

**REZONING SITE DATA**

**PROJECT DESCRIPTION:**

NEW 155-UNIT RESIDENTIAL HEALTHCARE FACILITY.  
TOTAL PROPOSED BUILDING AREA: ±180,000 GSF (IBC)

**SITE AREA**

GROSS: ±217,800 SF (±5.0000 AC)  
NET: ±202,950 SF (±4.6591 AC)

**ZONING**

EXISTING: R1-35  
PROPOSED: C-O

**DENSITY**

MAXIMUM: 40 DU/GROSS AC. (200DU)  
PROPOSED: ±31.0 DU/AC. (155 DU)

**OPEN SPACE**

REQUIRED C-O OPEN SPACE: ±59,638 SF  
REQUIRED RES. H.C. OPEN SPACE: ±48,684 SF  
PROPOSED: ±61,419 SF

**FLOOR AREA RATIO**

MAXIMUM: 0.80 (±162,360 GSF)  
PROPOSED: 0.80 (±163,138 GSF\*)  
\*PER CITY OF SCOTTSDALE GROSS BLDG. AREA DEFINITION

**BUILDING HEIGHT**

MAX HEIGHT ALLOWED: 48'  
(EXCLUDING ROOFTOP APPURTENANCES)  
PROPOSED: 3 STORIES AND 4 STORIES (48' MAX., EXCLUDING ROOFTOP APPURTENANCES)

**UNIT COUNT**

155 D.U. 155 D.U.

**PARKING REQUIRED**

155 DU x 1.25 P.S. / DU 194 P.S.

**TOTAL PARKING PROVIDED**

UNCOVERED 50 P.S.  
CARPORT 152 P.S.  
TOTAL 202 P.S.  
(1.30 P.S./D.U.)

**ACCESSIBLE PARKING (INCLUDED IN NUMBERS ABOVE)**

REQUIRED: 4% of Provided Parking, min. = 202x.04 = 8 P.S.

**PROVIDED**

ACCESSIBLE COVERED CARPORT 5 P.S.  
ACCESSIBLE UNCOVERED PARKING 3 P.S.  
TOTAL ACCESSIBLE PROVIDED 8 P.S.

**REQUIRED BICYCLE PARKING**

REQUIRED BIKE PARKING: 0.1 SPACES FOR EACH P.S. PROVIDED MAXIMUM OF 100 SPACES  
PROVIDED BIKE PARKING: 20 SPACES

NOTE:  
G.L.O.P.E. (GOVERNMENT LAND OFFICE PATENT EASEMENT)

PROJECT NO. 20-2006-02

**GREYSTAR  
ACTIVE  
INDEPENDENT  
LIVING**

Scottsdale, AZ

**GREYSTAR**  
3200 E Camelback Rd., Suite 225  
Phoenix, AZ

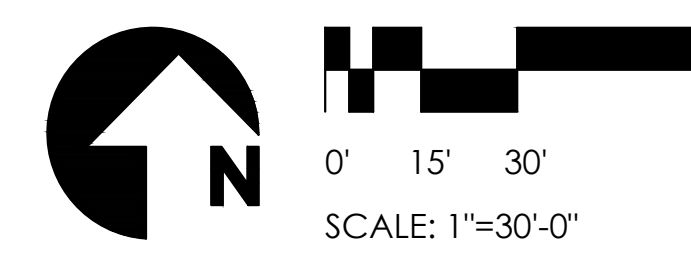
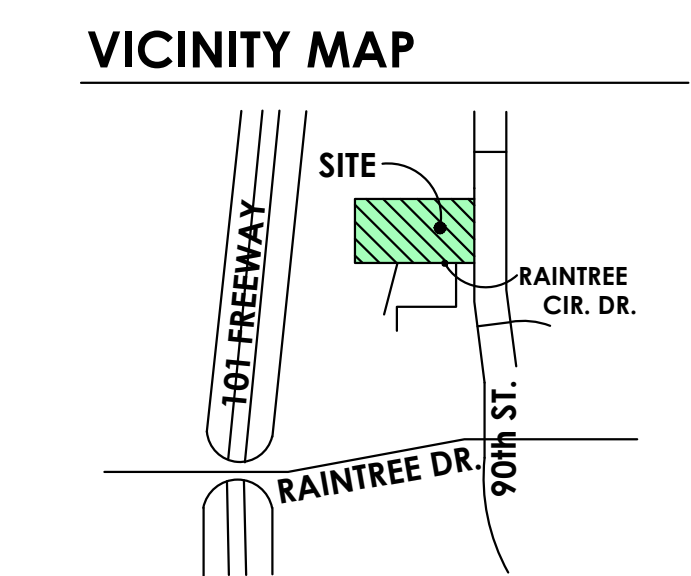
SCHEMATIC NOT  
FOR CONSTRUCTION  
OR RECORDING

**TODD + ASSOCIATES**  
CRITICAL THINKING / CREATIVE DESIGN

ARCHITECTURE, PLANNING,  
LANDSCAPE ARCHITECTURE.  
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PHASE 11-11-20

DATA Proj Mgr.  
Dwn By:



**EASEMENT AREAS EXHIBIT**