours characteristic of the medical and office uses in the area ensure the impact of a storage facility to adjacent roadways is not only negligible but an improvement over alternative uses.

- B.** The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.

Adding self-storage as a limited use permitted by a UP will be no more intense than the non-office uses (Day Cares, Places of Worship, Schools, and Residential Health Care Facilities) permitted in the same district that have the potential to generate more traffic and change the office character of an area. The proposed use will not require substantial exterior modifications to the existing building or parking areas. As such, the site will remain appropriately scaled and separated from adjacent properties, ensuring minimal disruption to the surrounding area. The proposed use is anticipated to generate low traffic counts that will be hardly noticed on the adjacent street network while accommodating a need that benefits both businesses and residents within the immediate community. Like the neighboring medical and professional uses, self-storage is contained indoors and will neither generate hazardous impacts nor store materials that would harm the welfare of the community. Given the low-impact and low-profile nature of self-storage, the proposed use embodies the desired type of development characterized within an Employment-Office designated area of the 2035 General Plan.

- C.** The additional conditions specified in [Section 1.403](#), as applicable, have been satisfied.

The additional conditions specified in Section 1.403 are imposed upon select conditionally permitted uses under the Ordinance and are not applicable to the proposed use. Though such conditions are inapplicable to the Internalized Community Storage use, appropriate limitations are proposed for the Internalized Community Storage use in the Amendment as Footnote 16 of Land Use Table 11.201.A. Footnote 16 prevents this use on properties of more than 10 acres and in buildings of more than 36' in height and places additional limitations on non-conditioned drive-up units and vehicle storage. This request for the Property conforms to the limitations on use proposed by the Amendment as specified in Footnote 16.

Given that this UP request will not be materially detrimental to the public health, safety or welfare, and the characteristics of this use are reasonably compatible with the types of uses permitted in the surrounding area, we request that approval of this UP to allow for Internalized Community Storage on the Property.

Thank you for your time and consideration of this matter.

Sincerely,



Carolyn Oberholtzer

Enclosures
CUP Application Materials

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.

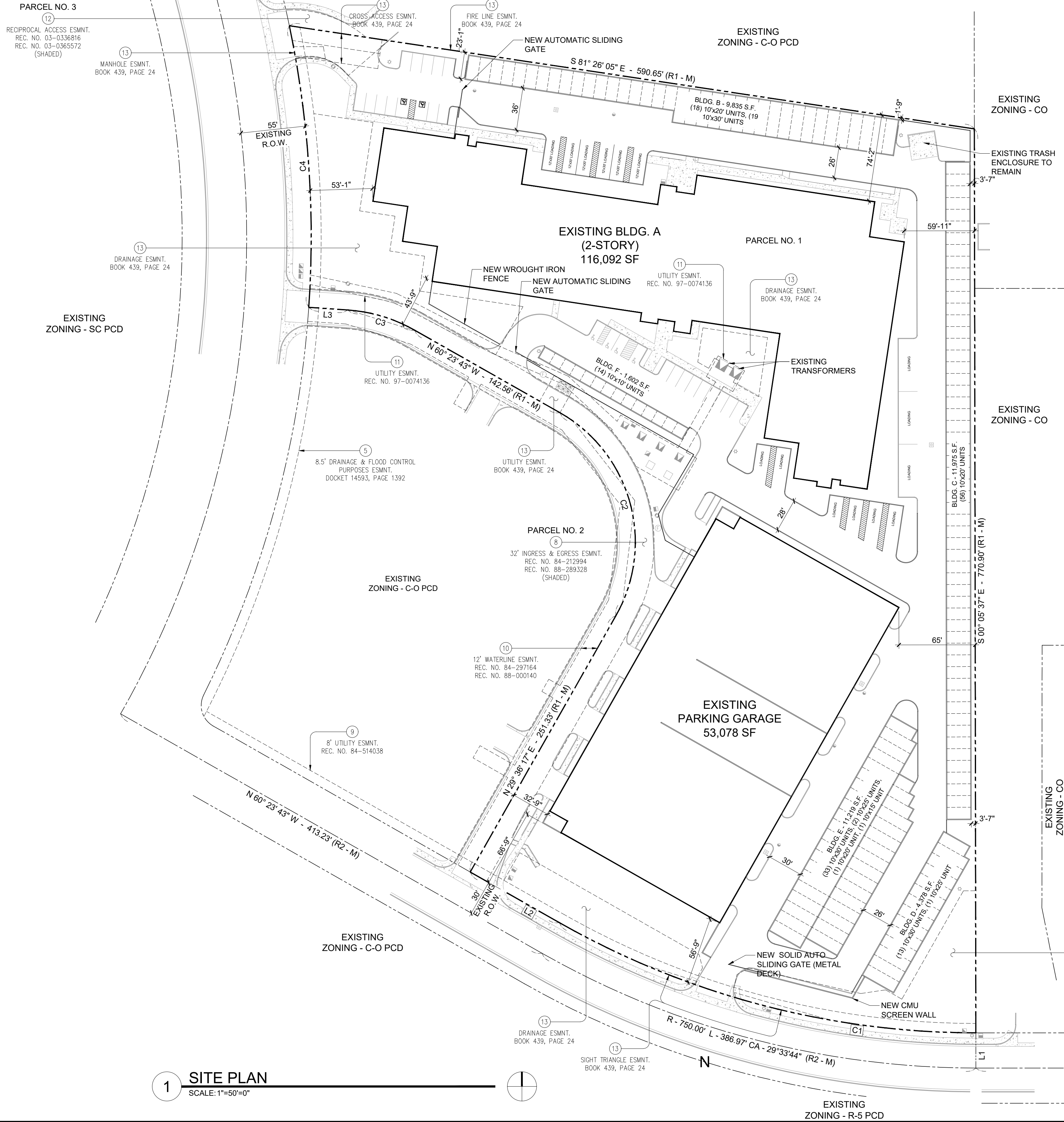
(ITEM IS PLOTTED AND SHOWN HEREON)
- 10
10. AN EASEMENT FOR WATERLINE AND INCIDENTAL PURPOSES IN THE DOCUMENT
RECORDED AS 84-297164 OF OFFICIAL RECORDS AND RE-RECORDED IN 88-000140 OF
OFFICIAL RECORDS.

(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)



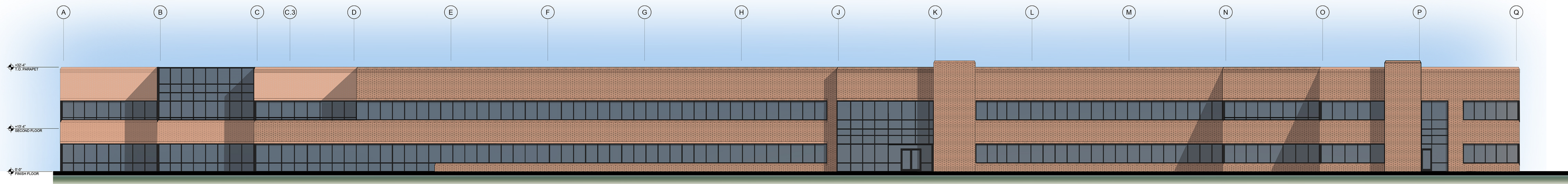
SITE DATA

PROJECT DATA	
APN:	217-36-160A
EXISTING ZONING:	C-O PCD
PROPOSED USE:	SELF-STORAGE (INTERNALIZED COMMUNITY 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) 58,067 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	1,602 S.F.
PARKING GARAGE	53,078 S.F.
TOTAL BUILDING AREA:	208,179 S.F.
SITE COVERAGE:	
64.4%	
PARKING REQUIRED: (1/2,500 S.F. G.F.A.)	
BLDGs A - F (150,112 S.F.):	
61 SPACES	
PARKING PROVIDED:	
ONSITE PARKING	26 SPACES
GARAGE PARKING	324 SPACES
TOTAL PARKING PROVIDED:	350 SPACES
ACCESSIBLE SPACES REQUIRED:	
3 SPACES	
ACCESSIBLE SPACES PROVIDED:	
6 SPACES	

