

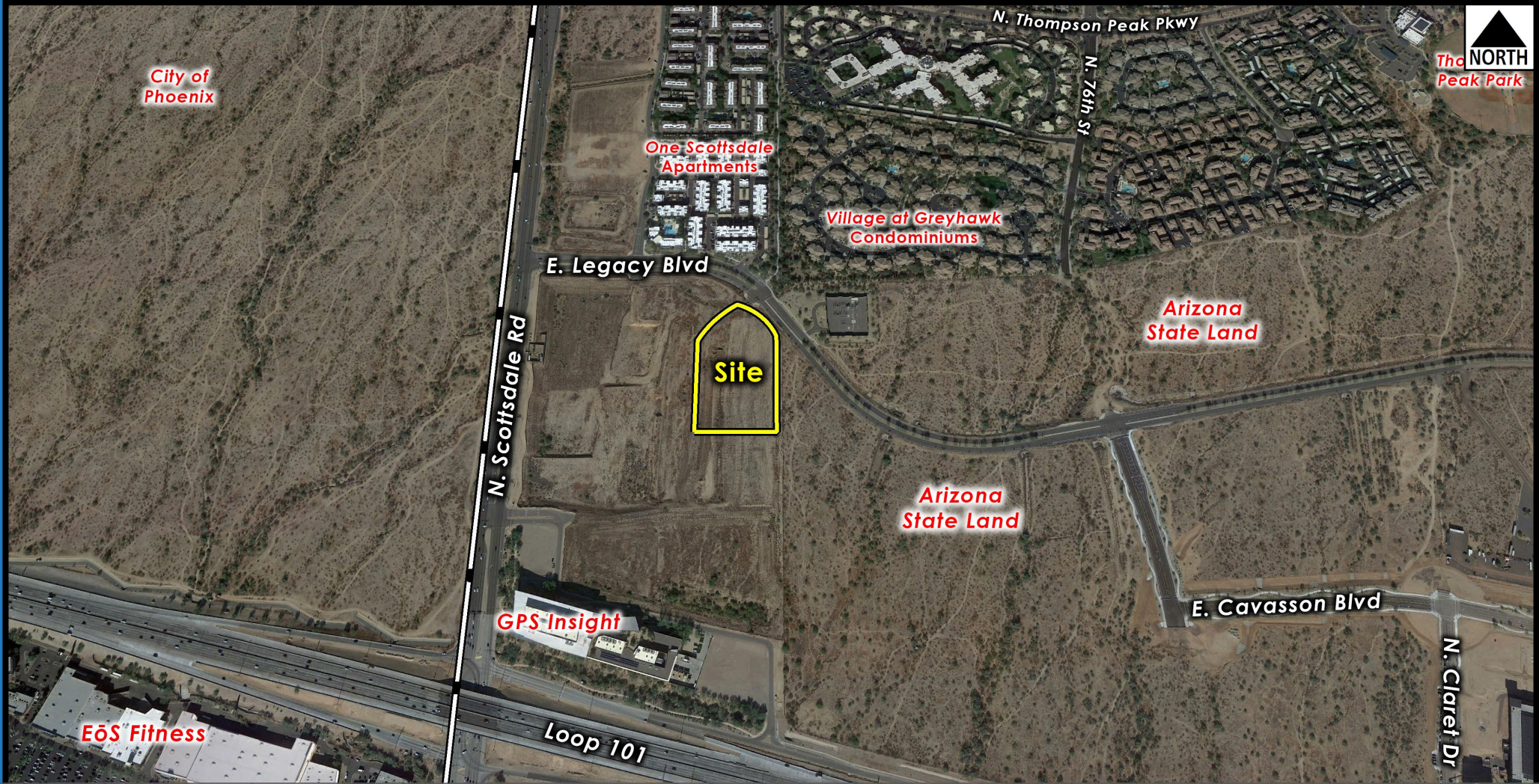
One Scottsdale by StreetLights Residential

