Project Narrative

This document will be uploaded to a Case Fact Sheet on the City's web site.

Date: 07/17/06
Coordinator: Dan Symer
Project Name: Roehrich Building

Project No.: 111 - PA - 2005
Case No.: 27 - DR - 2006

Project Location: 7107 East Earll Drive

Property Details:

☐ Single-Family Residentail ☐ Multi-Family Residential ☑ Commercial ☐ Industrial

Current Zoning: C-4 Proposed Zoning: C-3

Number of Buildings: 1 Parcel Size: 36,896 s.f. (owned) / 19,673 (leased)

Gross Floor Area/Total Units: 10,227 s.f. Floor Area Ratio/Density: 18%

Parking Required: 23 spaces Parking Provided: 40 onsite / 49 offsite

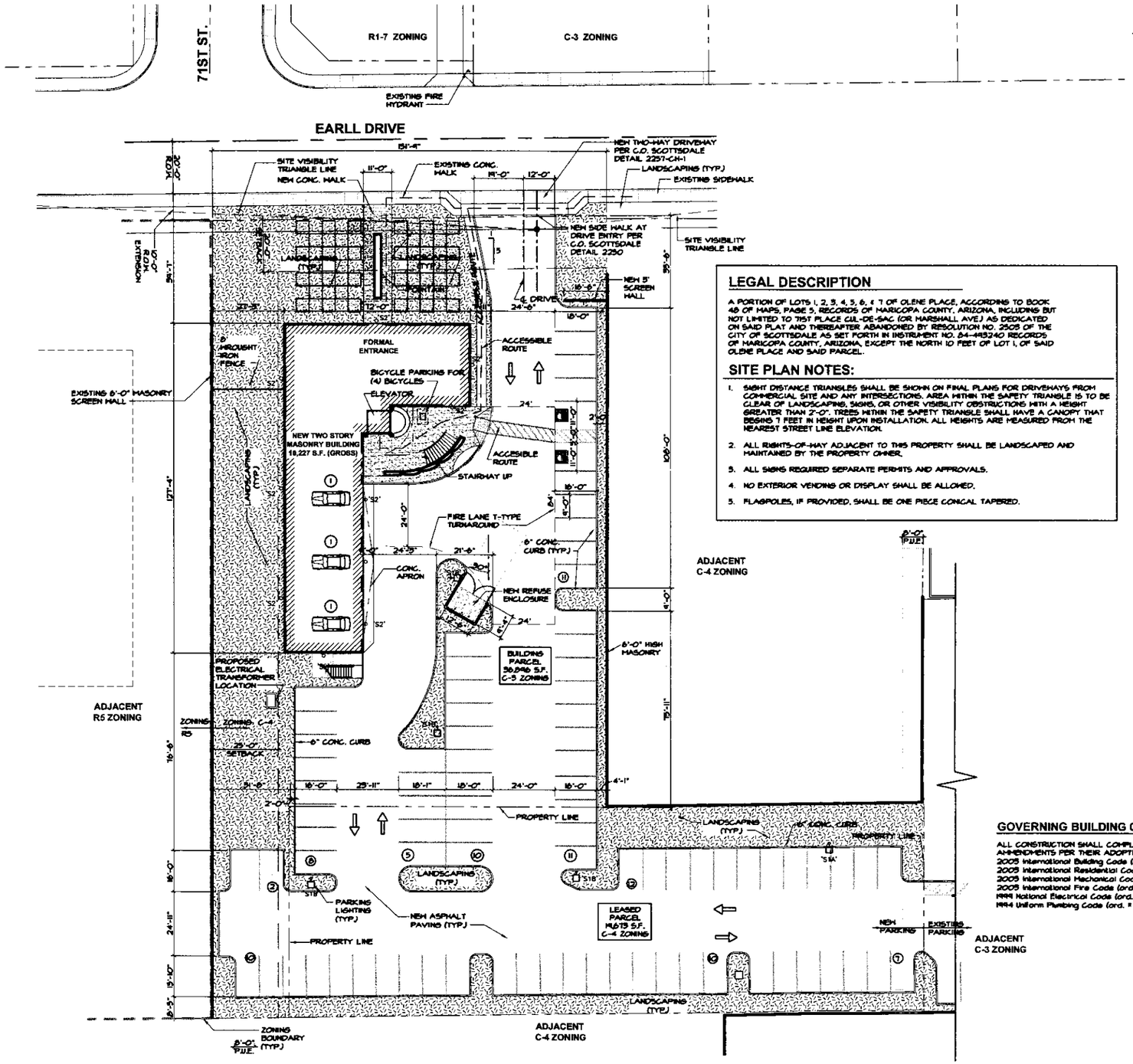
Setbacks: N - 20' S - 0' E - 0' W - 25'