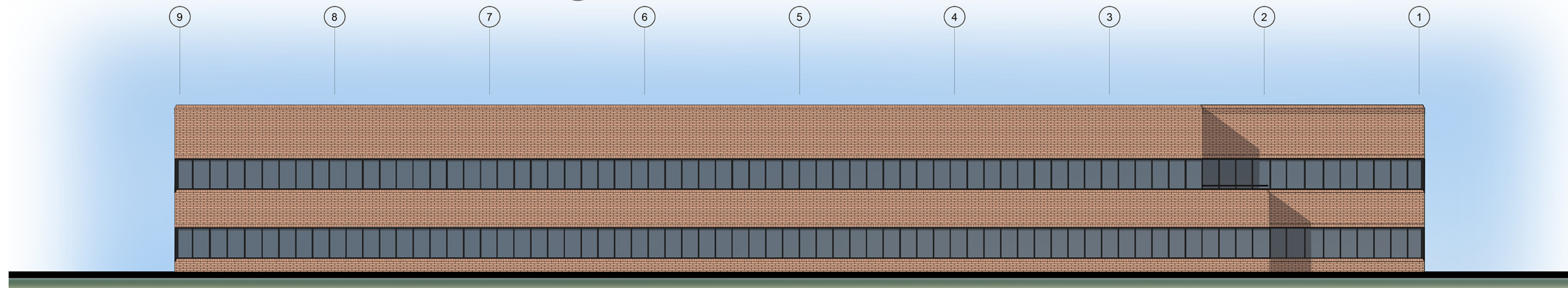
ON-SITE UNIT COUNT		
UNIT SIZE	COUNT	NET RENTABLE
10'x30'	65	19500
10'x25'	3	750
10'x20'	75	15000
10'x15'	1	150
10'x10'	14	1400
TOTAL	158	36800

STORAGE CONVERSION - SPACE PLANNING

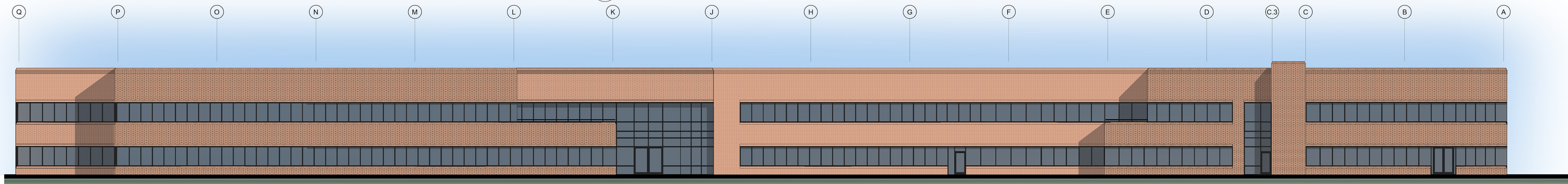
10001 N. 92nd Street
Scottsdale, AZ. 85258



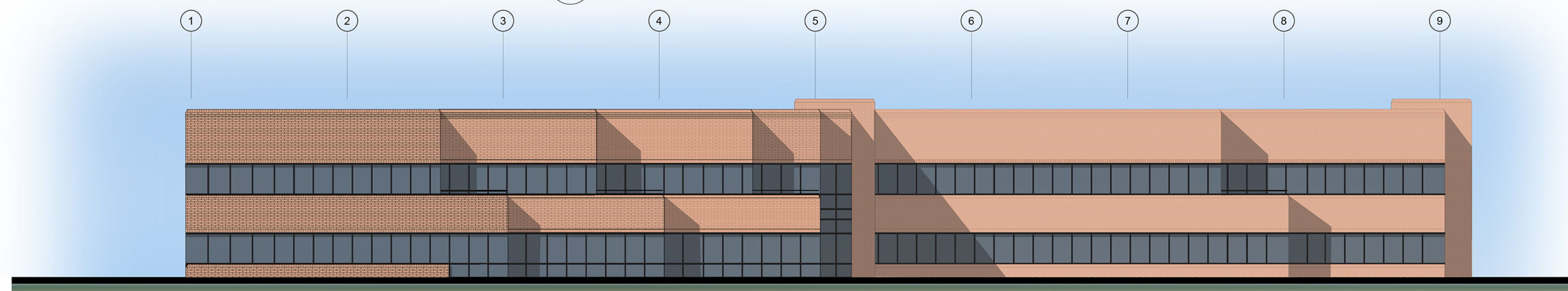
1 SOUTH ELEVATION - BLDG A
SCALE: 1/16" = 1'-0"



2 EAST ELEVATION - BLDG A
SCALE: 1/16" = 1'-0"



3 NORTH ELEVATION - BLDG A
SCALE: 1/16" = 1'-0"



4 WEST ELEVATION - BLDG A
SCALE: 1/16" = 1'-0"

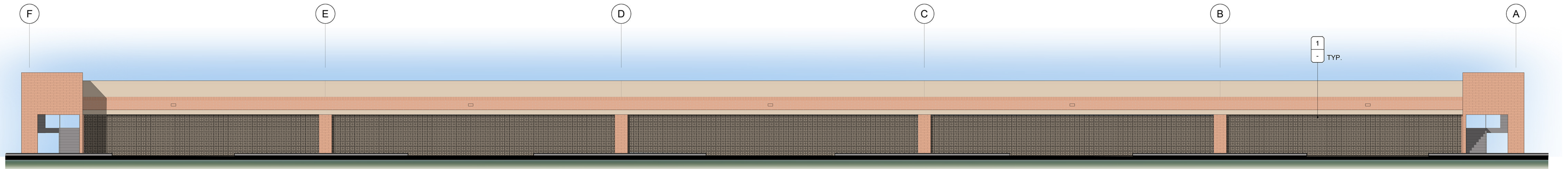
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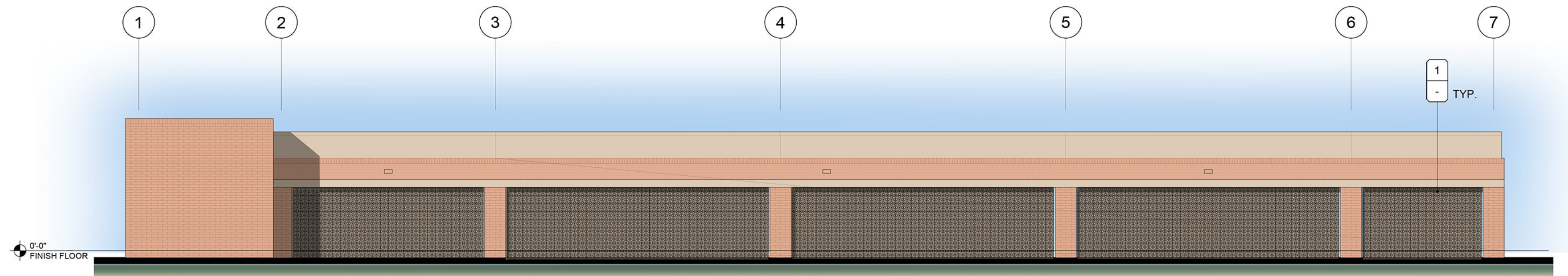
09.19.2024
PROJECT NO. 24088

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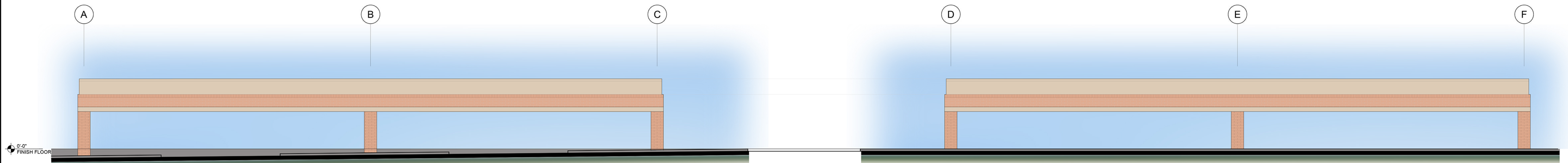
1155 W. Rio Salado Parkway, Suite B-101
Tempe, AZ 85281
Ph 602.753.5222 www.upwardarchitects.com