30-DR-2021

Development Review Board

02/17/2022

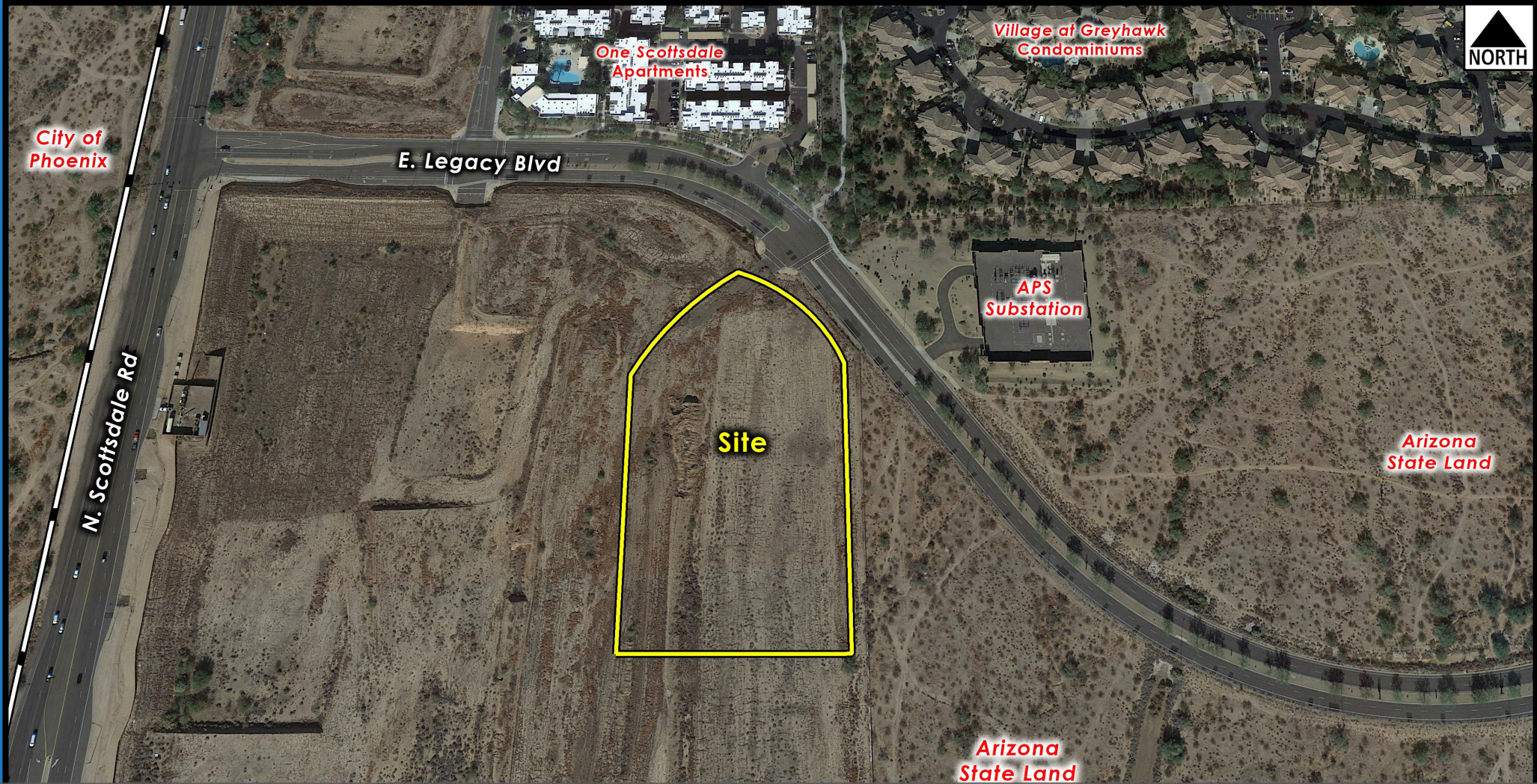
Coordinator: Meredith Tessier



Context Aerial

30-DR-2021

Google Earth



Detail Aerial

30-DR-2021



Existing Zoning

30-DR-2021

KEYNOTES

01	3/4" WIDE OPEN SPACE EASEMENT	24	URBS PARKING SPACE
02	3/4" WIDE DRAINAGE EASEMENT	25	14" CONCRETE SIDEWALK - REFER TO STIPULATION IN ZONING CASE #30-DR-2020R3
03	6" WIDE PUBLIC ACCESS EASEMENT	26	PROPOSED LOCATION OF BACKFLOW PREVENTOR, PAINT EQUIPMENT AS "WESTERN RESERVE" AND PROVIDE A DECORATIVE METAL SCREEN WITH THE DESERT BLOOM PATTERN.
06	EXCEPTION TO 1ST AMENDMENT OF DEVELOPMENT AGREEMENT - 30' MAXIMUM BUILDING HEIGHT	27	PROPOSED LOCATION OF GAS METER, PAINT EQUIPMENT AS "WESTERN RESERVE" AND PROVIDE A DECORATIVE METAL SCREEN WITH THE DESERT BLOOM PATTERN.
09	9-2" CONCRETE SIDEWALK	28	SITE VISIBILITY TRIANGLES PER OSP4 SECTION 5.3.23 AND FIGURE 5.3-27, LEFT TURN SIGHT DISTANCE BASED ON LOCAL STREET SPEED OF 40 MPH, REFER TO A2.1 AND PL48 PRELIMINARY PLAN FOR MORE INFORMATION.
10	8-2" PUBLIC UTILITY EASEMENT	29	NMAE OVER SIDEWALK AND SITE FRONTAGE, NMAE ON ADJACENT TRACT BY OTHERS, SEE 8-PP-2021
