



PROJECT DATA SUMMARY	
Case No:	76-PA-2022 (4-ZN-2022 and 2-GP-2022 -- Approved, Resolution No. 12618, et al.)
Project Address:	TBD - 10050 N. Scottsdale Rd (existing per County) Scottsdale, AZ 85253
APN:	175-56-002H
QS:	28-44
General Plan Land Use:	Existing - Mixed-Use Neighborhoods (Formerly - Commercial)
Zoning Classification:	Existing - PUD (Planned Unit Development) (Formerly - C-2 (Central Business))
Site Area (Gross):	202,217 SF (4.642 acres) --- 0.5 min to 15 acres max.
Site Area (Net):	183,996 SF (4.224 acres)
Common Open Space required:	20,222 SF (10% of gross site area)
Common Open/Usable Open/Unusable Open Space proposed:	65,902 SF (32% of gross site area) -- Refer to Open Space Exhibit
Outdoor Living Space required:	varies based on unit type --- 0.05 x gross floor area of the dwelling unit
Outdoor Living Space proposed:	varies based on unit type; project meets standard
FAR allowed (Overall Net site area):	Commercial uses: 0.8 FAR max. (0.8 x 183,996 SF (net) = 147,197 SF) Co-Working: 5,000 SF Fitness/Yoga Studio: 2,500 SF Live/Work Units: 3,870 SF Total: 11,370 SF
FAR proposed (Overall Net site area):	0.06 FAR (11,370 SF/183,996 SF (net) = 0.062) -- project will not exceed 0.8 FAR for Commercial (non-residential) uses
Residential density proposed:	46.32 DU/acre (215 DU/4.642 acres)
Total Units proposed:	215 total units 1-bedroom = 165 units 2-bedroom = 48 units 3-bedroom = 2 units
Total Bedrooms proposed:	267 bedrooms
Live/Work Housing proposed:	7 units
Workforce Housing proposed:	22 units (10% of units)
Ground Level proposed:	Current Non-Res SF total at Level 1: 11,370 (15% of total Level 1 SF -- 11,370/75,666 = .150)
Stepbacks required:	At Gold Dust Avenue (north) - a 1:1 Vertical Rise beginning 36' to 48' above Setback Line, then 2:1 Vertical Rise. At Private Drive (east) - N/A At Scottsdale Rd (east, Arterial Street) - a 1:1 Vertical Rise beginning 36' to 48' above Setback Line, then 2:1 Vertical Rise. At R-5 Zoning (southwest) - a 1:2 Vertical Rise from Property Line/District Boundary. At R-5 Zoning (west) - a 1:2 Vertical Rise from Property Line/District Boundary.
Stepbacks proposed:	<u>No encroachments, except as shown in building sections -- adjacent to R-5 Zoning at west and adjacent to R-5 Zoning at south</u>
Setbacks required:	At Gold Dust Avenue (north, Unclassified Street) - 25' Min. (Residential), 23' Min. (Ret./Comm.) and 30' Min. Avg. (Residential), 28' Min. Avg. (Ret./Comm.) -- from back of curb At Private Drive (east) -- N/A At Scottsdale Road (east, Arterial Street) - 34' Min. (Residential), 28' Min. (Ret./Comm.) and 40' Min. Avg. (Residential), 32' Min. Avg. (Ret./Comm.) -- from back of curb At R-5 Zoning (west, southwest and southeast) - 20' Min. -- from District Boundary
Setbacks proposed:	Gold Dust min. avg. setback 38'-5" (8902 SF setback area / 231.83 FT width front facade = 38.40 FT) <u>No encroachments except as shown in floor plans -- adjacent to R-5 Zoning at south</u>
Building Height allowed (per PUD):	48'-0" maximum with 10'-0" overage allowed for certain roof elements covering no more than 30% of rooftop area
Building Height proposed:	49' max., no more than 30% of building area; otherwise 39'-0" + mechanical/rooftop screening features per ordinance

