

**PROJECT DATA**

<b>CURRENT ZONING:</b>	6961 D/OR-2/DO	DOWNTOWN OVERLAY
<b>REZONING CLASSIFICATION:</b>	DMU-2	DOWNTOWN MULTIPLE USE TYPE 2 AREA, SINGLE PARCEL
<b>GROSS LOT AREA (TO HALF STREET &amp; ALLEY):</b>	27,034 SF	
<b>NET SITE AREA:</b>	16,862 SF	
<b>ALLOWED DENSITY (WITH TYPE-2 DMU REZONING):</b>	50 DU / ACRE	
<b>GROSS LOT AREA:</b>	27,034 (0.62 ACRE)	
<b>50 DU / ACRE X 0.62 ACRE:</b>	= 31.03 DU	
	<b>= 31 DWELLING UNITS</b>	
<b>BUILDING FLOOR AREA (AS DEFINED BY COS ZONING ORDINANCE 3.100):</b>		
STREET LEVEL:	8,036 SF	
LEVEL 2:	11,837 SF	
LEVEL 3:	11,712 SF	
ROOF LEVEL:	4,011 SF	
<b>SUBTOTAL:</b>	<b>35,596 SF</b>	
UNDERGROUND GARAGE:	16,288 SF	
<b>TOTAL:</b>	<b>51,884 SF</b>	

**AREA OF USE BREAKDOWN:**

WINERY SUITES RETAIL MARKET: (INCLUDES RESTROOMS)	1,645 SF
STREET LEVEL DWELLING UNITS:	4,347 SF
2ND LEVEL DWELLING UNITS:	8,826 SF
3RD LEVEL DWELLING UNITS:	9,015 SF
ROOF LEVEL DWELLING UNITS:	3,086 SF
<b>COMMON AREA USE BREAKDOWN:</b>	<b>15,658 SF</b>
PARKING GARAGE	1,050 SF
STREET LEVEL (LOBBY, STAIRS, ELEVATOR, UTILITY ROOMS)	1,455 SF
2ND LEVEL (STAIRS, ELEVATOR, IDF CLOSET, SHAFT)	1,455 SF
3RD LEVEL (STAIRS, ELEVATOR, IDF CLOSET, SHAFT)	6,520 SF
ROOF LEVEL (POOL DECK, STAIRS, HVAC AREA)	

**BUILDING HEIGHT ALLOWED (DMU-2 REZONING):** 66'-0"

**SETBACKS:**

NORTH GOLDWATER BLVD (FROM CURB):	30'-0"
1ST STREET (FROM CURB):	20'-0"
ALLEY (FROM CENTERLINE):	10'-0"

**STEPBACKS:**

30'-0" TO 45'-0" HEIGHT:	1:1 INCLINE STEPBACK
45'-0" AND ABOVE:	2:1 INCLINE STEPBACK

**DWELLING UNIT COUNT:**

STREET LEVEL:	5
2ND LEVEL:	11
3RD LEVEL:	11
ROOF LEVEL:	4
<b>TOTAL:</b>	<b>31</b>

**RESTAURANT / RETAIL AT GROUND LEVEL:**

MERCANTILE/RETAIL:	1,506 SF
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**PARKING CALCULATIONS**

REQUIRED:

MERCANTILE/RETAIL (1,506 SF - 4,000 SF SITE VESTED CREDITS) / 350 = 0 SPACES
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DWELLING UNITS: 1 BEDROOM UNITS (31X1) = 31 SPACES  
1 SPACE PER UNIT

