

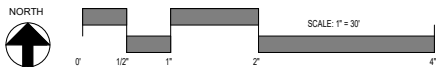
REZONING SITE DATA - LOTS 1 & 2

<b>PROJECT DESCRIPTION</b>	
NEW 171-UNIT MINIMAL RESIDENTIAL HEALTHCARE FACILITY. (1) 3-STORY WOOD-FRAMED BUILDING AND (5) 1-STORY WOOD-FRAMED COTTAGE DUPLEXES.	
<b>SITE AREA</b>	
GROSS:	+/- 292,154 SF (+/-6,707 AC) 8.1-ACRES; 12.5-ACRES OVERALL
NET:	+/- 292,154 SF (+/-6,707 AC)
<b>ZONING</b>	
EXISTING:	PNC PCD
PROPOSED:	C-O PCD (P-C C-O APPROVED UNDER 16-ZN-2022)
<b>DENSITY</b>	
MAXIMUM:	40 D.U./GROSS AC (269 D.U.)
PROPOSED:	+/- 25 D.U./GROSS AC (171 D.U.)
<b>OPEN SPACE</b>	
REQ'D C-O RES. H.C. OPEN SPACE (0.24 x NET LOT AREA):	70,117 SF
REQ'D FRONTAGE OPEN SPACE (50% OF TOTAL REQ'D):	36,154 SF
C-O RES. H.C. OPEN SPACE PROVIDED:	72,370 SF
FRONTAGE OPEN SPACE PROVIDED:	36,154 SF
<b>GROSS FLOOR AREA (PER CITY OF SCOTTSDALE GROSS FLOOR AREA DEF.)</b>	
1ST FLOOR:	+/-77,804 GSF
2ND FLOOR:	+/-60,779 GSF
3RD FLOOR:	+/-60,779 GSF
TOTAL:	+/-217,417 GSF
<b>FLOOR AREA RATIO (THE RATIO OF GROSS FLOOR AREA TO THE NET LOT AREA OF THE SITE)</b>	
MAXIMUM:	0.80 (+/-233,726 GSF)
PROPOSED:	217,417 / 292,157 = 0.74
<b>BUILDING HEIGHT</b>	
MAX. HEIGHT ALLOWED:	48' (EXCL. ROOFTOP APPURT.)
PROPOSED:	3 STORIES (48' MAX., EXCL. ROOFTOP APPURT.) MAX HEIGHT 1523.54-1534.04 (1475.54-1486.04 MEAN CURB HEIGHT)
<b>UNIT COUNT</b>	
171 D.U.	
<b>PARKING REQUIRED</b>	
171 D.U. x 1.25 P.S. (PARKING SPACES): 216 P.S.	
<b>PARKING PROVIDED</b>	
STANDARD:	90 P.S.
COVERED STANDARD:	102 P.S.
STANDARD GARAGE:	20 P.S.
ACCESSIBLE:	3 P.S.
COVERED ACCESSIBLE:	6 P.S.
TOTAL:	221 P.S. (1.30 P.S./D.U.)
<b>ACCESSIBLE PARKING (INCL. IN NUMBERS ABOVE)</b>	
REQ'D PROVIDED:	9 P.S.
ACCESSIBLE CARPORT:	6 P.S.
ACCESSIBLE UNCOVERED SPACE:	3 P.S.
TOTAL ACCESSIBLE PROVIDED:	9 P.S.
<b>REQUIRED BICYCLE PARKING</b>	
REQ'D BIKE PARKING:	221 SPACES / 10 = 23 SPACES
PROVIDED BIKE PARKING:	24 SPACES
<b>PUBLIC SAFETY</b>	
MINIMUM UNOBSTRUCTED VERTICAL CLEARANCE OF 13 FEET 6 INCHES (FIRE ORDINANCE 4283.503.2.1)	
*KEY SWITCH/PRE-EMPTION SENSOR REQUIRED FOR COMMERCIAL MULTI-FAMILY/GATED COMMUNITIES (FIRE ORDINANCE 4283.503.6.1)	