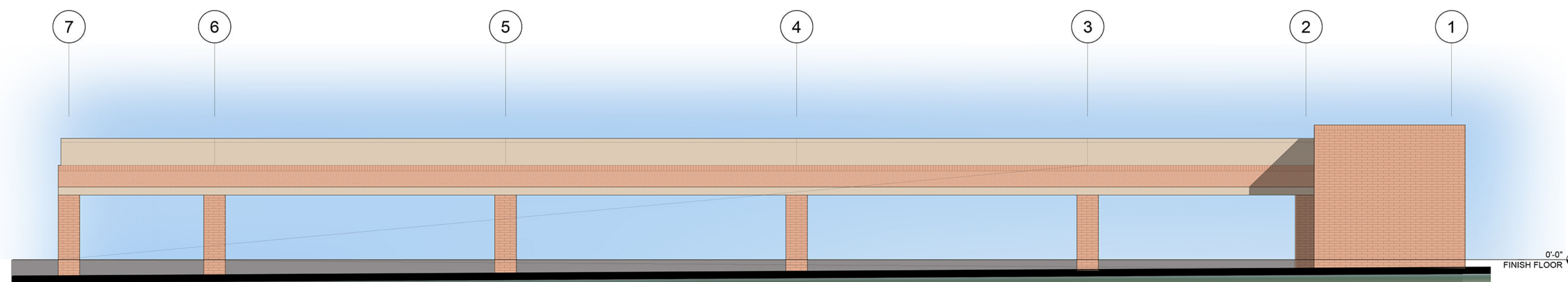
1 WEST ELEVATION - PARKING GARAGE
SCALE: 3/32" = 1'-0"



2 SOUTH ELEVATION - PARKING GARAGE
SCALE: 3/32" = 1'-0"



3 EAST ELEVATION - PARKING GARAGE
SCALE: 3/32" = 1'-0"



4 NORTH ELEVATION - BLDG A
SCALE: 3/32" = 1'-0"

MATERIAL/COLOR SCHEDULE

- MATERIALS**
1. NEW BREEZE BLOCK IN-FILL AT EXISTING OPENINGS - COLOR TO MATCH EXPOSED CONCRETE BANDING ON GARAGE

MATERIAL #
FINISH X

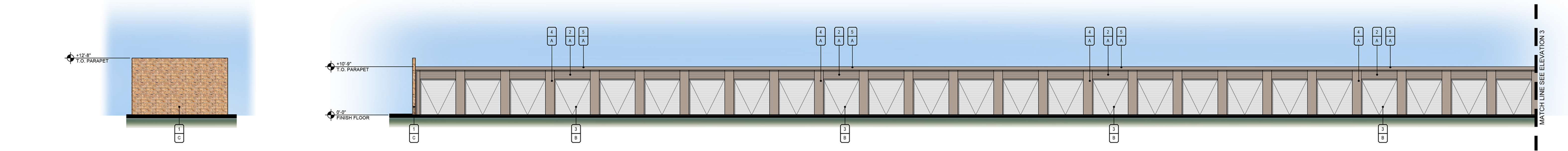
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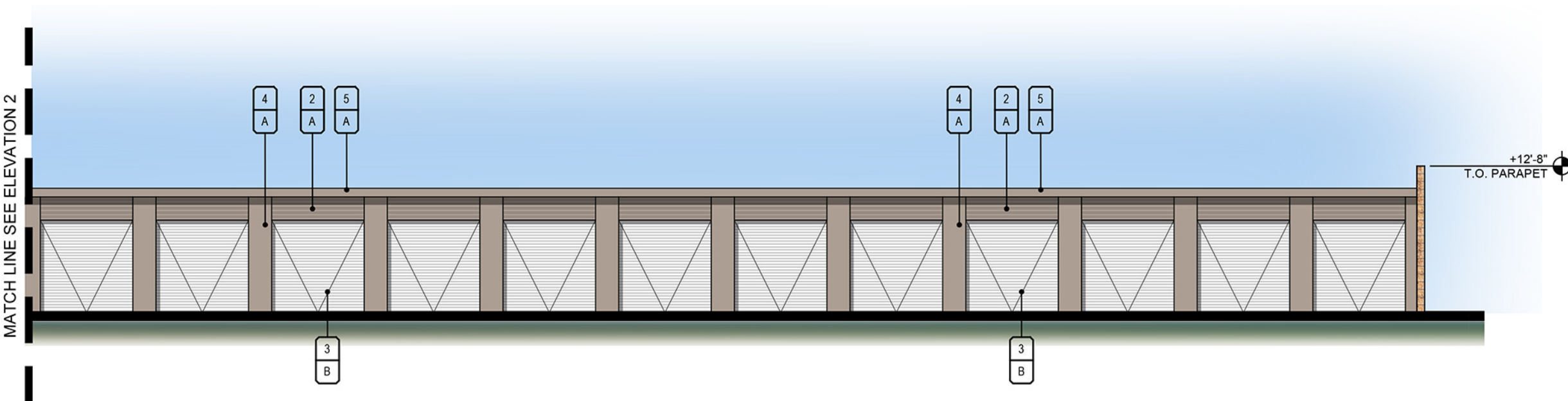
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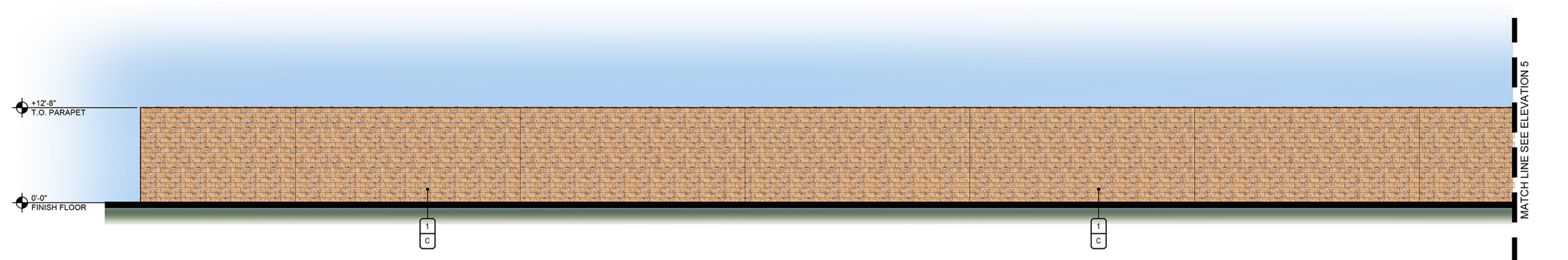


1 SIDE ELEVATION - BLDG B
SCALE: 3/32" = 1'-0"

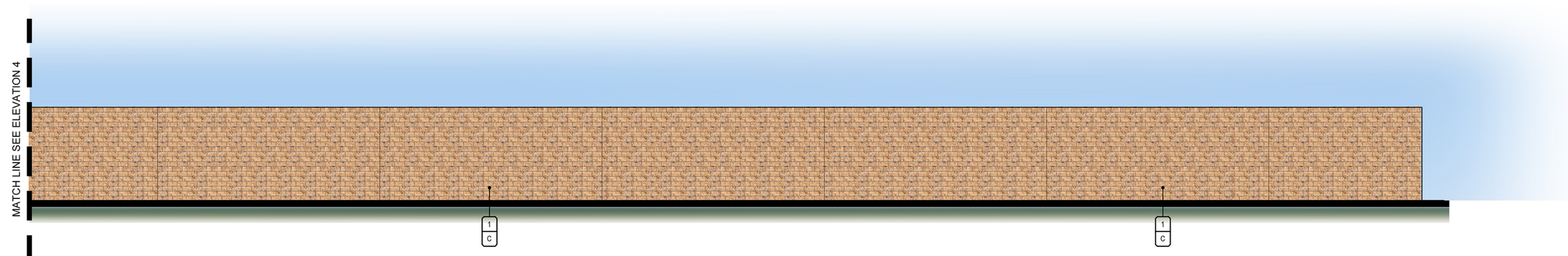
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SCALE: 3/32" = 1'-0"



