SCOTTSDALE CITY COUNCIL
REGULAR MEETING MINUTES
TUESDAY AUGUST 26, 2025

CITY HALL KIVA
3939 N. DRINKWATER BOULEVARD
SCOTTSDALE, AZ 85251

CALL TO ORDER

Mayor Lisa Borowsky called to order a Regular Meeting of the Scottsdale City Council at 5:03 p.m. on Tuesday, August 26, 2025 in the City Hall Kiva Forum.

ROLL CALL

Mayor Borowsky asked City Clerk Ben Lane to conduct the roll call.

Present:	Mayor Lisa Borowsky; Vice Mayor Jan Dubauskas; and Councilmembers Barry Graham, Adam Kwasman, Kathy Littlefield, Maryann McAllen, and Solange Whitehead
Also Present:	City Manager Greg Caton, Interim City Attorney Luis Santaella, City Treasurer Sonia Andrews, Acting City Auditor Lai Cluff, and City Clerk Ben Lane

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Councilman Graham.

INVOCATION

Mayor Borowsky introduced Youth Pastor Dan Horner, with Scottsdale Bible Church, to give the invocation.

MAYOR'S REPORT

Mayor Borowsky discussed concerns of WestWorld stakeholders and requested that City Manager Greg Caton, within five days, provide a plan, including a timeline and milestones, for addressing infrastructure and operational issues along with a final report deadline.

PUBLIC COMMENT

NOTE: MINUTES OF CITY COUNCIL MEETINGS AND WORK STUDY SESSIONS ARE PREPARED IN ACCORDANCE WITH THE PROVISIONS OF ARIZONA REVISED STATUTES. THESE MINUTES ARE INTENDED TO BE AN ACCURATE REFLECTION OF ACTION TAKEN AND DIRECTION GIVEN BY THE CITY COUNCIL AND ARE NOT VERBATIM TRANSCRIPTS. DIGITAL RECORDINGS AND CLOSED CAPTION TRANSCRIPTS OF SCOTTSDALE CITY COUNCIL MEETINGS ARE AVAILABLE ONLINE AND ARE ON FILE IN THE CITY CLERK'S OFFICE.

Steve Sutton, Scottsdale resident, discussed emails between a Councilmember, city staff, and residents and made several requests of the City Council, including a pledge to protect First Amendment free speech rights and park rangers at Chaparral Dog Park.

Lynn Rubicam, Scottsdale resident, discussed the repeal of the Sustainability Plan, causes of extreme heat, and concerns with the elimination of the Sustainability Director position.

MINUTES

Request: Approve the following Council meeting minutes from June 2025:

a. **Special Meeting Minutes of June 24, 2025**
b. **Regular Meeting Minutes of June 24, 2025**

MOTION AND VOTE - MINUTES

Councilwoman Whitehead made a motion to approve the Special Meeting Minutes of June 24, 2025 and the Regular Meeting Minutes of June 24, 2025. Vice Mayor Dubauskas seconded the motion, which carried 7/0, with Mayor Borowsky; Vice Mayor Dubauskas; and Councilmembers Graham, Kwasman, Littlefield, McAllen, and Whitehead voting in the affirmative.

CONSENT AGENDA

1. **Tomu-San Sushi Liquor License (53-LL-2025)**
Request: Consider forwarding a recommendation of approval to the Arizona Department of Liquor License and Control for a Series 12 (restaurant) State liquor license for an existing location with a new owner.
Location: 20825 N. Pima Road, Suite 100
Staff Contact(s): Tim Curtis, Current Planning Director, 480-312-4210, tcurtis@scottsdaleaz.gov;

2. **Hyatt House Scottsdale Liquor License (54-LL-2025)**
Request: Consider forwarding a recommendation of approval to the Arizona Department of Liquor License and Control for a Series 11 (hotel/motel) State liquor license for an existing location with a new owner.
Location: 4245 N. Drinkwater Boulevard
Staff Contact(s): Tim Curtis, Current Planning Director, 480-312-4210, tcurtis@scottsdaleaz.gov

3. **Scottsdale Marriott Suites Old Town Liquor License (55-LL-2025)**
Request: Consider forwarding a recommendation of approval to the Arizona Department of Liquor License and Control for a Series 10 (beer and wine store) State liquor license for a new location and owner.
Location: 7325 E. 3rd Avenue
Staff Contact(s): Tim Curtis, Current Planning Director, 480-312-4210, tcurtis@scottsdaleaz.gov

4. **Saigon District Pho and Boba Liquor License (56-LL-2025)**
Request: Consider forwarding a recommendation of approval to the Arizona Department of Liquor License and Control for a Series 12 (restaurant) State liquor license for an existing location with a new owner.

Location: 15705 N. Hayden Road, Suite 122
Staff Contact(s): Tim Curtis, Current Planning Director, 480-312-4210, tcurtis@scottsdaleaz.gov

5. **Cutthroat Barbershoppe Liquor License (57-LL-2025)**
Request: Consider forwarding a recommendation of approval to the Arizona Department of Liquor Licenses and Control for a Series 7 (beer and wine bar) State liquor license for an existing location with a new owner.
Location: 7310 E. Stetson Drive
Staff Contact(s): Tim Curtis, Current Planning Director, 480-312-4210, tcurtis@scottsdaleaz.gov

6. **R-4 Text Amendment (1-TA-2025)**
Request: Adopt **Ordinance No. 4682** to amend the City of Scottsdale Zoning Ordinance (Ordinance No. 455) Article V - District Regulations, Section 5.800. - Townhouse Residential (R-4) to modify a portion(s) of the Property Development Standards related to building height and building setback identified in Section 5.804.
Staff Contact(s): Erin Perreault, Planning and Development Services Senior Director, 480-312-4210, eperreault@scottsdaleaz.gov

7. **38 Oaks Final Plat (6-PP-2021#2)**
Request: Approve the final plat for an additional 12 residential lots to a previously approved 26-lot residential subdivision, with Townhouse Residential (R-4) zoning and Multiple-family Residential (R-5) zoning on an added ±1.53-acres, for a total of ±5.23-acres.
Location: 2340 and 2322 N. Hayden Road
Staff Contact(s): Erin Perreault, Planning and Development Services Senior Director, 480-312-4210, eperreault@scottsdaleaz.gov

8. **Termination of Levine Investments Development Agreement**
Request: Adopt **Resolution No. 13478** authorizing the Mayor to execute a notice of termination for Development Agreement No. 1997-223-COS-A1 with Levine Investments Limited Partnership, an Arizona limited partnership, to terminate City of Scottsdale Development Agreement No. 97-0223 for a previously developed ±3.2-acre property with Central Business District (C-2) zoning.
Location: 4821 N. Scottsdale Road
Staff Contact(s): Erin Perreault, Planning and Development Services Senior Director, 480-312-4210, eperreault@scottsdaleaz.gov

9. **Central Arizona Project Canal Path Project Intergovernmental Agreement**
Request: Adopt **Resolution No. 13467** authorizing:
   1. Intergovernmental Agreement No. 2025-123-COS with the Arizona Department of Transportation for the Central Arizona Project Canal Path project from Scottsdale Road to Northsight Boulevard.
   2. The City Manager, or designee, is hereby authorized to execute such other documents and take such other actions as necessary to carry out the intent of this Resolution.

Staff Contact(s): Alison Tymkiw, Transportation and Infrastructure Senior Director, 480-312-7760, atymkiw@scottsdaleaz.gov

10. Pima Road Improvements Intergovernmental Agreement
Request: Adopt **Resolution No. 13469** authorizing:
1. Intergovernmental Agreement No. 2025-125-COS with the Arizona Department of Transportation for the Pima Road project from Happy Valley Road to Jomax Road.
2. The City Manager, or designee, is hereby authorized to execute such other documents and take such other actions as necessary to carry out the intent of this Resolution.

Staff Contact(s): Alison Tymkiw, Transportation and Infrastructure Senior Director, 480-312-7760, atymkiw@scottsdaleaz.gov

11. Recyclable Materials Intergovernmental Agreement Amendment
Request: Adopt **Resolution No. 13474** authorizing Intergovernmental Agreement No. 2022-013-COS-A1, the first amendment to the current recyclables materials agreement with the Salt River Pima-Maricopa Indian Community and its division, the Salt River Commercial Landfill Company, to allow for the processing and handling of chipboard; reduce the residue fee disposal fee; and revise the process for conducting a classification sort used, in part, to establish the rates paid by the city.
Staff Contact(s): Dave Bennett, Solid Waste Management Director, 480-312-5607, dbennett@scottsdaleaz.gov

12. Legal Services Contract
Request: Adopt **Resolution No.13460** authorizing Contract No. 2025-119-COS with Kelley Law Group, PLLC, in an amount not to exceed a total of $25,000, for providing legal services to the Public Safety Personnel Retirement System local boards for the Scottsdale Police and Fire Departments.
Staff Contact(s): Luis Santaella, Interim City Attorney, 480-312-7771, lsantaella@scottsdaleaz.gov

13. Greenleaf Settlement Agreement
Request: Adopt **Resolution No. 13484** authorizing:
1. Agreement No. 2025-131-COS with Plaintiff Stanley B. Greenleaf, in the amount of $50,000, to settle all claims in *Stanley B. Greenleaf v. City of Scottsdale*, Case No. CV2024-002686, currently pending in the Superior Court of the State of Arizona, County of Maricopa.
2. The City Manager, City Treasurer, City Attorney and their respective staff, to execute any other documents to take such other actions as necessary to carry out the purpose of this Resolution.

Staff Contact(s): Luis Santaella, Interim City Attorney, 480-312-7771, lsantaella@scottsdaleaz.gov

14. Traffic Medians – Prohibited Conduct; Safety Code Amendment
Request: Adopt **Ordinance No. 4684** amending Scottsdale Revised Code, Chapter 17 - Motor Vehicles and Traffic by adding Article XIII - Traffic Medians.
Staff Contact(s): Luis Santaella, Interim City Attorney, 480-312-7771, lsantaella@scottsdaleaz.gov

15. Monthly Financial Report
Request: Accept the Fiscal Year 2024/25 Monthly Financial Report as of May 2025.
Staff Contact(s): Scott Selin, Budget Director, 480-312-2603, sselin@scottsdaleaz.gov

PUBLIC COMMENT – CONSENT AGENDA

There was no public comment on the Consent Agenda items.

MOTION AND VOTE – CONSENT AGENDA

Vice Mayor Dubauskas made a motion to approve Consent Agenda Items 1 through 15. Councilwoman Littlefield seconded the motion, which carried 7/0, with Mayor Borowsky; Vice Mayor Dubauskas; and Councilmembers Graham, Kwasman, Littlefield, McAllen, and Whitehead voting in the affirmative.

REGULAR AGENDA

16. The Collector's Garages at Westworld (4-GP-2024, 5-ZN-2024, 8-AB-2024)
Request:

1. Adopt **Resolution No. 13465** for a minor General Plan Amendment to the City of Scottsdale General Plan 2035 from Employment Office to Employment Light Industrial/Office on a ±5.09- acre site.
2. Adopt **Ordinance No. 4683** for a Zoning District Map Amendment from Single-family Residential, Environmentally Sensitive Lands, Planned Community District (R1-35 ESL PCD) to General Commercial, Environmentally Sensitive Lands, Planned Community District (C-4 ESL PCD), with a Development Plan on a ±5.09-acre site for a new office and storage facility.
3. Adopt **Resolution No. 13466** to abandon the eastern 33-foot wide General Land Office Patent Easement (GLOPE) half-street right-of way located on 9875 E. McDowell Mountain Ranch Road and the eastern, western and southern 33-foot wide GLOPE half-street right-of way located on 9909 E. McDowell Mountain Ranch Road, with Single-family Residential, Environmentally Sensitive Lands, Planned Community District (R1- 35 ESL PCD) zoning, totaling approximately 1.05-acres of right-of-way. Owner to dedicate property interests to the City of Scottsdale.
4. Adopt **Resolution No. 13464** declaring as a public record that certain document filed with the City Clerk and entitled "The Collector's Garages as WestWorld".

Location: 9875 and 9909 E. McDowell Mountain Ranch Road
Presenter(s): Meredith Tessier, Senior Planner
Staff Contact(s): Erin Perreault, Planning and Development Services Senior Director, 480-312-4210, eperreault@scottsdaleaz.gov

Senior Planner Meredith Tessier gave a PowerPoint presentation (attached) on the proposed Collector's Garages at WestWorld application.

Applicant Representative Jordan Rose, with Rose Law Group, gave a PowerPoint presentation (attached) on the proposed Collector's Garages at WestWorld application.

PUBLIC COMMENT – ITEM 16

Mayor Borowsky opened public comment on this item.

Mary Turner, Scottsdale resident, spoke in support of this item.

Benjamin Disbrow, on behalf of Notre Dame Preparatory, read a letter in support of this item.

Chandler Walker, with the Scottsdale Firefighter's Association, spoke in support of this item.

Kent Kirimli, Scottsdale resident, spoke in support of this item.

Additionally, written comments (attached) were submitted in support of this item.

Mayor Borowsky closed public comment on this item.

MOTION AND VOTE – ITEM 16

Councilwoman McAllen made a motion to adopt Resolution No. 13465, Ordinance No. 4683, Resolution No. 13466, and Resolution No. 13464. Councilwoman Whitehead seconded the motion, which carried 7/0, with Mayor Borowsky; Vice Mayor Dubauskas; and Councilmembers Graham, Kwasman, Littlefield, McAllen, and Whitehead voting in the affirmative.

17. C-O Internalized Community Storage Text Amendment (6-TA-2024)

Request: Consider the following options:

Option 1: Planning Commission/Staff Recommended Approach Consistent with General Plan and Contingent on Agreement by Applicant

1. Adopt **Ordinance No. 4688** to amend the City of Scottsdale Zoning Ordinance (Ordinance No. 455) Article XI, Land Use Tables to allow for internalized community storage facilities and vehicle storage (but not warehouse) as permitted uses in the Commercial Office (C-O) zoning district. The proposed amendment would apply city-wide, and the catalyst site is located at 10001 N. 92nd Street, and
2. Adopt **Resolution No. 13482** declaring as a public record that certain document filed with the City Clerk of the City of Scottsdale and entitled, "C-O Internalized Community Storage Text Amendment".

Or

Option 2: Applicant Request – Not Consistent with General Plan

1. Adopt **Ordinance No. 4678** to amend the City of Scottsdale Zoning Ordinance (Ordinance No. 455) Article XI, Land Use Tables to allow for internalized community storage facilities, warehouses, and vehicle storage as permitted uses in the Commercial Office (C-O) zoning district. The proposed amendment would apply city-wide, and the catalyst site is located at 10001 N. 92nd Street, and
2. Adopt **Resolution No. 13435** declaring as a public record that certain document filed with the City Clerk of the City of Scottsdale and entitled, "C-O Internalized Community Storage Text Amendment".

Or

Option 3: Allows for Applicant Request Reconsideration in Compliance with General Plan

1. Continue case 6-TA-2024 to a date to be determined to allow the applicant time to process a major General Plan Amendment to amend the Employment land use definition within the Land Use Element to include warehouse uses. This would ensure that the proposed Text Amendment is consistent with and conforms to the adopted General Plan prior to City Council consideration of the applicant's preferred version of the Text Amendment.

Presenter(s): Meredith Tessier, Senior Planner

Staff Contact(s): Erin Perreault, Planning and Development Services Senior Director, 480-312-4210, eperreault@scottsdaleaz.gov

Principal Planner Taylor Reynolds and Senior Planner Meredith Tessier gave a PowerPoint presentation (attached) on the proposed C-O Internalized Community Storage Text Amendment.

Applicant Representative Carolyn Oberholtzer, with Bergin, Frakes, Smalley & Oberholtzer, gave a PowerPoint presentation (attached) on the proposed C-O Internalized Community Storage Text Amendment.

PUBLIC COMMENT – ITEM 17

Mayor Borowsky opened public comment on this item.

Michal Ann Joyner, Scottsdale resident, spoke in opposition to this item.

Michael Schafer, Scottsdale resident, spoke in opposition to this item.

Mayor Borowsky closed public comment on this item.

MOTION NO. 1 – ITEM 17

Councilman Graham made a motion to deny the request. Vice Mayor Dubauskas seconded the motion.

ALTERNATE MOTION – ITEM 17

Mayor Borowsky made an alternate motion to Adopt Ordinance No. 4688 and Resolution No. 13482. Councilwoman McAllen seconded the motion.

WITHDRAW ALTERNATE MOTION – ITEM 17

Mayor Borowsky withdrew the alternate motion and Councilwoman McAllen withdrew her second.

APPLICANT REQUEST – ITEM 17

The item was withdrawn from consideration at the request of the applicant.

PUBLIC COMMENT

No public comments were received.

CITIZEN PETITIONS

18. Receipt of Citizen Petitions
Request: Accept and acknowledge receipt of citizen petitions. Any member of the Council may make a motion, to be voted on by the Council, to: (1) Direct the City Manager to agendize the petition for further discussion; (2) direct the City Manager to investigate the matter and prepare a written response to the Council, with a copy to the petitioner; or (3) take no action.
Staff Contact(s): Ben Lane, City Clerk, 480-312-2411, blane@scottsdaleaz.gov

No citizen petitions were received.

MAYOR AND COUNCIL

19. Boards, Commissions, and Committees 2024 Annual Report Presentations
Request: Presentations, discussion, and possible direction regarding key accomplishments, major actions Presentations, discussion, and possible direction regarding key accomplishments, major actions taken, upcoming opportunities, challenges, and/or outcomes of the following public bodies: Library Board and Loss Trust Fund Board
Staff Contact(s): Ben Lane, City Clerk, 480-312-2411, blane@scottsdaleaz.gov

Mayor Borowsky introduced the Boards, Commissions, and Committees 2024 Annual Report Presentations.

Library Board Chair Dr. Freda Hartman and Staff Representative Michael Beck gave a PowerPoint presentation (attached) on the Library Board's key accomplishments, major actions taken, upcoming opportunities, challenges, and/or outcomes.

