

01 SITE PLAN

ZONING

ASSESSOR'S PARCEL NO.	130-16-114
PARCEL ZONING:	D/DMU - TYPE 2 PBD DO
DEVELOPMENT	TYPE 2
PROPOSED BUILDING HEIGHT	74'
BASE BUILDING HEIGHT	66'
GROSS LOT AREA	3.59 +/- GROSS ACRES, 156,380 +/- GROSS SF
NET LOT AREA	2.58 +/- NET ACRES, 112,284 +/- NET SF
SETBACKS	SCOTTSDALE ROAD 20'-0" REQUIRED AND PROVIDED 71ST STREET 20' REQUIRED AND PROVIDED OSBORN ROAD PREVAILING SETBACK CALCULATION: PER DEVELOPMENT STANDARDS, IN A TYPE 2 AREA, FACADE GREATER THAN 200' SHOULD BE LOCATED SUCH THAT THE PREVAILING SETBACK IS BETWEEN 25' - 35'. AREA BETWEEN BACK OF CURB AND BUILDING FACADE = 13884 SF FRONTAGE = 554'-9" PREVAILING SETBACK = AREA/LENGTH = 13884/554.75 = 25.03', WHICH MEETS REQUIREMENTS.
STEPBACKS	PER THE ZONING ORDINANCE NO AMENDMENTS
GFAR MAXIMUM	1.4 OR 539,700 SF
GROSS FLOOR AREA	269,802 SF

PARKING: ZONING APPROVAL

VEHICULAR PARKING REQUIRED	
ASSISTED LIVING / MEMORY CARE	0.70 PER BED
ACTIVE ADULT	1.25 PER UNIT
ASSISTED LIVING / MEMORY CARE	(.7 X 117 BEDS) = 82 SPACES
ACTIVE ADULT	(1.25 X 132) = 165 SPACES
RESTAURANT	(1 PER 300 FOR 9622 SF OF RESTAURANT)
	= 33 SPACES
PARKING REQUIRED	= 280 SPACES
ACCESSIBLE PARKING REQUIRED	= 4% OF REQUIRED PARKING = 12
PARKING PROVIDED	
LOWER LEVEL 01	222 SPACES
LEVEL 01	110 SPACES
PARKING PROVIDED	= 332 SPACES
ACCESSIBLE PARKING	= 13 SPACES
ACCESSIBLE PARKING PROVIDED	(INCLUDED IN TOTAL COUNT NOTED ABOVE)
BICYCLE PARKING	
REQUIRED = 2 PER EVERY 10 VEHICULAR PARKING	
PER 332 VEHICULAR PARKING	
REQUIRED	= (332 X 2)/10 = 67
BICYCLE PARKING PROVIDED	= 68

PARKING: CURRENT DEVELOPMENT

VEHICULAR PARKING REQUIRED	
ASSISTED LIVING / MEMORY CARE	0.70 PER BED
ACTIVE ADULT	1.25 PER UNIT
ASSISTED LIVING / MEMORY CARE (I-2)	(.7 X 118 BEDS) = 83 SPACES
ACTIVE ADULT (R-2)	(1.25 X 118) = 148 SPACES
RESTAURANT	(1 PER 300 FOR 9441 SF OF RESTAURANT)
	= 32 SPACES
PARKING REQUIRED	= 263 SPACES
ACCESSIBLE PARKING REQUIRED	= 4% OF REQUIRED PARKING = 11
EV INSTALLED PARKING REQUIRED	= 4% OF REQUIRED PARKING = 11
EV CAPABLE SPACES REQUIRED	= % BY OCCUPANCY, SEE BELOW = 39
I-2 OCCUPANCY (10%)	(0.1 X 83) = 9
R-2 OCCUPANCY (20%)	(0.2 X 148) = 30
PARKING PROVIDED	
PARKING PROVIDED	= 263 SPACES
ACCESSIBLE PARKING PROVIDED	= 11 VAN ACCESSIBLE SPACES
EV INSTALLED PROVIDED	= 11
EV CAPABLE SPACES PROVIDED	= 41
(INCLUDED IN TOTAL REQUIRED PARKING)	
BICYCLE PARKING	
REQUIRED = 2 PER EVERY 10 VEHICULAR PARKING	
PER 262 VEHICULAR PARKING REQUIRED	= (263 X 2)/10 = 53
BICYCLE PARKING PROVIDED	= 58