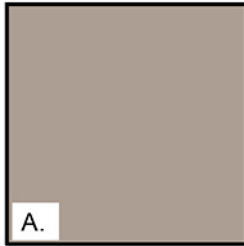
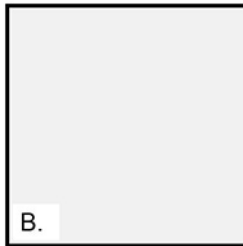
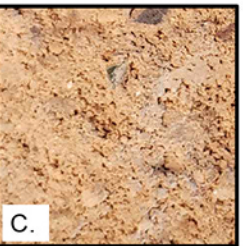
3 SOUTH ELEVATION - BLDG B
SCALE: 3/32" = 1'-0"



4 NORTH ELEVATION - BLDG B
SCALE: 3/32" = 1'-0"



5 NORTH ELEVATION - BLDG B
SCALE: 3/32" = 1'-0"

MATERIAL/COLOR SCHEDULE		
MATERIALS		
1.	INTEGRAL COLOR SPLIT-FACE CMU	
2.	CORRUGATED METAL WIND LOAD HEADER ASSEMBLY WITH FACTORY FINISH BY JANUS	
3.	ROLL UP DOOR WITH FACTORY FINISH BY JANUS	
4.	FACTORY FINISH METAL PIER WRAP BY MBCI	
5.	METAL CAP FLASHING	
COLORS		
by JANUS:		
A.	"SAND STONE"	
B.	"SATIN WHITE"	
by Superlite Block:		
C.	"BUFF"	
		MATERIAL # FINISH X
		
		

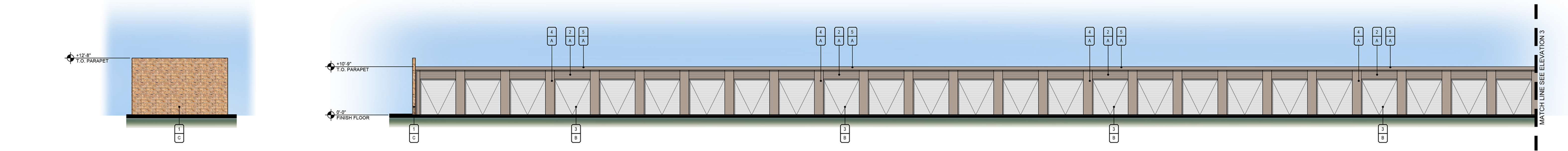
STORAGE CONVERSION - SPACE PLANNING

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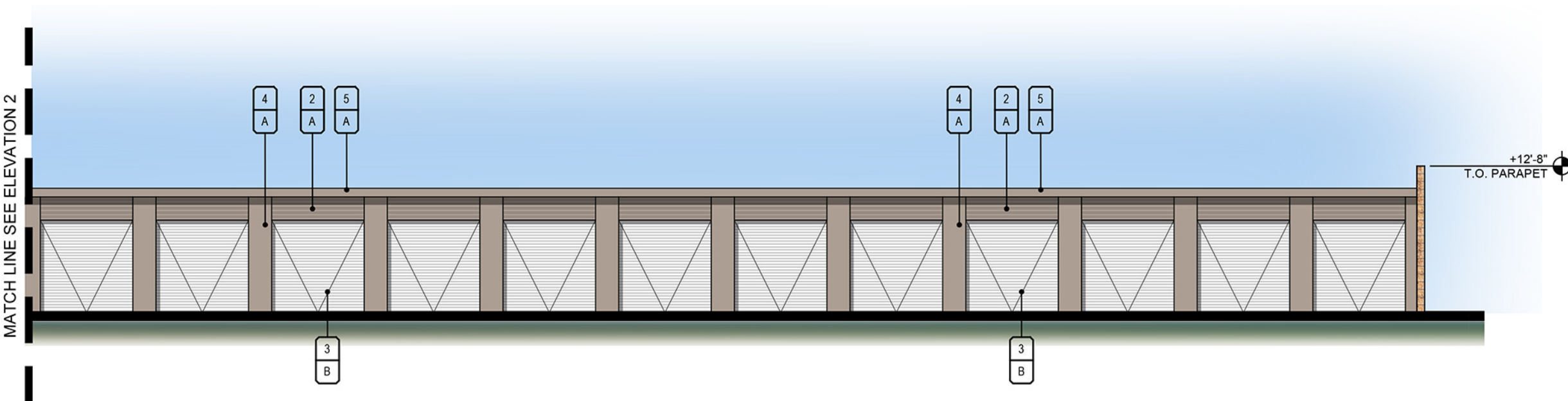
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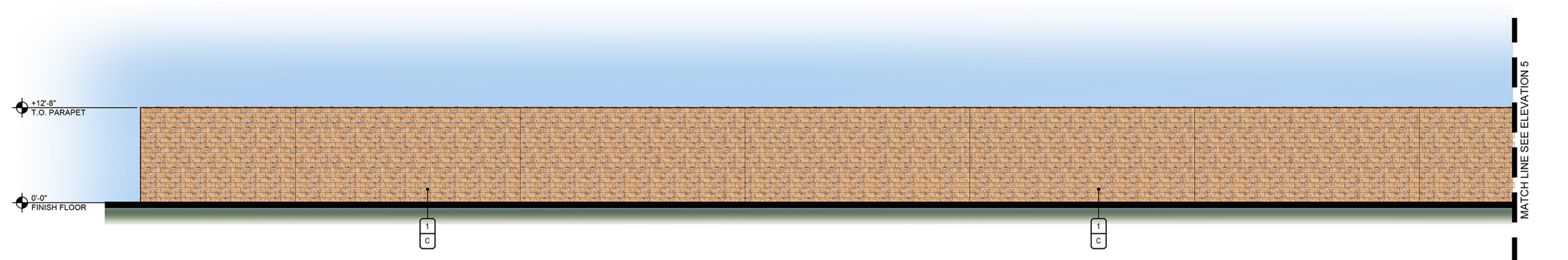


1 SIDE ELEVATION - BLDG B
SCALE: 3/32" = 1'-0"

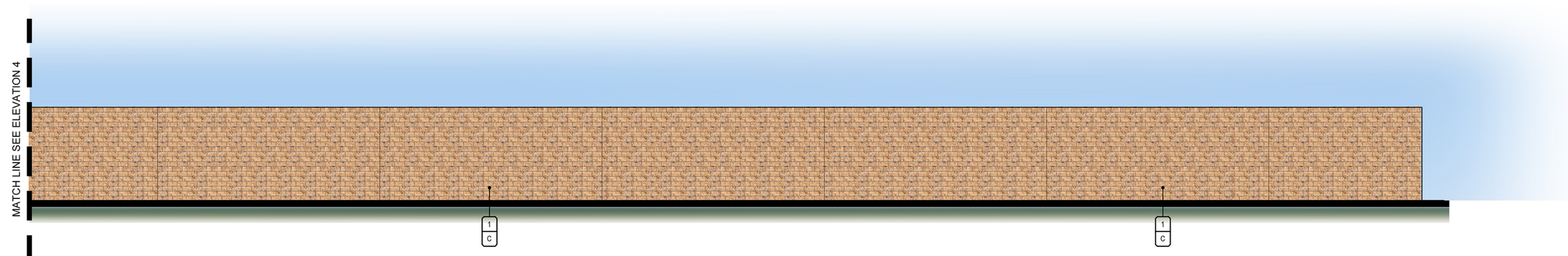
2 SOUTH ELEVATION - BLDG B
SCALE: 3/32" = 1'-0"



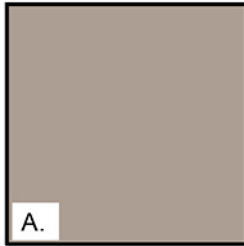
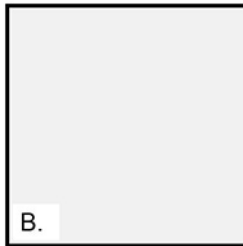
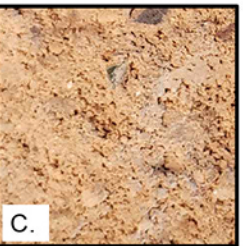
3 SOUTH ELEVATION - BLDG B
SCALE: 3/32" = 1'-0"



4 NORTH ELEVATION - BLDG B
SCALE: 3/32" = 1'-0"



5 NORTH ELEVATION - BLDG B
SCALE: 3/32" = 1'-0"

MATERIAL/COLOR SCHEDULE		
MATERIALS		
1.	INTEGRAL COLOR SPLIT-FACE CMU	
2.	CORRUGATED METAL WIND LOAD HEADER ASSEMBLY WITH FACTORY FINISH BY JANUS	
3.	ROLL UP DOOR WITH FACTORY FINISH BY JANUS	
4.	FACTORY FINISH METAL PIER WRAP BY MBCI	
5.	METAL CAP FLASHING	
COLORS		
by JANUS:		
A.	"SAND STONE"	
B.	"SATIN WHITE"	
by Superlite Block:		
C.	"BUFF"	
		MATERIAL # FINISH X
		A.
		B.
		C.

