

PARKING METRICS - EXISTING LO	Т 3:			
				esg
STANDARD	LOT 2 (BLACK ROCK COFFEE) Case #: 30-DR-2020	GENERAL ZONING PARKING REQUIREMENT	EXISTING COMMERCIAL LOT 2 - NOT PART OF REZONE REQUEST (C-2 (C) ZONING)	EXISTING COMMERCIAL LOT 3 - NOT PART OF REZONE REQUEST (C-2 (C) ZONING)
VEHICLE PARKING PER USE [Table 9.103.A] MIXED USE COMMERCIAL CENTER USE (TOTAL REQUIRED)	1:300 SF -	1:300 SF	- 1,977 SF**** / 300 <b>7</b>	5,600 SF**** / 300 <b>19</b>
TOTAL VEHICLE PARKING <b>PROVIDED</b>	-	-	<b>10</b> (SURFACE TO REMAIN)	27 (SURFACE TO REMAIN)
	COSANTI COMMONS EXISTING LOT 3 PARKING (NOT PART OF REZONE REQUEST) STANDARD VEHICLE PARKING PER USE [Table 9.103.A] MIXED USE COMMERCIAL CENTER USE (TOTAL REQUIRED) TOTAL VEHICLE PARKING PROVIDED	COSANTI COMMONS         EXISTING LOT 3 PARKING (NOT PART OF REZONE REQUEST)         APPROVED SITE         PLAN FOR EXISTING         LOT 2 (BLACK ROCK         COFFEE)         STANDARD         Case #: 30-DR-2020         VEHICLE PARKING PER USE         MIXED USE COMMERCIAL CENTER USE (TOTAL REQUIRED)         -         TOTAL VEHICLE PARKING PROVIDED	COSANTI COMMONS         EXISTING LOT 3 PARKING (NOT PART OF REZONE REQUEST)         APPROVED SITE PLAN FOR EXISTING LOT 2 (BLACK ROCK COFFEE)         STANDARD         Case #: 30-DR-2020         VEHICLE PARKING PER USE [Table 9.103.A]         I:300 SF         MIXED USE COMMERCIAL CENTER USE (TOTAL REQUIRED)       -         1:300 SF       -         TOTAL VEHICLE PARKING PROVIDED       -	COSANTI COMMONS         EXISTING LOT 3 PARKING (NOT PART OF REZONE REQUEST)         APPROVED SITE PLAN FOR EXISTING LOT 2 (BLACK ROCK COFFEE)         STANDARD         VEHICLE PARKING PER USE [Table 9.103.A]         1:300 SF         MIXED USE COMMERCIAL CENTER USE (TOTAL REQUIRED)         -         1:300 SF         1:300 SF         1:0 (SURFACE TO REMAIN)