Description of Request:

We are submitting plans to the city of Scottsdale for a new 10,227 s.f. multi-use, multi-tenant commercial building on a currently undeveloped commercial lot. Due to technicalities with the existing zoning and use permit for this site, we are required to re-zone the site from a C-4 to a C-3 classification to allow for the extent of office planned for the building and alter the existing use permit to allow a leased portion of this site to be used for parking for this and neighboring sites. We are also submitting this project for design review by the City of Scottsdale.

The net area for the property on which the building is to be sited is 36,896 s.f. (.847 ac.) There is an adjacent site 19,673 s.f. (.452 ac.) which is being leased and developed for the purpose of providing additional parking to be shared with neighboring properties. The parking lot will be screened by 6' high screen walls as required by the city code. The site is bordered by an R-5 zoned lot, so a 25' setback is required from the multi-family residential zone. The front yard is set to match the 20' setback of the R-5 zone. No other setbacks are required.

The building is planned to be of 2-story masonry construction with art deco style design features constructed of EIFS over steel framing. The first level is planned to be used as a 5,341 s.f. storage area. The second level is planned to be used as a 4,886 s.f. office/workshop area for local craftsmen and artisans. The building will be 32'-0" high.



LEGAL DESCRIPTION

A PORTION OF LOTS 1, 2, 3, 4, 5, 6, & 7 OF OLENE PLACE, ACCORDING TO BOOK 48 OF MAPS, PAGE 5, RECORDS OF MARICOPA COUNTY, ARIZONA, INCLUDING BUT NOT LIMITED TO 71ST PLACE CUL-DE-SAC (OR MARSHALL AVE.) AS DEDICATED ON SAID PLAT AND THEREAFTER ABANDONED BY RESOLUTION NO. 2508 OF THE CITY OF SCOTTSDALE AS SET FORTH IN INSTRUMENT NO. 84-445240 RECORDS OF MARICOPA COUNTY, ARIZONA, EXCEPT THE NORTH 10 FEET OF LOT 1, OF SAID OLENE PLACE AND SAID PARCEL.

SITE PLAN NOTES:

1. SIGHT DISTANCE TRIANGLES SHALL BE SHOWN ON FINAL PLANS FOR DRIVEWAYS FROM COMMERCIAL SITE AND ANY INTERSECTIONS. AREA WITHIN THE SAFETY TRIANGLE IS TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 2'-0". TREES WITHIN THE SAFETY TRIANGLE SHALL HAVE A CANOPY THAT BEGINS 7 FEET IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM THE NEAREST STREET LINE ELEVATION.
2. ALL RIGHTS-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.
3. ALL SIGNS REQUIRED SEPARATE PERMITS AND APPROVALS.
4. NO EXTERIOR VENDING OR DISPLAY SHALL BE ALLOWED.
5. FLAGPOLES, IF PROVIDED, SHALL BE ONE PIECE CONICAL TAPERED.

GOVERNING BUILDING CODES:

ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES AND AMENDMENTS PER THEIR ADOPTING ORDINACES:
2003 International Building Code (ord. # 3505)
2003 International Residential Code (ord. # 3505)
2003 International Mechanical Code (ord. # 3506)
2003 International Fire Code (ord. 3507)
1999 National Electrical Code (ord. # 3413)
1994 Uniform Plumbing Code (ord. # 2185) IAPMO Edition

(x) = NUMBER OF AVAILABLE PARKING SPACES IN ROW

1 **SITE PLAN**
Scale: 1" = 20'-0"

