



PROJECT DATA CURRENT ZONING: C-3
 PROJECT PROPOSED ZONING: PCD
 NET LOT AREA: 479,295.86 S.F.

OPEN SPACE CALCULATIONS

REQUIRED OPEN SPACE:
 MAXIMUM BUILDING HEIGHT = 65'-0"
 PER ZONING 5.2006.D.1.c = MAX REQ = NET LOT x 0.2
 MAX REQUIRED = 479,295.86 x .02 = **95,859.17 S.F.**

FIRST 12' = 10% x NET LOT AREA:
 0.1 x 479,295.86 S.F. = 47,929.59 S.F.

NEXT 53' = 53 x 0.004 x 479,295.86 = 101,610.72 S.F.

OPEN SPACE REQUIRED (NOT INCLUDING PARKING LOT LANDSCAPING):
 47,929.59 + 101,610.72 = 149,540.31 S.F.
 MAX REQUIRED = **95,859.17 S.F.**

OPEN SPACE PROVIDED:
 39,572.87 + 70,689.62 = **110,262.49 S.F.**
95,859.17 REQUIRED < 110,262.49 PROVIDED

FRONTAGE OPEN SPACE REQUIRED:
 0.05 x 479,295.86 = **23,964.79 S.F.**

FRONTAGE OPEN SPACE PROVIDED:
 = **39,572.87 S.F.**
23,964.79 REQUIRED < 39,572.87 PROVIDED

PARKING LOT LANDSCAPING REQUIRED
 PARKING LOT AREA x 15%
 79,127.90 x 0.15 = **11,869.19 S.F.**

PARKING LOT LANDSCAPING PROVIDED = **13,052.44 S.F.**
11,869.19 REQUIRED < 13,052.44 PROVIDED

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 ARCHITECTS & PLANNERS

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ALLIANCE
 RESIDENTIAL COMPANY

**SCOTTSDALE RD
 AND McDOWELL REZONING**
 7047 E McDOWELL RD
 SCOTTSDALE, AZ 85257

6-ZN-2018
 10/01/2018

Date
 28 SEPTEMBER 2018

STIPULATION SET
 RETAIN FOR RECORDS
 APPROVED
 12-12-18
 DATE INITIALS

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Project No.
 317143

A103A
 OPEN SPACE PLAN



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OPEN SPACE PLAN

SCALE: 1"=40'

REF:

485-PA-14 | 6-ZN-2018