DJECT DATA SUMMAI	RY:							
ase No:	973-PA	-2022, 2-GP-2	023, 6-ZN-2023, 3-DA	-2023, 2-DR-2025, 1-1	MD-2025			
oject Address:	<b>COMMERCIAL/RETAIL BUILDINGS:</b> 7000 E Shea Blvd, Bldgs A, B, C, D, E, C, H and multiple suite numbers (existing per County)							
2								
	RESIDEN	NTIAL BUILDING	: TBD (7000 E She	a Blvd, Bldg J existi	ng per County)			
		lale, AZ 85254		-				
PN (EXISTING):	EXISTIN	G COMMERCI	AL/RETAIL SITE: 175-42	2-136S (per County)				
	EXISTIN	G RESIDENTIAL	. <b>SITE:</b> 175-42-136S (p	er County)				
PN (PROPOSED):	OVERAL	L SITE: 175-42-	140 (per Plat)					
S:	EXISTING COMMERCIAL/RETAIL SITE + RESIDENTIAL SITE: 29-44							
oning Classification (EXISTING):	EXISTIN	G COMMERCIA	AL/RETAIL SITE: C-2 (	Central Business)				
	EXISTIN	G RESIDENTIAL	. SITE: C-2 (Central B	usiness)				
oning Classification (PROPOSED):				elopment with Planne				
	Develop	pment Overlay) APPROVED WITH CASES: 2-GP-2023, 6-ZN-2023, 3-DA-2023						
NING SUMMARY:								
MMONS						<u> </u>		
IIT DEVELOPMENT WITH PLANNED SHARED DEVELOPM	IENT OVERLA	Y APPROVED WITH	CASES: 2-GP-2023, 6-ZN-2023,	3-DA-2023		<u> </u>		
		APPROVED SITE PLAN FOR EXISTING						
		COMMERCIAL	PUD-PSD ZONING	PROPOSED OVERALL LOT (PUD-PSD ZONING)	EXISTING COMMERCIAL (PUD-PSD ZONING)	PROPOSED RESIDENTIAL (PUD-PSD ZONING)		
		Case #: 97-ZN-1986		(POD-PSD ZONING)	(POD-PSD ZONING)	(POD-PSD ZONING)		
		(C-2 (C) ZONING)		MIXED USE CENTER (RETAIL,	MIXED USE CENTER (RETAIL,			
				OFFICE, DENTAL OFFICE, HAIR	OFFICE, DENTAL OFFICE, HAIR			
		RETAIL, OFFICE, RESTAURANT	-	SALONS, HEALTH FOOD STORE, SPORTS TRAINING, CHESS	SALONS, HEALTH FOOD STORE, SPORTS TRAINING, CHESS	MULTI-FAMILY		
				INSTRUCTOR, RESTAURANT,	INSTRUCTOR, RESTAURANT,			
AREA (GROSS, WITH CITY-OWNED PARCELS)			0.5 min. to 15 ACRES max.	PARKING) & MULTI-FAMILY 398,264 S.F.	PARKING) 204,162 S.F.	194,102 S.F.		
		N/A		(9.143 AC)	(4.687 AC)	(4.456 AC)		
AREA (GROSS, WITHOUT CITY-OWNED PARCELS)			0.5 min. to 15 ACRES max.	375,447 S.F.	204,162 S.F.	171,285 S.F.		
AREA (NET, WITHOUT CITY-OWNED PARCELS, BEF	ORE 4' ALLEY	N/A		(8.619 AC) 316,041 S.F.	(4.687 AC) 168,073 S.F.	(3.932 AC) 147,968 S.F.		
() ()		N/A	-	(7.255 AC)	(3.858 AC)	(3.397 AC)		
JRE LOT AREA (NET, WITHOUT CITY-OWNED PARC	ELS, <u>AFTER</u>		-	314,532 S.F.(a)	168,046 S.F.(a)	146,486 S.F.(a)		
DICATION) L GSF		N/A N/A	-	(7.221 AC) ±295,000 G.S.F.	(3.858 AC)	(3.363 AC) ±295,000 G.S.F.		
QUANTITY		N/A	-	189 UNITS	0 UNITS	189 UNITS		
				EFFICIENCY: 30 UNITS 1-BR: 114 UNITS	EFFICIENCY: 0 UNITS 1-BR: 0 UNITS	EFFICIENCY: 30 UNITS 1-BR: 114 UNITS		