12	PROPOSED LOCATION FOR NEW ABOVE GROUND UTILITY EQUIPMENT, PAINT EQUIPMENT AS "WESTERN RESERVE" AND PROVIDE A DECORATIVE METAL SCREEN WITH THE DESERT BLOOM PATTERN.	30	FIRE LANE - 24" WIDE X 87' LONG - DECOMPOSED GRANITE, GRASSCRETE, OR TURF FINISH
13	STANDARD 10'X20' DRIVEWAY SITE VISIBILITY TRIANGLE, REFER TO A2.1 FOR MORE INFORMATION.	31	FIRE LANE - 16" WIDE - DECOMPOSED GRANITE, GRASSCRETE, OR TURF FINISH
14	EXISTING FIRE HYDRANT		
15	PROPOSED FIRE HYDRANT		
17	FIRE DEPARTMENT CONNECTION		
21	MOVE-IN ZONE, MINIMUM 45'X12' SIZE.		
22	RETAINING WALL - REFER TO CIVIL		
23	PLANTING ZONE - REFER TO LANDSCAPE		

32	FIRE LANE TURNING RADIUS - 49' EXTERIOR RADIUS - 25' INTERIOR RADIUS
33	KNOX BOX AND STROBE ACCESS SYSTEM PROVIDED AT ALL GATES AND SITE ACCESS POINTS
34	FIRE DEPARTMENT ACCESS POINT
35	55' MIN AERIAL BUCKET CLEARANCE
37	ESVAE (EMERGENCY SERVICE VEHICLE ACCESS EASEMENT)
47	PITCHED ROOF MECHANICAL SCREEN
48	WALKING PATH
49	AWNING
51	ROOF AREA
52	PITCHED ROOF SCREEN AREA
53	PARAPET SCREEN AREA
54	PROPERTY LINE
55	BUILDING MONUMENT SIGN

PROJECT DATA

LEGAL DESCRIPTION:
 A PORTION OF PARCEL 2, ONE SCOTTSDALE, RECORDED IN BOOK 871, PAGE 6, MARICOPA COUNTY RECORDS (ACRL) LYING WITHIN SECTION 26, TOWNSHIP 4 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

