



PLANNING UNITS
II AND III

OPEN SPACE
BUDGET TRACKER

- SCENIC CORRIDOR
- DRAINAGE CORRIDOR
- LANDSCAPE BUFFER
- STREETSCAPE OPEN SPACE
- PARKS & URBAN OPEN SPACE
- AN TICPATE OPEN SPACE

12 SEP 2024

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**Stacked 40s
Open Space Tracker**

rev. 11-Apr-23

REQUIRED OPEN SPACE			
		PU-II NET SITE AREA	TOTAL (ac)
PU-II Gross Site Area		<i>south of Legacy Boulevard centerline</i>	61.60
Loop 101 Frontage ROW			(0.19)
Scottsdale Road ROW			(0.50)
Legacy Boulevard ROW			(1.64)
PU-II NET SITE AREA			59.27
		PU-III NET SITE AREA	TOTAL (ac)
PU-III Gross Site Area		<i>north of Legacy Boulevard centerline</i>	53.94
Scottsdale Road ROW			(0.68)
Legacy Boulevard ROW			(1.81)
Thompson Peak Parkway ROW			(0.27)
PU-III NET SITE AREA			51.19
		OPEN SPACE REQUIRED	TOTAL (ac)
<i>per PU II and III MEDCP Figure 6 – Open Space</i>		<i>15% OF PU II AND III NET SITE AREA (111.4 ac x 15% = 16.7ac)</i>	
<i>per 20-ZN-2002#3 Schedule I</i>		PU-II ≤ 20% of the net P.R.C. site	59.27 x 0.20 = 11.85
		PU-III ≤ 15% of the net P.R.C. site	51.19 x 0.15 = 7.68
		<i>min. 25% of the required open space shall be Scenic Corridor</i>	<i>19.53 x 0.25 = 4.88</i>

PU-II OPEN SPACE								
PARCEL DESCRIPTION	APN	DRB CASE #	PU-II OPEN SPACE PROVIDED (ac)					TOTAL (ac)
			SCENIC CORRIDOR	DRAINAGE CORRIDOR	LANDSCAPE BUFFER	STREETSCAPE	PARKS AND URBAN OPEN SPACE	
Henkel Corporation	215-05-005					0.56		0.56
One Scottsdale Investors	215-05-313			0.13				0.13
One Scottsdale Investors	215-05-314		0.25					0.25
One Scottsdale Investors	215-05-316		1.43	0.84				2.27
One Scottsdale Investors	215-05-317			0.23				0.23
One Scottsdale Investors	215-05-315B		1.29	0.08				1.37
Streethlights	215-05-310	30-DR-2021		0.39				0.39
The Portico	215-05-430	30-DR-2021		0.38				0.38
Grand Peaks Properties	215-05-312	30-DR-2021		0.22				0.22
								-
TOTAL OPEN SPACE PROVIDED			2.96	2.27	-	0.56	-	5.79
PU-II REMAINING OPEN SPACE TO PROVIDE								6.06

PARCEL DESCRIPTION	APN	DRB CASE #	PU-II OPEN SPACE ANTICIPATED (ac)					TOTAL (ac)
			SCENIC CORRIDOR	DRAINAGE CORRIDOR	LANDSCAPE BUFFER	STREETSCAPE	PARKS AND URBAN OPEN SPACE	
One Scottsdale Investors	215-05-006							-
One Scottsdale Investors	215-05-315B							-
Streethlights	215-05-310	30-DR-2021			0.05	0.13	0.36	0.54
The Portico	215-05-430	30-DR-2021			0.03		0.85	0.88
Grand Peaks Properties	215-05-312	30-DR-2021			0.17		0.21	0.38
Atavia	(tbd)	30-DR-2021					1.27	1.27
								-
TOTAL OPEN SPACE ANTICIPATED			-	-	0.25	0.13	2.69	3.07

PU-III OPEN SPACE								
PARCEL DESCRIPTION	APN	DRB CASE #	PU-III OPEN SPACE PROVIDED (ac)					TOTAL (ac)
			SCENIC CORRIDOR	DRAINAGE CORRIDOR	LANDSCAPE BUFFER	STREETSCAPE	PARKS AND URBAN OPEN SPACE	
One North Scottsdale	215-05-008							-
Avion on Legacy	215-05-009						3.27	3.27
One Scottsdale Owners Association Inc.	215-05-011				0.42			0.42
One Scottsdale Owners Association Inc.	215-05-012					0.46		0.46
One Scottsdale Owners Association Inc.	215-05-013					0.72		0.72
One Scottsdale Owners Association Inc.	215-05-014			2.10				2.10
								-
TOTAL OPEN SPACE PROVIDED			-	2.10	0.42	1.17	3.27	6.96

PU-III REMAINING OPEN SPACE TO PROVIDE								0.71
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PARCEL DESCRIPTION	APN	DRB CASE #	PU-III OPEN SPACE ANTICIPATED (ac)					TOTAL (ac)
			SCENIC CORRIDOR	DRAINAGE CORRIDOR	LANDSCAPE BUFFER	STREETSCAPE	PARKS AND URBAN OPEN SPACE	
One North Scottsdale	215-05-008							-
RKCCLL INVESTMENTS LLC/ETAL	215-05-302	61-DR-2015#5	0.95		0.30	0.20		1.44
SCOTTSDALE SUITES OWNER LLC	215-05-303	61-DR-2015#2				0.18	0.08	0.27
RKCCLL INVESTMENTS LLC/ETAL	215-05-304	61-DR-2015#2	0.85			0.87		1.72
One Scottsdale Core LLC	215-05-305	61-DR-2015#3	0.34					0.34
One Scottsdale Core LLC	215-05-306	61-DR-2015#2	0.56				0.11	0.67
One Scottsdale Core LLC	215-05-307	61-DR-2015#2	0.33					0.33
One Scottsdale Core LLC	215-05-308	61-DR-2015#2	0.29					0.29
RKCCLL INVESTMENTS LLC/ETAL	215-05-309	61-DR-2015#2	0.41					0.41
								-
TOTAL OPEN SPACE ANTICIPATED			3.74	-	0.30	1.25	0.19	5.48