City of Scottsdale **PROJECT NARRATIVE**

1 STOP SHOP

- [ ] Rezoning
- [x] Use Permit
- [ ] Development Review
- [ ] Master Sign Programs
- [ ] Variance
- [ ] Other

Case # _____ / 569 -PA- 03

Project Name AZ Power Sports

Location 7340 E. McDowell Rd Scottsdale, AZ 85257

Applicant _____

SITE DETAILS

Proposed/Existing Zoning: C3

Use: Retail use

Parcel Size: 1.06 Acre (45958 S.F.)

[X] Gross Floor Area [ ] Total Units: 13,495 S.F.

[X] Floor Area Ratio [ ] Density: 0.29

Parking Required: 58

Parking Provided: 61+3 = 64 (Existing)

Of Buildings: ONE (Existing)

Height: 26'-0" (Existing)

Setbacks: N- 75'-0" S- 22'-0" E- 91'-7" W- 10'-0"

In the following space, please describe the project or the request

The purpose of this project is to acquire a use permit for the client "AZ Power Sports" to be located at 7340 E. McDowell Rd. in Scottsdale Az.

Retail services to be provided by the new tenant in this existing building are the selling, servicing, parts & accessories for motorcycles, and all terrain vehicles. The interior of the building will be upgraded into different departments in an open floorplan layout to provide the services.

The new tenant will be providing new landscaping on the site that meets the conformity of the McDowell Road redevelopment project by the City of Scottsdale. The existing exterior elevations of the building will remain as is & will not be altered. Designated exterior display area surfaces will be on compact decomposed granite to match the proposed new landscape plan.

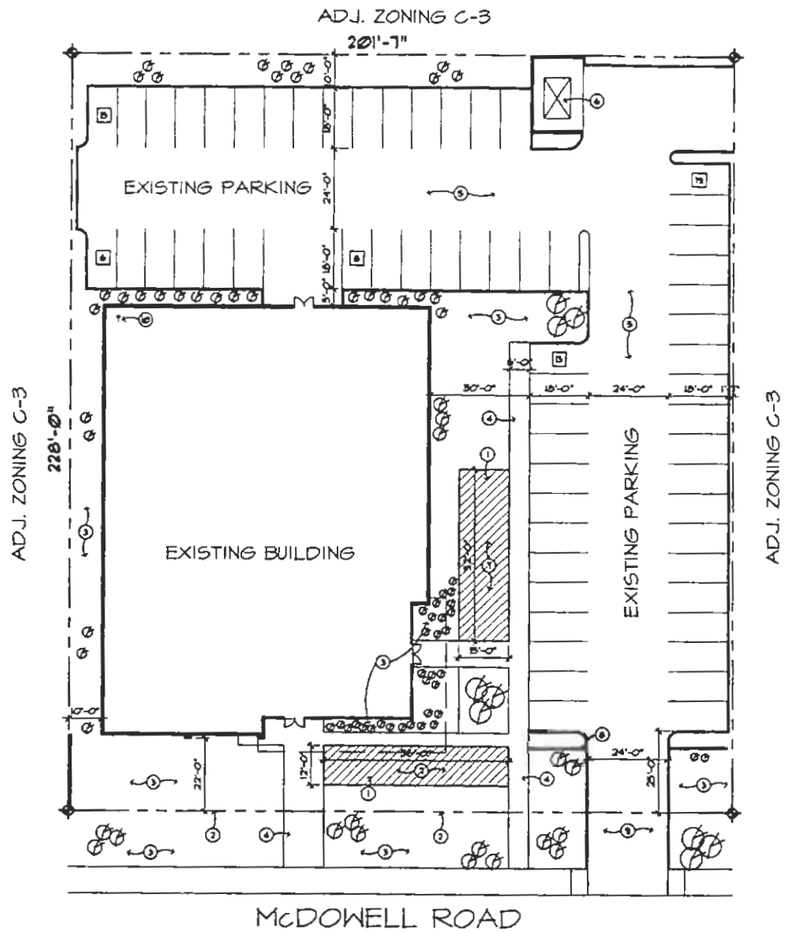
(If an additional page(s) is necessary, please attach.)