VICINITY MAP



9-DR-2023  
2/21/2024



HEADWATERS  
MINIMAL RESIDENTIAL  
HEALTH CARE  
FACILITY

13860 & 13870 N FRANK LLOYD WRIGHT BL  
SCOTTSDALE, AZ 85260



SANTULAN  
ARCHITECTURE

3457 RINGSBY CT, #209  
DENVER, CO 80216  
303-825-2595

COPYRIGHT 2022  
SANTULAN ARCHITECTURE

SYDNOR

DOUGLAS SYDNOR  
ARCHITECT & ASSOCIATES, INC.  
4806 N. 78TH PLACE  
SCOTTSDALE, AZ 85251  
480.206.4593

REZONING SUBMITTAL #1

2022.11.14

REZONING SUBMITTAL #2

2023.03.17

REZONING SUBMITTAL #3

2023.07.27

DRB SUBMITTAL #2

2024.02.13

21-f-1

SITE PLAN - LOTS 1  
& 2

AS NOTED  
STIPULATION SET  
RETAIN FOR RECORDS  
APPROVED

03/19/2024  
DATE APPROVED BY



MONUMENT SIGN AT SITE ENTRY  
BY SEPARATE PERMIT WITH  
ENTRY STRUCTURE



REZONING SITE DATA - LOTS 1 & 2

**PROJECT DESCRIPTION**  
NEW 171-UNIT MINIMAL RESIDENTIAL HEALTHCARE FACILITY. (1) 3-STORY WOOD-FRAMED BUILDING AND (5) 1-STORY WOOD-FRAMED COTTAGE DUPLEXES.

**SITE AREA**  
GROSS: +/- 292,154 SF (+/-6,707 AC)  
NET: +/- 292,154 SF (+/-6,707 AC)

**ZONING**  
EXISTING: PNC PCD  
PROPOSED: C-O PCD

**DENSITY**  
MAXIMUM: 40 D.U./GROSS AC (269 D.U.)  
PROPOSED: +/- 25 D.U./GROSS AC (171 D.U.)

**OPEN SPACE**  
REQ'D C-O RES. H.C. OPEN SPACE (0.24 x NET LOT AREA): 70,117 SF  
REQ'D FRONTAGE OPEN SPACE (50% OF TOTAL REQ'D): 36,154 SF  
C-O RES. H.C. OPEN SPACE PROVIDED: 72,370 SF  
FRONTAGE OPEN SPACE PROVIDED: 36,154 SF

**GROSS FLOOR AREA (PER CITY OF SCOTTSDALE GROSS FLOOR AREA DEF.)**  
1ST FLOOR: +/-77,804 GSF  
2ND FLOOR: +/-60,779 GSF  
3RD FLOOR: +/-60,779 GSF  
TOTAL: +/-217,417 GSF

**FLOOR AREA RATIO (THE RATIO OF GROSS FLOOR AREA TO THE NET LOT AREA OF THE SITE)**  
MAXIMUM: 0.80 (+/-233,726 GSF)  
PROPOSED: 217,417 / 292,157 = 0.74

**BUILDING HEIGHT**  
MAX. HEIGHT ALLOWED: 48' (EXCL. ROOFTOP APPURT.)  
PROPOSED: 3 STORIES (48' MAX., EXCL. ROOFTOP APPURT.)

**UNIT COUNT**  
171 D.U.

**PARKING REQUIRED**  
171 D.U. x 1.25 P.S. (PARKING SPACES): 216 P.S.

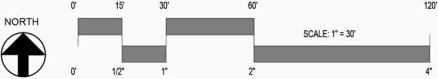
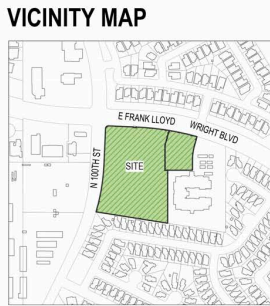
**PARKING PROVIDED**  
STANDARD: 90 P.S.  
COVERED STANDARD: 102 P.S.  
STANDARD GARAGE: 20 P.S.  
ACCESSIBLE: 3 P.S.  
COVERED ACCESSIBLE: 6 P.S.  
TOTAL: 221 P.S. (1.30 P.S./D.U.)

**ACCESSIBLE PARKING (INCL. IN NUMBERS ABOVE)**  
REQ'D PROVIDED: 9 P.S.  
ACCESSIBLE CARPORT: 6 P.S.  
ACCESSIBLE UNCOVERED SPACE: 3 P.S.  
TOTAL ACCESSIBLE PROVIDED: 9 P.S.