10-ZN-2006
8/14/2006

PROJECT DATA

DESCRIPTION:	A NEW TWO-STORY OFFICE/WAREHOUSE BUILDING FOR MULTI-TENANT COMMERCIAL USE.
PARCEL NUMBERS:	130-17-001, 130-17-002, 130-17-003B, 130-17-004A, 130-17-004B, 130-17-004C, 130-17-005B, 130-17-006A, 130-17-007C, 130.-17-013A
EXISTING ZONING :	OWNED & LEASED: C-4
PROPOSED ZONING :	OWNED: C-3 , LEASED: C-4
OWNER :	BRIAN ROEHRICH 3102 N. SCOTTSDALE ROAD 602-315-5622
LOT AREA:	TOTAL AREA = 56,596 S.F. NET (1.30 ACRES) 61,154 S.F. GROSS (1.40 ACRES) LEASED SITE = 19,673 S.F. (.45 ACRES)NET/GROSS
BUILDING AREA:	1ST FLOOR: 5,341 S.F. GROSS 2ND FLOOR: 4,886 S.F. GROSS TOTAL: 10,227 S.F. GROSS
STORIES:	2
BUILDING HEIGHT:	32'-0" (36'-0" ALLOWED)

PARKING CALCULATIONS

REQUIRED:	OFFICE @ 1/300 S.F. - WAREHOUSE @ 1/800 S.F. (4,886 S.F. / 300) + (5,341 S.F. / 800) = 23 TOTAL REQUIRED: 23 SPACES
PROVIDED:	ON SITE = 37 SPACES + 3 GARAGE SPACES OFF SITE = 49 SPACES
ACCESSIBLE REQUIRED:	ON SITE = 2 SPACES
ACCESSIBLE PROVIDED:	2 SPACES
BICYCLE PARKING REQUIRED:	4
BICYCLE PARKING PROVIDED:	4

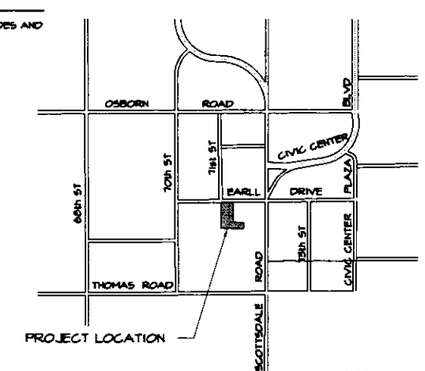
ALLOWABLE AREA:

BASIC ALLOWABLE FOR B OCC / V-B BLDG:	9,000 S.F.
INCREASE FOR FRONTAGE (MIN. YARD 27'-3"):	6,120 S.F. (68%)
INCREASE FOR SPRINKLERS:	18,000 S.F. (200%)
TOTAL ALLOWED FOR B OCC =	33,120 S.F.
BASIC ALLOWABLE FOR S-1 OCC / V-B BLDG:	9,000 S.F.
INCREASE FOR FRONTAGE (MIN. YARD 27'-3"):	6,120 S.F. (68%)
INCREASE FOR SPRINKLERS:	18,000 S.F. (200%
TOTAL ALLOWED FOR S-1 OCC =	33,120 S.F.

[(4,886 S.F. / 33,120) + (5,341 S.F. / 33,120 S.F.)] / 100 = 30.9%

ALLOWABLE VOLUME:

VOLUME ALLOWED: NET LOT AREA X 9.6 = 36,896 X 9.6 =	354,202 C.F.
VOLUME PROVIDED:	
1ST FLOOR: 5,341 S.F. X 13.33 =	71,196 C.F.
2ND FLOOR: 4,886 S.F. X 18.67 =	91,222 C.F.
TOTAL VOLUME =	162,418 C.F.



LOCATION MAP
N.T.S.

SIXTY FIRST PLACE ARCHITECTS, LTD.
7120 EAST INDIAN SCHOOL, SUITE "L"
SCOTTSDALE, ARIZONA 85251
PHONE (480) 947-8844 FAX (480) 947-9518

ROEHRICH BUILDING
7107 EAST EARLL DRIVE
SCOTTSDALE, ARIZONA 85251
SITE PLAN

REGISTERED ARCHITECT 13217 MD. RAFIQUE ISLAM ARIZONA U.S.A.

REVISIONS
DATE

SIXTY FIRST PLACE ARCHITECTS

JOB NUMBER 05024
DATE 8/3/06
SHEET NO. DR-SP-1

USE PERMIT # 16-UP-2003, PRE-APP #711-PA-2005