PROJECT ADDRESS:
 A PORTION OF PARCEL 2, ONE SCOTTSDALE, RECORDED IN BOOK 871 OF MAPS, PAGE 6, MCR LYING WITHIN THE WEST HALF OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

PREVIOUS PARCEL ZONING:
 PRC PCD

CURRENT ZONING:
 PRC PCD
 (PLANNED REGIONAL CENTER - PLANNED COMMUNITY DISTRICT)

APN:
 215-05-004A

GROSS LOT AREA:
 5.17 ACRES (225,299 SF)

NET LOT AREA:
 4.75 ACRES (207,013 SF)

BUILDING GROSS SQUARE FOOTAGE:
 574,000 SF

DWELLING UNIT DENSITY:
 314 UNITS / 5.17 ACRES = 61 DU/AC
 ** REFER TO STACKED 40-LAND USE BUDGET AND TOTAL ALLOWED RESIDENTIAL UNITS FOR PL48 PARCEL OF 1,250 RESIDENTIAL UNITS

PARKING:

UNIT COUNT	PARKING RATIO	PARKING SPACES REQUIRED
13 (EFFICIENCIES)	1.25	17
162 (1 BED UNITS)	1.3	237
106 (2 BED UNITS)	1.7	184
11 (3 BED UNITS)	1.9	21
314 TOTAL UNITS		459

GUEST PARKING: 1 SPACE / 6 UNITS

TOTAL REQUIRED PARKING: 512

ACCESSIBLE PARKING: 21 SPACES REQUIRED
 4% OF 512 PARKING SPACES = 22 SPACES PROVIDED

PARKING SPACES PROVIDED:

SURFACE PARKING	25
STRUCTURED PARKING	487
TOTAL	512

BIKE PARKING:

UNIT COUNT	PARKING RATIO	PARKING SPACES
2 SPACES FOR EVERY 10 SPACES (NOT TO EXCEED 100 SPACES)		46 SPACES REQUIRED 100 SPACES PROVIDED (INSIDE SECURE PARKING GARAGE)

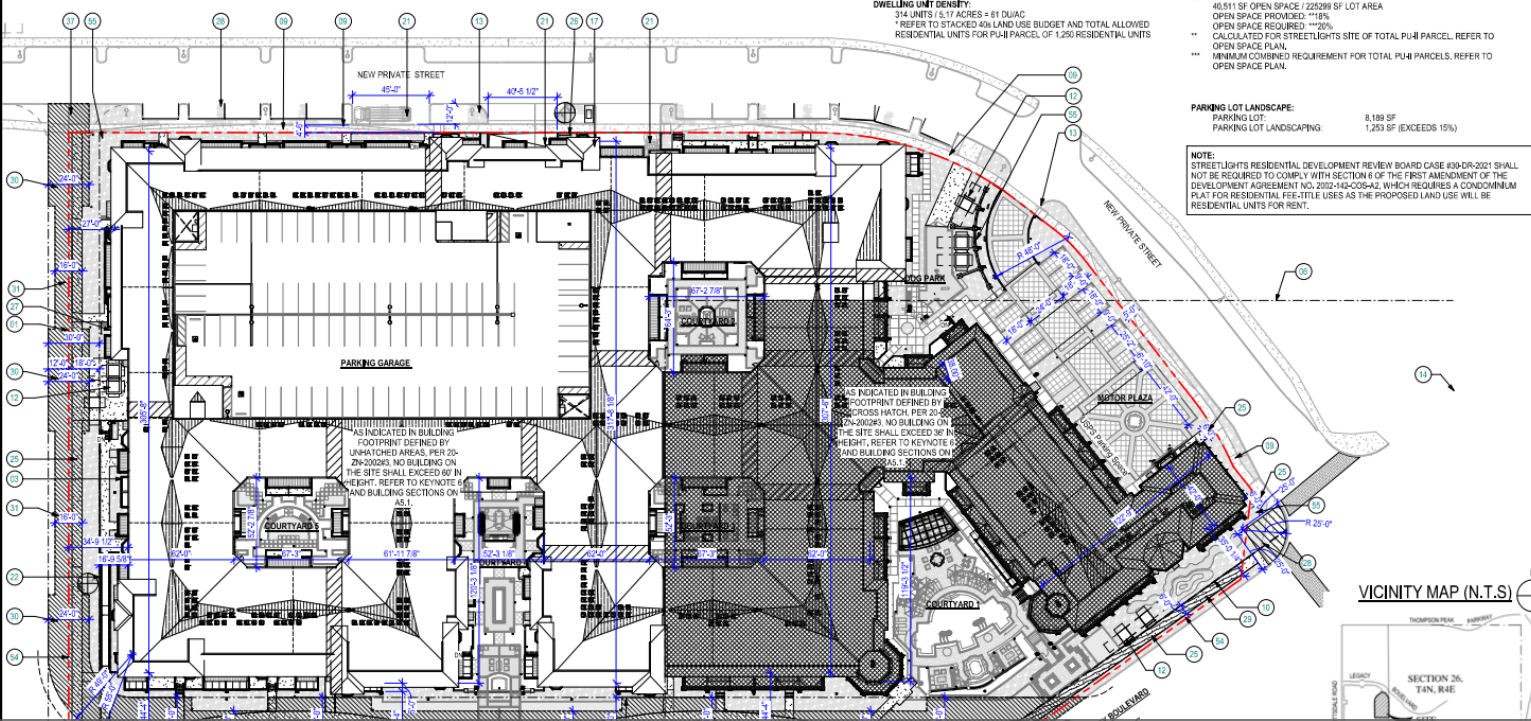
OPEN SPACE:

