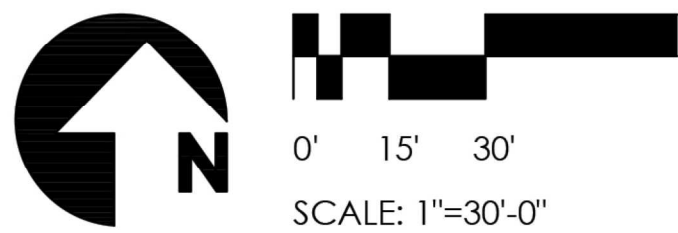




REZONING SITE DATA	
PROJECT DESCRIPTION:	
NEW 155-UNIT RESIDENTIAL HEALTHCARE FACILITY. TOTAL PROPOSED BUILDING AREA: ±180,000 GSF (IBC)	
SITE AREA	
GROSS:	±217,800 SF (±5.0000 AC)
NET:	±202,950 SF (±4.6591 AC)
ZONING	
EXISTING:	R1-35
PROPOSED:	C-O
DENSITY	
MAXIMUM:	40 DU/GROSS AC. (200DU)
PROPOSED:	±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: (EXCLUDING ROOFTOP APPURTENANCES)	48'
PROPOSED:	3 STORIES AND 4 STORIES (48' MAX., EXCLUDING ROOFTOP APPURTENANCES)
UNIT COUNT	
155 DU x 1.25 P.S. / DU	194 P.S.
PARKING REQUIRED	
155 DU x 1.25 P.S. / DU	
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)	

VICINITY MAP

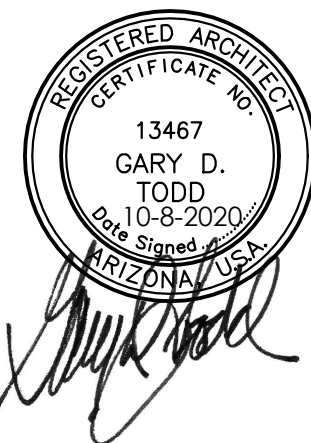


NO. 20-2006-02

GREYSTAR ACTIVE INDEPENDENT LIVING

Scottsdale, AZ

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



TODD + ASSOCIATES
CRITICAL THINKING / CREATIVE DESIGN

ARCHITECTURE. PLANNING.
LANDSCAPE ARCHITECTURE.

4019 N. 44TH ST. / PHOENIX, AZ 85018

602-952-8280 / TODDASSOC.COM

Copyright 2020 Todd & Associates, Inc.

10-09-20

REZONING SUBMITTAL

Proj Mgr.
Dwn By:

SITE PLAN

03