Councilmembers made the following observations and suggestions:
- Many programs are being offered by the Library.
- Appreciate all that the library system does for the community.
- Appreciate the efforts of the Library Board and staff.

Loss Trust Fund Board Vice Chair Austin Brooker and Staff Representative George Woods gave a PowerPoint presentation (attached) on the Loss Trust Fund Board's key accomplishments, major actions taken, upcoming opportunities, challenges, and/or outcomes.

Councilmembers made the following observations and suggestions:
- Appreciate the work that is done by the Board and staff.

20. Agendize Presentation, Discussion, and Possible Direction Related to Photo Enforcement Cameras
Request: At the request of Councilman Kwasman, direct the City Manager to agendize an item for a future Council Meeting for a presentation, discussion, and possible direction related to photo enforcement cameras, including speed detection systems and red-light cameras.
Note: The only possible Council action to be taken on Item No. 20 is: (1) Direct the City Manager or responsible Charter Officer to agendize the item for a future meeting; (2) direct the City Manager or responsible Charter Officer to investigate the matter and prepare a written response to the Council; or (3) take no action. No public comment will be taken at this time.

MOTION AND VOTE – ITEM 20

Mayor Borowsky made a motion to direct the City Manager or responsible Charter Officer to agendize the item for a future meeting along with a previously requested Council item related to Scottsdale's signaling system so that both items could be considered at the same time. Councilwoman Whitehead seconded the motion, which carried 7/0, with Mayor Borowsky; Vice Mayor Dubauskas; and Councilmembers Graham, Kwasman, Littlefield, McAllen, and Whitehead voting in the affirmative.

*****20A. Agendize Review of Possible Changes to Chapter 2 of the Scottsdale Revised Code (Administration / City Council / Code of Ethical Behavior) for a Future Council Meeting**
Request: At the request of Councilman Kwasman, direct the Interim City Attorney to conduct a comprehensive review of Scottsdale Revised Code, Chapter 2 - Administration, Article 2 - City Council, Division 3 - Code of Ethical Behavior: General and make recommendations for improvements to be considered for adoption by the City Council at a future meeting.
Note: The only possible Council action to be taken on Item No. 20A is: (1) Direct the City Manager or responsible Charter Officer to agendize the item for a future meeting; (2) direct the City Manager or responsible Charter Officer to investigate the matter and prepare a written response to the Council; or (3) take no action. No public comment will be taken at this time.

MOTION AND VOTE – ITEM 20A

Councilwoman McAllen made a motion to direct the City Manager or responsible Charter Officer to investigate the matter and prepare a written response to the Council. Councilwoman Whitehead seconded the motion, which carried 7/0, with Mayor Borowsky; Vice Mayor Dubauskas; and Councilmembers Graham, Kwasman, Littlefield, McAllen, and Whitehead voting in the affirmative.

*****21. Boards, Commissions, and Task Force Nominations**

How the Board and Commission Nomination Process Works: The Council will review applications submitted for the board and commission openings under consideration. From this applicant pool, the Council will select nominees for further consideration.

- Airport Advisory Commission (one vacancy) – Councilman Kwasman nominated Craig Bennet; Councilwoman McAllen nominated David Ganz; Councilwoman Whitehead nominated John Sloan; Mayor Borowsky nominated Fred Atarian; and Councilwoman Littlefield nominated David Mecartney.

- Board of Adjustment (one vacancy) – Councilwoman McAllen nominated Martha West and Mayor Borowsky nominated Kenneth Erler.

- Building Advisory Board of Appeals (one vacancy) – No applications were received.

- Historic Preservation Commission (one vacancy) – Councilwoman Whitehead nominated Mark McCurdy.

- Library Board (one vacancy) – Mayor Borowsky nominated Patricia Pellett; Councilwoman Littlefield nominated John Groseclose; Councilman Kwasman nominated Monica Sonnenklar; and Councilwoman McAllen nominated Mary McBride.

- Tourism Development Commission (two Scottsdale Hotelier vacancies) – Councilwoman Littlefield nominated Stephan Miller and Alex Shelton.

MOTION AND VOTE – ADJOURNMENT

Councilwoman McAllen made a motion to adjourn the Regular Meeting. Councilman Graham seconded the motion, which carried 7/0, by voice vote, with Mayor Borowsky; Vice Mayor Dubauskas; and Councilmembers Graham, Kwasman, Littlefield, McAllen, and Whitehead voting in the affirmative.

ADJOURNMENT

Mayor Borowsky adjourned the Regular Meeting at 7:20 p.m.

SUBMITTED BY:

Ben Lane

Ben Lane, City Clerk

Officially approved by the City Council on October 21, 2025

CERTIFICATE

I hereby certify that the foregoing Minutes are a true and correct copy of the Minutes of the Regular Meeting of the City Council of Scottsdale, Arizona, held on the 26th day of August 2025.

I further certify that the meeting was duly called and held, and that a quorum was present.

DATED this 21st day of October 2025.

Ben Lane

Ben Lane, City Clerk

ITEM 16

The Collector's Garages at Westworld

4-GP-2024, 5-ZN-2024, and 8-AB-2024

City Council| August 26, 2025

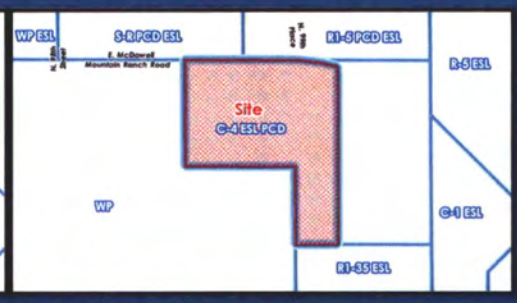
Coordinator: Meredith Tessier

CITY OF SCOTTSDALE

NORTH

Context Aerial

Existing Zoning-
Single-Family Residential, Environmentally Sensitive Lands, Planned Community District (R1-35 PCD ESL)



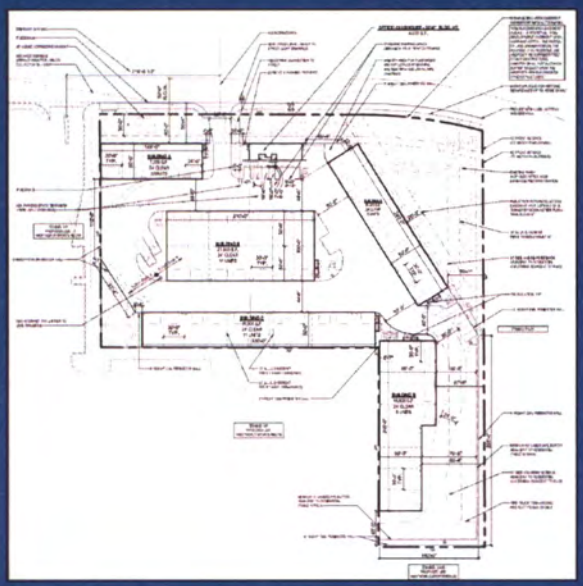
Proposed Zoning-
General Commercial, Environmentally Sensitive Lands, Planned Community District (C-4 PCD ESL)

Zoning

Existing General Plan-
Employment Office

Proposed General Plan-
Employment Light Industrial/Office

Minor General Plan Amendment



Site Plan

Action Requested

1. A recommendation to City Council regarding a request by owner for a minor General Plan Amendment to the City of Scottsdale General Plan 2035 from Employment Office to Employment Light Industrial/Office on a +/- 5.09-acre site located at 9875 and 9909 E. McDowell Mountain Ranch Road, and,

2. A recommendation to City Council regarding a request by owner for a Zoning District Map Amendment from Single-family Residential, Environmentally Sensitive Lands, Planned Community District (R1-35 ESL PCD) to General Commercial, Environmentally Sensitive Lands, Planned Community District (C-4 ESL PCD), with a Development Plan on a +/- 5.09-acre site, located at 9875 and 9909 E. McDowell Mountain Ranch Road for a new office and storage facility.

3. A recommendation to City Council regarding a request by owner to abandon the eastern 33-foot wide GLOPE half-street right-of way located on 9875 E. McDowell Mountain Ranch Road and the eastern, western and southern 33-foot wide GLOPE half-street right-of way located on 9909 E. McDowell Mountain Ranch Road, with Single-family Residential, Environmentally Sensitive Lands, Planned Community District (R1-35 ESL PCD) zoning, totaling approximately 1.05-acres of right-of-way. Owner to dedicate property interests to the City of Scottsdale.

The Collector's Garages at Westworld

4-GP-2024, 5-ZN-2024, and 8-AB-2024

City Council| August 26, 2025

Coordinator: Meredith Tessier

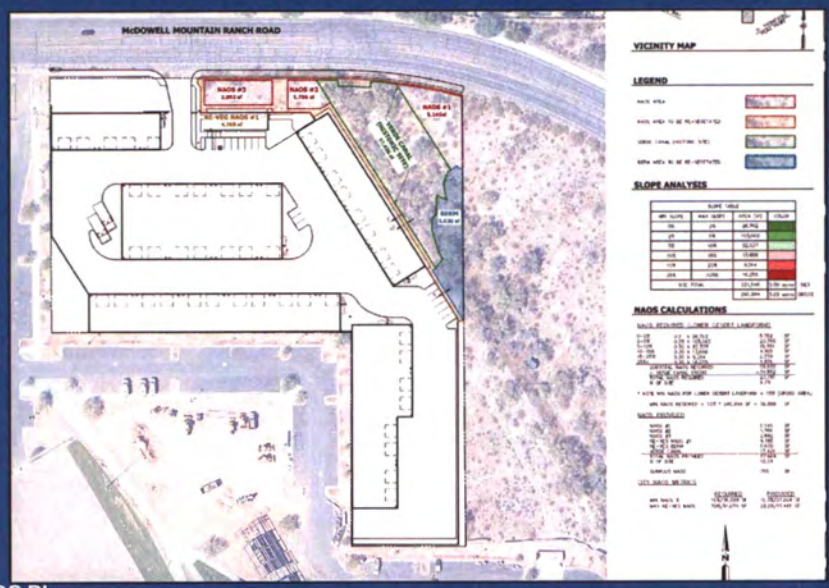
CITY OF SCOTTSDALE

LAND USES	ZONING DISTRICTS - Permitted (P) or Conditional Use (CU)					
	S-R	C-S	C-1	C-2	C-3	C-4
Adult care				CU	CU	
Aeronautical use, except off-airport heliport or helipad						
Amusement and theme parks					CU	CU
Animal and veterinary hospital						
Appliance sales						P
Arts and craft production						P
Auction sales					P	
Bar		CU		CU	CU	
Big box		P-CU [1]		P-CU [1]	P-CU [1]	P-CU [1]
Bowling alley		P		P	P	
Building material and garden sales						P [1]
Bus station, including overnight parking and storage of buses				CU	CU	
Cannabis						
Church		CU	CU	CU	CU	CU
Civic and social organization				P [1]	P [1]	
Community buildings and recreational facilities not publicly owned			CU		CU	
Cooler and mixer/gin		P		P	P	
Cultural institution				P [1]	P [1]	
Data processing, hosting and related service						

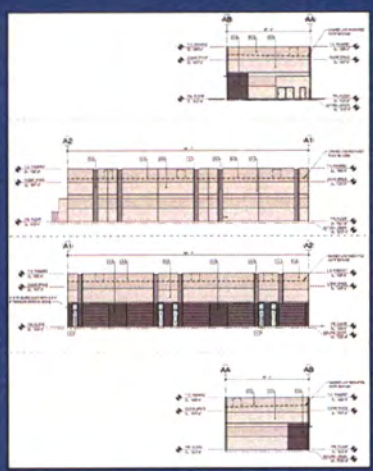
LAND USES	ZONING DISTRICTS - Permitted (P) or Conditional Use (CU)					
	S-R	C-S	C-1	C-2	C-3	C-4
Furniture and home furnishing sales		P	P	P	P	P
Game union		CU		CU	CU	
Gas station		CU	CU	CU	CU	CU
Gewerbe and specialty trade contractors						P
Gun show				P	P	
Health and fitness clubs			P	P	P	
Hospital						
Industrial laundry						
Intermediate community storage			P	P	P	P
Light manufacturing						P
Live entertainment		CU	CU	CU	CU	
Marijuana use						
Marijuana use, excluding marijuana cultivation						
Medical and diagnostic laboratory	P	P		P	P	
Medical marijuana caregiver cultivation						
Miniature golf course					CU	
Multimedia production with communication tower equal to or less than 150 feet in height						P
Multimedia production with communication tower over 150 feet in height						CU
Multimedia production without communication tower			P	P	P	P

LAND USES	ZONING DISTRICTS - Permitted (P) or Conditional Use (CU)					
	S-R	C-S	C-1	C-2	C-3	C-4
Recreational use in Downtown Gateway (DG), Central Business (C-2), or Highway Commercial (C-3) zoning districts, in a building under ground-level parking						
Research and testing	P	P	P	P		
Resort and spa	P [1]	P	P	P [1]	P [1]	
Restaurant	P	P	P	P		
Restaurant, including drive through restaurant in drive-in/drive-through restaurant			Cu	CU		
Restaurant, including drive through restaurant and including drive-in restaurant		Cu				
Restaurant venue						
Resort	P	P	P	P		
Sales and sightseeing transportation						
Scientific research and development						P
Scottsdale airport			CU	CU	CU	
Sports arena					CU [1]	
Storage buildings						

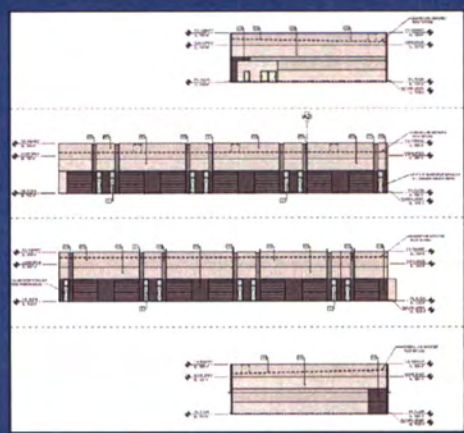
C-4 Permitted and CU



NAOS Plan

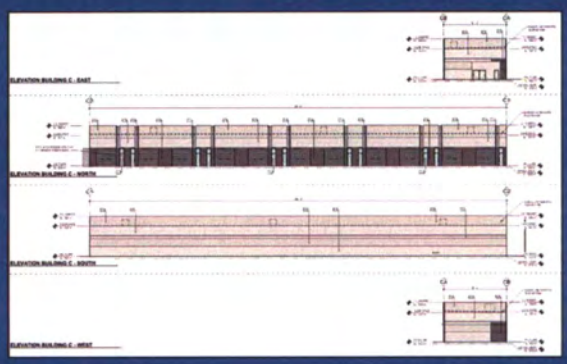


BUILDING A

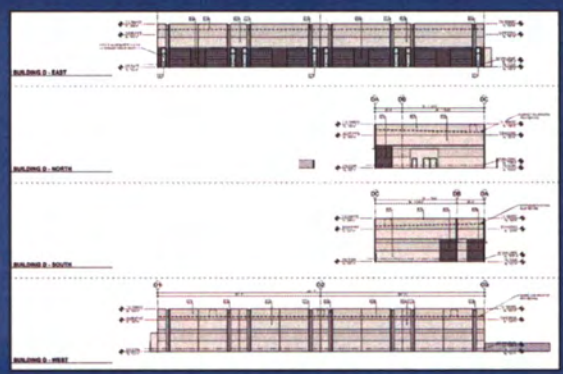


BUILDING B

Building Elevations

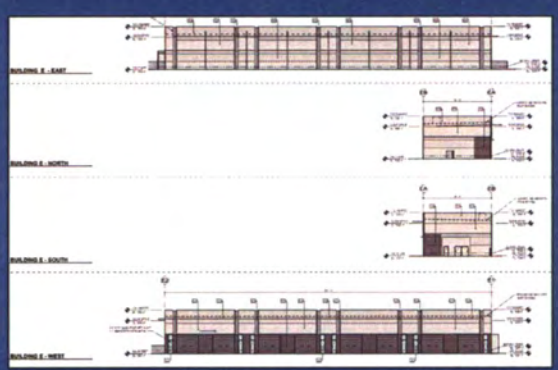


BUILDING C

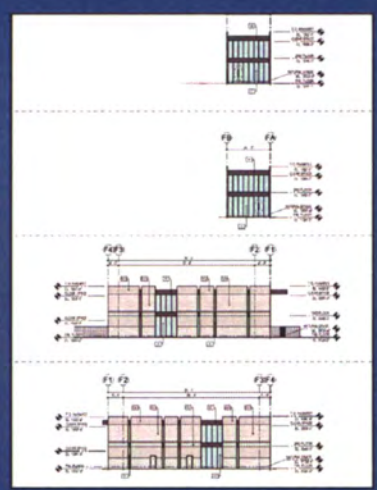


BUILDING D

Building Elevations

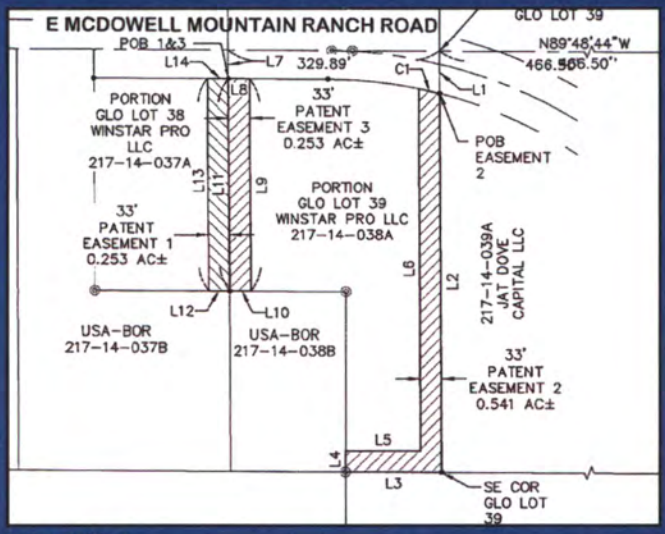


BUILDING E



CLUBHOUSE

Building Elevations



GLO Abandonment Plan

Detail Aerial

4-GP-2024 & 5-ZN-2024

ITEM 16
APPLICANT

SCOTTSDALE CITY COUNCIL

AUGUST 26, 2025

CASES: 8-AB-2024, 4-GP-2024, 5-ZN-2024

SUMMIT HUNTER ENGINEERING LGE | DESIGNBUILD

CELEBRATING 25 ROSE LAW GROUP PC RICH • CARTER • FISHER Years

COLLECTOR'S GARAGE at **WESTWORLD**

Smart Planning for City Point of Pride…Westworld!