		-	-	2-BR: 45 UNITS	2-BR: 0 UNITS	2-BR: 45 UNITS		
DROOMS		N/A	-	3-BR: 0 UNITS 234 BEDROOMS	3-BR: 0 UNITS 0 BEDROOMS	3-BR: 0 UNITS 234 BEDROOMS		
rensity (far**)		-	Residential Uses:	±22 DU/AC GROSS	0 DU/AC GROSS	±48 DU/AC GROSS		
[COMMERCIAL USE EXCEPTIONS SEC	5 5005 B 31		per Development Plan Commercial Uses:	189 / ±8.619 = ±21.93 Commercial Uses:	0 / ±4.687 = 0 Commercial Uses:	189 / ±3.932 = ±48.07 Commercial Uses:		
	. 5.5005.5.5]	0.33 proposed FAR	0.8 max. (net site area)					
		stated in case		±80,200 SF***/314,532(a) =	±79,200 SF***/314,532(a) =	1,000 SF/314,532(a) =		
EIGHT		(0.8 max. FAR now) 34 FT	.8 x 314,532(a) = 251,626 SF 48 FT max	0.25 FAR 38 FT COMM/RETAIL	0.25 FAR 38 FT COMM/RETAIL	0.0 FAR 49 FT MAX MULTI-FAMIL		
[EXCEPTIONS SEC. 5.5005	.D, 5.5005.F]		10 FT overage allowed for	58 FT COMINI, RETAIL	38 FT COIVIIVI/RETAIL	includes 10 FT overage		
			certain elements covering no more than 30% of bldg roof	49 FT MAX MULTI-FAMILY		allowed for certain element covering no more than 309		
			area			of bldg roof area		
M AVERAGE SETBACK		-	-	-	-	-		
WAVERAGE SET BACK				APPROVED AMENDED STANDARD FOR 'MINIMUM'	APPROVED AMENDED STANDARD FOR 'MINIMUM'	APPROVED AMENDED		
		-	-	AVERAGE SETBACK (PUD	AVERAGE SETBACK (PUD	'MINIMUM' AVERAGE		
				LANGUAGE)	LANGUAGE)	SETBACK (PUD LANGUAG		
D (NORTH) - GROUND FLR RESIDENTIAL MIN./MIN.	AVG.	20 FT stated in case	25 FT / 30 FT - FR. BACK OF	±39'-7"/47'-1" PROPOSED	N/A	±39'-7"/47'-1" PROPOSED		
D (NORTH) - GROUND FLR COMM/RETAIL MIN./MII	N. AVG.	(25 FT required now	PLANNED CURB 23 FT / 28 FT - FR. BACK OF					
		from MF district)	PLANNED CURB	24' EXISTS (ROOF	24' EXISTS (ROOF OVERHANG,			
				OVERHANG, RAMPED WALKWAY, LOW UTILITY	RAMPED WALKWAY, LOW UTILITY SCREEN WALL			
				SCREEN WALL ENCROACH	ENCROACH MIN SETBACK	N/A		
				MIN SETBACK UNDER 15 FT	UNDER 15 FT			
				ENCROACHMENT) / 28'-2" EXISTS	ENCROACHMENT) / 28'-2" EXISTS			
UTH) - GROUND FLR RESIDENTIAL MIN./MIN. AVG		20 FT stated in case	34 FT / 40 FT - FR. BACK OF	±44-11"/51'-4" PROPOSED	N/A	±44-11"/51'-4" PROPOSED		
OUTH) - GROUND FLR COMM/RETAIL MIN./MIN. AV	G.	(front - 0 FT req'd	PLANNED CURB 28 FT / 32 FT - FR. BACK OF		193'/205'-4" EXISTS	NI/A		
(WEST) - GROUND FLR RESIDENTIAL MIN./MIN. AV		now)	PLANNED CURB 25 FT / 30 FT - FR. BACK OF	193'/205'-4" EXISTS		N/A		
WEST - GROUND FLK RESIDEN HAL MIN./MIN. AV	0.	20 FT stated in case	PLANNED CURB	±320'-9"/321'-10" PROPOSED	N/A	±320'-9"/321'-10" PROPOSE		