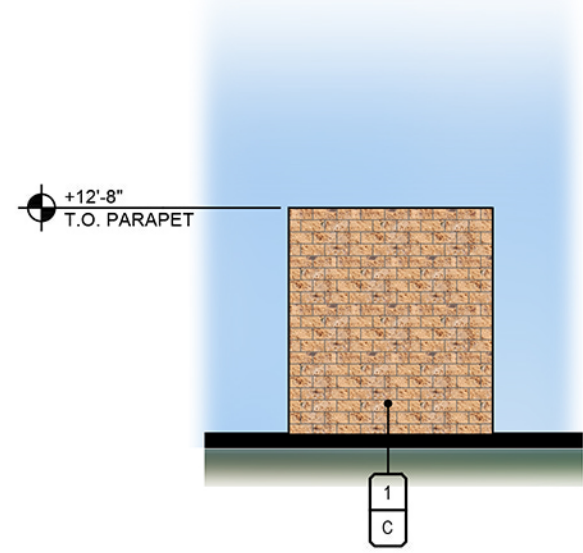
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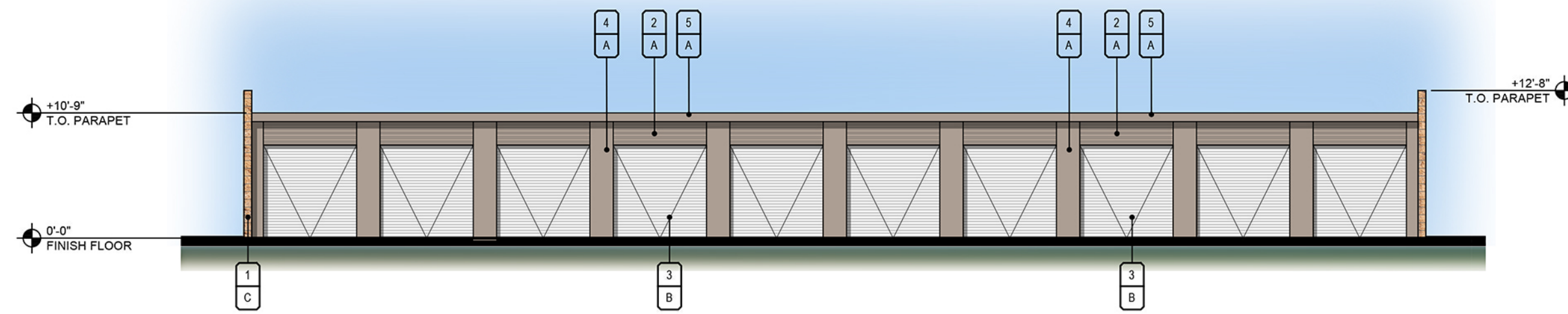
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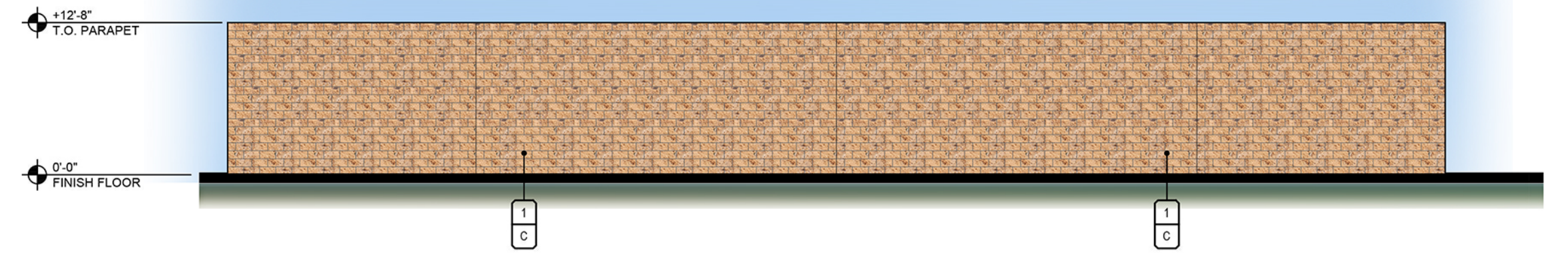
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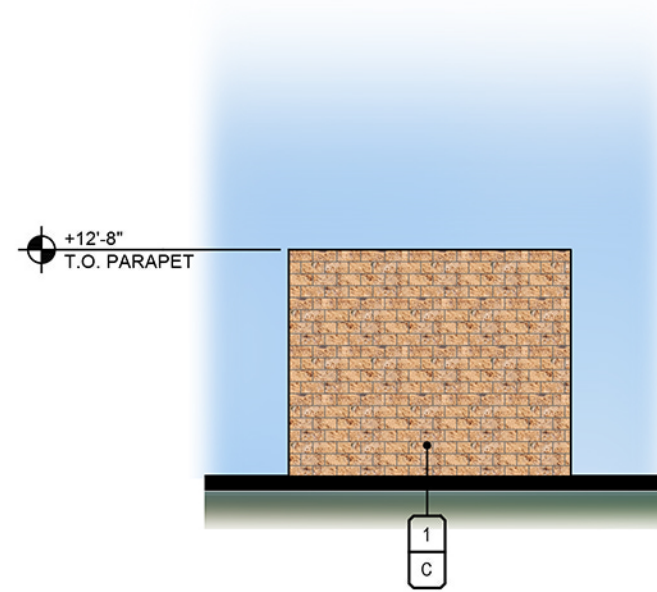
1 SIDE ELEVATION - BLDG D
SCALE: 3/32" = 1'-0"



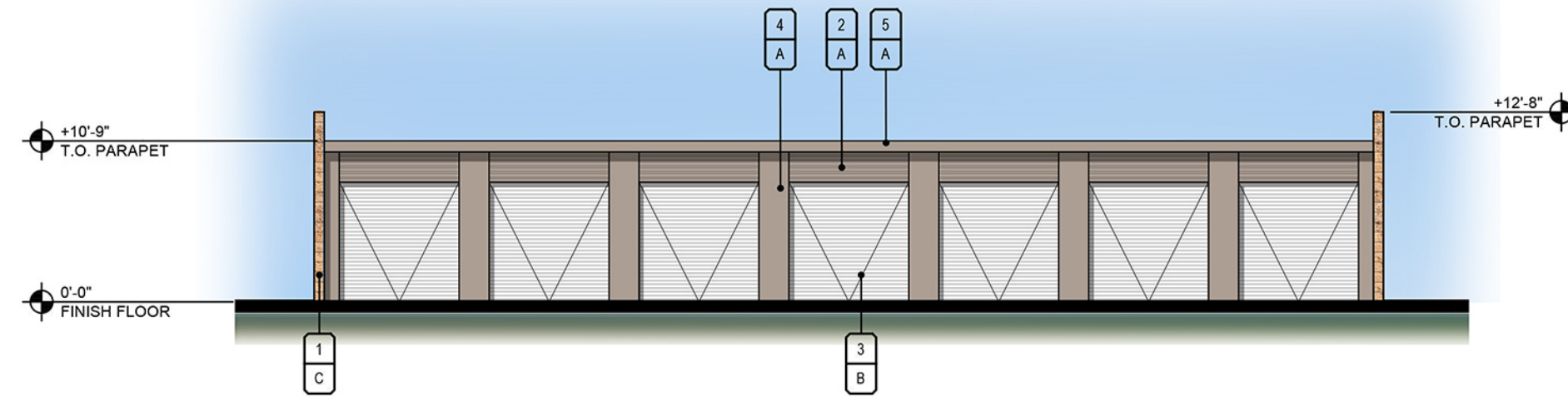
2 WEST ELEVATION - BLDG D
SCALE: 3/32" = 1'-0"