COLLECTOR'S GARAGE at **WESTWORLD**

Smart Planning for City Point of Pride...Westworld!

An Extension of Scottsdale at its BEST!

- Celebrates our collector car culture
- Allows for collectors to store their treasures near our great Barrett Jackson auto auction
- Makes it easier for out of state car collectors to keep their assets in Scottsdale

Westworld is one of Scottsdale's greatest assets!

- 2019 and 2024 Scottsdale residents vote to support Westworld

Scottsdale residents understand the significance of Westworld!

- **$163.6 Million** annual revenue (2023-24)
- **1,813 jobs**
- **$85.6 Million** labor revenue

SMART PLANNING!

Don't build homes near Airports or near one of our biggest economic drivers...Westworld!

SMART PLANNING!

Don't build homes near Airports or near one of our biggest economic drivers...Westworld!

SMART PLANNING!

Don't build homes near Airports or near one of our biggest economic drivers...Westworld!

Low Profile
- 32 feet (15ft shorter than previously proposed use)

Low Traffic
- Similar trip generation to allowed use (6 homes)

46 Luxury car garages
- Private ownership

No Liquor License!

Not open to the public
- Gated and secured use

CLARIFICATIONS!

Restaurants are NOT permitted in C-4
Bars are NOT permitted in C-4
Adult Entertainment is NOT permitted in C-4
Game Centers are NOT permitted in C-4

Car Washes require CUP approval
Amusement and Theme Parks require CUP approval

ALSO – STIPULATION #1 ties our use to our Development Plan and Narrative so we cannot build anything else without going back to Council to amend the plan

COLLECTOR'S GARAGE at **WESTWORLD**

Project is widely supported!

City Staff Recommending Support!
Craig Jackson – Barrett Jackson Collector Car Auctions
Melissa Schalles - Scottsdale Arabian Horse Show
Doug Huls - Scottsdale Quarterhorse Show
Lisa Cyr - Arizona Bike Week
Amanda Brumley - Cactus Reining Classic
Trey Brennen - Scottsdale Art Week
Brandon Maxwell - M Culinary
Matt Rylski, Director Enrollment Notre Dame Prep High School
Paul Tracy – INDYCAR Series Champion & NBC Commentator
Casey Mears – Former NASCAR driver
Arie Luyendyk – 2X Indianapolis 500 Champion
Chad Calvit Morgan - GM Scottsdale Ferrari
David Mase, Dir of Marketing Scottsdale Ferrari
Jonathan Harris - GM Mercedes Benz
Ross Brown Commercial Real Estate
Mary Turner, 2019 Scottsdale Bond Campaign Manager
GRAYTHORN HOMEOWNERS ASSOCIATION!!

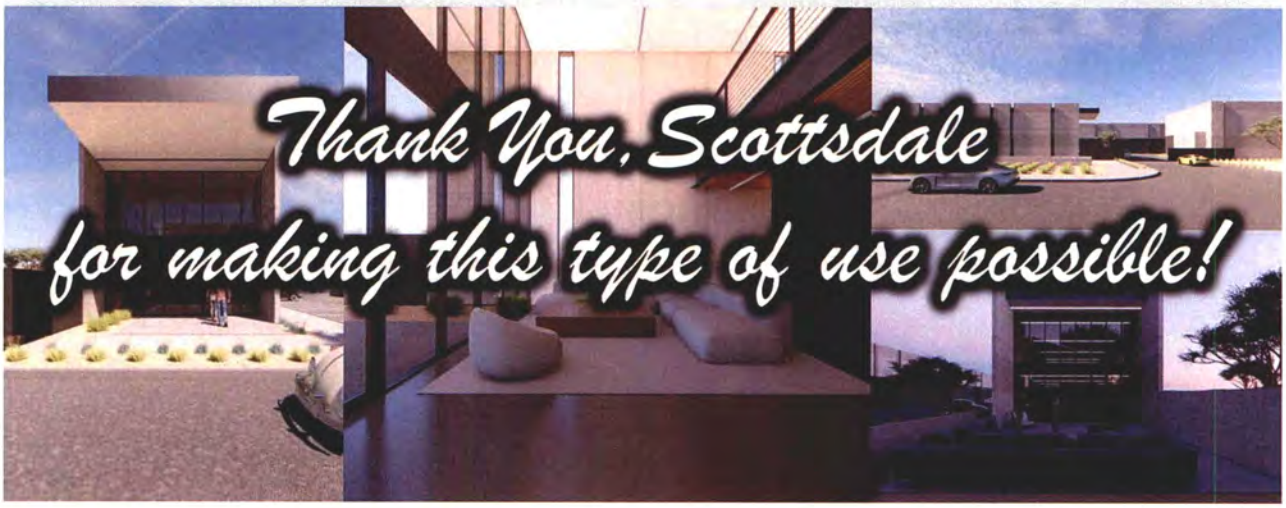
COLLECTOR'S GARAGE at **WESTWORLD**

Project is widely supported!

David Sellers	Lisa Tracy	Clark Stokes
Jaime Aguilera	Ava Schumacher	Brian Graff
Levi Mellen	Shawn Kruidenier	Bradley Blakeman
Bob Goldwater	Dennis Crowley	Ryan McNeese
Hunter Rodgers	Gian Paolo Scorzo	Ryan Bradway
Pat Mahan	Susan McGinley	Paul Noble
Slater Colby	Nicolo Sariotti	Linda Scorzo
Brock Mackenzie	Jennifer Vaughan	Joshua McGinley
Max De Melo	Jack Tate	Andy Neilands
Patrick Niederdrenk	Kristin Vineyard	Steve Grossoehme
Paul French	Hugh Casiano	Michael Schumacher

PROTECT WESTWORLD

Celebrate and Enhance
Scottsdale's sophisticated car culture!



Compensate My Daughters' Trust...

From: mike norton <xway.mike.norton@gmail.com>
Sent: Saturday, May 10, 2025 3:36:44 PM
To: Jason Plotke <jason@collectorsgarages.com>; Jordan R. Rose <jrose@roselawgroup.com>; Henry Hardy <hhardy@roselawgroup.com>
Subject: Collectors Garage on Horsemans Park PCD Land at [illegible] Parkway

Good afternoon. I appreciate the time you [illegible] we spoke I discussed the issues involved in [illegible] terms with current and former City Council members, [illegible] Committee members, DRB members and SAARS leaders. I also consulted with the damages evaluation expert witness who I retained in 2024 in a matter where I represented myself with great success.

I was a practicing attorney until 10 years ago when I chose to go inactive and then disengage from the Utah Bar. I am in the process of reactivating and then seeking reciprocity in Arizona. For those reasons I will not communicate with you individually without involving your attorneys. And if you prefer, I will discuss the matter only with Ms. Rose and Mr. Hardy.

I have little doubt that I can stop the Garages Project dead in its tracks if I choose to pursue that route. I will discuss the potential solutions with you for only a very limited amount of time. If we can reach an agreement on general terms of a settlement by May 27th, I will not appear to speak at the May 28th Planning & Zoning Commission meeting. If we can consummate and document that settlement by by June 10th, I will not appear to speak at the June 11th meeting.

As we discussed, I have a long history of civic advocacy. I led the opposition to the Desert Discovery Center. I signed the Complaint suing the City that stopped the project while Mayor Lane allowed for residents to bring Prop 42[illegible] to the table. That lawsuit was successful as was Prop 420.

I led the effort to remove Denise Birdwell from the SUSD Superintendent's position. That effort led to her suspension, removal and 18 Felony indictments by a State Grand Jury.

I am anything but a "Bob Littlefield" who I've grown to despise. I suppo[illegible] good growth. I support Axon. I supported Carter Unger's project on 5th Avenue.

Most importantly, I supported the 2019 Bond Proposal. I was the foundi[illegible] Chair of the PAC formed at the behest of Craig Jackson and Mayor Lane. [illegible] aggressively throughout 2019 to convince voters to approve

Compensate My Daughters' Trust for the Reasonably Foreseen Damages to the value of its principal asset: I am told by [illegible] have [illegible] liation [illegible] ed upon [illegible] n [illegible] the uses. When he considers the impact of an entertainment venue on the same project, he states that the damages would increase but that he cannot put a range on the damage without knowing the nuisance factors created.

I am also told that the fir[illegible] loss. The greatest loss will be a flattening or[illegible] tion growth curve. Over the next ter[illegible] e than $900,000 of appreciation given histori[illegible] ation would be lost if the Garages became the home of competitions for "who's got the loudest exhaust" and "raucous parties" - which they could - don't deny it. Extreme damage to the value of my daughters' Trust would result. If you compensate my daughters' Trust for the reasonably expected loss in value, the Trust will have sufficient value to sell the home now, move elsewhere, and avoid the consequences of a large party complex for "ultra rich boys with loud fancy toys". That compensation could come in the form of a 1031 Exchange for another residence with equal or greater value in the 85260/85255 region north of the Canal together with the cash payment of all costs of relocation and legal fees associated with settlement.

$900,000

Where I Expect This To Go: I will form a PAC to stop the Garages as we miss the deadlines. I don't have a lot of hope that we can find common ground that satisfies my duty to the Trust. I will be reasonable. But do not ask me to compromise my fiduciary duties.

Michael J. Norton, as Trustee
December 2009 Norton Family Irrevocable Trust

CEO
The Athena Foundation Scottsdale, a visionary think tank supporting the development of public policy for our Community
A 501(c)(3) organization

Former Co-Chair and Founding Chair
For The Best of Scottsdale, a Political Action Committee for the Scottsdale City 2019

westworld
Show search results for westworld
Norton Family Trust
420FT
5 LANE ROAD
SITE
McDowell Mountain Ranch Rd

WRITTEN COMMENTS

This card is used to submit written comments to the City Council.
Written comment cards may be submitted to the Clerk at any time. Cards submitted after public testimony has begun will be provided to the Council at the conclusion of the testimony for that item.

NAME (print) Cole Cromartie Gibson MEETING DATE 8/26/25

NAME OF GROUP/ORGANIZATION (if applicable)

ADDRESS 7355 E Thompson Peak Pkwy ZIP 85255

HOME PHONE 480-599-6742 WORK PHONE

E-MAIL ADDRESS(optional)

AGENDA ITEM # 16 ☒ SUPPORT ☐ OPPOSE

COMMENTS (additional space is provided on the back) The proposed low-density commercial project will enhance the character of the West World property while avoiding the traffic impacts of an alternative residential housing development/apartment complex.

This card constitutes a public record under Arizona law.

WRITTEN COMMENTS

This card is used to submit written comments to the City Council.
Written comment cards may be submitted to the Clerk at any time. Cards submitted after public testimony has begun will be provided to the Council at the conclusion of the testimony for that item.

NAME (print) Lauren Kruidenier MEETING DATE 8/26/25

NAME OF GROUP/ORGANIZATION (if applicable) —

ADDRESS 8901 N. 80th Way Scottsdale, AZ ZIP 85258

HOME PHONE 480-298-2916 WORK PHONE

E-MAIL ADDRESS(optional) laurenkruidenier@gmail.com

AGENDA ITEM # 16 ☒ SUPPORT ☐ OPPOSE

COMMENTS (additional space is provided on the back)

Full Support!

This card constitutes a public record under Arizona law.

WRITTEN COMMENTS

This card is used to submit written comments to the City Council.
Written comment cards may be submitted to the Clerk at any time. Cards submitted after public testimony has begun will be provided to the Council at the conclusion of the testimony for that item.

NAME (print) Payton Kruidenier MEETING DATE 8/26/25

NAME OF GROUP/ORGANIZATION (if applicable) Item #16 Support, Collectors Garages

ADDRESS 8909 N 80th Way, Scottsdale, AZ 85258 ZIP 85258

HOME PHONE X WORK PHONE 480-695-8688

E-MAIL ADDRESS(optional)

AGENDA ITEM # 16 ☒ SUPPORT ☐ OPPOSE

COMMENTS (additional space is provided on the back) Really excited to have this in our community. Low traffic, light on water. Great aesthetic for this site.

This card constitutes a public record under Arizona law.

WRITTEN COMMENTS

This card is used to submit written comments to the City Council.
Written comment cards may be submitted to the Clerk at any time. Cards submitted after public testimony has begun will be provided to the Council at the conclusion of the testimony for that item.

NAME (print) Jason Mattes MEETING DATE 8.26.25

NAME OF GROUP/ORGANIZATION (if applicable) McDowell Mtn. Coalition

ADDRESS 8560 E Wood Dr. Scottsdale ZIP 85260

HOME PHONE 480.720.1743 WORK PHONE

E-MAIL ADDRESS(optional)

AGENDA ITEM # 16 ☒ SUPPORT ☐ OPPOSE

COMMENTS (additional space is provided on the back)

This card constitutes a public record under Arizona law.

WRITTEN COMMENTS

This card is used to submit written comments to the City Council.
Written comment cards may be submitted to the Clerk at any time. Cards submitted after public testimony has begun will be provided to the Council at the conclusion of the testimony for that item.

NAME (print) Alec Mace MEETING DATE

NAME OF GROUP/ORGANIZATION (if applicable)

ADDRESS 8507 E Belgian Trl ZIP 85258

HOME PHONE WORK PHONE

E-MAIL ADDRESS(optional)

AGENDA ITEM # 16 ☒ SUPPORT ☐ OPPOSE

COMMENTS (additional space is provided on the back)

This card constitutes a public record under Arizona law.

WRITTEN COMMENTS

This card is used to submit written comments to the City Council.
Written comment cards may be submitted to the Clerk at any time. Cards submitted after public testimony has begun will be provided to the Council at the conclusion of the testimony for that item.

NAME (print) Reema Algebor MEETING DATE 08/26/25

NAME OF GROUP/ORGANIZATION (if applicable)

ADDRESS 8507 E BELGIAN TRL ZIP 85258

HOME PHONE WORK PHONE

E-MAIL ADDRESS(optional)

AGENDA ITEM # 16 ☒ SUPPORT ☐ OPPOSE

COMMENTS (additional space is provided on the back)

This card constitutes a public record under Arizona law.

WRITTEN COMMENTS

This card is used to submit written comments to the City Council.
Written comment cards may be submitted to the Clerk at any time. Cards submitted after public testimony has begun will be provided to the Council at the conclusion of the testimony for that item.

NAME (print) Ava Schumacher MEETING DATE 8/26/25

NAME OF GROUP/ORGANIZATION (if applicable) Item 16 support

ADDRESS 8901 E pima center pkwy. ZIP

HOME PHONE WORK PHONE

E-MAIL ADDRESS(optional)

AGENDA ITEM # 16 ☒ SUPPORT ☐ OPPOSE

COMMENTS (additional space is provided on the back)

This card constitutes a public record under Arizona law.

WRITTEN COMMENTS

This card is used to submit written comments to the City Council.
Written comment cards may be submitted to the Clerk at any time. Cards submitted after public testimony has begun will be provided to the Council at the conclusion of the testimony for that item.

NAME (print) Jack Tate MEETING DATE 08/26/25

NAME OF GROUP/ORGANIZATION (if applicable)

ADDRESS 8901 E. Pima Center ZIP

HOME PHONE WORK PHONE

E-MAIL ADDRESS(optional)

AGENDA ITEM # 16 ☑ SUPPORT ☐ OPPOSE

COMMENTS (additional space is provided on the back)

This card constitutes a public record under Arizona law.

WRITTEN COMMENTS

This card is used to submit written comments to the City Council.
Written comment cards may be submitted to the Clerk at any time. Cards submitted after public testimony has begun will be provided to the Council at the conclusion of the testimony for that item.

NAME (print) Landon Klein MEETING DATE 8/26/25

NAME OF GROUP/ORGANIZATION (if applicable) Westworld

ADDRESS 7140 E. Kierland Blvd ZIP 85251

HOME PHONE _____ WORK PHONE 602-999-0013

E-MAIL ADDRESS(optional) _____

AGENDA ITEM # 16 ☑ SUPPORT ☐ OPPOSE

COMMENTS (additional space is provided on the back) _____

This card constitutes a public record under Arizona law.

WRITTEN COMMENTS

This card is used to submit written comments to the City Council.
Written comment cards may be submitted to the Clerk at any time. Cards submitted after public testimony has begun will be provided to the Council at the conclusion of the testimony for that item.

NAME (print) Brooke Plofke MEETING DATE 8/26/25

NAME OF GROUP/ORGANIZATION (if applicable) Collector Garages

ADDRESS _____ ZIP _____

HOME PHONE _____ WORK PHONE _____

E-MAIL ADDRESS(optional) _____

AGENDA ITEM # 16 ☒ SUPPORT ☐ OPPOSE

COMMENTS (additional space is provided on the back) _____

This card constitutes a public record under Arizona law.

WRITTEN COMMENTS

This card is used to submit written comments to the City Council.
Written comment cards may be submitted to the Clerk at any time. Cards submitted after public testimony has begun will be provided to the Council at the conclusion of the testimony for that item.

NAME (print) Kent Kirimli MEETING DATE 8/27/25

NAME OF GROUP/ORGANIZATION (if applicable)

ADDRESS ZIP

HOME PHONE 925-989-8507 WORK PHONE

E-MAIL ADDRESS(optional)

AGENDA ITEM # 16 ☒ SUPPORT ☐ OPPOSE

COMMENTS (additional space is provided on the back) Full support of this Project! Smart zoning! Low density.

This card constitutes a public record under Arizona law.