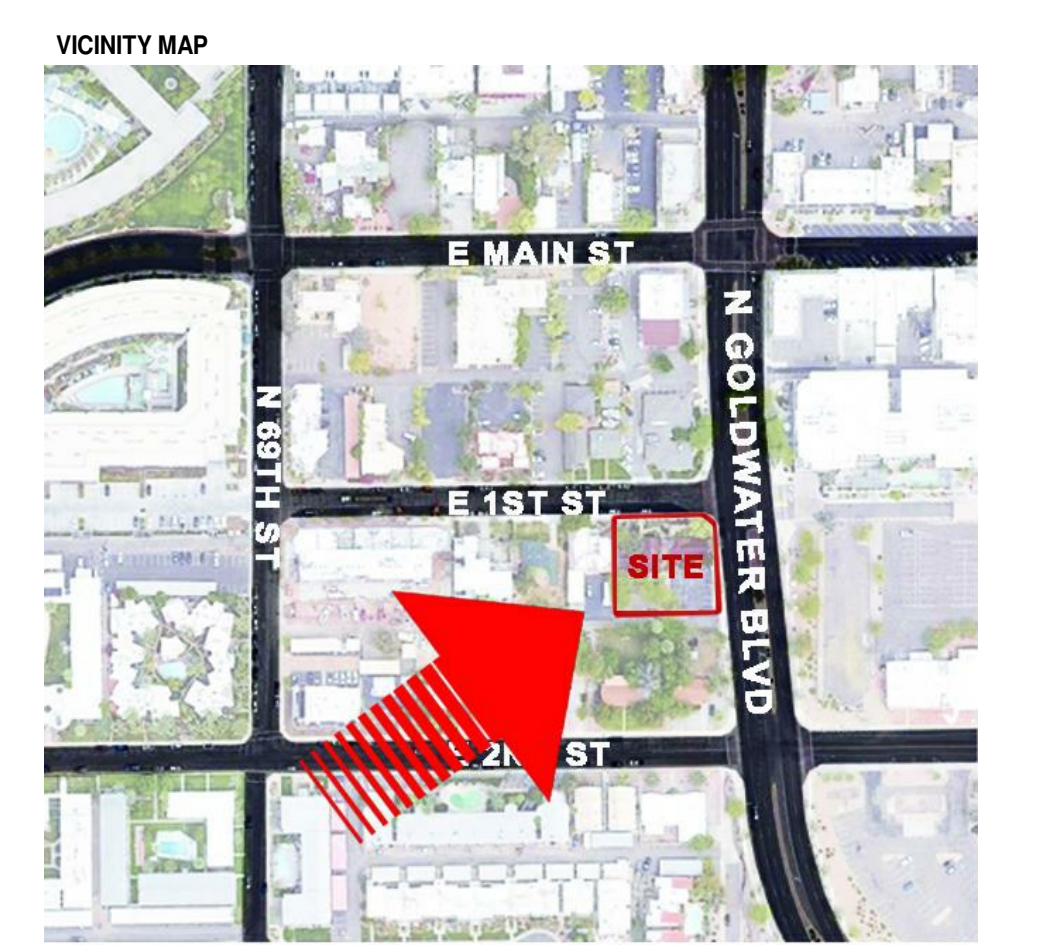
**TOTAL REQUIRED:** 31 SPACES

PROVIDED:

UNDERGROUND:	25 SPACES
SURFACE:	6 SPACES
<b>TOTAL PROVIDED:</b>	<b>31 SPACES</b>

**ACCESSIBLE PARKING REQUIRED PER SEC. 9.105.A (1 SURFACE SPACE AND 1 GARAGE SPACE):** 2 SPACES

**ACCESSIBLE PARKING PROVIDED (1 SURFACE SPACE AND 1 GARAGE SPACE):** 2 SPACES



**SITE PLAN**

**CITY OF SCOTTSDALE**  
**REZONING/DR DEVELOPMENT SUBMITTAL**  
**PRE-APP CASE #486 - PA - 2018**

**WINERY SUITES OF SCOTTSDALE**  
 6951 / 6961 E 1ST ST. SCOTTSDALE, AZ. 85251



**REVISION INFORMATION**

#:	Description:	Date:

drawn by: YT  
 project no.: 18024  
 date: 11/13/18

