



Development Review Board Project Narrative

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

Date: April 7, 2010 Case No: 733 -PA - 2009
Coordinator: Meredith Tessier
Project Name: Asante of Scottsdale

Project Location: 17490 North 93rd Street; Scottsdale, Arizona 85255
Assessor's Property Number(s): 217-55-719

Proposal Details:

Property Zoning: I-1
Property Land Use - Existing: Vacant Desert Land
Proposed: Transitional Rehabilitation Center
Parcel Size - Gross Area: 3.96
Net Area: 3.52

Density / Intensity - Gross Floor Area (GFA): 52,616
Floor Area Ratio (FAR): 34% (60% 91,998.7 SF Max)
Residential Units (DUs): _____
Residential Density: _____
Hotel / Resort Rooms: _____
Other (units, beds, etc.): 72 Units / Beds

Parking Provided: 96 spaces
Open Space Provided: 47,104 sq ft
Natural Area Open Space: 10,890 sq ft
Setbacks -
North: 10' South: 25' East: 25' West: 25'

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48-DR-2010
1st: 4/08/10

Narrative Description:

1. Describe the design intent, character, key details and materials of the proposed project's site design, landscape design and building design.

See Attached Narrative.

2. Describe the type of development and character of development on lands adjacent to or across the street (or alley) from the proposed development. Describe the character of nearby developments with the same use as is being proposed. Describe how the proposed project relates to the adjacent and area-wide development character.

See Attached Narrative.

3. Describe how the proposed development design is consistent with Scottsdale's 14 Sensitive Design Principles.

See Attached Narrative.

Planning & Development Services Department

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