WRITTEN COMMENTS

This card is used to submit written comments to the City Council.
Written comment cards may be submitted to the Clerk at any time. Cards submitted after public testimony has begun will be provided to the Council at the conclusion of the testimony for that item.

NAME (print) Jared Friedman MEETING DATE

NAME OF GROUP/ORGANIZATION (if applicable)

ADDRESS 10410 E Sahuillo Dr. ZIP 85255

HOME PHONE WORK PHONE 480-440-3744

E-MAIL ADDRESS(optional)

AGENDA ITEM # 16 ☒ SUPPORT ☐ OPPOSE

COMMENTS (additional space is provided on the back)

This card constitutes a public record under Arizona law.

WRITTEN COMMENTS

This card is used to submit written comments to the City Council.
Written comment cards may be submitted to the Clerk at any time. Cards submitted after public testimony has begun will be provided to the Council at the conclusion of the testimony for that item.

NAME (print) Steve Colby MEETING DATE 8/26/25

NAME OF GROUP/ORGANIZATION (if applicable)

ADDRESS 10897 E clinton st Scottsdale Az ZIP 85259

HOME PHONE 480-268-3214 WORK PHONE

E-MAIL ADDRESS(optional)

AGENDA ITEM # 16 ☒ SUPPORT ☐ OPPOSE

COMMENTS (additional space is provided on the back)

This card constitutes a public record under Arizona law.

WRITTEN COMMENTS

This card is used to submit written comments to the City Council.
Written comment cards may be submitted to the Clerk at any time. Cards submitted after public testimony has begun will be provided to the Council at the conclusion of the testimony for that item.

NAME (print) Korbin Plotke MEETING DATE 8/26/25

NAME OF GROUP/ORGANIZATION (if applicable)

ADDRESS 9063 E Raintree Dr ZIP 85260

HOME PHONE 480-646-0135 WORK PHONE

E-MAIL ADDRESS(optional)

AGENDA ITEM # 16 ☒ SUPPORT ☐ OPPOSE

COMMENTS (additional space is provided on the back) In support

This card constitutes a public record under Arizona law.

WRITTEN COMMENTS

This card is used to submit written comments to the City Council.
Written comment cards may be submitted to the Clerk at any time. Cards submitted after public testimony has begun will be provided to the Council at the conclusion of the testimony for that item.

NAME (print) Tayne Griffin MEETING DATE 8/26/25

NAME OF GROUP/ORGANIZATION (if applicable)

ADDRESS 4655 E Quartz Mt Rd PV, AZ 85253 ZIP

HOME PHONE 480-225.4213 WORK PHONE

E-MAIL ADDRESS(optional) taynegriffin@yahoo.com

AGENDA ITEM # 16 ☒ SUPPORT ☐ OPPOSE

COMMENTS (additional space is provided on the back)

This card constitutes a public record under Arizona law.

WRITTEN COMMENTS

This card is used to submit written comments to the City Council.
Written comment cards may be submitted to the Clerk at any time. Cards submitted after public testimony has begun will be provided to the Council at the conclusion of the testimony for that item.

NAME (print) Ryan Hernandez MEETING DATE 8/26/25

NAME OF GROUP/ORGANIZATION (if applicable)

ADDRESS 8340 E McDonald Dr ZIP 85250

HOME PHONE WORK PHONE

E-MAIL ADDRESS(optional)

AGENDA ITEM # 16 ☒ SUPPORT ☐ OPPOSE

COMMENTS (additional space is provided on the back)

This card constitutes a public record under Arizona law.

WRITTEN COMMENTS

This card is used to submit written comments to the City Council.
Written comment cards may be submitted to the Clerk at any time. Cards submitted after public testimony has begun will be provided to the Council at the conclusion of the testimony for that item.

NAME (print) Gian Paolo Scorzo MEETING DATE 8/26/25

NAME OF GROUP/ORGANIZATION (if applicable)

ADDRESS 8049 N. Via Palma ZIP 85258

HOME PHONE 480-600-5912 WORK PHONE

E-MAIL ADDRESS(optional) gscorzo94@gmail.com

AGENDA ITEM # 16 ☒ SUPPORT ☐ OPPOSE

COMMENTS (additional space is provided on the back)

This card constitutes a public record under Arizona law.

WRITTEN COMMENTS

This card is used to submit written comments to the City Council.
Written comment cards may be submitted to the Clerk at any time. Cards submitted after public testimony has begun will be provided to the Council at the conclusion of the testimony for that item.

NAME (print) LISA JARL MEETING DATE 8/26/25

NAME OF GROUP/ORGANIZATION (if applicable)

ADDRESS 6139 E Calle Del Sol ZIP

HOME PHONE 602 684 2938 WORK PHONE "

E-MAIL ADDRESS(optional)

AGENDA ITEM # 16 ☒ SUPPORT ☐ OPPOSE

COMMENTS (additional space is provided on the back)

This card constitutes a public record under Arizona law.

WRITTEN COMMENTS

This card is used to submit written comments to the City Council.
Written comment cards may be submitted to the Clerk at any time. Cards submitted after public testimony has begun will be provided to the Council at the conclusion of the testimony for that item.

NAME (print) DEREK JABL MEETING DATE 8/26/25

NAME OF GROUP/ORGANIZATION (if applicable)

ADDRESS 6139 E CALLE DEL SUD ZIP 85251

HOME PHONE 480-221-6169 WORK PHONE

E-MAIL ADDRESS(optional)

AGENDA ITEM # 16 ☑ SUPPORT ☐ OPPOSE

COMMENTS (additional space is provided on the back)

This card constitutes a public record under Arizona law.

WRITTEN COMMENTS

This card is used to submit written comments to the City Council.
Written comment cards may be submitted to the Clerk at any time. Cards submitted after public testimony has begun will be provided to the Council at the conclusion of the testimony for that item.

NAME (print) John Reva MEETING DATE 8-26-2025

NAME OF GROUP/ORGANIZATION (if applicable)

ADDRESS 4011 N. 45th St. Phx ~~85018~~ ZIP 85018

HOME PHONE 602-525-7177 WORK PHONE

E-MAIL ADDRESS(optional)

AGENDA ITEM # 16 ☑ SUPPORT ☐ OPPOSE

COMMENTS (additional space is provided on the back)

This card constitutes a public record under Arizona law.

WRITTEN COMMENTS

This card is used to submit written comments to the City Council.
Written comment cards may be submitted to the Clerk at any time. Cards submitted after public testimony has begun will be provided to the Council at the conclusion of the testimony for that item.

NAME (print) Darran Colly MEETING DATE 8/26/25

NAME OF GROUP/ORGANIZATION (if applicable)

ADDRESS 11027 Nth 83rd Pl. Scottsdale AZ ZIP 85260

HOME PHONE 602-399-6722 WORK PHONE Same

E-MAIL ADDRESS(optional) Darran@ValleyCoGroup.com

AGENDA ITEM # 16 ☒ SUPPORT ☐ OPPOSE

COMMENTS (additional space is provided on the back)

This card constitutes a public record under Arizona law.

WRITTEN COMMENTS

This card is used to submit written comments to the City Council.
Written comment cards may be submitted to the Clerk at any time. Cards submitted after public testimony has begun will be provided to the Council at the conclusion of the testimony for that item.

NAME (print) Lauren Dalzell Reva MEETING DATE 8/26/2025

NAME OF GROUP/ORGANIZATION (if applicable)

ADDRESS 4011 N. 45th St. Phx, AZ ZIP 85018

HOME PHONE WORK PHONE

E-MAIL ADDRESS(optional)

AGENDA ITEM # 16 ☑ SUPPORT ☐ OPPOSE

COMMENTS (additional space is provided on the back)

This card constitutes a public record under Arizona law.

WRITTEN COMMENTS

This card is used to submit written comments to the City Council.
Written comment cards may be submitted to the Clerk at any time. Cards submitted after public testimony has begun will be provided to the Council at the conclusion of the testimony for that item.

NAME (print) Cathy & FRED DALZELL MEETING DATE 8-16-2015

NAME OF GROUP/ORGANIZATION (if applicable)

ADDRESS ZIP

HOME PHONE WORK PHONE

E-MAIL ADDRESS(optional)

AGENDA ITEM # 16 ☑ SUPPORT ☐ OPPOSE

COMMENTS (additional space is provided on the back)
WE ARE IN SUPPORT OF Collectors ~~[illegible]~~, AS it will BE ANOTHER WONDERFUL AMENITY TO THE CITY OF SCOTTSDALE AND THE EVENTS AT WESTWORLD IN CLOSE PROXIMITY TO Collectors GARAGE THAT

This card constitutes a public record under Arizona law.

WRITTEN COMMENTS

This card is used to submit written comments to the City Council.
Written comment cards may be submitted to the Clerk at any time. Cards submitted after public testimony has begun will be provided to the Council at the conclusion of the testimony for that item.

NAME (print) Joshua McGinley MEETING DATE 08/26/25

NAME OF GROUP/ORGANIZATION (if applicable)

ADDRESS 8498 E overlook Dr ZIP 85255

HOME PHONE WORK PHONE 602-448-8850

E-MAIL ADDRESS(optional)

AGENDA ITEM # 16 ☒ SUPPORT ☐ OPPOSE

COMMENTS (additional space is provided on the back)

This card constitutes a public record under Arizona law.

WRITTEN COMMENTS

This card is used to submit written comments to the City Council.
Written comment cards may be submitted to the Clerk at any time. Cards submitted after public testimony has begun will be provided to the Council at the conclusion of the testimony for that item.

NAME (print) Clark Stokes MEETING DATE 8/26/25

NAME OF GROUP/ORGANIZATION (if applicable)

ADDRESS 7113 N 79TH PL Scottsdale ZIP 85258

HOME PHONE WORK PHONE 661 755 2222

E-MAIL ADDRESS(optional)

AGENDA ITEM # ☒ SUPPORT ☐ OPPOSE

COMMENTS (additional space is provided on the back)

This card constitutes a public record under Arizona law.

WRITTEN COMMENTS

This card is used to submit written comments to the City Council.
Written comment cards may be submitted to the Clerk at any time. Cards submitted after public testimony has begun will be provided to the Council at the conclusion of the testimony for that item.

NAME (print) Hailey Persac MEETING DATE 8-26-2025

NAME OF GROUP/ORGANIZATION (if applicable) Collector Car Garages

ADDRESS 15555 N Frank Lloyd Wright, Scottsdale AZ ZIP 85260

HOME PHONE 832-257-5355 WORK PHONE

E-MAIL ADDRESS(optional) HayKathryne@yahoo.com

AGENDA ITEM # 16 ☑ SUPPORT ☐ OPPOSE

COMMENTS (additional space is provided on the back) This project has my complete support. It will impact Scottsdale in amazing ways!

This card constitutes a public record under Arizona law.

WRITTEN COMMENTS

This card is used to submit written comments to the City Council.
Written comment cards may be submitted to the Clerk at any time. Cards submitted after public testimony has begun will be provided to the Council at the conclusion of the testimony for that item.

NAME (print) Karson Plotke MEETING DATE 8/26/25

NAME OF GROUP/ORGANIZATION (if applicable) Collector Car Garages

ADDRESS [redacted] 15555 N Frank Lloyd Wright ZIP 85260

HOME PHONE 480-374-0524 WORK PHONE

E-MAIL ADDRESS(optional) kplaz@gmail.com

AGENDA ITEM # 16 ☑ SUPPORT ☐ OPPOSE

COMMENTS (additional space is provided on the back) I'm in complete support of this project. These businesses from what I've already seen are extremely non-intrusive by nature. Beautiful construction as well, positives only in my opinion and I've lived minutes away my whole life.

This card constitutes a public record under Arizona law.

ITEM 17

C-O Internalized Community Storage Text Amendment

6-TA-2024

City Council

Presenters: Taylor Reynolds and Meredith Tessier

August 26, 2025

CITY OF SCOTTSDALE

Zoning Code Text Amendments

- Implement and comply with the General Plan
- Address citywide land use concerns and/or encourage specific land uses that are lacking in the city
- Encourage the introduction of new land uses that are compatible with surrounding development, and reduce unintended consequences within the zoning framework
- Not tailored to accommodate a single site or development proposal – Zoning Districts intended to be uniform

Action Requested

A request to amend the Zoning Ordinance Land Use Table to allow for internalized community storage facilities, vehicle storage, and warehousing as permitted uses in the Commercial Office (C-O) zoning district.

The proposed amendment would apply city-wide, and the catalyst site is located at 10001 N. 92nd Street.

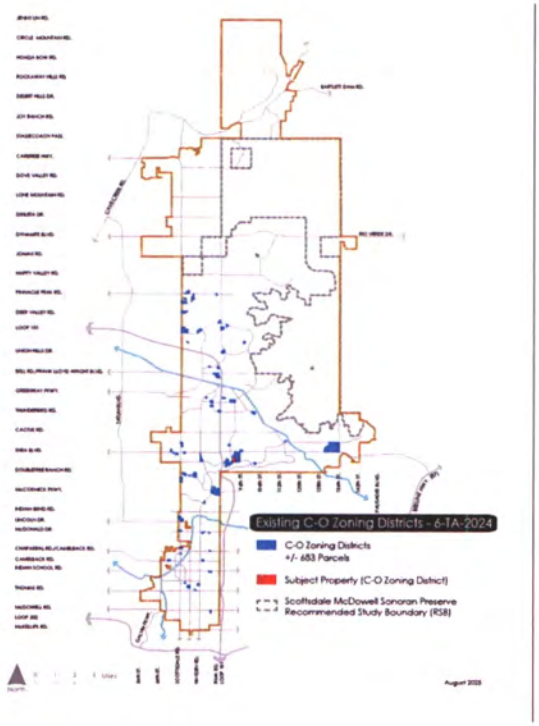
CITY OF SCOTTSDALE

Storage use Comparison Summary

Use Type	Definition	Key Characteristics
Internalized Community Storage (*Self-Storage*)	*An establishment that offers storage in an enclosed building, with access to storage units only from the interior of the building. The use may include a dwelling unit/office for on-site supervision but may not include outdoor storage.*	Interior only access, enclosed design, adaptive reuse potential.
Warehouse	*A building used for the storage of goods of any type, and where no retail operation is conducted.*	Bulk storage, distribution, industrial form, limited employee/customer activity, exterior access.
Mini-Warehouse	*NOT IN ZONING ORDINANCE: treated as warehouse*	Individual units, utilitarian design, exterior access.

C-O District Purpose

- Provide an environment desirable for and conducive to the development of office and related uses
- Promote compatibility with residential uses
- Supports professional, medical, and administrative office uses that contribute to employment and generate daytime activity



Request Timeline

PC 5/28/2025 Hearing

- Limited in application
  - 8 +/- applicable locations citywide
- Lacked standards to protect adjacent residential uses
- Request Continued

Collaboration

- Revised to have broader application
- Focus on adaptive reuse of existing buildings
- Included standards for residential adjacency

PC 7/9/2025 Hearing

- Applicant Draft included warehousing
- Planning Commission Recommended approval of Staff's Draft – excludes warehousing

Applicant vs Staff's Recommended Draft

Applicant's Draft:

- Allows conversion of existing office building to Internalized Community Storage
- Allows for existing parking to be converted to Vehicle Storage
- Site criteria added to ensure residential compatibility
- INCLUDES New Warehousing
  - Externally Built & Accessed
  - Drive-Up Units

Staff + PC Recommended Draft:

- Allows conversion of existing office building to Internalized Community Storage
- Allows for existing parking to be converted to Vehicle Storage
- Site criteria added to ensure residential compatibility
- EXCLUDES Warehousing

Citywide Implication: Warehousing adjacent to Residential

Commercial Office (C-O):

- Office uses are typically low-impact and daytime-only
- Serve as a transitional buffer to residential neighborhoods
- Designed for compatibility with nearby homes
- Minimal noise, traffic, or visual disruption

Warehousing (C-3, C-4, I-1, I-G):

- Areas of more intense day and night activity
- Not typically adjacent to residential neighborhoods
- Designed for compatibility with other employment opportunities
- Offsite noise, delivery traffic, utilitarian design

Internalized Storage + Warehousing

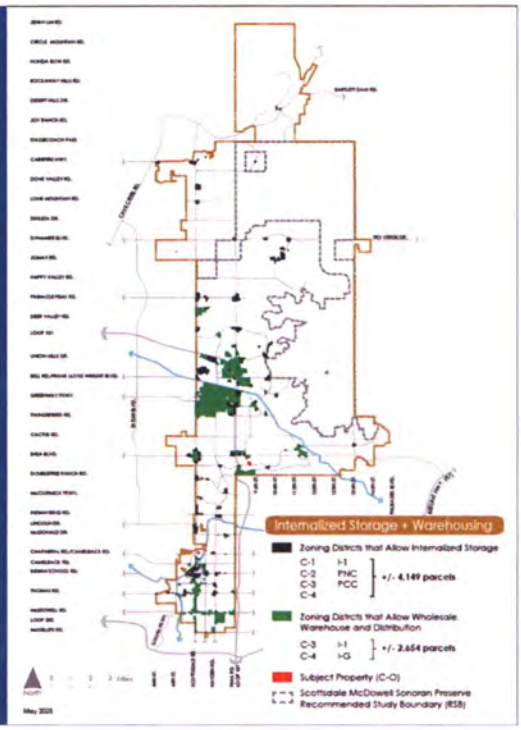
Zoning Districts that Allow Internalized Storage:

- C-1
- C-2
- C-3
- C-4
- I-1
- PNC
- PCC

Zoning Districts that Allow Wholesale, Warehouse, and Distribution:

- C-3
- C-4
- I-1
- I-G

- Warehousing commonly implemented within Employment: Light Industrial/Office
- C-O Districts commonly implemented within Employment: Office



General Plan 2035 – Land Use Definitions

EMPLOYMENT: The employment category permits a range of employment uses from light industrial to office uses. There are two types of Employment Land Uses:

OFFICE: The Employment-Office Land Use Category includes a variety of office uses. Office uses that embody residential scale and character, and generate low to moderate traffic volumes, may be located along collector or arterial streets or next to residential areas. When next to residential land uses, design of offices should incorporate elements that minimize negative impacts on the neighborhood. Offices needing strong transportation access to accommodate citywide and regional labor pools should be generally located in and around Growth and Activity Areas and in areas with arterial street or freeway access.