**REQUIRED BICYCLE PARKING**  
REQ'D BIKE PARKING: 221 SPACES / 10 = 23 SPACES  
PROVIDED BIKE PARKING: 24 SPACES

**PUBLIC SAFETY**  
MINIMUM UNOBSTRUCTED VERTICAL CLEARANCE OF 13 FEET 6 INCHES (FIRE ORDINANCE 4283.503.2.1)

\*KEY SWITCH/PRE-EMPTION SENSOR REQUIRED FOR COMMERCIAL MULTI-FAMILY/GATED COMMUNITIES (FIRE ORDINANCE 4283.503.6.1)



HEADWATERS  
MINIMAL RESIDENTIAL  
HEALTH CARE  
FACILITY

13860 & 13870 N FRANK LLOYD WRIGHT BL  
SCOTTSDALE, AZ 85260



SANTULAN  
ARCHITECTURE

3457 RINGSBY CT, #209  
DENVER, CO 80216  
303-825-2595

COPYRIGHT 2022  
SANTULAN ARCHITECTURE

SYDNOR

DOUGLAS SYDNOR  
ARCHITECT & ASSOCIATES, INC.  
4806 N. 78TH PLACE  
SCOTTSDALE, AZ 85251  
480.206.4593

REZONING SUBMITTAL #1  
2022.11.14

REZONING SUBMITTAL #2  
2023.03.17

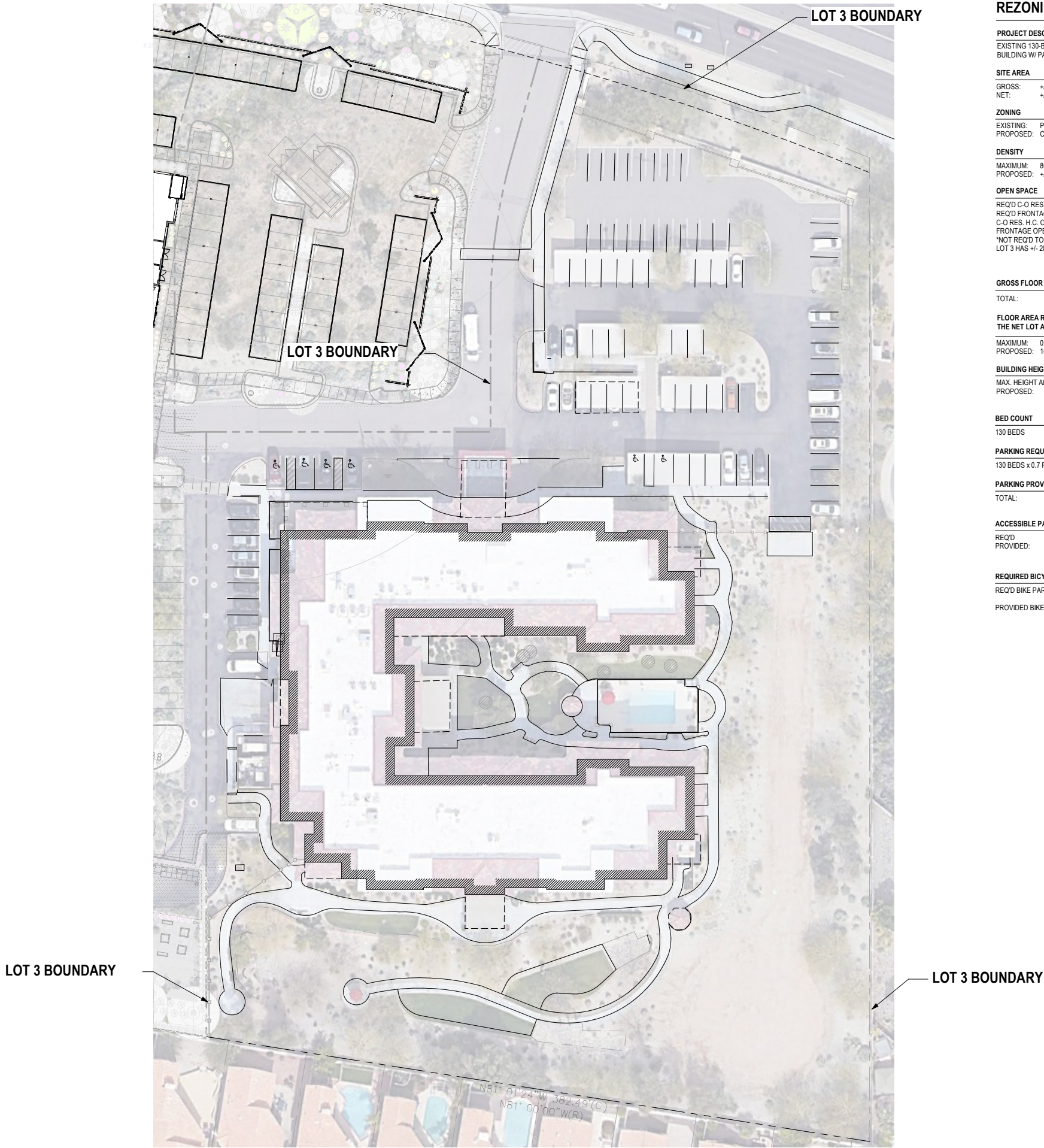
REZONING SUBMITTAL #3  
2023.07.27

DRB SUBMITTAL #2  
2024.02.13

21-f-1

SITE PLAN - LOTS 1  
& 2





REZONING SITE DATA - LOT 3

PROJECT DESCRIPTION	
EXISTING 130-BED SPECIALIZED RESIDENTIAL HEALTHCARE FACILITY. (1) 3-STORY BUILDING W/ PARKING, AMENITY, AND OPEN SPACE AREAS.	
SITE AREA	
GROSS:	+/- 181,522 SF (4.167 AC) 4.4-ACRES; 12.5-ACRES OVERALL
NET:	+/- 181,522 SF (4.167 AC)
ZONING	
EXISTING:	PNC PCD
PROPOSED:	C-O PCD (P-C C-O APPROVED UNDER 16-ZN-2022)
DENSITY	
MAXIMUM:	80 BEDS/GROSS AC (334 BEDS)
PROPOSED:	+/- 32 BEDS/GROSS AC (130 BEDS)
OPEN SPACE	
REQ'D C-O RES. H.C. OPEN SPACE (0.24 x NET LOT AREA):	43,566 SF
REQ'D FRONTAGE OPEN SPACE*	10,000 SF
C-O RES. H.C. OPEN SPACE PROVIDED:	+/- 105,249 SF