29-UP-2003
11/12/03

ATTACHMENT #1

AZ POWER SPORTS

7340 E. MCDOWELL ROAD
SCOTTSDALE, ARIZONA



(13) SITE PLAN

SCALE: 1" = 20'

PROJECT	AZ POWER SPORTS
ADDRESS	7340 E. MCDOWELL ROAD SCOTTSDALE, AZ
EXISTING ZONING	C-3
SITE NET AREA	45,358 S.F. (1.06 ACRE)
SITE GROSS AREA	59,060 S.F. (1.36 ACRE)
PARCEL #	931-18-018C
EXIST. BUILDING AREA	12,575 S.F.
EXIST. BUILDING FOOTPRINT	13,495 S.F.
BUILDING HEIGHT	20'-0" MAX

PARKING REQUIRED

OFFICE	123.68 /250	= 0.5
SERVICE/REPAIR	2586.9 S.F.	
# OF BAYS = 3	3SPACE / BAY	= 9
PARTS	6400.0 / 250	= 2.64
	8806.7 S.F.	
RETAIL	8806.7 / 200	= 44.03
OUTDOOR DISPLAY	= 20	
EMPLOYEE PARK.	1/20 O/D DISPLAY	= 1
CUSTOMER PARK.	1/20 O/D DISPLAY	= 1
	TOTAL REQUIRED	= 58.71
EXISTING PARKING ON SITE		= 61
# OF SERVICE BAYS		= 3
TOTAL PARKING PROVIDED		= 64

(17) PROJECT DATA

SITE NET AREA 45,358 S.F.

BLDG. HT. = 20'-0" MAX.

OPEN SPACE REQUIRED: 45,358 X 1
(FOR FIRST 12' HT.) = 45,358 S.F.
OPEN SPACE REQUIRED: 45,358 X .0004 X 12
(FOR NEXT 8' HT.) = 2206 S.F.

TOTAL OPEN SPACE REQUIRED: = 6,802 S.F.

OPEN SPACE PROVIDED: = 7,590.93 S.F.

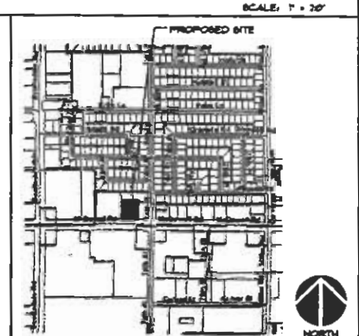
OPEN SPACE AS FRONTAGE OPEN SPACE REQUIRED:
6,802 S.F. x .5 = 3,401 S.F.
FRONTAGE OPEN SPACE PROVIDED: = 3,801.8 S.F.

PARKING AREA: 16,470 S.F.

LANDSCAPE AREA REQUIRED: 16,470 S.F. x .15 = 2,470.5 S.F.
LANDSCAPE AREA PROVIDED: = 2,609.0 S.F.

LANDSCAPE ISLAND AREA REQ.: = 2470.5 x .25 = 823.5 S.F.
LANDSCAPE ISLAND AREA PROVIDED: = 826.45 S.F.

(23) AREA CALC



(18) VICINITY MAP

CLIENT: MIKE RICHARDS
APACHE HONDA YAMAHA SUZUKI
3618 E. CAMELBACK ROAD
PHOENIX, AZ 85018
TEL.: (602) 573-5111

ARCHITECT: ARCHICON, L.C.
4041 N. CENTRAL AVE. STE C-100
PHOENIX, AZ 85012
CONTACT: PAUL SARANTES
TEL.: (602) 222-4266
FAX: (602) 279-4086
E-MAIL: paul@archicon.com

(12) PROJECT TEAM

1. COMPRESSED DECOMPOSED GRANITE.
2. EXISTING SETBACK LINE.
3. EXISTING LANDSCAPE AREA TO BE REPLANTED.
4. EXISTING PUBLIC WALKWAYS TO REMAIN.
5. EXISTING ASPHALTIC PAVING TO REMAIN.
6. EXISTING REFUSE DUMPSTER WITHIN SCREEN WALL ENCLOSURE TO REMAIN.
7. OUTDOOR DISPLAY AREA
8. EXISTING SCREEN WALL
9. EXISTING DRIVEWAY
10. EXISTING FIRE RISER LOCATION

(24) KEY NOTES

ARCHICON, L.C.
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(602) 222-4266
FAX (602) 279-4086
www.ARCHICON.COM

AZ POWER SPORTS
7340 E. McDOWELL RD.
SCOTTSDALE, AZ

JOB NO. 03B036-01
PROJECT MGR. P. SARANTES
DRAWN BY: D. SELVIG
CHECKED BY: J. PLANCK

THESE DRAWINGS ARE "NOT FOR CONSTRUCTION" UNTIL ALL ITEMS ARE INITIALED AND DATED

SUBMITTED TO CITY
ISSUED FOR REVIEWS
CITY APPROVAL
ISSUED FOR CONST.

SHEET TITLE:
SITE PLAN

PLOT DATE:

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8002 A0.dwg

23519
JERE W. PLANCK

A0

11/10/03

ATTACHMENT #10

29-UP-2003
11/12/03