SUBJECT SITE LAND USE DESIGNATION

LIGHT INDUSTRIAL/OFFICE: The Employment-Light Industrial/Office areas provide a variety of employment opportunities, business enterprises, aviation uses [see Greater Airpark Character Area Plan], light manufacturing, warehousing, and other light industrial and heavy commercial type activities. Light Industrial/Office uses should be located and designed to limit impacts on and access to residential neighborhoods. These areas should also have excellent access to labor pools and transportation networks. Major streets serving Light Industrial/Office areas should accommodate truck traffic. Transit facilities and other multimodal options are also needed at significant employment centers to accommodate commuters and minimize traffic congestion.

General Plan 2035 – Amendment Criteria

For Scottsdale, an amendment to the General Plan shall be defined as a Major Amendment if it meets any one of the following criteria:

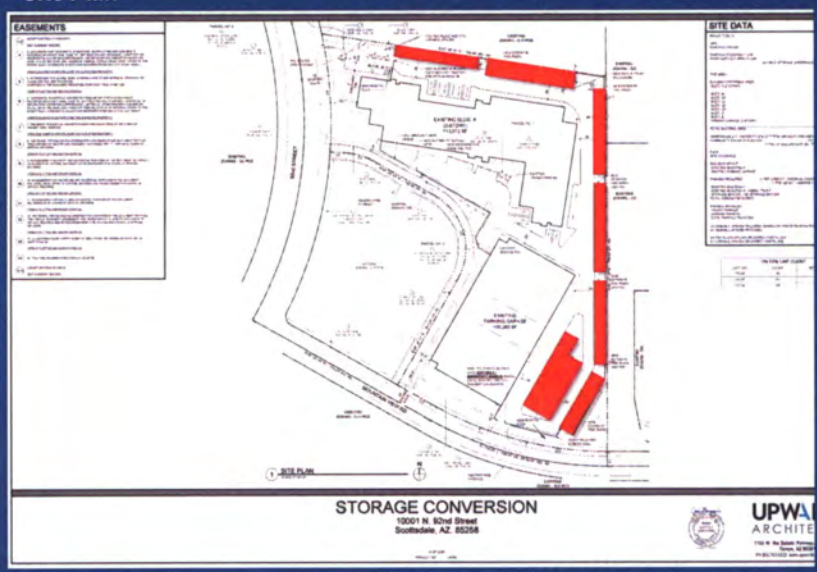
5. **Change to the Amendment Criteria and/or Land Use Category Definitions Criteria**

   A modification to the General Plan Amendment Criteria Section of the General Plan Land Use Element (pages 56-58) and/or a text change to the use, density, or intensity of the General Plan Land Use Category definitions (pages 52-55).

Existing Zoning

6-TA-2024

Site Plan



- New warehouse is not consistent with the intent of adaptive reuse- will create new buildings
- Warehouse not consistent with the General Plan Land Use Category Definition
- Citywide – warehousing adjacent to residential use is out of character for the GP land use category of Employment Office

Example of Office Conversion to Internalized Community Storage and new Mini-Warehouses

Office Conversion to Internalized Community Storage

New drive-up Mini-Warehouses

- New warehouse is not consistent with the intent of adaptive reuse- will create new buildings
- Warehouse not consistent with the General Plan Land Use Category Definition
- Warehouse not consistent with the purpose of the C-O District

- New warehouse is not consistent with the intent of adaptive reuse- will create new buildings
- Warehouse not consistent with the General Plan Land Use Category Definition
- Warehouse not consistent with the Purpose of the C-O District

Options for City Council

Option 1

Approach Consistent with General Plan:

- **If applicant agrees**, approve as recommended by staff and Planning Commission
  - EXCLUDES Warehousing

Option 2

Approach Inconsistent with General Plan:

- Approve as submitted by applicant
  - INCLUDES Warehousing

Option 3

Approach to Comply with General Plan:

- Continue case
- Applicant to process a major GP amendment
  - INCLUDES Warehousing

Option 4

Deny

Option 1: Planning Commission/Staff Recommended Approach Consistent with General Plan and Contingent on Agreement by Applicant

1. Adopt Ordinance No. 4688 to amend the City of Scottsdale Zoning Ordinance (Ordinance No. 455) Article XI, Land Use Tables to allow for internalized community storage facilities and vehicle storage (but not warehouse) as permitted uses in the Commercial Office (C-O) zoning district. The proposed amendment would apply city-wide, and the catalyst site is located at 10001 N. 92nd Street, and

2. Adopt Resolution No. 13482 declaring as a public record that certain document filed with the City Clerk of the City of Scottsdale and entitled, "C-O Internalized Community Storage Text Amendment".

Option 2: Applicant Request – Not Consistent with General Plan

3. Adopt Ordinance No. 4678 to amend the City of Scottsdale Zoning Ordinance (Ordinance No. 455) Article XI, Land Use Tables to allow for internalized community storage facilities, warehouses, and vehicle storage as permitted uses in the Commercial Office (C-O) zoning district. The proposed amendment would apply city-wide, and the catalyst site is located at 10001 N. 92nd Street, and

4. Adopt Resolution No. 13435 declaring as a public record that certain document filed with the City Clerk of the City of Scottsdale and entitled, "C-O Internalized Community Storage Text Amendment".

Option 3: Allows for Applicant Request Reconsideration in Compliance with General Plan

5. Continue case 6-TA-2024 to a date to be determined to allow the applicant time to process a major General Plan Amendment to amend the Employment land use definition within the Land Use Element to include warehouse uses. This would ensure that the proposed Text Amendment is consistent with and conforms to the adopted General Plan prior to City Council consideration of the applicant's preferred version of the Text Amendment.

C-O Internalized Community Storage Text Amendment

6-TA-2024

City Council

Presenters: Taylor Reynolds and Meredith Tessier

August 26, 2025

CITY OF SCOTTSDALE

Commercial Office Vacancy + Price Per Square Foot

Scottsdale

- 15.4% vacancy, $30.43/sq. ft.

Phoenix Metro

- 16.4% vacancy, $28.92/sq. ft.

Internalized Community Storage Conversion								P[19]							
Vehicle storage adjacent to residential districts					CU[11]	P[11]		P[20]				CU[11]			
Vehicle storage not adjacent to residential districts					CU[11]	P[11]		P[20]				P[11]			
Wholesale, warehouse and distribution					P	P		P[21]				P	P		

(19) Internalized Community Storage Conversion permitted subject to the following requirements:

a. An Internalized Community Storage Conversion use shall only be established on a lot that has an existing building or buildings, and that received a Certificate of Occupancy for an office use on or before September 30, 2025.
b. An Internalized Community Storage Conversion use shall only be established upon demonstration by the property owner that the existing building or buildings located on the lot are economically or functionally obsolete, to the satisfaction of the Zoning Administrator, or designee.
c. No additional building area shall be permitted beyond what exists on the site at the time of application, except for loading and unloading areas and carport structures.
d. All loading and unloading areas shall be at least one hundred (100) feet from a Residential District, and shall be enclosed by a minimum eight (8) foot tall wall, subject to Development Review Board approval.

(20) Vehicle Storage permitted subject to the following requirements:

a. Vehicle Storage shall only be permitted as an accessory use to a primary Internalized Community Storage Conversion use on the same lot.
b. Vehicle Storage shall not be located within fifty (50) feet of any Residential District.
c. No additional vehicle storage area shall be permitted beyond existing parking areas and existing parking structures on the site.
d. Required parking spaces pursuant to Sec. 9.103, shall not be used for Vehicle Storage.
e. All vehicle storage that is located on the rooftop of a parking structure shall require a vertical clearance bar limiting vehicle height to 98 inches or less.
f. Any Vehicle Storage located within a parking structure that is within seventy-five (75) feet of a Residential District, as well as all surface Vehicle Storage areas, shall be covered with a carport structure that is no taller than ten (10) feet in height. A carport structure shall not include enclosed storage.
g. Vehicle Storage shall only be permitted for the storage of automobiles, inclusive of cars, trucks, SUVs, and motorcycles.
h. Vehicle Storage shall exclude the storage of recreational vehicles (RVs), all-terrain vehicles (ATVs), boats, trailers, heavy or light equipment vehicles, and shall also exclude the storage of household items.
i. Stored vehicles shall be operational and vehicle storage areas and facilities shall not be used for vehicle repair or maintenance.
j. Walls and fences over three (3) feet in height shall have a minimum setback of forty (40) feet from any property line adjacent to a street.
k. Exterior lighting shall be full cutoff, recessed and directed downward, and shall adhere to the Zoning Ordinance requirements set forth in Section 7.602.

(21) Warehouse permitted subject to the following requirements:

a. Warehouse shall only be permitted as an accessory use to a primary Internalized Community Storage Conversion use on the same lot. Wholesale or distribution are not permitted in the Commercial Office (C-O) zoning district.
b. Warehouse shall only be permitted in a mini-warehouse, self-storage, drive-up configuration.
c. The maximum gross floor area of the warehouse use shall be limited to thirty percent (30%) of the total gross floor area of the Internalized Community Storage Conversion building(s) located on the same lot as the warehouse use.
d. All warehouse storage shall occur within a fully enclosed building. No external storage shall be permitted.
e. All warehouse buildings shall be a maximum of one-story and twelve (12) feet in height (exclusive of rooftop appurtenances).
f. A landscape break shall be provided for every two hundred (200) feet of building length. The landscape break shall be a minimum width of twenty (20) feet and shall contain a minimum of one (1) mature tree and other landscaping as required by Article X.
g. All warehouse buildings and associated equipment screening shall be architecturally consistent with the Internalized Community Storage Conversion building(s) located on the same lot as the warehouse use, subject to Development Review board approval.

APPLICANT'S TEXT AMENDMENT DRAFT

Internalized Community Storage Conversion								P[19]							
Vehicle storage adjacent to residential districts					CU[11]	P[11]		P[20]				CU[11]			
Vehicle storage not adjacent to residential districts					CU[11]	P[11]		P[20]				P[11]			

(19) Internalized Community Storage Conversion permitted subject to the following requirements:

a. An Internalized Community Storage Conversion use shall only be established on a lot that has an existing building or buildings, and that received a Certificate of Occupancy for an office use on or before September 30, 2025.
b. An Internalized Community Storage Conversion use shall only be established upon demonstration by the property owner that the existing building or buildings located on the lot are economically or functionally obsolete, to the satisfaction of the Zoning Administrator, or designee.
c. No additional building area shall be permitted beyond what exists on the site at the time of application, except for loading and unloading areas and carport structures.
d. All loading and unloading areas shall be at least one hundred (100) feet from a Residential District, and shall be enclosed by a minimum eight (8) foot tall wall, subject to Development Review Board approval.

(20) Vehicle Storage permitted subject to the following requirements:

a. Vehicle Storage shall only be permitted as an accessory use to a primary Internalized Community Storage Conversion use on the same lot.
b. Vehicle Storage shall not be located within fifty (50) feet of any Residential District.
c. No additional vehicle storage area shall be permitted beyond existing parking areas and existing parking structures on the site.
d. Required parking spaces pursuant to Sec. 9.103, shall not be used for Vehicle Storage.
e. All vehicle storage that is located on the rooftop of a parking structure shall require a vertical clearance bar limiting vehicle height to 98 inches or less.
f. Any Vehicle Storage located within a parking structure that is within seventy-five (75) feet of a Residential District, as well as all surface Vehicle Storage areas, shall be covered with a carport structure that is no taller than ten (10) feet in height. A carport structure shall not include enclosed storage.
g. Vehicle Storage shall only be permitted for the storage of automobiles, inclusive of cars, trucks, SUVs, and motorcycles.
h. Vehicle Storage shall exclude the storage of recreational vehicles (RVs), all-terrain vehicles (ATVs), boats, trailers, heavy or light equipment vehicles, and shall also exclude the storage of household items.
i. Stored vehicles shall be operational and vehicle storage areas and facilities shall not be used for vehicle repair or maintenance.
j. Walls and fences over three (3) feet in height shall have a minimum setback of forty (40) feet from any property line adjacent to a street.
k. Exterior lighting shall be full cutoff, recessed and directed downward, and shall adhere to the Zoning Ordinance requirements set forth in Section 7.602.

STAFF'S TEXT AMENDMENT DRAFT

Desert Cove and 115th St-zoned C-4

Scottsdale Rd and Adobe Dr.-zoned C-4

Shea and 116th St-zoned C-1

DC Ranch Corporate Center-zoned I-1

Neighborhood Outreach

- City and Applicant Notification of 1,250' radius and Interested parties
- Open House Meetings:
  December 19, 2024 and December 20, 2024
- Legal Ads, Web Resources
- Public comments received

Text Amendment – Internalized Community Storage

(Case No. 6-TA-2024)

TEXT AMENDMENT
CATALYST PROJECT LOCATION:

10001 N 92nd Street

VICINITY MAP

ITEM 17
APPLICANT

Central Scottsdale Office Submarket

(Case No. 6-TA-2024)

CENTRAL SCOTTSDALE
OFFICE SUBMARKET OVERVIEW

Newmark | May 2025

Office Market Conditions Remain Challenged

ELEVATED VACANCY

- The submarket's vacancy rate stands at 15.3%, well above the historical average and nearly double the 2019 level.
- Despite a brief recovery in 2024, demand reversed course in 2025, with net absorption of negative 195,128 SF year-to-date.
- Large blocks of space remain difficult to lease. Former single-tenant buildings and large floor plates have struggled to backfill.

SHIFT IN TENANT BEHAVIOR

- Average lease sizes are down by roughly 20% compared to pre-pandemic norms.
- Users continue to seek smaller, more efficient layouts, reducing demand for traditional office configurations.

STALLED DEVELOPMENT REFLECTS MARKET UNCERTAINTY

- Only one project is underway – a 100,000 SF medical office building at Pima Center, most of which is pre-leased.
- Developers have largely stayed on the sidelines, reflecting weak tenant demand and rising construction risk.
- Since 2009, fewer than 250,000 SF of office space has been delivered in the submarket, compared to more than 3 million SF from 2000 to 2008.
- The lack of new projects is not due to a balanced market, but rather a response to persistent leasing challenges and elevated vacancy.

Market Metrics Signal Prolonged Softness

RENT GROWTH UNDER PRESSURE

- Asking rent growth has been muted at 1.1% year-over-year, barely keeping pace with inflation.
- Rents currently average $30.51/SF, in line with the metro average but insufficient to support rising capital improvement costs.

LONG-TERM DEMAND INDICATORS ARE FLAT

- Market absorption trends remain inconsistent. Since 2021, four out of five years have posted negative net absorption.
- Office-using employment has slowed, and tenant requirements continue to trend downward in size and duration.

Conclusion

The Central Scottsdale office market continues to face long term structural challenges. Elevated vacancy, shifting tenant needs, limited new demand, and stagnant rent growth suggest a prolonged period of softness. Market fundamentals do not currently support meaningful office recovery in the near term.

Property History

June 2014: Equus purchases Property 100% occupied for $24.150 million

May 2020: Exeter purchases Property 100% occupied for $19.2 million

March 2022: Property becomes 100% vacant with CVS and HonorHealth vacate

Exeter demolishes building interior with intent to lease building

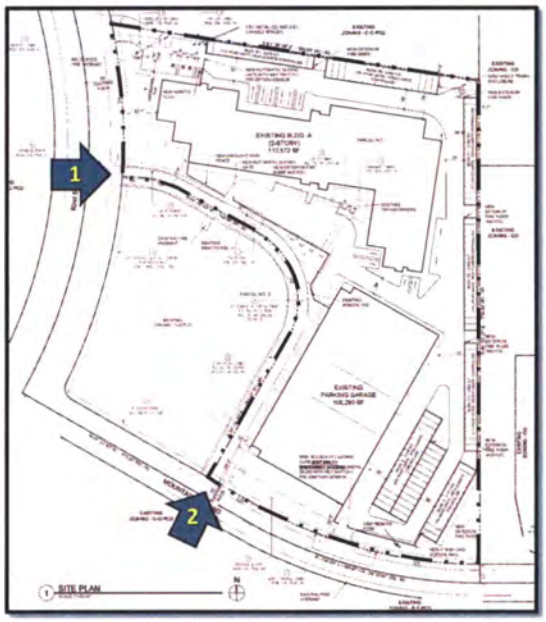
Leasing efforts occurred over a two-year period

May 2023: Property listed for sale

April 2024: Platinum Advisors purchases Property for $8 million

2014 to 2024: Property value decreased from $208/s.f. to $69/s.f. (approximately 67% decrease in value)

Text Amendment – Internalized Community Storage (Case No. 6-TA-2024)