I hereby certify that this plan, specification, or report was prepared by me or under my direct

**BLOCK 7000** 

7000 E Shea Blvd, Scottsdale AZ

supervision and that I am a duly licensed architect

ARCHITECTURE & DESIGN

350 North 5th Street, Suite 400

Minneapolis, MN 55401

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under the laws of the State of Arizona

Signature

N/A

COMPLIES

N/A

COMPLIES

N/A

COMPLIES

EXISTS (ROOF OVERHAN

CLOSED STAIRS, EXTERIOR

PS ENCROACH MIN

SETBACK BUT UNDER 15 FT

ENCROACHMENT) / 30'-1"

N/A

COMPLIES

COMPLIES

N/A

BUILDING

Typed or Printed Name

License # Date



03/27/2025 DRB SUBMITTTAL

ORIG	INAL ISSUE:	
REVIS	SIONS	
No.	Description	Date
2225	517	
110020		
KEY PLA	N	
BLO	СК 7000	
TECH	INICAL	
REQ	UIREMENTS	



\*\* FAR calculated over the NET site area; floor area can exclude: parking areas, uncovered steps, exterior balcony space, exterior ground floor patio space, basement space used for unoccupied storage, elevator shafts & space occupied by electrical & mechanical rooms. \*\*\*Existing commercial SF of +/-79,200 SF per Site Plan data, Black Rock Coffee Bar, Case# 30-DR-2020 \*\*\*\*Per Listing commercial SF of +/-79,200 SF per Site Plan data, Black Rock Coffee Bar, Case# 30-DR-2020

\*\*\*\*\* in adjacent site via Parking Agreement submitted with 2-DR-2025

front - 0 FT req'

(0.10 x 314,532(a) (net lot area) now = 31,453 SF plus .004 x

net lot area for ea. FT of bldg height over 12 FT (.004 x

14,532(a) x 26

\*\*\*\*) = ±32,71 31,453 = ±64,164 SF

req'd now overal

PLANNED CURB 23 FT / 28 FT - FR. BACK OF

PLANNED CURB

1:1 - STARTING UP 36 FT FR

MIN. SETBACK TO 48 FT; THEN

1:1 - STARTING UP 36 FT FR.