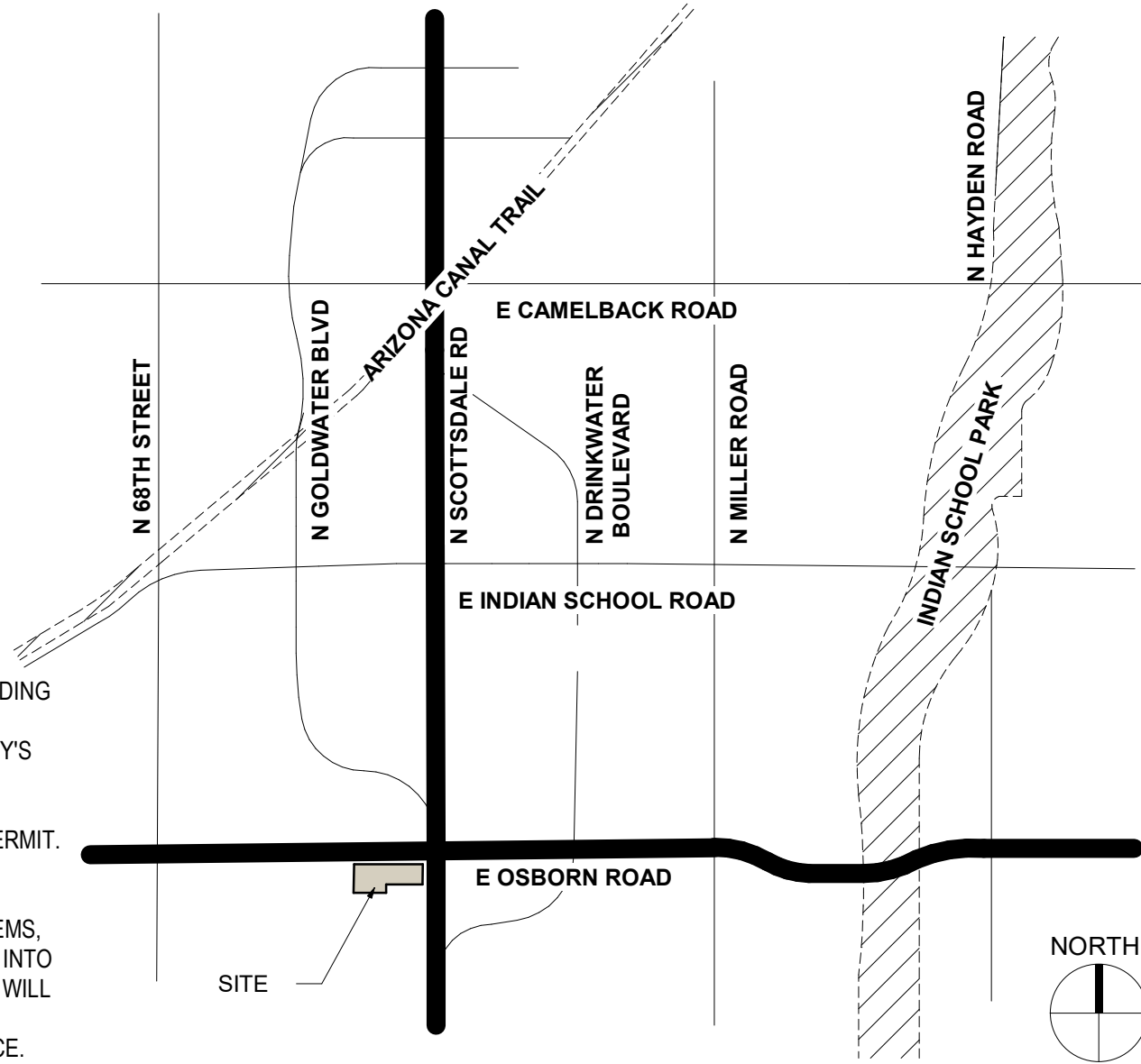
PROGRAM

MEMORY CARE	29,198 GSF
	34 UNITS
ASSISTED LIVING	75,606 GSF
	74 UNITS
ACTIVE ADULT	126,004 GSF
	118 UNITS
RESTAURANT	9,441 SF
COMMON AREAS	29,553 SF
TOTAL GROSS FLOOR AREA =	269,802 SF

