

Case Research

Fitzpatrick, Karen

From: Projectinput
Sent: Monday, April 04, 2016 5:47 PM
To: Projectinput
Subject: Online Pre-Application Submitted (281-PA-2016)



Pre-Application Number: **281-PA-2016**
Project Name: **Alta Osborn**
Location: **3220 N SCOTTSDALE RD**

Contact Name: **Michele Hammond**
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Wood Partners

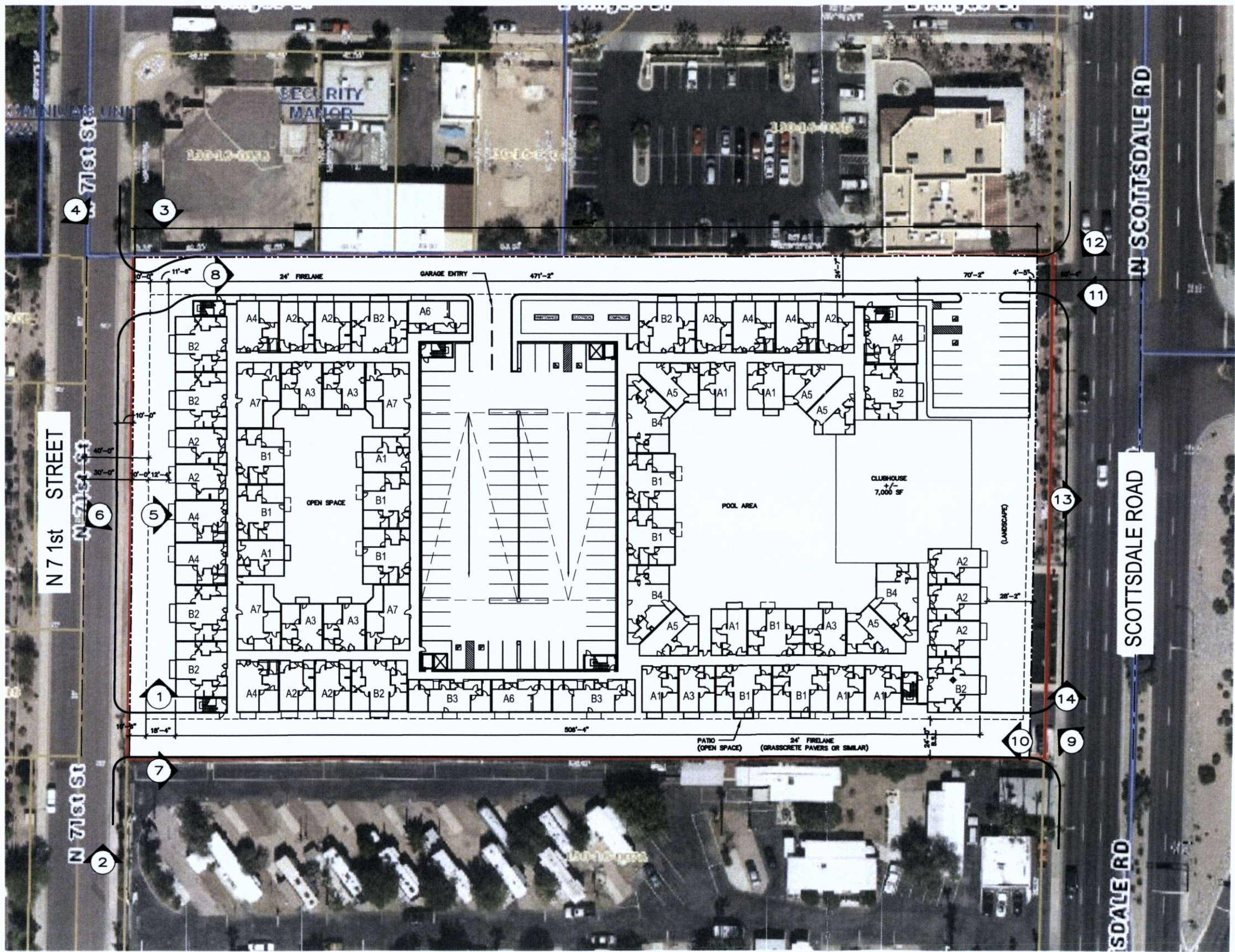
3220 N. Scottsdale Road

Pre-Application Narrative

Request:

Rezoning from C-3 to D/DMU-Type 2 PBD DO on a 5+/- acre property located at 3220 N. Scottsdale Road (formerly Luxor Auto Group car dealership) which is located directly south of U.S. Egg and the recently approved Agave Residential development. The proposal is for 277 residential units with on-site amenities. The proposed development and rezoning request is consistent with the Downtown Plan adopted by City Council in 2009.





