



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:	65,921 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 (included in total unit count)	
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:	No encroachments, except as shown in building sections -- adjacent to R-5 Zoning at west and adjacent to R-5 Zoning at south	
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) No encroachments except as shown in floor plans -- adjacent to R-5 Zoning at south	
Building Height allowed: (per stipulations)	3 stories and 39', exclusive of rooftop appurtenances, measured per zoning ordinance. Exceptions for mechanical equipment and rooftop appurtenances shall comply with the PUD district req'ts (49' max for no more than 30% of building's roof area)	
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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 spaces req.	
3BR: 1.9 spaces/unit (2 units) (1.9 x 2 = 3.8 = 4)	4 standard spaces req.	
	Total Residential: 337 standard spaces req.	
		166+181= 347 standard provided (within structure)
Accessible parking = 4% of the provided		16 accessible provided (within structure)
Within Structure: 347 x .04 = 13.88 = 14 spaces	14 spaces req. (within structure)	347+16=363 provided (within structure, incl. accessible)
		16 provided (surface)
Surface: 16 x .04 = 0.64 = 1 space	1 space req. (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 spaces 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
Legal:	Berry Riddell LLC 6750 East Camelback, Suite 100 Scottsdale, AZ 85251 Ph: 480-385-2727 Fx: 480-385-2757
Architect:	ESG Architecture & Design 500 Washington Ave. South, Suite 1080 Minneapolis, MN 55415 Ph: 612-339-5508 Fx: 612-339-5382
Traffic Engineer:	Lokahi Group LLC 10555 N 114th Street, Suite 105 Phoenix, AZ 85259 / Ph: 480-536-7150
Civil Engineer:	Dibble 7878 N 16th Street, Suite 300 Phoenix, AZ 85020 Ph: 623-935-2258
Landscape Architect:	Collectiv 1426 N 2nd Street, Suite 200 Phoenix, AZ 85004 Ph: 602-358-7711 Ext. 101
Electrical Engineer:	TBD TBD TBD Ph:

Gold Dust Ave & Scottsdale Rd
Scottsdale, AZ

HIGH STREET RESIDENTIAL

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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 RE-SUBMITTAL 04/17/23

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

4/17/2023 5:44:47 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 PLAN 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.

2-DR-2023
4/18/2023