



### SITE PLAN DATA

ADDRESS	7201 E CAMELBACK ROAD SCOTTSDALE, AZ 85251	
APN	173-41-004 173-41-005 173-41-006A 173-41-015A	173-41-016A 173-41-017A 173-41-021A
EXISTING ZONING	D/DMU-3, PBD, DO	
PROPOSED ZONING	D/DMU-3, PBD, DO	
SUB-DISTRICT	DOWNTOWN MULTIPLE USE TYPE 3	
TOTAL SITE AREA	3.98 ACRES (GROSS)	
	173,339 SF (GROSS)	
	3.00 ACRES (NET)	
	130,602 SF (NET)	

RETAIL BUILDING AREA	35,288 SF	
RETAIL USE SUBTOTAL	10,770	
RESTAURANT USE SUBTOTAL	24,518	
RESIDENTIAL BUILDING AREA	462,242 SF	
RESIDENTIAL UNIT QUANTITY	138 UNITS	
MAX ALLOWABLE RES UNITS, CITY CENTER PARCEL	300 UNITS (PER CASE 9-ZN-2020, LAND USE BUDGET TABLE)	
PROPOSED RESIDENTIAL DENSITY	35 DU/AC	
ALLOWABLE RESIDENTIAL DENSITY	85 DU/AC (PER CASE 9-ZN-2020, LAND USE BUDGET TABLE)	
TOTAL BUILDING AREA (EXCLUDING GARAGE)	497,530 SF	
GARAGE AREA	207,745 SF	
TOTAL BUILDING AREA (INCLUDING GARAGE)	705,275 SF	
MAXIMUM ALLOWABLE HEIGHT	156'-0"	(INCLUSIVE OF ROOFTOP APPURTENANCES)
PER ZONING CASE 9-NZ-2020, STIPULATION #8		
PROVIDED HEIGHT	156'-0"	
MAX ALLOWABLE GFAR, NON-RESIDENTIAL	1.3	
PER ZONING CASE 9-NZ-2020, STIPULATION #5		
ACTUAL GFAR, NON-RESIDENTIAL	0.20	
BUILDING SETBACKS FROM CURB	40'-0"	(SCOTTSDALE AND CAMELBACK)
PER ZONING ORDINANCE, TABLE 5.3006.C	20'-0"	(SHOEMAN AND BROWN)
REQUIRED OPEN SPACE	15,000 SF	
PER ZONING CASE 9-NZ-2020, STIPULATION #10		
PROVIDED OPEN SPACE	41,490 SF	(BEHIND SETBACK LINE)
REQUIRED PARKING SPACES	458	357 FOR RESIDENTIAL
PER CITY CENTER PARKING MASTER PLAN		101 FOR RETAIL
PROVIDED PARKING SPACES	491	
REQUIRED BICYCLE PARKING (RESIDENT)	37	(1 BICYCLE SPACE PER 10 VEHICLE SPACES)
REQUIRED BICYCLE PARKING (RETAIL/GUEST)	11	
PER ZONING ORDINANCE, § 9.103.C		
PROVIDED BICYCLE PARKING SPACES	62	(7 LOOP RACKS FOR 2 BICYCLES EA - RETAIL)
		(12 4-BIKE STORAGE RACKS - RESIDENT)
REQUIRED ACCESSIBLE PARKING SPACES	20	(4% OF TOTAL PARKING SPACES)
PER ZONING ORDINANCE § 9.105.B.4		
PROVIDED ACCESSIBLE PARKING SPACES	22	ZONING REQUIREMENT EXCEEDS ADA MINIMUM OF 2% OF PROVIDED SPACES
REQUIRED VAN PARKING SPACES	4	(1 PER EVERY 6 ACCESSIBLE SPACES)
PER ZONING ORDINANCE § 9.105.C.3 AND ADA TABLE 208.2		
PROVIDED VAN PARKING SPACES	4	
REQUIRED OFF-STREET LOADING SPACES	1	
PER SCOTTSDALE PLANNING & DEVELOPMENT		
PROVIDED OFF-STREET LOADING SPACES	2	

	UNIT TYPE			PER FLOOR
	1BR	2 BR	3 BR	
LEVEL 5	10	6	16	
LEVEL 6	10	6	16	
LEVEL 7	10	4	14	
LEVEL 8	10	4	14	
LEVEL 9	10	4	14	
LEVEL 10	10	4	14	
LEVEL 11	10	4	14	
LEVEL 12	10	4	14	
LEVEL 13	10	4	14	
LEVEL 14		8	8	
<b>SUBTOTAL</b>	<b>0</b>	<b>90</b>	<b>48</b>	
	0%	65%	35%	100%
		<b>TOTAL UNITS</b>		<b>138</b>