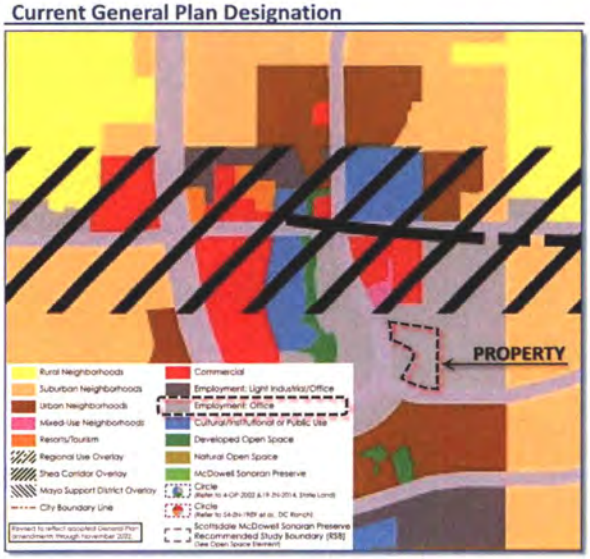


CATALYST PROJECT LOCATION:
10001 N 92nd Street

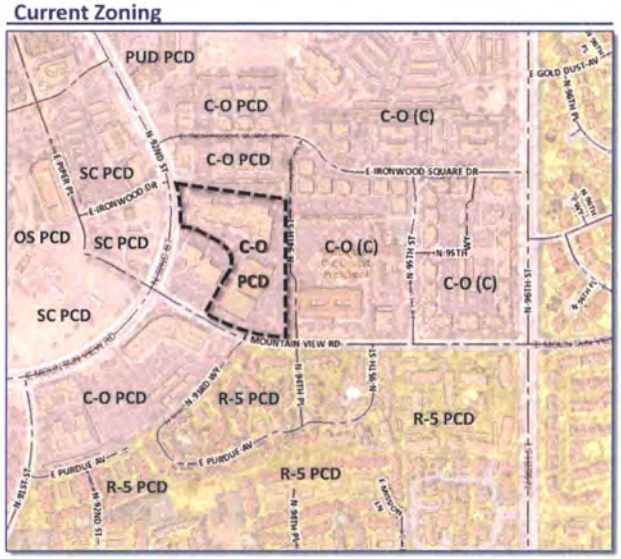
- Vacant for 4 years
- Onsite parking garage
- Existing parking: 641 spaces (2X Code requirements)

Text Amendment is Consistent with General Plan and Zoning (Case No. 6-TA-2024)

Current General Plan Designation



Current Zoning



Internalized Community Storage – Allowed in Multiple Districts (Case No. 6-TA-2024)

Article XI – Land Use Tables

Section 11.200 Commercial, Industrial and Parking Land Uses (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	PNC	PCC	PCoC	I-1	I-G	P-1	P-2
Internalized community storage			P	P	P	P		P[19]	P	P		P			
Vehicle storage adjacent to residential districts					CU[11]	P[11]		P[20]				CU[11]			
Vehicle storage not adjacent to residential districts					CU[11]	P[11]		P[20]				P[11]			
Wholesale, warehouse and distribution								P[21]							

C-O Has Very Limited Use List (18) – Compared to 100 in Zoning Ord. (Case No. 6-TA-2024)

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	PNC	PCC	PCoC	I-1	I-G	P-1	P-2
Animal and veterinary hospital								P[4]							
Civic and social organization				P[1]	P[1]			P[1]		P[1]					
Courier and messenger			P	P	P			P	P	P	P	P	P		
Cultural institution				P[1]	P[1]			P[1]		P[1]					
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]		
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]		
Educational service, other than elementary and secondary school	P		P	P	P	P		P	P	P	P	P	P		
Financial institution	P	P	P	P	P			P	P	P		P/CU[6, 14]			
Funeral home and funeral services				CU	CU			CU							
Health and fitness studio			P	P	P			P	P	P		P	P		
Hospital								CU[1]							
Internalized community storage			P	P	P	P		P[19]	P	P		P			
Marijuana use, excluding marijuana cultivation								CU							
Medical and diagnostics laboratory	P	P		P	P			P		P		P	P		
Multifamily Conversion	P[1, 16]	P[1, 16]	P[1, 16]	P[1, 16]	P[1, 16]	P[1, 16]	P[1, 16]	P[1, 16]	P[1, 16]	P[1, 16]	P[1, 16]				
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		
Office	P	P	P	P	P			P	P	P	P	P	P		
Place of worship	P[1, 7]	P[1]	P[1]	P[1]	P[1]			P[1]	P[1]	P[1]		P[1]	P[1]		
Residential health care facility			P[1, 9]	P[1, 9]	P[1, 9]			P[1, 9]	P[1, 9]	P[1, 9]					
Scientific research and development						P		CU				P	P		
Vehicle storage adjacent to residential districts					CU[11]	P[11]		P[20]				CU[11]			
Vehicle storage not adjacent to residential districts					CU[11]	P[11]		P[20]				P[11]			
Wholesale, warehouse and distribution					P	P		P[21]				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		

Protracted Vacancy Leads to Crime (Case No. 6-TA-2024)

Recent Trespassing and Vandalism at Catalyst Property

Applicable Zoning Ordinance Definitions/Parking Requirements (Case No. 6-TA-2024)

ZONING ORDINANCE

Internalized Community Storage is an establishment that offers storage in an enclosed building, with access to storage units only from the interior of the building. The use **may include a dwelling unit/office** for on-site supervision, but may not include outdoor storage. ***Required Parking: 1:2500 GFA***

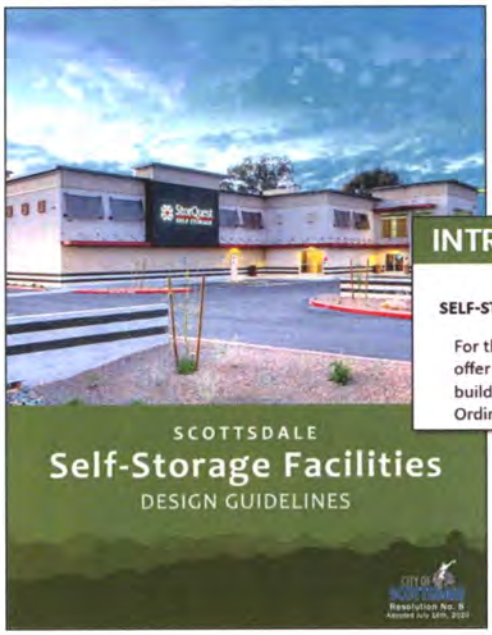
Vehicle Storage Facility is a commercial **building or parcel used for storing four (4) or more vehicles** that are not occupied for living purposes or used as dwellings. ***No parking standard for Vehicle Storage***

Warehouse shall mean a building or building used for the storage of goods of any type, and where no retail operation is conducted. ***Required Parking: 1:800 GFA for Warehouse (no standard for office)***

Warehouse, Mini – recognized by Zoning Ordinance (Table 9.103.A Schedule of Parking Requirements), but not defined. ***Required Parking: 1:300 GFA office + 1:50 storage units***

City of Scottsdale Self-Storage Design Requirements

(Case No. 6-TA-2024)



INTRODUCTION

SELF-STORAGE LAND USE

For the purpose of this document, the term "self-storage facility" includes establishments that offer storage in an enclosed building, with access to storage units only from the interior of the building. These facilities are referenced as "internalized community storage" in the city's Zoning Ordinance and can also be referred to as miniwarehouses.

Article XI, Section 11.201 Use Regulations

(Case No. 6-TA-2024)

ORIGINAL

(19) **Internalized Community Storage** permitted subject to the following requirements:

a. The internalized community storage use shall only be located on a lot that is eight (8) acres or less in size.

b. The internalized community storage use shall only be located on a lot that has an existing above-ground parking structure.

c. The internalized community storage use shall only be located on a lot that has an existing building, and that existing building shall have previously received a certificate of occupancy for an office use.

d. All buildings, including any existing buildings, shall have a maximum building height (exclusive of rooftop appurtenances) that does not exceed thirty-six (36) feet.

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

PROPOSED

(19) **Internalized Community Storage** permitted subject to the following requirements:

a. An Internalized Community Storage Conversion use shall only be established on a lot that has an existing building or buildings, and that received a Certificate of Occupancy for an office use on or before September 30, 2025.

b. An Internalized Community Storage Conversion use shall only be established upon demonstration by the property owner that the existing building or buildings located on the lot are economically or functionally obsolete, to the satisfaction of the Zoning Administrator, or designee.

c. No additional building area shall be permitted beyond what exists on the site at the time of application, except for loading and unloading areas and carport structures.

d. All loading and unloading areas shall be at least seventy-five (75) feet from a Residential District, and shall be enclosed by a minimum eight (8) foot tall wall, subject to Development Review Board approval.

Article XI, Section 11.201 Use Regulations (Case No. 6-TA-2024)

ORIGINAL

(20) **Vehicle Storage** permitted subject to the following requirements:

a. Vehicle storage shall only be permitted as an accessory use to a primary internalized community storage use.

b. Vehicle storage shall only be located within an existing above-ground parking structure, which shall be located on the same lot as the primary internalized community storage use.

c. Vehicle storage shall only be permitted for the storage of automobiles, inclusive of cars, trucks, SUVs, and motorcycles.

d. Vehicle storage shall exclude the storage of recreational vehicles (RVs), all-terrain vehicles (ATVs), boats, trailers, heavy or light equipment vehicles, and shall also exclude the storage of household items.

e. Required parking spaces pursuant to Sec. 9.103. shall not be used for vehicle storage.

f. Vehicle storage areas shall be screened on all sides visible from adjacent properties or streets with materials that are architecturally consistent with the existing above-ground parking structure façade and the internalized community storage facility located on the lot, unless otherwise approved by the Development Review Board.

PROPOSED

(20) **Vehicle Storage** permitted subject to the following requirements:

a. Vehicle Storage shall only be permitted as an accessory use to a primary Internalized Community Storage Conversion use on the same lot.

b. Vehicle Storage shall not be located within fifty (50) feet of any Residential District.

c. No additional vehicle storage area shall be permitted beyond existing parking areas and existing parking structures on the site.

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

e. All vehicle storage that is located on the rooftop of a parking structure shall require a vertical clearance bar limiting vehicle height to 98 inches or less.

f. Any Vehicle Storage located within a parking structure that is within seventy-five (75) feet of a Residential District, as well as all surface Vehicle Storage areas, shall be covered with a carport structure that is no taller than ten (10) feet in height. A carport structure shall not include enclosed storage.

Article XI, Section 11.201 Use Regulations (Case No. 6-TA-2024)

ORIGINAL

(20) **Vehicle Storage** permitted subject to the following requirements:

a. Vehicle storage shall only be permitted as an accessory use to a primary internalized community storage use.

b. Vehicle storage shall only be located within an existing above-ground parking structure, which shall be located on the same lot as the primary internalized community storage use.

c. Vehicle storage shall only be permitted for the storage of automobiles, inclusive of cars, trucks, SUVs, and motorcycles.

d. Vehicle storage shall exclude the storage of recreational vehicles (RVs), all-terrain vehicles (ATVs), boats, trailers, heavy or light equipment vehicles, and shall also exclude the storage of household items.

e. Required parking spaces pursuant to Sec. 9.103. shall not be used for vehicle storage.

f. Vehicle storage areas shall be screened on all sides visible from adjacent properties or streets with materials that are architecturally consistent with the existing above-ground parking structure façade and the internalized community storage facility located on the lot, unless otherwise approved by the Development Review Board.

PROPOSED (CONTINUED)

(20) **Vehicle Storage** permitted subject to the following requirements:

g. Vehicle Storage shall only be permitted for the storage of automobiles, inclusive of cars, trucks, SUVs, and motorcycles.

h. Vehicle Storage shall exclude the storage of recreational vehicles (RVs), all-terrain vehicles (ATVs), boats, trailers, heavy or light equipment vehicles, and shall also exclude the storage of household items.

i. Stored vehicles shall be operational and vehicle storage areas and facilities shall not be used for vehicle repair or maintenance.

j. Walls and fences over three (3) feet in height shall have a minimum setback of forty (40) feet from any property line adjacent to a street.

k. Exterior lighting shall be full cutoff, recessed and directed downward, and shall adhere to the Zoning Ordinance requirements set forth in Section 7.602.

Article XI, Section 11.201 Use Regulations (Case No. 6-TA-2024)

ORIGINAL

(21) **Warehouse** permitted subject to the following requirements:

a. Warehouse shall only be permitted as an accessory use to a primary internalized community storage use. Wholesale or distribution are not permitted in the Commercial Office (C-O) zoning district.

b. Warehouse shall only be permitted in a mini-warehouse, self-storage, drive-up configuration.

c. The maximum gross floor area of the warehouse use shall be limited to thirty percent (30%) of the total gross floor area of the internalized community storage building(s) located on the same lot as the warehouse use.

d. All warehouse storage shall occur within a fully enclosed building. No external storage shall be permitted.

e. All warehouse buildings shall be a maximum of one-story and twelve (12) feet in height (exclusive of rooftop appurtenances).

f. A landscape break shall be provided for every two hundred (200) feet of building length. The landscape break shall be a minimum width of twenty (20) feet and shall contain a minimum of one (1) mature tree and other landscaping as required by Article X.

g. All warehouse buildings and associated equipment screening shall be architecturally consistent with the internalized community storage building(s) located on the same lot as the warehouse use, subject to Development Review Board approval.

PROPOSED

(21) **Warehouse** permitted subject to the following requirements:

a. Warehouse shall only be permitted as an accessory use to a primary Internalized Community Storage Conversion use on the same lot. Wholesale or distribution are not permitted in the Commercial Office (C-O) zoning district.

b. Warehouse shall only be permitted in a mini-warehouse, self-storage, drive-up configuration.

c. The maximum gross floor area of the warehouse use shall be limited to thirty percent (30%) of the total gross floor area of the Internalized Community Storage Conversion building(s) located on the same lot as the warehouse use.

d. All warehouse storage shall occur within a fully enclosed building. No external storage shall be permitted.

e. All warehouse buildings shall be a maximum of one-story and twelve (12) feet in height (exclusive of rooftop appurtenances).

f. A landscape break shall be provided for every two hundred (200) feet of building length. The landscape break shall be a minimum width of twenty (20) feet and shall contain a minimum of one (1) mature tree and other landscaping as required by Article X.

g. All warehouse buildings and associated equipment screening shall be architecturally consistent with the Internalized Community Storage Conversion building(s) located on the same lot as the warehouse use, subject to Development Review board approval.

Uses Are Not Guaranteed by Zoning Alone (Case No. 6-TA-2024)

Internalize Community Storage

1. Property must be zoned C-O
2. CONVERSION ONLY, cannot be the initial use on the property
3. Existing office building
4. Office building MUST be obsolete

Vehicle Storage

1. Property must be zoned C-O
2. Must be on same lot as obsolete office
3. Can only be an ACCESSORY USE to Internal Community Storage Conversion
4. Must be 50+ feet from residential district
5. Limitations on types and condition of vehicles being stored

Mini-Warehouse

1. Property must be zoned C-O
2. Must be on same lot as obsolete office
3. Can only be an ACCESSORY USE to Internal Community Storage Conversion
4. Substantial area, height, and design limitations

Uses Are Not Guaranteed by Zoning Alone

(Case No. 6-TA-2024)

Is Internalized Community Storage allowed?

Is the property zoned C-O?	Yes	No
Is there an existing building on the property?	Yes	No
Can it be demonstrated that the building is obsolete?	Yes	No
Now is Internalize Community Storage allowed?	***Yes, CONVERSION Only***	

Is Vehicle Storage allowed?

Is it ACCESSORY to Internalized Community Storage Conversion?	Yes	No
Would it be 50+ feet from residential district?	Yes	No
Does it satisfy the restrictions on the vehicles being stored?	Yes	No
Now, is Vehicle Storage allowed?	***Yes, as ACCESSORY Only***	

Is Mini-Warehouse allowed?

Is it ACCESSORY to Internalized Community Storage Conversion?	Yes	No
Would it be 50+ feet from residential district?	Yes	No
Does it satisfy the Substantial area, height, and design limitations?	Yes	No
Now, is Mini-Warehouse allowed?	***Yes, as ACCESSORY Only***	

ANY "NO" ANSWER RESULTS IN THAT USE BEING PROHIBITED

General Plan Discussion

(Case No. 6-TA-2024)

MAJOR GENERAL PLAN AMENDMENT

Change to the Amendment Criteria and/or Land Use Category Definitions Criteria

A modification to the General Plan Amendment Criteria Section of the General Plan Land Use Element and/or **a text change to the use, density, or intensity of the General Plan Land Use Category definitions**.

EMPLOYMENT: The employment category permits a range of employment uses from light industrial to office uses. **There are two types of Employment Land Uses**:

OFFICE: The Employment-Office Land Use Category includes a **variety of office uses**. Office uses that embody residential scale and character, and **generate low to moderate traffic volumes**, may be **located along collector or arterial streets** or **next to residential areas**. When next to residential land uses, design of offices should incorporate elements that minimize negative impacts on the neighborhood. Offices needing strong transportation access to accommodate citywide and regional labor pools should be generally located in and around Growth and Activity Areas and in areas with arterial street or freeway access.

Catalyst Site Designation

LIGHT INDUSTRIAL/OFFICE: The Employment-Light Industrial/Office areas provide a variety of employment opportunities, business enterprises, aviation uses [see Greater Airpark Character Area Plan], light manufacturing, warehousing, and other light industrial and heavy commercial type activities. Light Industrial/Office uses should be located and designed to limit impacts on and access to residential neighborhoods. These areas should also have excellent access to labor pools and transportation networks. Major streets serving Light Industrial/Office areas should accommodate truck traffic. Transit facilities and other multimodal options are also needed at significant employment centers to accommodate commuters and minimize traffic congestion.

General Plan & Zoning Compatibility

(Case No. 6-TA-2024)

State Statute requires **Zoning** to conform with the General Plan.

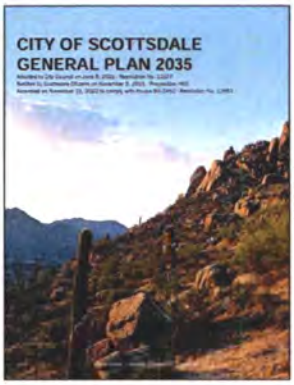
The existing **C-O zoning conforms with the underlying Employment – Office General Plan Land Use designation.**

General Plan assigns land use regulation (e.g. type, development standards, etc.) and the procedures for their modification to the Zoning Ordinance.

Uses must comply with **Zoning Ordinance**, or the Zoning Ordinance must be amended.

The C-O district permits other uses, such as **Day Care, Cultural Institutions, Civic and Social Institutions**, and **Health and Fitness Studios** where the **Office component is the secondary use**.

This amendment aligns with the City's General Plan Land Use definition for Employment – Office, the applicable General Plan and Zoning Ordinance definitions, and the procedures for Zoning Ordinance Text Amendments.



