

**WARE MALCOMB**  
 CIVIL ENGINEERING  
 ARCHITECTURE  
 PLANNING  
 INTERIORS  
 2777 E Camelback Rd, Suite #325  
 Phoenix, AZ 85016  
 P 480.767.1001

**PROJECT NO.:** 250-PA-2024  
**KEY CODE:** 53E64  
**OWNER/DEVELOPER:**  
 Brian Regehr  
 480.355.4227  
 bregehr@wsmg.com  
**ARCHITECT:**  
 WARE MALCOMB  
 Kevin Everhart - Principal  
 2777 East Camelback Road #325  
 Scottsdale, Arizona 85016  
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**SKYPORT AT REDFIELD HANGARS**  
 7600 E. REDFIELD RD  
 SCOTTSDALE, AZ 85260

**SITE PLAN**

DATE	REMARKS
04/05/2024	PRE-APP SUBMITTAL
04/24/2024	DRB SUBMITTAL 2
06/17/2024	DRB SUBMITTAL 3
08/07/2024	DRB SUBMITTAL 3

PA / PM: D. RICHARDSON  
 DRAWN BY: EL  
 JOB NO.: PHX24-0033-00

SHEET  
**024a**  
 10/30/2024

**SITE DATA:**

ADDRESS:	7600 E REDFIELD RD, SCOTTSDALE AZ 85260
ACCESSOR'S PARCEL NO.:	215-56-114A, 215-56-194A
ZONING:	I-1
MAX HEIGHT:	52 FT
BUILDING SETBACK (FRONT):	20 FT
LANDSCAPE SETBACK (FRONT):	20 FT
LOT:	160,757 S.F. (3.69 ACRES)
GROSS LOT AREA:	205,130 S.F. (4.7 ACRES)
F.A.R.:	59,757 SF/205,130 S.F. = 0.29

**BUILDING 1**

<b>HANGAR 1</b>	
FIRST FLOOR OFFICE AREA	1,940 SF
SECOND FLOOR OFFICE AREA	3,388 SF
TOTAL OFFICE AREA	5,328 SF
HANGAR 1 FLOOR AREA	11,487 SF
TOTAL AREA	16,815 SF

**BUILDING 2**

<b>HANGAR 2</b>	
FIRST FLOOR OFFICE AREA	2,197 SF
SECOND FLOOR OFFICE AREA	2,296 SF
TOTAL OFFICE AREA	4,493 SF
HANGAR 2 FLOOR AREA	10,061 SF
TOTAL HANGAR 2 AREA	14,554 SF

**HANGAR 3**

FIRST FLOOR OFFICE AREA	1,873 SF
SECOND FLOOR OFFICE AREA	1,873 SF
TOTAL OFFICE AREA	3,746 SF
HANGAR 3 FLOOR AREA	10,072 SF
TOTAL HANGAR 3 AREA	13,818 SF

**HANGAR 4**

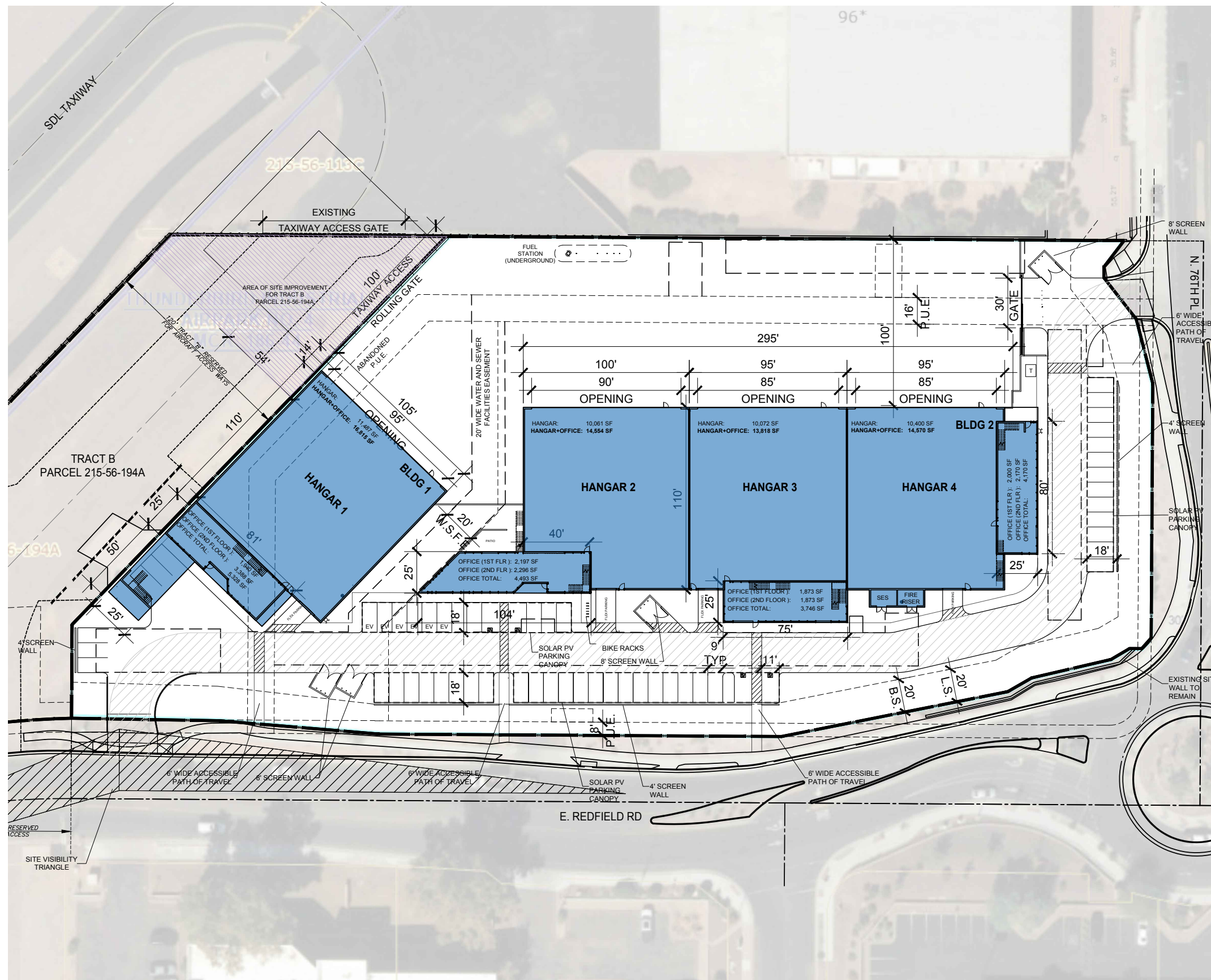
FIRST FLOOR OFFICE AREA	2,000 SF
SECOND FLOOR OFFICE AREA	2,170 SF
TOTAL OFFICE AREA	4,170 SF
HANGAR 4 FLOOR AREA	10,400 SF
TOTAL HANGAR 4 AREA	14,570 SF
<b>BUILDING 2 AREA TOTAL</b>	<b>42,942 SF</b>
<b>BUILDING 1+2 AREA TOTAL</b>	<b>59,757 SF</b>

