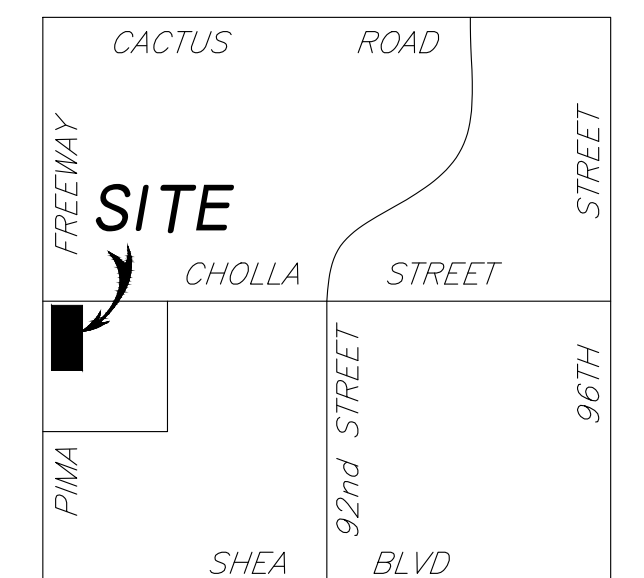


PARCEL NUMBER (APN)	217-26-949
EXISTING ZONING	R1-35
PROPOSED ZONING (PER DRAWING DELINEATION)	CONDITIONAL USE PERMIT (CUP)
GROSS LOT AREA	180,104 SF 4.13 AC
NET LOT AREA	180,104 SF 4.13 AC
PARKING AREA	75,860SF 1.74 AC
<u>AUTOMOBILE + BICYCLE PARKING</u>	
MINIMAL RESIDENTIAL HEALTHCARE (RESIDENTIAL HEALTH CARE BUILDING 1)	(48 DU x 1.25) = 60 SPACES
SPECIALIZED RESIDENTIAL HEALTH CARE (RESIDENTIAL HEALTH CARE BUILDING 1)	(38 BEDS x 0.7 = 26.6) ~ 27 SPACES
SPECIALIZED RESIDENTIAL HEALTH CARE (RESIDENTIAL HEALTH CARE BUILDING 2)	(10 BEDS x 0.7) = 7 SPACES
TOTAL PARKING REQUIRED	94 SPACES
TOTAL PARKING PROVIDED	139 SPACES
ACCESSIBLE PARKING REQUIRED (4% OF TOTAL PARKING REQUIRED)	(94 x 0.04 = 3.8) ~ 4 SPACES
ACCESSIBLE PARKING PROVIDED	6 SPACES
BICYCLE PARKING REQUIRED (10% OF TOTAL PARKING REQUIRED)	(94 x 0.10 = 9.4) ~ 10 SPACES
BICYCLE PARKING PROVIDED	18 SPACES
<u>OPEN SPACE</u>	
OPEN SPACE REQUIRED (24% OF NET LOT AREA)	(180,104 x 0.24) = 43,225 SF 0.99 AC
OPEN SPACE PROVIDED	55,783 SF 1.28 AC
<u>PARKING AREA LANDSCAPE</u>	
PARKING AREA LANDSCAPE REQUIRED (15% OF PARKING AREA)	(75,860 x 0.15) = 11,379 SF 0.26 AC
PARKING AREA LANDSCAPE PROVIDED	16,620 SF 0.38 AC



S00°01'20"E ALONG THE MONUMENT
LINE OF 92ND STREET AS MEASURED
BETWEEN MONUMENTS NUMBERED
#9 AND #10

BM #1 = C.O.S. CPS POINT 8194
92ND STR & CHOLLA STR
EL=1385.480(NAVD '88)

BM #2 = C.O.S. GPS POINT 8301
92ND STR & SHEA BLVD STR
EL=1372.195(NAVD '88)

BM #3 = C.O.S. GPS POINT 3251
84TH STR & SHEA
EL= 1364.881(NAVD '88)

NOTE: THIS INFORMATION IS TAKEN
FROM DAVID EVANS AND ASSOCIATES
INC. (CASE#3632-07-1, 106-DR-2006,
PLAN CHECK-ZN). JOB # AAKA0000-0001

DENSITY CALCULATIONS SHOWN ARE SUPERSEDED BY SECTION 5.804.D.3 IN LIEU OF SECTION 1.403.P OF CITY OF SCOTTSDALE ZONING ORDINANCE

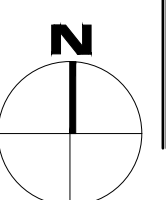
CLASSIFICATION OF CARE	MAXIMUM DENSITY PER ACRE	SITE AREA (IN ACRES)	MAXIMUM ALLOWABLE DENSITY PER ACRE	DENSITY PROVIDED RESIDENTIAL HEALTH CARE BUILDING 1	DENSITY PROVIDED RESIDENTIAL HEALTH CARE BUILDING 2	TOTAL DENSITY PROVIDED
SPECIALIZED RESIDENTIAL HEALTH CARE	28 BEDS PER ACRE	4.13 ACRES	115 BEDS	38 BEDS	10 BEDS	48 BEDS
MINIMAL RESIDENTIAL HEALTH CARE	14 DU PER ACRE	4.13 ACRES	57 DU	48 DU	N/A	48 DU

1 scale: 1"= 40'



VICINITY MAP

N.T.S.



SITE PLAN - CUP

SCALE: _____
DATE: 11/01/2021
JOB NUMBER: 1727-00

A02c

**MEGERDICHIAN
SENIOR CENTER
8849 E. CHOLLA ST.
SCOTTSDALE, AZ 85260**

PRE-CONSTRUCTION PHASE		
NO.	ISSUED FOR:	DATE
	REZONING & C.U.P.	12-13-2018
	REZONING & C.U.P. 2nd Review	10-06-2020
	REZONING & C.U.P. 3rd Review	12-09-2020
	UPDATED	11-29-2021

CONSTRUCTION PHASE		
REV.	BULLETIN #	DATE