General Plan Supports Proposed Adaptive Reuse

(Case No. 6-TA-2024)

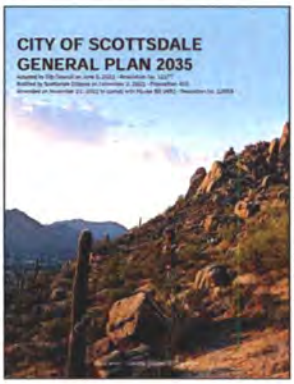
CHAPTER 6: REVITALIZATION

CONSERVATION, REHABILITATION, & REDEVELOPMENT ELEMENT

Policy CRR 1.5

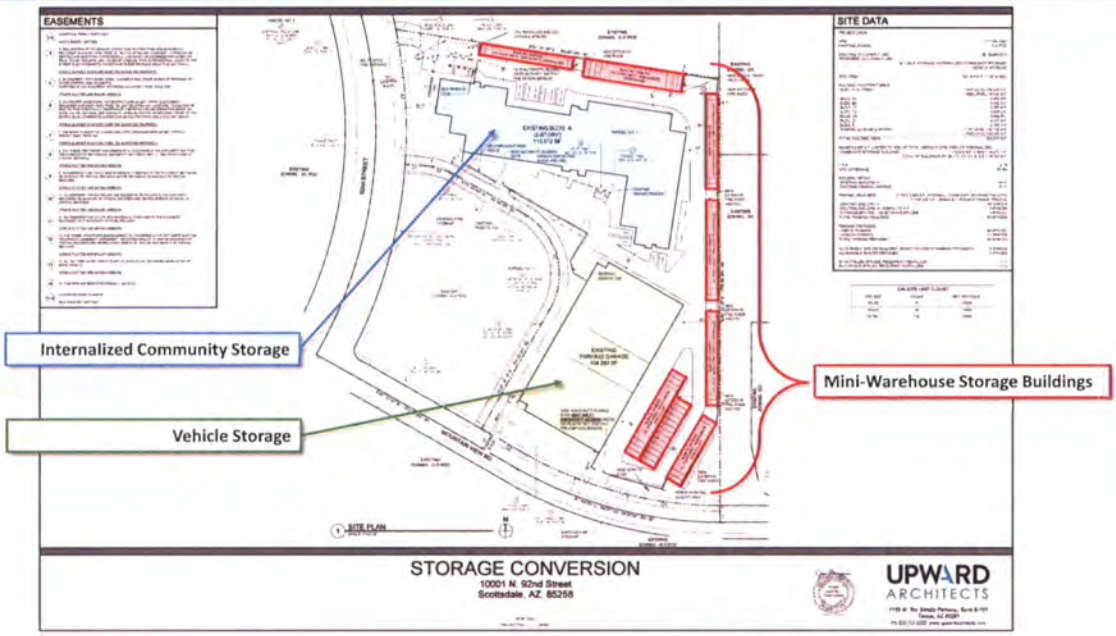
Protect established areas/neighborhoods by promoting context-appropriate infill development; sensitive neighborhood and property assemblage; and innovative **adaptive reuse** of existing community resources and historic properties.

Adaptive Reuse *– Developing a new use for an older building or for a building originally designed for a special or specific use.*



Site Plan – Catalyst Site

(Case No. 6-TA-2024)



Use Drastically Reduces Trips Per Day Compared to Office

(Case No. 6-TA-2024)

SUMMIT

Trip Generation

The estimated trip generation for the 10001 North 92nd Street property was determined through the procedures and data contained within the Institute of Transportation Engineers *Trip Generation Manual, 11th Edition*, published in 2020. This document provides traffic volume data from existing developments throughout the United States and Canada, from 1980 through 2019, that can be utilized to estimate trips from proposed developments.

The traffic data are provided for 179 land use categories separated into 10 major land use categories. The estimated traffic volume is dependent upon independent variables defined by the characteristics and size of each land use category. Data are typically provided for five (5) weekday time periods and four (4) weekend time periods.

The General Office Building (710) land use code was utilized for the existing 116,092 square foot building, with an independent variable of building area. The Mini-Warehouse (151) land use code was utilized for the proposed 117,694-square-foot building with independent variables of building area and storage units. The proposed self-storage will consist of 1,059 storage units. Both independent variables were calculated for each individual time period, and the largest value was utilized.

The trip generation estimates suggest that the weekday traffic generated by the proposed self-storage building use will be 70% to 96% lower than the previous office building use. The Saturday traffic generated by the proposed self-storage will be 20% to 59% lower than the previous office. The Sunday day traffic generated by the proposed self-storage will be 115% to 120% higher than the previous office. The Sunday peak hour traffic generated by the proposed self-storage will vary from 21% lower to 30% higher than the previous office.

Traffic Overview

- 116,092-square foot **office use** generates 4,885 daily trips
- 117,694-square foot **self-storage use** generates only 168 daily trips
  - Approximately **3%** of the traffic generated by an office
  - **4,700 fewer cars per day**
- Self-storage use does not exacerbate traffic concerns in the area
- Most viable alternative use at this point is a church or school - both are significant traffic generators.

McCormick Ranch POA Has Approved

(Case No. 6-TA-2024)

McCormick Ranch Property Owners' Association

May 7, 2025

92 Street Investors, LLC
7120 E Kierland Blvd. #807
Scottsdale, AZ 85254

Re: Architectural Submittal – 10001 N 92nd St

Dear 92 Street Investors, LLC

The Architectural Review Committee (ARC) of the McCormick Ranch Property Owners' Association, Inc. (MRPOA) has reviewed and approved, with conditions, the architectural changes and the change of use from office to storage facility as submitted. This approval is subject to compliance with all applicable City of Scottsdale requirements and approvals, as well as the following conditions:

- The perimeter fence wall is approved with the proposed six-foot (6') or eight-foot (8') height option. Submit plans showing the final decision.
- Only the paint colors and decorative brick submitted with the application are approved. Any modifications must be submitted to the ARC for review and approval prior to installation.
- Per the modification application, all work must be completed by **April 2027**, or a new submittal will be required. Requests for extensions must be submitted prior to April 2027 to avoid the need for a full resubmittal.

Please note: This approval shall be **null and void** if City of Scottsdale permits are required and are not obtained prior to the commencement of work, or if such permits are denied. No project approved by the ARC shall be deemed fully approved until all required permits have been obtained and copies have been provided to the MRPOA office. Fines may be assessed if permits are required and are not submitted prior to the start of work.

If you have any questions, please contact the MRPOA ARC at (480) 860-1122, ext. 200, or email admin@mrpoa.com.
The applicant must commence construction, reconstruction, alteration, or other approved work within the timeline indicated on the application. The project must be completed within that timeline unless the ARC grants prior authorization.

Disclaimer of Liability for Architectural Approval
Approval by the Architectural Review Committee (ARC) does not constitute a representation, warranty, or guarantee that the submitted plans and specifications comply with engineering design standards, zoning laws, building codes, or other applicable governmental regulations. The ARC's review and approval are strictly limited to aesthetic considerations and community standards.

Neither the ARC, its members, the Association, its Board of Directors, any individual Board members, nor the Declarant shall be responsible for verifying structural integrity, code compliance, or adherence to safety standards. Approval of any plans does not imply assurance or liability for construction quality, workmanship, or fitness for a particular purpose.

As outlined in the CC&Rs, none of the aforementioned parties shall be liable to any homeowner, occupant, or third party for any damage, loss, or claim arising from:

- The approval, conditional approval, or denial of any plans, drawings, or specifications, whether or not they contain errors or defects.
- The construction, modification, or performance of any work, regardless of whether it adheres to the approved plans, drawings or specifications.

All applicants and property owners remain solely responsible for ensuring compliance with all applicable laws, codes, and construction standards.

Your patience and cooperation throughout the architectural review process are appreciated.

Sincerely,

McCormick Ranch Property Owners' Association Architectural Review Committee
8249 N 84th St
Scottsdale, AZ 85258
(480) 860-1122, ext. 200
admin@mrpoa.com

www.mrpoa.com

Substantial Community Support from Nearby Residents

(Case No. 6-TA-2024)

Meredith,

I understand the City is considering a text amendment that would permit the adaptive reuse of a limited number of office buildings for internal storage purposes. I strongly encourage this thoughtful and pragmatic approach. As a resident who lives and shops near the project at 92nd and Shea, I have witnessed firsthand the persistent and troublingly high vacancy rates of office properties in our community—an issue that shows little sign of abating.

The conversion of these underutilized spaces into low-traffic, highly functional storage facilities would provide a meaningful amenity for local residents. Adaptive reuse of the existing buildings is both a sustainable and much-needed solution, addressing real demand in this area. I fully support the Applicant's vision and sincerely hope the City will recognize the clear benefits this initiative presents.

Thank you for your consideration.

Cameron Strauss

Hi Meredith,

I wanted to share my support for the proposed adaptive reuse project near 92nd & Mountain View. Converting the vacant office building north of Smile into a storage facility is a smart and practical solution. That building has sat empty, and its current state is a real concern. There is a similar property near my office and has become a magnet for vandalism and is often surrounded by transient activity, which raises safety concerns for me and others in the area.

Allowing underutilized office buildings to be repurposed for low traffic uses like internal storage not only makes sense from a community planning perspective, but it also helps improve the surrounding environment. I appreciate efforts like this that help clean up the neighborhood while meeting practical needs.

Thanks for considering this change.

Best regards,

Gabe Buldra

Hi Meredith,

We understand the City of Scottsdale is looking at a text amendment that will allow for the adaptive reuse of a limited supply of offices for internal storage use. We would love to see this occur. We have a two car garage, like many in this area, and have to utilize a storage facility to store some of our garage items. Having access to this service is essential. The 92nd and Mountain View intersection would be a perfect option for us in the community.

Thank you for your consideration.

Chris and Cameryn Beck

Meredith -

I understand the City is considering a text amendment to allow the adaptive reuse of underutilized office buildings for internal storage. I'm writing to express my strong support for this proposal. Office vacancies remain high in our area, and this approach offers a practical, low-traffic alternative that addresses real community needs. Adaptive reuse gives new purpose to aging buildings, avoids the cost and disruption of demolition, and generates far less daily traffic than traditional office uses. As a nearby resident and regular shopper in the 92nd and Shea area, I appreciate solutions that are both thoughtful and impactful. This is a smart, low-impact proposal, and I hope the City will move it forward.

Best Regards,

Zach Jancis

Hi Meredith,

We understand the City of Scottsdale is looking at a text amendment that will allow for the adaptive reuse of a limited supply of offices for an internal storage use. We would love to see that occur. The persistent, high vacancy rate for office buildings in our community doesn't seem to be letting up and if these buildings could become a different low traffic use that is usable by our residents for storage, that would be a welcome change. We understand one such eligible building is north of the 92nd and Mountain View intersection. It would be perfect use option for the surrounding communities.

Thanks for your consideration.

Nathan and Nadine Bubeck

Hi Meredith,

I understand the City of Scottsdale is considering a text amendment to allow the adaptive reuse of some office buildings for internal storage. I strongly support this potential change. Given the ongoing high office vacancy rates, repurposing these buildings for low-traffic resident storage would be a positive development for our community. I believe a specific building north of the 92nd Street and Mountain View intersection would be an ideal candidate for this type of reuse, benefiting the surrounding neighborhoods.

Thank you for your attention to this matter.

Melanie Gallagher

Meredith -

I understand the City is looking at a text amendment that will allow for the adaptive reuse of a limited supply of offices for internal storage use. The persistent, high vacancy rate for office buildings in our community is unlikely to change and if these buildings could become a different low-traffic use that is usable by our residents for storage, that would be a great change. Adaptive reuse of the existing building is a good plan and this use is in high demand for the area. I support the Applicant and hope the City will as well.

Thanks for your consideration.

Zach McCarthy

Meredith,

My wife, Lindsey and I, have lived at Via Linda and 100th Street since 2013 and are aware of a text amendment related to the adaptive reuse of offices for internal storage use. In light of high office vacancy rates and the proposed use, we would support that change – including the proposed project at 92nd and Mountain View. The change would reflect a positive investment in and benefit to the community.

Thanks,

Evan P. Schulte

Hello Meredith

My name is Donna Cataffo and I would like to show my support for the project planned to turn an unused office building into a storage facility in this area. I live at 8638 E. Onyx Ave, so this storage facility would be very close and convenient to me. I do a lot of holiday decorating for all the major holidays, and the amount of decorations I have are outgrowing my storage space. I would love to have somewhere so close by where I could store these and declutter my home's storage space. I'd also like to see something productive done with the unused office space.

Thank you,

Donna Cataffo

Citizen Participation Map

(Case No. 6-TA-2024)

Inquires	
Total	18
Support	13
Opposed	3
Informational	2

Project Highlights

(Case No. 6-TA-2024)

General Plan supports Adaptive Reuse for sustainability

The use conversion significantly reduces traffic on 92nd Street

McCormick Ranch HOA Approved

Local support

Helps stabilize the Office submarket

Offers an alternative to Multifamily Conversion

Text Amendment – Internalized Community Storage

(Case No. 6-TA-2024)

THANK YOU

4.1 Million Square Feet of Available Office in Scottsdale

(Case No. 6-TA-2024)

OFFICE
MARKET REPORT - PHOENIX
Q4 2024

DIRECT VACANCY
19.9%
VS. 19.9% IN Q3

NET ABSORPTION
(90,817 SF)
VS. (740,026 SF) IN Q3

AVERAGE ASKING RENTS
$29.81 PSF
VS. $29.71 PSF IN Q3

UNDER CONSTRUCTION
37,000 SF
VS. 387,578 SF IN Q3

TOTAL SUBLEASE SPACE
5,812,010 SF
VS. 6,287,014 SF IN Q3

OFFICE SUBMARKET	INVENTORY TOTAL	VACANCY RATE						NET ABSORPTION		SUBLEASE AVAILABLE			UNDER CONSTRUCTION	ASKING FS RENTS
		DIRECT		SUBLEASE		TOTAL								
		SF	PERCENT	SF	PERCENT	SF	PERCENT	Q4 2024	YTD 2024	VACANT SF	TOTAL SF	PERCENT		
Downtown Phoenix	5,984,142	1,469,171	24.6%	100,154	1.7%	1,569,325	26.4%	82,804	66,487	100,154	346,644	5.8%	-	$32.68
Midtown Phoenix	10,048,269	2,730,176	27.2%	65,272	0.6%	2,795,448	27.8%	(45,701)	(309,907)	65,272	65,272	0.6%	-	$26.04
Midtown/Central Phoenix	1,956,330	232,063	11.9%	17,435	0.9%	249,498	12.8%	(36,179)	(26,938)	17,435	17,435	0.9%		$22.68
44th St. Corridor	2,729,542	545,203	20.0%	30,353	1.1%	575,556	21.1%	(41,062)	(68,511)	30,353	111,689	4.1%	-	$27.60
Camelback Corridor	8,278,199	1,544,263	18.7%	218,225	2.6%	1,762,488	21.3%	(8,574)	113,827	218,225	211,302	2.6%	37,000	$39.24
Piestewa Corridor	2,168,659	309,697	14.3%	121,481	5.6%	431,178	19.9%	31,625	(37,164)	121,481	124,481	5.7%	-	$27.00
Northeast Phoenix	6,486,341	1,581,376	24.4%	57,514	0.9%	1,638,890	25.3%	(25,821)	(142,534)	57,514	119,876	1.8%	-	$21.00
Southwest Phoenix	1,496,061	104,950	7.0%	-	0.0%	104,950	7.0%	9,456	(1,009)	-	-	-	-	$29.40
Sky Harbor Airport	3,941,863	837,181	21.2%	551,109	14.0%	1,388,290	35.2%	(94,564)	(390,080)	551,109	560,459	14.2%	-	$18.72
E. Tempe/Ahwatukee	5,181,023	1,388,972	26.8%	275,290	5.3%	1,661,262	32.1%	38,997	(324,551)	275,290	479,732	9.3%	-	$28.08
Tempe	13,751,490	3,168,474	23.0%	1,039,764	7.6%	4,208,238	30.6%	129,292	(6,048)	1,039,744	1,093,573	8.0%	-	$32.04
Scottsdale South	5,940,817	1,286,460	21.7%	236,701	4.0%	1,523,161	25.6%	8,196	(280,792)	236,701	236,701	4.0%	-	$37.86
Central Scottsdale	5,657,760	899,725	15.9%	104,051	1.8%	1,003,776	17.7%	148,253	2,801	104,051	126,119	2.2%	-	$32.16
Paradise Valley	2,580,901	479,952	18.6%	10,623	0.4%	490,575	19.0%	(42,701)	(15,861)	10,623	10,623	0.4%	-	$31.20
Deer Valley Airport	5,005,571	799,328	16.0%	504,277	10.1%	1,303,605	26.0%	(172,479)	(269,294)	504,277	610,262	12.2%	-	$28.16
Arrowhead	1,264,586	148,668	11.8%	22,516	1.8%	171,184	13.5%	(3,769)	(25,031)	22,516	25,726	2.0%		$29.64
Glendale	2,036,426	355,634	17.5%	37,122	1.8%	392,756	19.3%	6,621	58,151	37,122	41,444	2.0%	-	$28.76
Chandler	8,186,518	1,507,764	18.4%	730,615	8.9%	2,238,379	27.3%	(149,826)	(368,148)	730,615	1,002,222	12.2%	-	$28.20
Gateway/Loop 202	711,690	78,537	11.0%	-	0.0%	78,537	11.0%	873	(3,59)	-	-	-	-	$27.96
Superstition Corridor	2,875,383	317,885	11.1%	61,791	2.1%	379,676	13.2%	(65,241)	(75,689)	61,791	61,791	2.1%	-	$23.76
Mesa Downtown	696,191	70,793	10.2%	972	0.1%	71,765	10.3%	(3,608)	(7,115)	972	972	0.1%	-	$21.36
Mesa East	1,382,236	394,480	29.2%	41,375	3.1%	435,853	32.2%	(30,089)	24,197	41,375	51,455	3.8%	-	$34.20
Scottsdale Airpark	10,092,778	1,311,111	13.0%	342,859	3.4%	1,653,970	16.4%	164,524	153,050	342,859	561,806	5.6%	-	$33.36
N. Scottsdale/Carefree	621,770	80,739	13.0%	5,831	0.9%	86,570	13.9%	(166)	2,241	5,831	7,099	1.1%	-	$32.64
N. Phoenix/Cave Creek	13,607	-	-	-	-	-	0.0%	-	-	-	-	-	-	$0.00
North I-17	537,801	77,675	14.4%	4,471	0.8%	82,146	15.3%	(7,548)	(59,729)	4,471	4,471	0.8%	-	$27.48
Loop 303/Surprise	430,974	48,634	11.3%	-	0.0%	48,634	11.3%	(2,019)	(428)	-	-	-	-	$29.16
West I-10	1,377,227	194,612	14.1%	12,734	0.9%	207,346	15.1%	1,258	108,590	12,734	12,734	0.9%	-	$33.84
TOTALS	110,478,877	21,940,545	19.9%	4,592,533	4.2%	26,533,078	24.1%	(90,817)	(2,129,260)	4,592,533	5,812,010	5.3%	37,000	$29.81

Central Scottsdale Office Submarket

(Case No. 6-TA-2024)

Scottsdale Submarket Overview

Market continues to face long-term structural challenges.