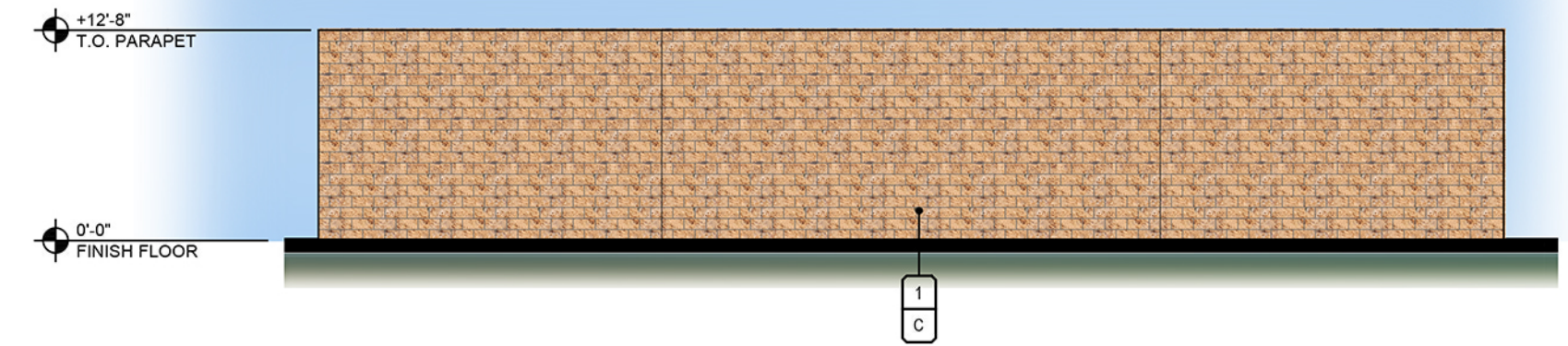
3 EAST ELEVATION - BLDG D
SCALE: 3/32" = 1'-0"



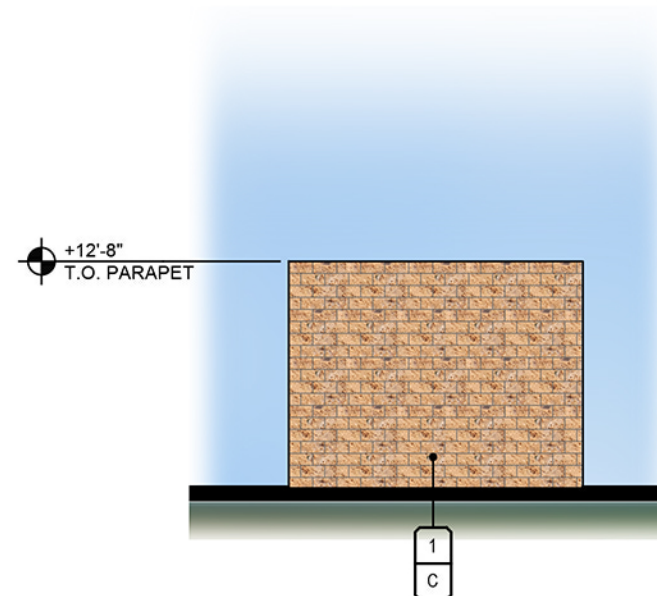
4 SIDE ELEVATION - BLDG E
SCALE: 3/32" = 1'-0"



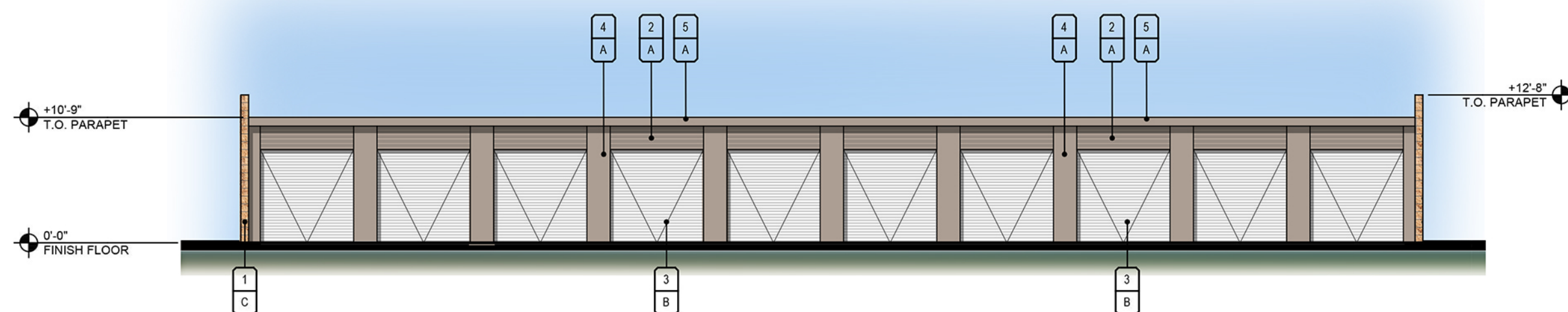
5 EAST ELEVATION - BLDG E
SCALE: 3/32" = 1'-0"



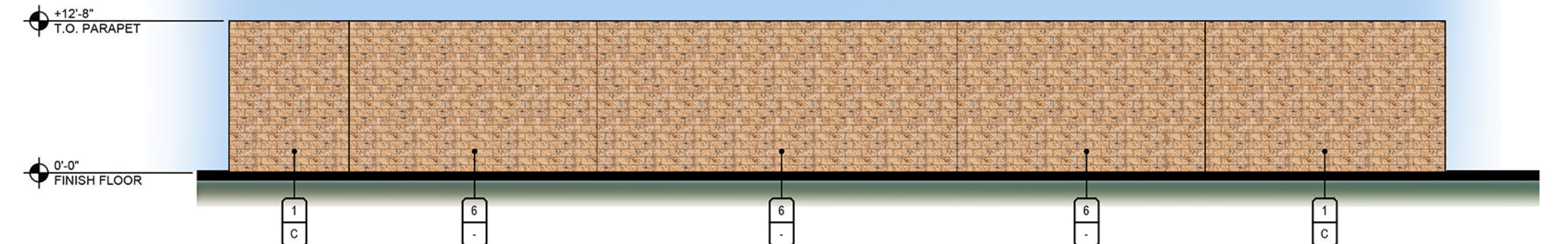
6 WEST ELEVATION - BLDG E
SCALE: 3/32" = 1'-0"



7 SIDE ELEVATION - BLDG E
SCALE: 3/32" = 1'-0"



8 WEST ELEVATION - BLDG E
SCALE: 3/32" = 1'-0"



9 EAST ELEVATION - BLDG E
SCALE: 3/32" = 1'-0"

MATERIAL/COLOR SCHEDULE	
MATERIALS	
1.	INTEGRAL COLOR SPLIT-FACE CMU
2.	CORRUGATED METAL WIND LOAD HEADER ASSEMBLY WITH FACTORY FINISH BY JANUS
3.	ROLL UP DOOR WITH FACTORY FINISH BY JANUS
4.	FACTORY FINISH METAL PIER WRAP BY MBGI
5.	METAL CAP FLASHING
6.	STANDARD GRAY SMOOTH FACE CMU
COLORS	
by JANUS:	
A.	"SAND STONE"
B.	"SATIN WHITE"
by Superlite Block:	
C.	"BUFF"
MATERIAL # FINISH X	
A.	
B.	
C.	