PARKING METRICS:		
VEHICLE PARKING QUANTITY		
Yoga, Gym (Fitness Studio) = 1,250 SF of GFA = 2,500 GFA nonres / 250 = 10	10 spaces req.	
Co-Working (Office) = 1,300 SF of GFA = 5,000 GFA / 300 = 16.7 = 17	17 spaces req.	
Live/Work Units (Office area) = 1,300 SF of GFA = 3,870 GFA of Office area / 300 = 12.9 = 13	13 spaces req.	
	Total Commercial: 40 spaces req.	
Guest: 1 per 6 units (= 215 / 6 = 35.83 = 36)	36 standard spaces req.	
1BR: 1.3 spaces/unit (= 1.3 x 165 = 214.5 = 215)	215 standard spaces req.	
2BR: 1.7 spaces/unit (48 units) (standard = 1.7 x 48 = 81.6 = 82)	82 standard spcs req.	
3BR: 1.9 spaces/unit (2 units) (1.9 x 2 = 3.8 = 4)	4 standard spcs req.	
	Total Residential: 337 standard spaces req.	
Accessible parking = 4% of the provided		(166+181=) 347 standard provided (within structure)
Within Structure: 347 x .04 = 13.88 = 14 spaces	14 spaces req. (within structure)	16 accessible provided (within structure)
		(347+16=363 provided (within structure, incl. accessible))
Surface: 16 x .04 = 0.64 = 1 space	1 space req. (surface)	16 provided (surface)
		3 accessible provided (surface)
		(16+3=19 provided (surface, incl. accessible))
	Total Parking: 377 spaces req. (40+337)	382 Total Provided (incl. accessible stalls)
BICYCLE PARKING QUANTITY		
2 spaces for every 40 required vehicular pkg spcs (max. 100 req'd)		
Overall required: (377 / 40 = 9.425 x 2 = 18.85 = 19 spcs req.)	19 spaces req. overall	26 (within structure)
		18 (surface, 9 racks)
		44 Total provided

PROJECT TEAM		
Owner/Developer:	High Street Residential 2575 East Camelback, Suite 400 Phoenix, AZ 85016 Ph: 602-222-4000 Fx: 602-285-3141	Civil Engineer: Dibble 7878 N 16th Street, Suite 300 Phoenix, AZ 85020 Ph: 623-935-2258
Legal:	Berry Riddell LLC 6750 East Camelback, Suite 100 Scottsdale, AZ 85251 Ph: 480-385-2727 Fx: 480-385-2757	Landscape Architect: Collectiv 1426 N 2nd Street, Suite 200 Phoenix, AZ 85004 Ph: 602-358-7711 Ext. 101
Architect:	ESG Architecture & Design 500 Washington Ave. South, Suite 1080 Minneapolis, MN 55415 Ph: 612-339-5508 Fx: 612-339-5382	Electrical Engineer: TBD TBD TBD Ph:
Traffic Engineer:	Lokahi Group LLC 10555 N 114th Street, Suite 105 Phoenix, AZ 85259 / Ph: 480-536-7150	

Gold Dust Ave & Scottsdale Rd
Scottsdale, AZ



I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Arizona

Signature _____
Typed or Printed Name _____
License # _____ Date _____

DRB SUBMITTAL
01/31/2023

REVISIONS		
No.	Description	Date
221564	PROJECT NUMBER	
ESG	DRAWN BY	ESG
	CHECKED BY	
KEY PLAN		

Gold Dust Ave & Scottsdale Rd

SITE PLAN & PROJECT DATA

A.f.1

2/9/2023 5:48:29 PM

1 SITE PLAN
A.f.1 1" = 40'-0"

NOTES:

- SITE AREA, OPEN SPACE AND SETBACKS SUBJECT TO CHANGE DUE TO PENDING REVIEW/APPROVAL OF THE PROJECT'S SUBDIVISION PLAT THROUGH CITY OF SCOTTSDALE.
- *PER SCOTTSDALE DSPM 2018, FIGURE 5-3.27: FIXED OBJECTS & VEGETATION WITHIN THE TRIANGLES CANNOT BE TALLER THAN 2.5 FT MEASURED FROM ADJ. ROADWAY SURFACE (EDGE OF PAVEMENT). VEGETATION PLACED WITHIN THE SIGHT TRIANGLE WILL BE OF A LOW HEIGHT VARIETY THAT REMAINS BELOW 2.5 FEET WHEN MATURE (MEASURED FROM THE ROADWAY SURFACE). TREES MAY BE ALLOWED WITHIN THE TRIANGLE IF THE CANOPIES ARE ABOVE 8 FEET, THEY ARE A SINGLE TRUNK VARIETY, AND THEY ARE NOT SPACED IN A CONFIGURATION THAT CREATES A "PICKET FENCE" EFFECT.
- **PER SCOTTSDALE DSPM 2018, FIGURE 5-3.26: OBJECTS WITHIN THE DISTANCE TRIANGLE(S) CANNOT BE TALLER THAN 3.5 FT MEASURED FROM ADJ. ROADWAY SURFACE.