40,511 SF OPEN SPACE / 225,299 SF LOT AREA
 OPEN SPACE PROVIDED: 118%
 OPEN SPACE REQUIRED: 100%
 ** CALCULATED FOR STREETLIGHTS SITE OF TOTAL PL48 PARCEL. REFER TO OPEN SPACE PLAN.
 *** MINIMUM COMBINED REQUIREMENT FOR TOTAL PL48 PARCELS. REFER TO OPEN SPACE PLAN.

PARKING LOT LANDSCAPE:

PARKING LOT:	8,189 SF
PARKING LOT LANDSCAPING:	1,293 SF (EXCEEDS 15%)

NOTE:
 STREETLIGHTS RESIDENTIAL DEVELOPMENT REVIEW BOARD CASE #30-DR-2021 SHALL NOT BE REQUIRED TO COMPLY WITH SECTION 6 OF THE FIRST AMENDMENT OF THE DEVELOPMENT AGREEMENT NO. 2020-146-COSAL, WHICH REQUIRES A CONDOMINIUM PLAN FOR RESIDENTIAL FEE-TITLE USES AS THE PROPOSED LAND USE WILL BE RESIDENTIAL UNITS FOR RENT.



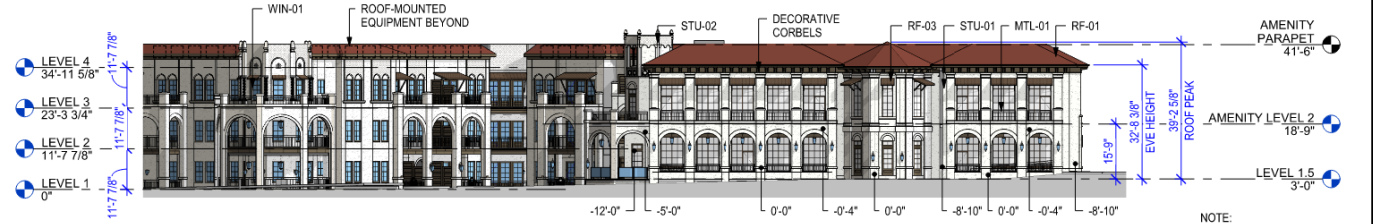
Site Plan

ARCHITECTURAL SITE PLAN
 1" = 30'-0"