FRONTAGE OPEN SPACE PROVIDED:	+/- 11,673 SF
*NOT REQ'D TO EXCEED 50 SF PER 1 LINEAR FT OF PUBLIC STREET FRONTAGE. LOT 3 HAS +/- 200 FT OF LINEAR FRONTAGE)	
GROSS FLOOR AREA (PER CITY OF SCOTTSDALE GROSS FLOOR AREA DEF.)	
TOTAL:	+/-106,144 GSF
FLOOR AREA RATIO (THE RATIO OF GROSS FLOOR AREA TO THE NET LOT AREA OF THE SITE)	
MAXIMUM:	0.80 (+/-145,218 GSF)
PROPOSED:	106,144 / 181,522 = 0.59
BUILDING HEIGHT	
MAX. HEIGHT ALLOWED:	48' (EXCL. ROOFTOP APPURT.)
PROPOSED:	3 STORIES (48' MAX., EXCL. ROOFTOP APPURT.)
BED COUNT	
130 BEDS	
PARKING REQUIRED	
130 BEDS x 0.7 P.S. (PARKING SPACES): 91 P.S.	
PARKING PROVIDED	
TOTAL: 97 P.S. (0.75 P.S./BED)	
ACCESSIBLE PARKING (INCL. IN NUMBERS ABOVE)	
REQ'D	3 P.S.
PROVIDED:	6 P.S.
REQUIRED BICYCLE PARKING	
REQ'D BIKE PARKING:	0.1 SPACES FOR EACH P.S. PROVIDED (MAX. OF 100 SPACES)
PROVIDED BIKE PARKING:	10 SPACES ON LOT 3

HEADWATERS  
MINIMAL RESIDENTIAL  
HEALTH CARE  
FACILITY

13860 & 13870 N FRANK LLOYD WRIGHT BL  
SCOTTSDALE, AZ 85260



SANTULAN  
ARCHITECTURE

3457 RINGSBY CT, #209  
DENVER, CO 80216  
303-825-2595

COPYRIGHT 2022  
SANTULAN ARCHITECTURE

SYDNOR

DOUGLAS SYDNOR  
ARCHITECT & ASSOCIATES, INC.  
4806 N. 78TH PLACE  
SCOTTSDALE, AZ 85251  
480.206.4593

REZONING SUBMITTAL #1  
2022.11.14

REZONING SUBMITTAL #2  
2023.03.17

REZONING SUBMITTAL #3  
2023.07.27

DRB SUBMITTAL #2  
2024.02.13

21-f-2

SITE PLAN - LOT 3

AS NOTED  
STIPULATION SET  
RETAIN FOR RECORDS  
APPROVED

03/19/2024  
DATE APPROVED BY

9-DR-2023  
2/21/2024