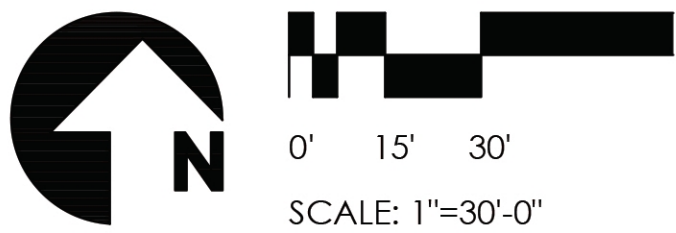
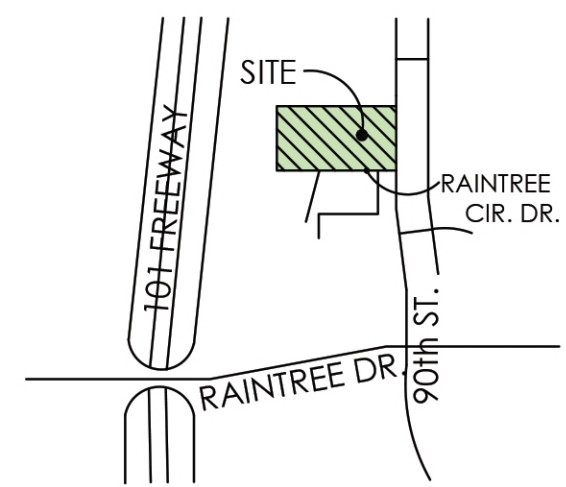




REZONING SITE DATA	
PROJECT DESCRIPTION:	
NEW 155-UNIT RESIDENTIAL HEALTHCARE FACILITY. TOTAL PROPOSED BUILDING AREA: ±180,000 GSF (IBC)	
SITE AREA	
GROSS:	±217,800 SF (±5.0000 AC)
NET:	±203,311 SF (±4.67 AC)
ZONING	
EXISTING:	R1-35
PROPOSED:	C-O
DENSITY	
MAXIMUM:	40 DU/GROSS AC. (200 DU)
PROPOSED:	±31.0 DU/AC. (155 DU)
OPEN SPACE	
REQUIRED C-O OPEN SPACE:	±59,638 SF
REQUIRED RES. H.C. OPEN SPACE	±48,684 SF
PROVIDED:	±61,419 SF
GROSS BUILDING AREA (*PER CITY OF SCOTTSDALE GROSS BLDG. AREA DEFINITION)	
1ST FLOOR	±42,032 GSF
2ND FLOOR	±40,979 GSF
3RD FLOOR	±42,060 GSF
4TH FLOOR	±36,046 GSF
TOTAL	±161,117 GSF
FLOOR AREA RATIO (THE RATIO OF GROSS FLOOR AREA TO THE NET LOT AREA OF A SITE.)	
MAXIMUM:	0.80 (±162,649 GSF)
PROPOSED:	161,117 / 203,311 = 0.79 (±161,117 GSF)
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	
UNCOVERED	49 P.S.
CARPOT	152 P.S.
TOTAL	201 P.S. (1.30 P.S./D.U.)
TOTAL PARKING PROVIDED	
ACCESSIBLE PARKING (INCLUDED IN NUMBERS ABOVE)	
REQUIRED: 4% of Provided Parking, min. = 201x.04 =	8 P.S.
PROVIDED	
ACCESSIBLE COVERED CARPORT	5 P.S.
ACCESSIBLE UNCOVERED PARKING	3 P.S.
TOTAL ACCESSIBLE PROVIDED	
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



SCALE: 1"=30'-0"

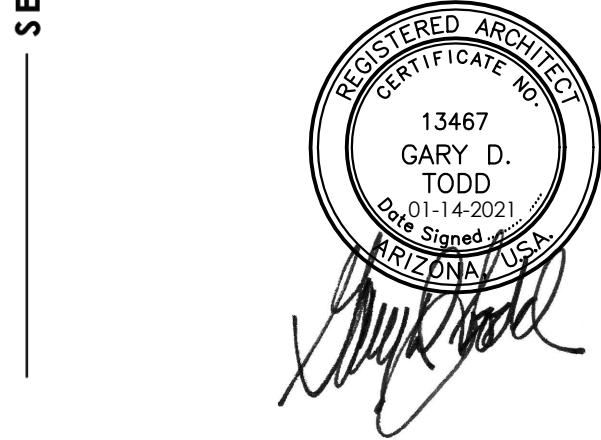
NO. 20-2006-02

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TODD + ASSOCIATES

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01-15-21
REZONING SUBMITTAL #2

Proj Mgr.
Dwn By:

SITE PLAN
03