BUILDING COVERAGE	37.4%
LANDSCAPE AREA	29,467 SF
LANDSCAPE COVERAGE	18.3%
OFFICE PARKING REQUIRED (1:300)	17,737 SF/300 = 60
ACCESSIBLE PARKING REQUIRED (4%)	60 X 4% = 3

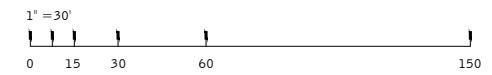
**PARKING CALC**

OFFICE PARKING REQUIRED (1:300)	17,737 SF/300 = 60
ACCESSIBLE PARKING REQUIRED (4%)	60 X 4% = 3 STALLS
TOTAL PARKING REQUIRED	60 STALLS
EV SPACES CAPABLE (10%)	6 STALLS
EV SPACES INSTALLED (4%)	3 STALLS
STANDARD PARKING PROVIDED	56 STALLS
ACCESSIBLE PARKING PROVIDED	4 STALLS
<b>TOTAL PARKING PROVIDED</b>	<b>60 STALLS</b>
BIKE RACKS REQUIRED (1 PER 10 STALLS)	6 STALLS
BIKE RACKS PROVIDED	6 STALLS

**DOCKET NUMBERS**  
 (R) PLAT PER BOOK 186, PAGE 44, M.C.R.  
 (R1) CONDEMNATION PER 2020-0185876, M.C.R. & 2023-0141889, M.C.R.  
 (R2) DEED PER 2009-0119701, M.C.R.  
 (R3) R.O.S. PER BOOK 1081, PAGE 24, M.C.R.  
 (R4) R.O.S. PER BOOK 1399, PAGE 13, M.C.R.  
 (R5) R.O.S. PER BOOK 1412, PAGE 12, M.C.R.  
 (R6) R.O.S. PER BOOK 1555, PAGE 21, M.C.R.  
 (R7) R.O.S. PER BOOK 1567, PAGE 20, M.C.R.  
 (R8) R.O.S. PER BOOK 1639, PAGE 18, M.C.R.  
 (R9) R.O.S. PER BOOK 1643, PAGE 46, M.C.R.  
 (R10) R.O.S. PER BOOK 1660, PAGE 31, M.C.R.  
 (R11) R.O.S. PER BOOK 1660, PAGE 48, M.C.R.  
 (R13) PLAT PER BOOK 203, PAGE 43, M.C.R.  
 (R14) PLAT PER BOOK 1619, PAGE 39, M.C.R.  
 (R15) R.O.S. PER BOOK 1733, PAGE 12, M.C.R.  
 (R16) DOC. NO. 2017-0405765, M.C.R.



C.O.S. NOTE: THE PREVIOUSLY APPROVED CONDITIONAL USE PERMIT ON THE SUBJECT SITE FOR HELIPORT OPERATIONS SHALL BE CONSIDERED NULL & VOID WITH THIS DRB APPLICATION PROPOSAL. ANY FUTURE HELIPORT USE ON THE SUBJECT SITE SHALL BE SUBJECT TO THE APPLICABLE CITY APPROVALS CONSISTENT WITH CASE # 6-UP-2009



**STIPULATION SET**  
**RETAIN FOR RECORDS**  
**APPROVED**  
 09/10/2024 DATE APPROVED BY  
 7-DR-2024  
 8/22/2024  
**SITE PLAN**  
 SCALE: 1" = 30'-0"

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.

Stormwater Management Design: AVERAGE REGIONAL REQUIRED PROVIDED  
 Boundary Source: GIS MAP & AERIAL IMAGE