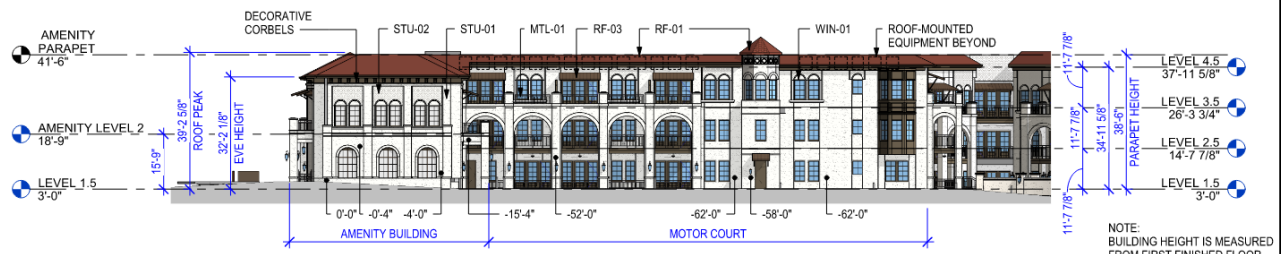
30-DR-2021

NORTH



4 EAST ELEVATION - AMENITY BUILDING - DRB
1" = 20'-0"

NOTE: BUILDING HEIGHT IS MEASURED FROM FIRST FINISHED FLOOR PER 20-ZN-2002#3



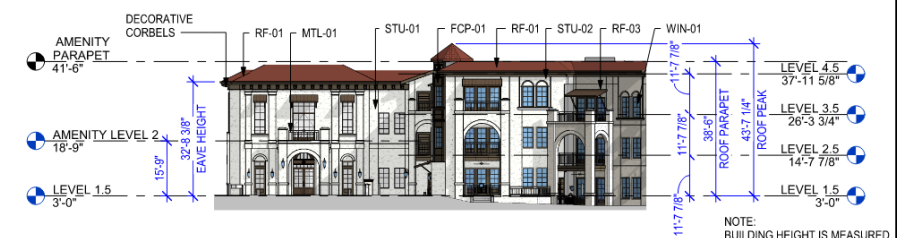
3 NORTH ELEVATION - AMENITY BUILDING - DRB
1" = 20'-0"