CONSTRUCTION RESTRICTIONS

A. MARSHALLING + STORAGE YARD. CITY ROWS, INCLUDING ALLEYS, MAY NOT BE USED FOR MARSHALLING OR STORAGE YARDS WITHOUT THE APPROVAL OF THE CITY'S TRANSPORTATION DEPARTMENT AND PAYMENT OF ASSOCIATED FEE THROUGH THE APPLICATION AND APPROVAL OF THE MARSHALLING + STORAGE YARD PERMIT. CITY APPROVAL IS NOT GUARANTEED.

B. ANY SOIL NAILS OR THE BACK CONSTRUCTION SYSTEMS, PROTRUDING PAST PROPERTY LINES, MAY NOT DO SO INTO PRIVATELY OWNED PARCELS, MAY NOT BE STEEL AND WILL REQUIRE OWNERSHIP EXECUTION OF A CITY PRIVATE IMPROVEMENT IN THE ROW PRIOR TO PERMIT ISSUANCE.



VICINITY MAP

SCALE: 1" = 30'-0"

SHEET NOTES

- RESIDENTIAL DROP-OFF
- PROPERTY LINE
- (E) TRAFFIC LIGHT ELECTRICAL CABINET
- REFUSE COMPACTOR
- 45' X 12' LOADING AREA
- 13' X 18' LOADING AREA
- RAMP DOWN TO PARKING LEVEL BELOW
- LIGHT FIXTURES ARE TO BE REPLACED WITH THE CURRENT APPLICABLE STANDARD. THESE FIXTURES WILL BE REPLACED AND RELOCATED AS REQUIRED TO ACCOMMODATE THE PROPOSED DEVELOPMENT.
- BICYCLE PARKING
- PASEO
- (E) FIRE HYDRANT
- WATER LINE EASEMENT TO BE RELEASED
- ADA ACCESS ROUTE
- MANHOLE
- STREET CENTER LINE
- MAIN ENTRY
- RECYCLE CONTAINERS
- (E) STREET LIGHT PBOX
- (E) TRAFFIC LIGHT
- SIGHT DISTANCE TRIANGLE PER DSPM 5-3.26
- KNOX AND STROBE ACCESS SYSTEM
- LIGHT FIXTURE CONTAINS CELL TOWER ON THE POLE. FIXTURE TO REMAIN IN PLACE. IF RELOCATION IS NEEDED, OWNER WILL COORDINATE WITH CELL PROVIDER FOR REQUIRED RELOCATION AND ASSOCIATED COSTS.
- NEW SIDEWALK
- EXISTING SIDEWALK TO REMAIN
- UTILITY EQUIPMENT
- SES
- (E) FIRE HYDRANT TO BE RELOCATED
- 25'X25' TRIANGLE ROW TO BE DEDICATED TO CITY
- DRAINAGE AND FLOOD CONTROL EASEMENT
- BUS BAY

LEGEND

- PREVAILING SETBACK
- PUBLIC NON MOTORIZED ACCESS EASEMENT
- PUBLIC PLAZA EASEMENT
- 25' ROW / SAFETY TRIANGLE EASEMENTS
- DRAINAGE AND FLOOD CONTROL EASEMENTS
- WATER EASEMENT TO BE RELEASED
- SEWER LINE

COS STAMP

CASE PRE-APP #: 914-PA-2021

THE OSBORN

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Date	Description
06/09/2023	DRB Submittal
09/08/2023	DRB Response 1
12/19/2023	DRB Response 2

Seal / Signature

NOT FOR  
CONSTRUCTION

Project Name

THE OSBORN

Project Number

057.8211.100

Description

SITE PLAN

Scale

As indicated

24.0

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