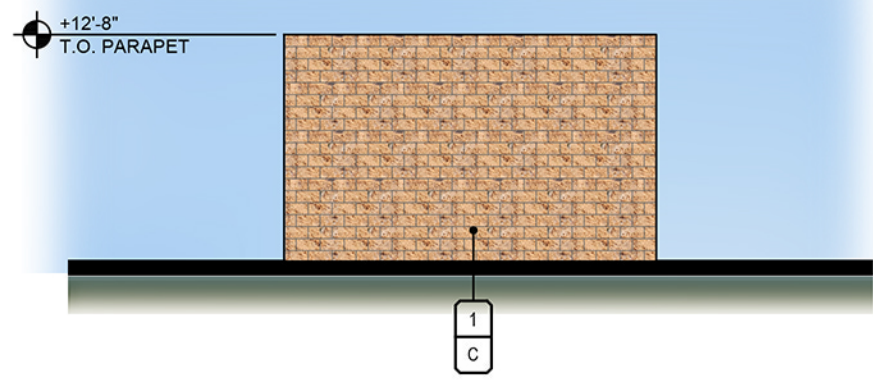
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Scottsdale, AZ. 85258

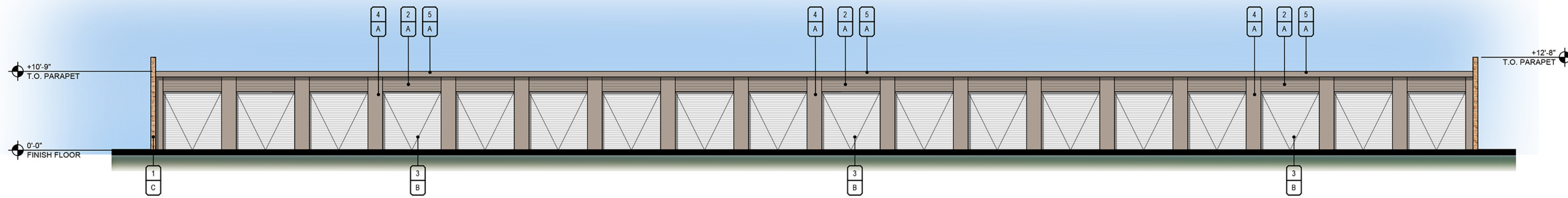
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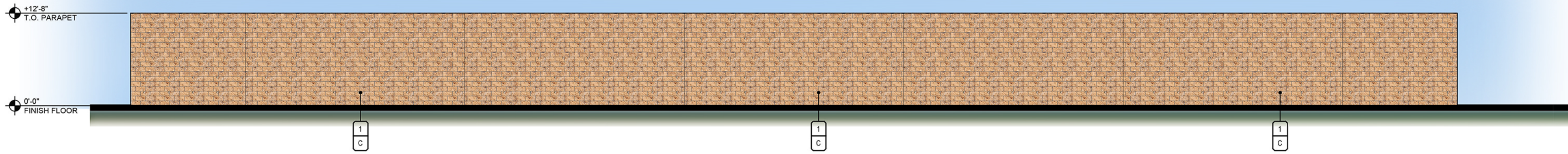
1155 W. Rio Salado Parkway, Suite B-101
Tempe, AZ 85281
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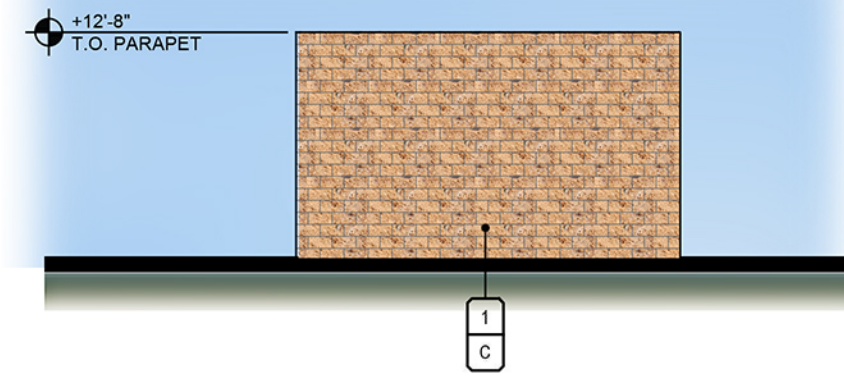
1 SIDE ELEVATION - BLDG F
SCALE: 3/32" = 1'-0"



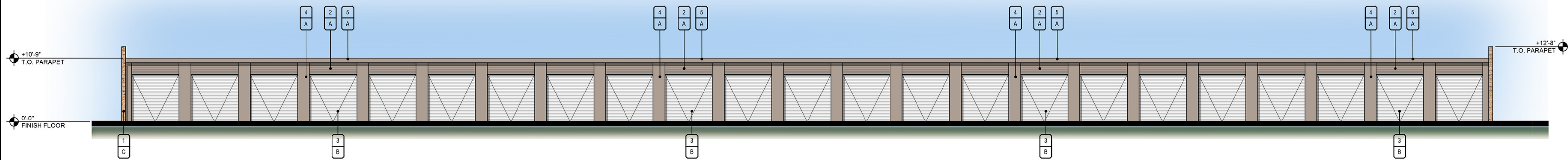
2 EAST ELEVATION - BLDG F
SCALE: 3/32" = 1'-0"



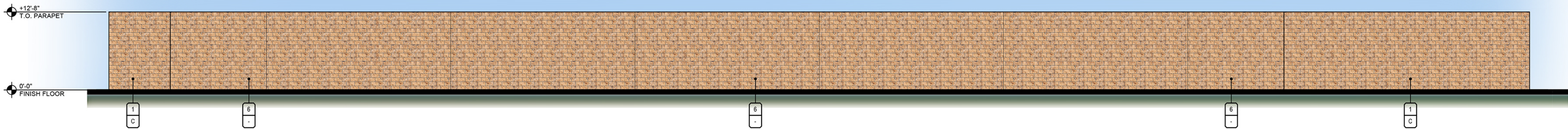
3 WEST ELEVATION - BLDG F
SCALE: 3/32" = 1'-0"



4 SIDE ELEVATION - BLDG F
SCALE: 3/32" = 1'-0"



5 WEST ELEVATION - BLDG F
SCALE: 3/32" = 1'-0"



6 EAST ELEVATION - BLDG F
SCALE: 3/32" = 1'-0"

MATERIAL/COLOR SCHEDULE

MATERIALS

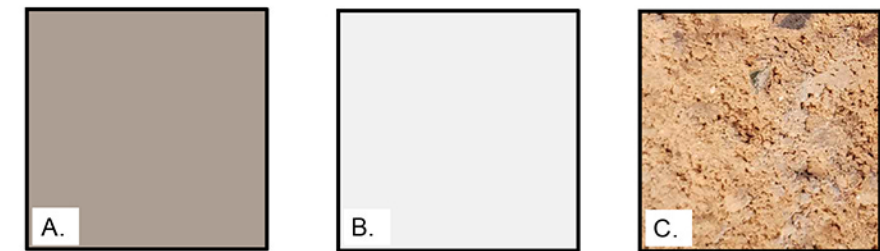
1. INTEGRAL COLOR SPLIT-FACE CMU
2. CORRUGATED METAL WIND LOAD HEADER ASSEMBLY WITH FACTORY FINISH BY JANUS
3. ROLL UP DOOR WITH FACTORY FINISH BY JANUS
4. FACTORY FINISH METAL PIER WRAP BY MBCI
5. METAL CAP FLASHING
6. STANDARD GRAY SMOOTH FACE CMU

COLORS

by JANUS:
A. "SAND STONE"
B. "SATIN WHITE"

by Superlite Block:
C. "BUFF"

