

PROPERTY INFORMATION
ADDRESS 7333 E Helm Drive
Scottsdale, Arizona 85260
CROSS STREETS Helm Drive & N. 73rd Street
ARIZONA PARCEL NUMBER(S) 215-56-027D
ZONING: INDUSTRIAL PARK I-1
FAR: 0.80 (80%) 110,100 SF
OPEN SPACE: 0.10 (10%) 13,624 SF
OVERLAY: GREATER AIRPARK CHARACTER AREA PLAN
LAT/LONG: 33.543716, -111.887349
QTR. SEC: 34-45
MCR#: 1524-48
SUBDIVISION: LOT 24 AND LOT 25 OF THUNDERBIRD INDUSTRIAL PARK NO. 2
FEMA: X
HEIGHT LIMIT: 52' TO PARAPET
100' EQUIPMENT SCREENING <50% FOOTPRINT
SUBJECT TO AIRPORT AUTHORITY APPROVAL
(ARTICLE VII SECTION 7.102 A)

OVERALL SITE AREA
GROSS LOT AREA: 137,624 SF (3.16 Acres)

PROJECT DATA ZONING: I-1
NET LOT AREA: 80,676.88 S.F.
BUILDING HEIGHT: 45'

OPEN SPACE CALCULATIONS:

REQUIRED OPEN SPACE:
MAXIMUM BUILDING HEIGHT = 45' PROPOSED (52' ALLOWED)
FIRST 12' OF HEIGHT = 10% NET LOT AREA
= 10 x 80,676.88 = 8,067.69 S.F.
NEXT 33' OF HEIGHT = 33 x 0.003 x 80,676.88 = 7,987.01 S.F.

OPEN SPACE REQUIRED (NOT INCLUDED PARKING LOT LANDSCAPING):
= 8,067.69 + 7,987.01 = 16,054.7 S.F. (19.9%)
OPEN SPACE PROVIDED = 23,910.64 S.F.

PARKING LOT LANDSCAPING REQUIRED:

PARKING LOT AREA x 15%
17,945.66 S.F. x .15 = 2,691.85 S.F.
PARKING LOT LANDSCAPE PROVIDED = 4,609.97 S.F.

LEGEND:

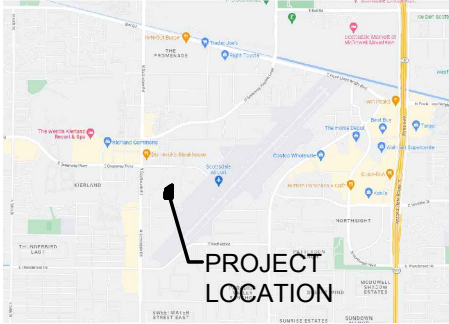
- DENOTES FRONT OPEN SPACE
5,071.20 S.F. TOTAL
(FRONT OPEN SPACE AREA / PARKING LOT AREA)
5,071.20 S.F. / 17,945.66 S.F. = 28.3%
- DENOTES OPEN SPACE OTHER THAN FRONTAL OPEN SPACE
14,108.90 S.F. TOTAL
(OPEN SPACE OTHER THAN FRONTAL OPEN SPACE AREA / PARKING LOT AREA)
14,108.90 S.F. / 17,945.66 S.F. = 78.6%
- DENOTES PARKING LOT LANDSCAPING
4,730.54 S.F. TOTAL
(PARKING LOT LANDSCAPING AREA / PARKING LOT AREA)
4,730.54 S.F. / 17,945.66 S.F. = 26.4%

PARKING AREAS AND PARKING LOT LANDSCAPING ARE NOT INCLUDED IN
REQUIRED OPEN SPACE PER SECTION 5.1804 - PROPERTY DEVELOPMENT
STANDARDS FOR INDUSTRIAL PARK (I-1) ZONING, CITY OF SCOTTSDALE, AZ

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

**STIPULATION SET
RETAIN FOR RECORDS
APPROVED**

07/06/2023
DATE APPROVED BY



VICINITY MAP
SCALE: N.T.S.

OPEN SPACE PLAN
SCALE: 1" = 30'-0"

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NOT FOR
CONSTRUCTION

THE NEST COMPLEX
7333 E. HELM DRIVE
SCOTTSDALE, AZ 85260

OPEN SPACE		REMARKS
DATE	OWNER REVIEW	
01/07/2023	OWNER REVIEW	
04/28/2023	RESPONSE TO DRB COMMENTS	

PA / PM:	D. RICHARDSON
DRAWN BY:	TR
JOB NO.:	PHX21-0153-00

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