Elevated vacancy, shifting tenant needs, limited new demand, and stagnant rent growth suggest a prolonged period of softness.

Users continue to seek smaller, more efficient layouts, reducing demand for traditional office configurations.

Market fundamentals do not currently support meaningful office recovery in the near term.

Since 2008, fewer than 350,000 SF of office space has been delivered in the submarket, compared to more than 3 million s.f. between 2000 and 2008.

Vacancy rate stands at 15.3%, well above the historical average, nearly double the 2019 level.

The lack of new projects is not due to a balanced market, but rather a response to persistent leasing challenges and elevated vacancy.

COMPETITIVE PROPERTIES
MAP

COMPETITIVE PROPERTIES
WITHIN 2 MILES

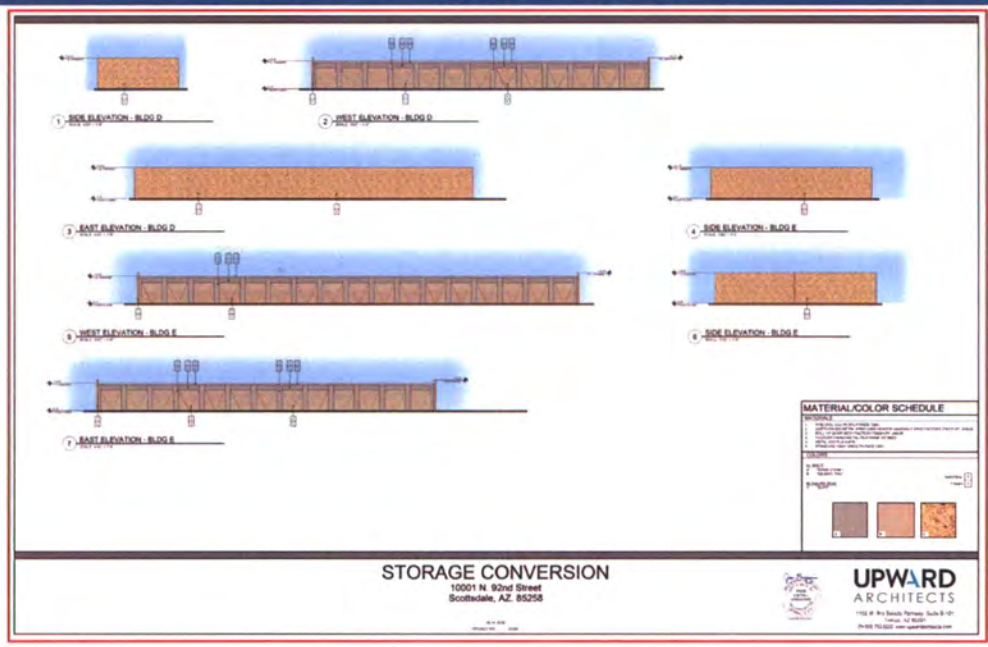
	PROPERTY NAME/ ADDRESS	BUILDING SIZE (SF)	AVAILABLE SPACE	OCCUPANCY	RENTAL RATE
1	**90 Mountain View I** 9877 N 90th St	91,092	45,846	50%	$32.00
2	**Scottsdale Gateway II** 8901 E Mountain View Rd	107,885	26,344	76%	$27.00
3	**Pima Office Pavilion** 8465 N Pima Rd - Building 2	90,000	90,000	0%	$25.00
4	**The Corporate at Pima Center** 9200 E Pima Center Pky	135,891	45,204	67%	$34.00
5	**Scottsdale Gateway I** 8201 E Mountain View Rd	107,049	51,592	52%	$26.00
6	**Riverwalk Arizona** 7720 N Dobson Rd	146,351	146,351	0%	$25.00
7	**Calendar Stick Business Park- Bldg D** 9237 E Via De Ventura	73,859	42,872	42%	$29.50
	Competitive Properties Totals and Averages	**752,217**	**448,329**	**40%**	**$28.64**

Limited Street Frontage; Enhanced Landscaping

(Case No. 6-TA-2024)

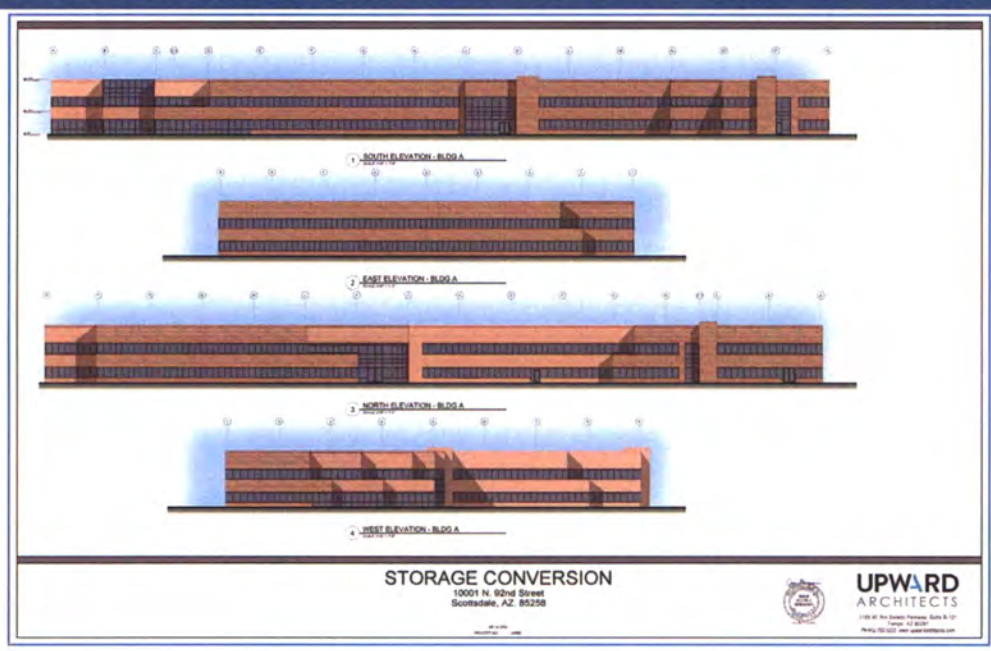
Requirements for architectural consistency/character

(Case No. 6-TA-2024)



Preserves Existing Class A Office Façade – Unique to C-O

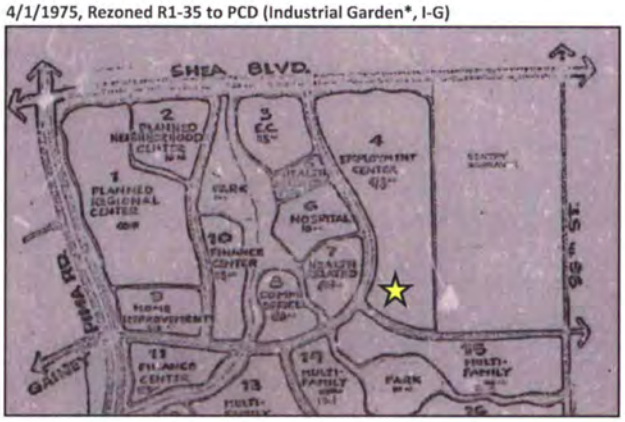
(Case No. 6-TA-2024)



Evolution of Zoning in McCormick Ranch – I-G to C-O

(Case No. 6-TA-2024)

4/1/1975, Rezoned R1-35 to PCD (Industrial Garden*, I-G)

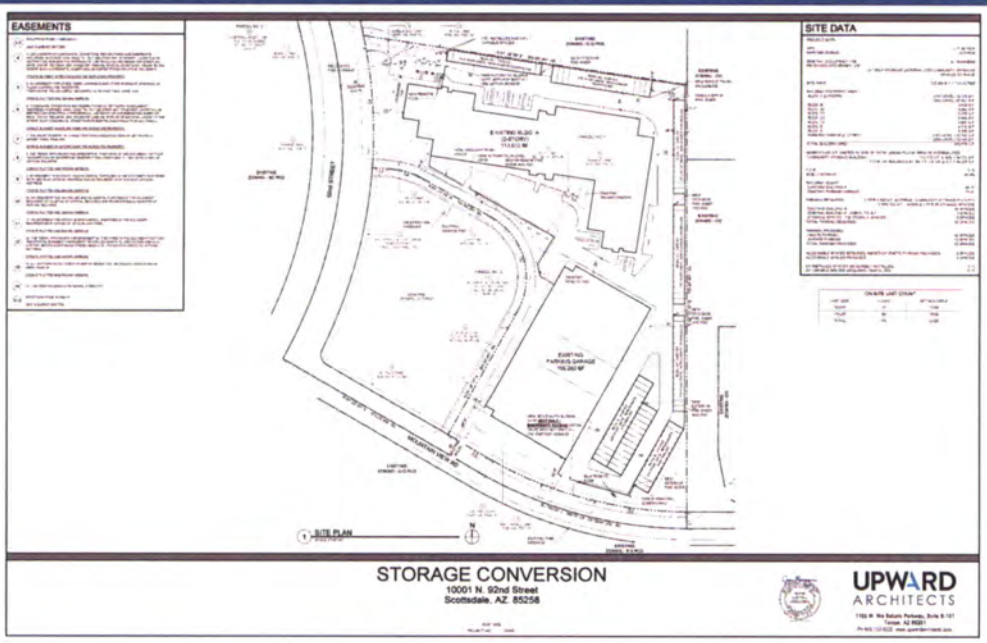


7/17/1979, Rezoned I-G to Commercial Office (C-O)

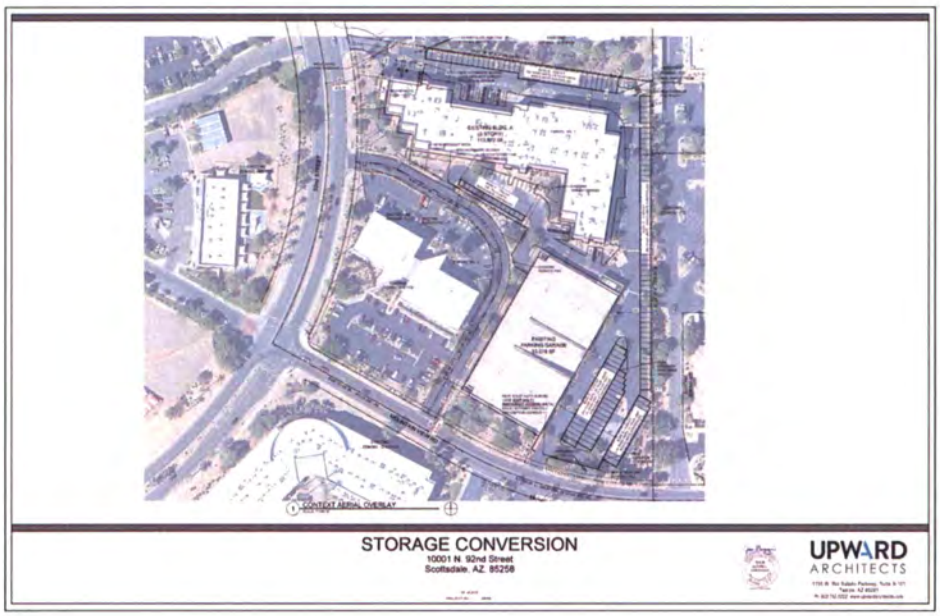
* The Industrial Garden (I-G) zoning district is now known as the Light Employment (I-G) district in the Zoning Ordinance

Site Plan – Catalyst Site

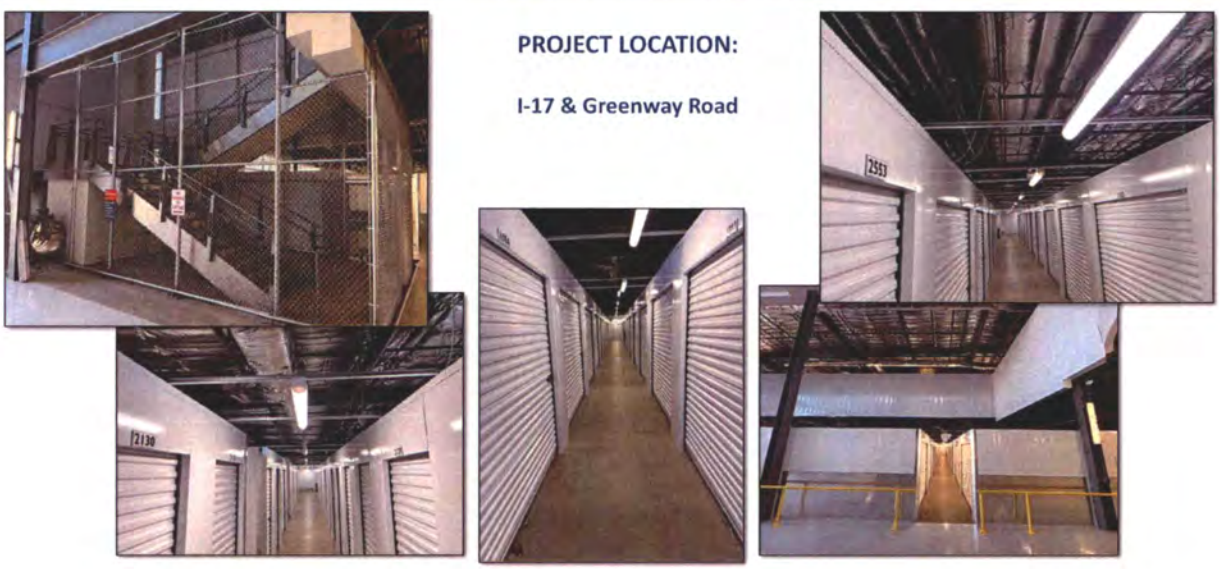
(Case No. 6-TA-2024)



Text Amendment – Internalized Community Storage (Case No. 6-TA-2024)



Example of Internalized Community Storage Conversion (Case No. 6-TA-2024)



PROJECT LOCATION:

I-17 & Greenway Road

MAYOR AND
COUNCIL ITEM

Library Board

2024 Annual Report

City Council Regular Meeting
August 26, 2025

CITY OF SCOTTSDALE

Board Purpose and Makeup

The purpose of the Library Board shall advise the city manager and the city council on general policy relating to the operation of the library. The recommendations of the Board shall be advisory only and shall not be binding upon the city manager or the city council.

The Library Board consists of seven (7) members appointed by the City Council.

Each member will be appointed for a term of three (3) years or until a successor is appointed.

CITY OF SCOTTSDALE

Key Accomplishments/Major Actions Taken

- Library Strategic Plan
- Community Outreach
- Policy Reviews

CITY OF SCOTTSDALE

Upcoming Opportunities, Challenges, or Outcomes

- Implementation of Library Strategic Plan – Year Three
- College and Career Corner
- Changes in Technology

CITY OF SCOTTSDALE

SCOTTSDALE PUBLIC LIBRARY
Chapter Books
Thank you.
Questions?
CITY OF SCOTTSDALE

MAYOR AND COUNCIL ITEM

Loss Trust Fund Board

2024 Annual Report

City Council Regular Meeting
August 26, 2025

CITY OF SCOTTSDALE

Board Purpose

The purpose of the Loss Trust Fund Board is to oversee the administration of the Loss Trust Fund and ensure adherence to the Declaration of Trust. This includes the retention of actuarial services, auditors, consultants, and advisors necessary to carry out the business and purpose of the Loss Trust Fund; Authorizing the Safety & Risk Management Director to procure the necessary insurance and coverages to meet the city's property and casualty exposures; and authorizing the Safety & Risk Management Director to administer the day to day affairs of the Trust.

The Loss Trust Fund Board also recommends modifications of the terms and conditions of the Trust document to the City Council.

CITY OF SCOTTSDALE

Makeup

- The Loss Trust Fund Board consists of five (5) members; all members are appointed at-large by the City Council. Members of the Loss Trust Fund Board must be qualified in a field related to Risk Management. The term of each member is three (3) years from appointment, with a maximum term of six (6) years. The liaison to the Loss Trust Fund Board is the Safety & Risk Management Director, George Woods, and the Board receives legal counsel from Lori Davis, Deputy City Attorney – Civil Litigation.

CITY OF SCOTTSDALE

Key Accomplishments/Major Actions Taken

- Discussion and action regarding the funding confidence levels associated with the Loss Trust Fund / Action taken.
- Discussion and unanimous approval on recommendations to City Council in relation to changes in Trust language and City Ordinance regarding Department claim deductibles / Approved by City Council.
- Presentation and discussion of Actuarial Study for city's Property & Casualty programs, presented by Adam Hirsh of Oliver Wyman / No action taken.

CITY OF SCOTTSDALE

Upcoming Opportunities, Challenges, or Outcomes

- Discussion on the appropriate funding confidence level in light of loss development.

Questions, Comments, Feedback?