MATERIAL #
FINISH X



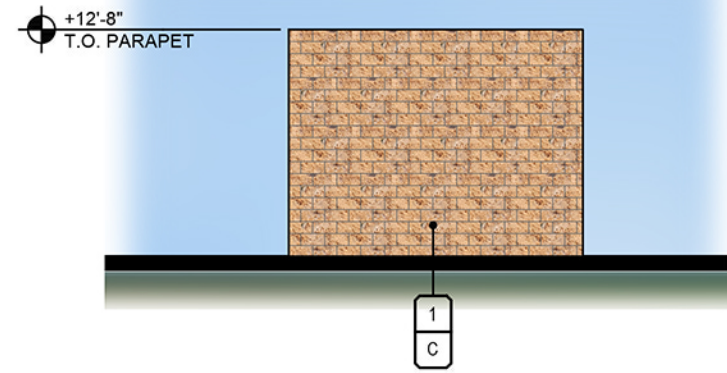
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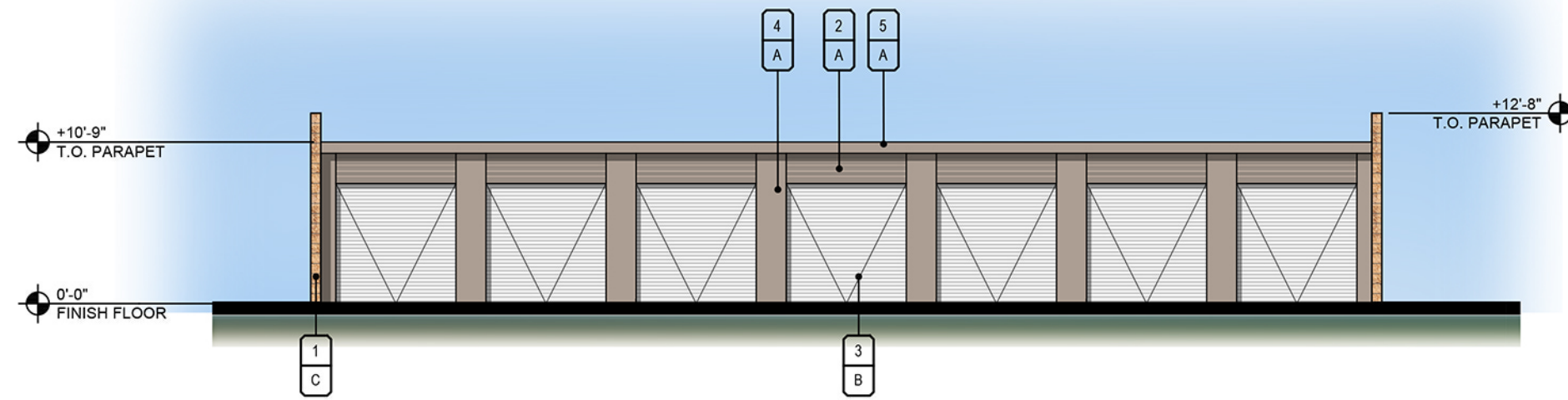
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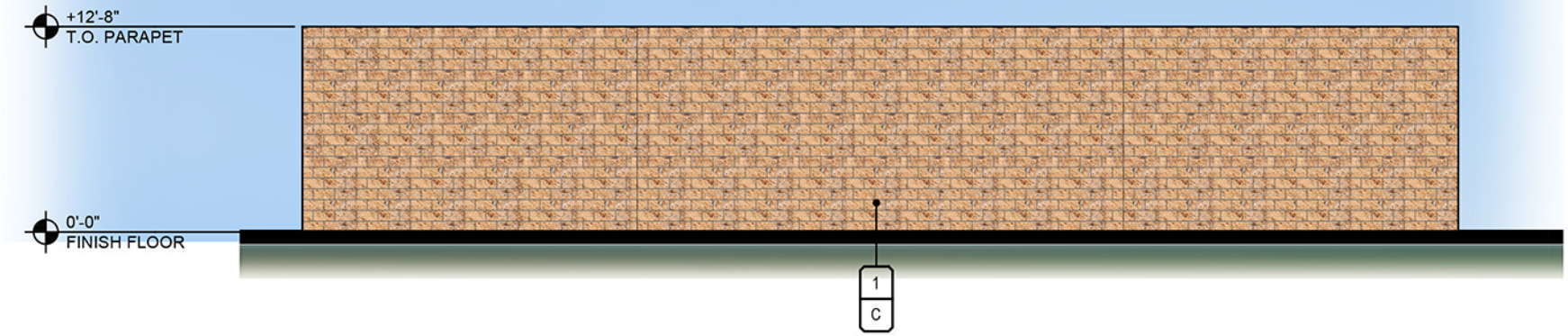
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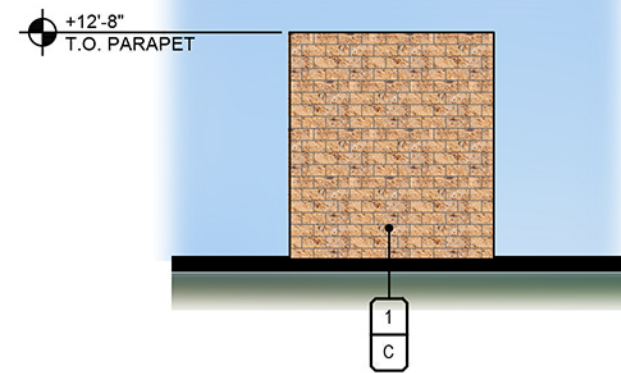
1 SIDE ELEVATION - BLDG G
SCALE: 3/32" = 1'-0"



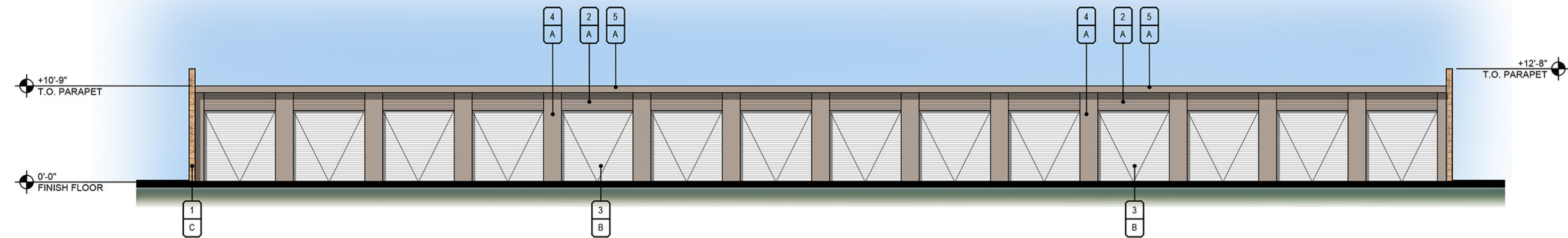
2 NORTH ELEVATION - BLDG G
SCALE: 3/32" = 1'-0"



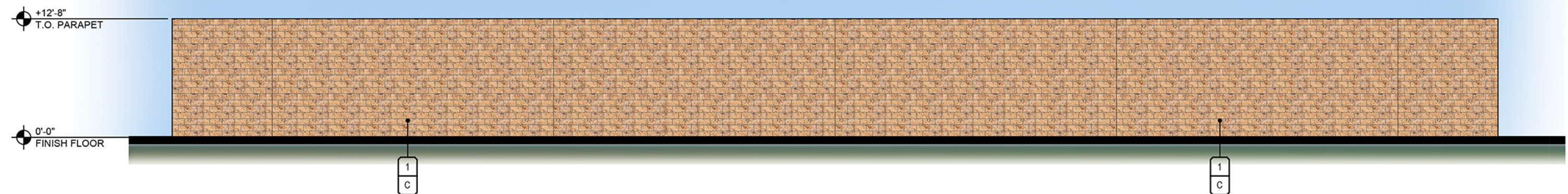
3 SOUTH ELEVATION - BLDG G
SCALE: 3/32" = 1'-0"



4 SIDE ELEVATION - BLDG H
SCALE: 3/32" = 1'-0"



5 NORTH ELEVATION - BLDG H
SCALE: 3/32" = 1'-0"



6 SOUTH ELEVATION - BLDG H
SCALE: 3/32" = 1'-0"

MATERIAL/COLOR SCHEDULE

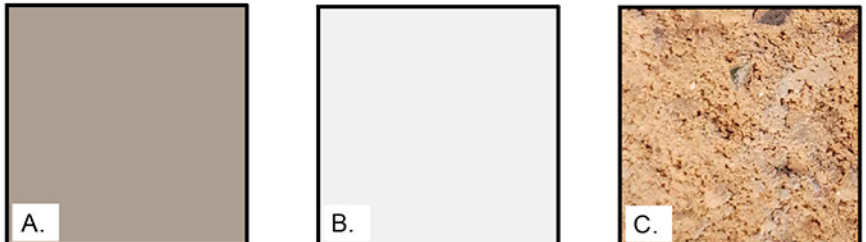
- MATERIALS**
1. INTEGRAL COLOR SPLIT-FACE CMU
 2. CORRUGATED METAL WIND LOAD HEADER ASSEMBLY WITH FACTORY FINISH BY JANUS
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COLORS

by JANUS:
A. "SAND STONE"
B. "SATIN WHITE"

by Superlite Block:
C. "BUFF"

MATERIAL #
FINISH X



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