NOTE: BUILDING HEIGHT IS MEASURED FROM FIRST FINISHED FLOOR PER 20-ZN-2002#3



2 SOUTH ELEVATION - AMENITY BUILDING AT POOL COURT - DRB
1" = 20'-0"

NOTE: BUILDING HEIGHT IS MEASURED FROM FIRST FINISHED FLOOR PER 20-ZN-2002#3

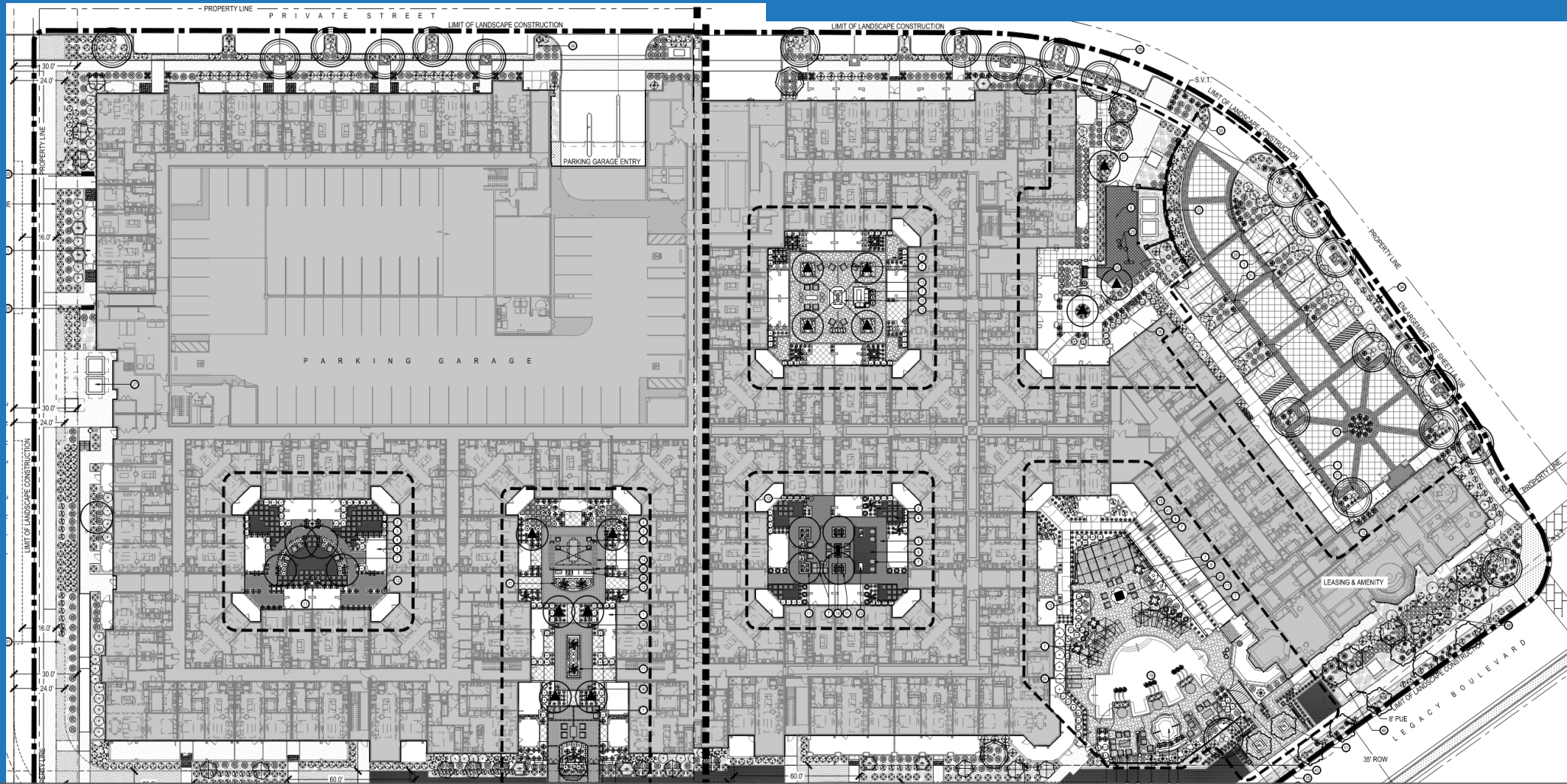


1 WEST ELEVATION - AMENITY BUILDING - DRB
1" = 20'-0"

NOTE: BUILDING HEIGHT IS MEASURED FROM FIRST FINISHED FLOOR PER 20-ZN-2002#3

Building Elevations

30-DR-2021



Landscape Plans

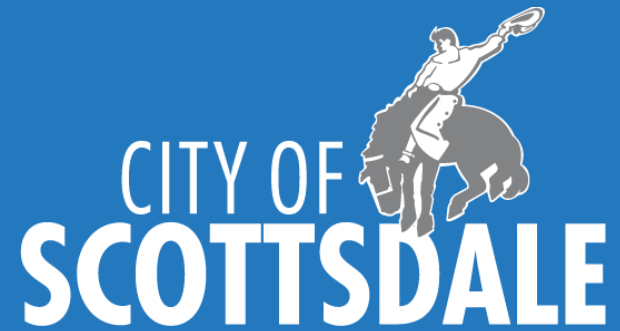
30-DR-2021



1. VIEW FROM NORTH EAST

Perspective

30-DR-2021



One Scottsdale by StreetLights Residential

30-DR-2021

Development Review Board

02/17/2022

Coordinator: Meredith Tessier