MIN. SETBACK TO 48 FT; THEN

2:1 1:1 - STARTING UP 36 FT FR.

MIN. SETBACK TO 48 FT; THEN

0.05 x gross floor area of the

dwelling unit

).10 x 375,447 (gross site area

= 37,545 SF

ERHANG, ENCLOSED

NCROACH MIN SETBACK

NCROACHMENT) / 30'-1"

:2 - STARTING ON RESID. REQUESTING ENCROACHMENT REQUESTING ENCROACHMENT

DISTRICT BOUNDARY FOR EXISTING COMMERCIAL FOR EXISTING COMMERCIAL

N/A

COMPLIES

COMPLIES

COMPLIES

±94,080 SF OVERALL

(±59,996 SF EXISTS OVERALL)

TAIRS. EXTERIOR STEPS

9' EXISTS (ROOF

IT UNDER 15 FT

ARKING METRICS:					
	APPROVED SITE PLAN FOR EXISTING				PROPOSED RESIDENTIA (PUD-PSD ZONING)
	COMMERCIAL	PUD-PSD ZONING	PROPOSED OVERALL LOT	EXISTING COMMERCIAL	incl. 1,000 SF
	Case #: 97-ZN-1986		(PUD-PSD ZONING)	(PUD-PSD ZONING)	commercial Cosanti Fle
	(C-2 (C) ZONING)				Space
			COMPLIES	COMPLIES	
RKING LOCATED BETWEEN BUILDING AND STREET [Sec. 5.5006.A.]	-	-	COMPLIES	COMPLIES	COMPLIES
RIVE AISLE SIZE [Table 9.106.A]			COMPLIES	EXISTING	COMPLIES
RKING STALL SIZE [Table 9.106.A] HICLE PARKING PER USE [Table 9.103.A]	-	-	COMPLIES	EXISTING	COMPLIES
MIXED USE COMMERCIAL CENTER USE TOTAL REQUIRED	-	- 1:300 SF	±80,200 SF		- 1,000 SF max. / 300
MIXED USE COMMERCIAL CENTER USE TOTAL REQUIRED		1:500 5F	±80,200 SF 268	±79,200 3F*** 7 500 264	1,000 SF Max. / 500 4
MULTIFAMILY GUEST (189 TOTAL UNITS)	-	1 PER 6 UNITS	- 208	- 204	31.50
MULTIFAMILY EFFICIENCY 30 UNITS	-	1.25 PER DU	-	-	37.50
MULTIFAMILY 1BR 114 UNITS	-	1.3 PER DU	-	-	148.20
MULTIFAMILY 2BR 45 UNITS	-	1.7 PER DU	-	-	76.50
MULTIFAMILY 3BR+ 0 UNITS	-	1.9 PER DU	-	-	0.00
MULTIFAMILY TOTAL REQUIRED	_	1.57 EK 00	-	-	294
					234
	663 stated in case for		562	264	298
DTAL VEHICLE PARKING <b>REQUIRED</b>	larger overall site		502	204	250
	langer overall site			58 (SURFACE TO	41 SURFACE [30 + 11
					-
	561 (15% reduct.)			REMAIN)	of the 19 SURFACE OI
	stated in case for	-	-		CITY PARCELS]
	larger overall site				
				313 (STRUCTURED)	200 (STRUCTURED)
					(On Minus 1 Darking Dian
TAL VEHICLE PARKING <b>PROVIDED</b> , INCLUDES ACCESSIBLE				(this site [garage] includes	(On Minus 1 Parking Plan;
				required parking for 65***** [32 guests + 4	does not include
				Cosanti Exhibit/Flex Space +	compacts/tandems)
				29 add'l residential per	
				Agreement])	
				Agreementy	
			612	TOTAL: 371	TOTAL: 241 (+65****
			612	101AL: 371	= 306 provided)
			22	12	0
CCESSIBLE PARKING, STRUCTURED REQUIRED (4% MIN OF THE PROVIDED)	-	-	22	13	9
CCESSIBLE PARKING, SURFACE REQUIRED (4% MIN OF THE PROVIDED)			5	3	2
CCESSIBLE PARKING, STRUCT. PROV. (INCLUDED IN THE PROVIDED PKG TOTALS)	-	-	29	20	9
CCESSIBLE PARKING, SURFACE PROV. (INCLUDED IN THE PROVIDED PKG TOTALS) <b>DVERED PARKING</b> [Sec. 9.105 I-M]	-	-	11	4	7
ACCESSIBLE TENANT COVERED PARKING PROVIDED (FOR MF DEVTS)	-	-	- 11	- 2	- 9
(	-	4% MIN RATIOS PROVIDED:	11 / 229 = .048 = 4.8%	2 / 29 = .069 = 6.9%	9 / 200 = .045 = 4.5%
NONACCESSIBLE TENANT COVERED PARKING PROVIDED (FOR MF DEVTS)	-	-	218	27	191
	-	RATIOS PROVIDED:	218 /229 = .952 = 95.2%	27 / 29 = .931 = 93.1%	191 / 200 = .955 = 95.5%
ACCESSIBLE VISITOR COVERED PARKING PROVIDED (FOR MF DEVTS)	-	-	2	2	0
(MF DWELLING VISITOR PKG SPACES TO BE PROVIDED IN COVERED)	-	4% MIN RATIOS PROVIDED:	2 / 32 = .063 = 6.3%	2 / 32 = .063 = 6.3%	0 / 200 = .000 = 0%
NONACCESSIBLE VISITOR COVERED PARKING PROVIDED (FOR MF DEVTS) (MF DWELLING VISITOR PKG SPACES TO BE PROVIDED IN COVERED)	-		30	30	0 / 200 = .000 = 0%
ACCESSIBLE NONRESIDENTIAL COVERED PARKING PROVIDED	-	RATIOS PROVIDED:	30 / 32 = .938 = 94% 18	30 / 32 = .938 = 94% 18	0 / 200 = .000 = 0%
(THESE ARE EXISTING + NEW COSANTI SPACES)		4% MIN RATIOS PROVIDED:	18 / 252 = .071 = 7.1%	18 / 252 = .071 = 7.1%	0 / 200 = .000 = 0%
NONACCESSIBLE NONRESIDENTIAL COVERED PARKING PROVIDED	-	-	234	234	0
(THESE ARE EXISTING + NEW COSANTI SPACES)	-	EXISTING RATIOS PROVIDED:	234 / 252 = .929 = 92.9%	234 / 252 = .929 = 92.9%	0 / 200 = .000 = 0%
TAL VEHICLE PARKING REQUIRED & PROVIDED			TOTAL VEHICLE PARKIN	NG REQUIRED (OVERALL S	ITE) = 562;
				IDED (OVERALL SITE) = 61	• •
					-
			TOTAL VEHICLE PARKIN	NG SURPLUS (OVERALL	
			SITE) =		50
CYCLE PARKING PER USE [Sec. 9.103.C]	0 stated in case		1		50
MIXED USE COMMERCIAL CENTER USE REQUIREMENT	stated in tase	1:10 REQ. VEH., 2 MIN., 100			
MALE OSE COMMERCIAE CENTER OSE REQUIREMENT		MAX.	-	264 / 10 =	4 / 10 =
				27	2
		1:10 REQ. VEH., 2 MIN., 100		21	۷ ک
MULTIFAMILY USE REQUIREMENT		1:10 REQ. VEH., 2 MIN., 100 MAX.	-	32 / 10 =	263 / 10 =
					77
	O stated in			4	27
CYCLE PARKING REQUIRED (TOTALS)	0 stated in case	-	60	31	29
CYCLE PARKING PROVIDED	0 provided in case		1		
	0 provided in case	-	-	0	28
BICYCLE PARKING SPACES, STRUCTURED				20 (10 racks 6 existing	
BICYCLE PARKING SPACES, STRUCTURED BICYCLE PARKING SPACES, SURFACE				20 (10 lacks 0 existing	16 /0 realia)
	0 provided in case	-	-	+ 4 new racks)	16 (8 racks)
BICYCLE PARKING SPACES, SURFACE		-	- 64		16 (8 racks) 44
	0 provided in case 0 provided in case	-		+ 4 new racks)	44