### SHEET KEYNOTES

- A101 PROPERTY LINE
- A102 40' SETBACK LINE (TABLE 5.3006.C)
- A103 20' SETBACK LINE (TABLE 5.3006.C)
- A104 45' R.O.W. (PER 9-ZN-2020, #24.A)
- A105 55' R.O.W. (PER 9-ZN-2020, #24.B)
- A106 10' WIDE UTILITY EASEMENT, MINIMUM 18' CLEAR HEIGHT REQUIRED ABOVE
- A107 FIRE HYDRANT, EXISTING TO REMAIN W/ MODIFIED EASEMENT AREA PER CIVIL DRAWINGS
- A108 LINE OF BUILDING ABOVE
- A109 35' R.O.W. (PER ALTA SURVEY)
- A110 25' SITE VIEW RADIUS (PER STIPULATIONS)
- A111 PLANTER, SEE LANDSCAPE/HARDSCAPE PLANS
- A112 BOLLARD, TYP
- A113 8'-0" TALL MASONRY SCREEN WALL
- A114 GENERATOR @ P1 LEVEL
- A116 APS EQUIPMENT
- A117 SES CABINETS @ P1 LEVEL
- A118 FIRE PUMP ROOM @ P1 LEVEL
- A119 ART SCULPTURE TBD, SEE ART PLAN SHEET S2.0
- A122 NEW SIGNAGE TO RESTRICT LEFT TURNS AT CAMELBACK ROAD FROM 7:00AM TO 9:00AM AND 4:00PM TO 6:00PM
- A125 GROSS SITE AREA BOUNDARY (PROPERTY LINE LIMITS PLUS ABUTTING HALF-STREETS)
- A126 TRANSIT STOP (BENCH, BIKE RACK, AND TRASH CAN)
- A127 MECHANICAL COOLING TOWERS @ P1 LEVEL
- A128 TRASH COMPACTORS @ P1 LEVEL
- A129 40X15 FIRE DEPARTMENT APPARATUS PULL-OFF
- A130 DECELERATION LANE PER SCOTTSDALE COLLECTION (CASE #9-AZ-2020) STIPULATION 31.B.2
- A131 RIDE-SHARE DROP OFF FACILITY IN PUBLIC R.O.W. PER SCOTTSDALE COLLECTION DEVELOPMENT AGREEMENT (#2020-194-COS, SECTION 5.1 AND EXHIBIT G-2)
- A132 SHOEMAN LANE STREETSCAPE IMPROVEMENTS PER DEVELOPMENT AGREEMENT #2016-021-COS-A1
- A134 WALL-MOUNTED FIRE DEPARTMENT CONNECTION OUTSIDE OF FIRE PUMP ROOM
- A136 PROPOSED 20-FOOT-WIDE CONTINUOUS PUBLIC NON-MOTORIZED ACCESS EASEMENT OVER PLAZA SPACE PER ZONING CASE 9-ZN-2020, STIPULATION #27. FINAL EASEMENT LAYOUT TO BE CONFIRMED PRIOR TO DEDICATION.
- A137 PROPOSED PUBLIC NON-MOTORIZED ACCESS EASEMENT OVER SIDEWALK EXTENDING BEYOND THE PUBLIC RIGHT-OF-WAY ONTO THE PROJECT SITE.
- A138 10' WIDE GATE FOR EASEMENT ACCESS, TYP.
- A139 NEW 10' WIDE SIDEWALK ALONG CANAL DEPENDENT ON DISCUSSIONS/APPROVAL WITH SRP
- A140 AT GRADE PEDESTRIAN CROSSING AND TRAFFIC CONTROL MEASURES, REFER TO CIVIL DOCUMENTS
- A141 SELF-CONTAINED COMPACTOR/COLLECTOR
- A142 8'-0" TALL SITE FENCE

### SCOTTSDALE CITY CENTER

7201 EAST CAMELBACK ROAD  
SCOTTSDALE, AZ 85251

## SMITHGROUP

455 NORTH THIRD STREET  
SUITE 250  
PHOENIX, AZ 85004  
602.265.2200  
smithgroup.com

### SUSTAINABILITY ENGINEERING GROUP

CIVIL ENGINEER  
8280 E GELDING DRIVE, SUITE 101  
SCOTTSDALE, AZ 85260  
480.588.7226

SMITHGROUP  
LANDSCAPE ARCHITECT  
455 N THIRD STREET, SUITE 250  
PHOENIX, AZ 85004  
602.265.2200

ISSUED FOR	DATE
DEVELOPMENT REVIEW SUBMITTAL	30JULY2025
DEVELOPMENT REVIEW SUBMITTAL	16MAY2025
DEVELOPMENT REVIEW SUBMITTAL	11NOV2024
DEVELOPMENT REVIEW SUBMITTAL	03JULY2023

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

CONCEPTUAL PLANS FOR DR REVIEW ONLY

SHEET TITLE

## ARCHITECTURAL SITE PLAN

PROJECT NUMBER 14165.000

DR  
SHEET NUMBER

24.1