PROJECT DATA

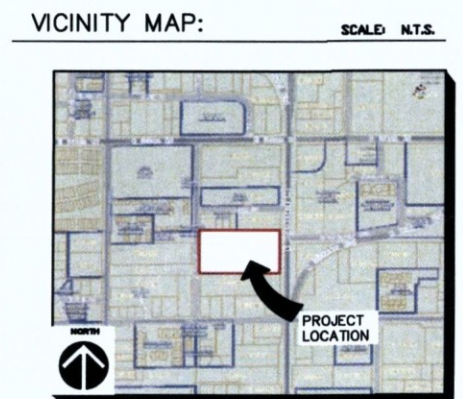
OVERALL SITE DATA:

SITE AREA:	±4.1 NET ACRES
ZONING:	EXISTING: C-3 PROPOSED: D/DMU TYPE 2 PBD DO
APN NO'S:	130-16-008A
PROPOSED USE:	MULTI-FAMILY
MAXIMUM DENSITY ALLOWED:	50 DU/AC*
	*ADDITIONAL DENSITY AVAILABLE *WITH PBD BONUS
PROPOSED DENSITY:	67.5 DU/NET AC
MAXIMUM BUILDING HEIGHT:	66'-0"
UNIT MIX:	
ONE BEDROOM UNITS:	172 (60%)
TWO BEDROOM UNITS:	92 (37%)
THREE BEDROOM UNITS:	13 (5%)
TOTAL:	277 D.U.

UNIT TYPE	GROSS AREA	UNITS	GROSS AREA
UNIT A1	858 S.F.	30	25,530 S.F.
UNIT A2	740 S.F.	40	29,701 S.F.
UNIT A3	811 S.F.	20	16,220 S.F.
UNIT A3 LOFT	968 S.F.	7	6,916 S.F.
UNIT A4	900 S.F.	24	21,600 S.F.
UNIT A5	785 S.F.	20	15,700 S.F.
UNIT A6	846 S.F.	8	6,768 S.F.
UNIT A7	967 S.F.	14	13,518 S.F.
UNIT B1	2 BED/2 BA 1,072 S.F.	27	28,944 S.F.
UNIT B2	2 BED/2 BA 1,174 S.F.	31	36,394 S.F.
UNIT B3	2 BED/2 BA 1,085 S.F.	16	17,360 S.F.
UNIT B3 LOFT	2 BED/2 BA+LT 1,282 S.F.	6	7,692 S.F.
UNIT B4	2 BED/2 BA 1,171 S.F.	12	14,052 S.F.
UNIT C1 LOFT	3 BED/2BA 1,525 S.F.	8	12,200 S.F.
UNIT C3 LOFT	3 BED/2BA 1,329 S.F.	7	9,303 S.F.
TOTAL:		277 D.U.	261,518 S.F.
AVG. S.F.			942 S.F.

PARKING:

REQUIRED:	382 P.S.
PROVIDED:	12 P.S.
OPEN PARKING:	440 P.S.
GARAGE PARKING:	440 P.S.
TOTAL PROVIDED:	1.66 P.S. PER UNIT = 462 P.S.



(X) DIRECTION OF IMAGE TAKEN AND IMAGE NUMBER. SEE EXISTING CONDITIONS PHOTO DOBBIT



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PRELIMINARY
NOT FOR
CONSTRUCTION
EXPIRES 9/30/16

ALTA OSBORN
Apartment Homes
SCOTTSDALE ROAD AND DRINKWATER BOULEVARD SCOTTSDALE, ARIZONA

WOOD PARTNERS
8777 E. Via De Ventura, Suite 201, Scottsdale, AZ. 85258
PHONE: 480-607-0822

REVISIONS:

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JOB NO: 15-054
DATE: APRIL 4, 2016
SCALE: 1" = 30'-0"
SHEET NO: