

PROJECT INFORMATION

PROJECT NAME: SCOTTSDALE UMC MULTI-FAMILY
PARCEL ADDRESS: 4140 N MILLER ROAD
SCOTTSDALE, AZ 85251
PARCEL NUMBER: 173-52-001A
ZONING CASE: N/A
DRB NUMBER: 840-PA-2024

PROJECT DATA

CURRENT ZONING: C-3/DO

GROSS SITE AREA: 208,863 SF (4.795 ACRES)
NET LOT AREA: 195,600 SF (4.490 ACRES)

ALLOWABLE GFAR: 0.80/1.3
PROPOSED GFAR:

ALLOWABLE BUILDING HEIGHT:	36'-0"
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ALLOWABLE DENSITY:	23 DU PER ACRE
PROPOSED DENSITY:	18 DU PER ACRE

REQUIRED OPEN SPACE: NONE

PUBLIC OPEN SPACE REQUIRED: NONE

MILLER ROAD SETBACKS
PER 5.3006.C 20'-0" MEASURED
FROM BACK OF CURB

<u>TOTAL UNITS</u>	82 UNITS
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<u>GROSS AREA TABULATION</u>	
RESIDENTIAL	101,656 SF

PARKING TABULATIONS (TABLE 9.103.A)

MULTI-FAMILY: 82 UNITS

1.3/ ONE BEDROOM (48 DU X 1.3)	62 SPACES
1.7/ TWO BEDROOM (16 DU X 1.7)	27 SPACES
<u>1.9/ THREE BEDROOM (18 DU X 1.9)</u>	<u>34 SPACES</u>
TOTAL REQUIRED	121 SPACES

CHURCH TOTAL PARKING PROVIDED: 102 SPACES

M-F PARKING PROVIDED:	
SURFACE:	36 SPACES
TUCK-UNDER:	14 SPACES
<u>COVERED:</u>	<u>14 SPACES</u>
TOTAL PARKING PROVIDED	64 SPACES

ACCESSIBLE PARKING REQUIRED (4%) 4 SPACES
(82 X 4%)

ACCESSIBLE PARKING PROVIDED **4 SPACES**
(3 + 1 VAN ACCESSIBLE)

ELECTRIC INSTALLED REQ. (4%) **4 SPACES**
(82 X 4%)

REQUIRED BICYCLE PARKING (2 PER 10 CARS)	13 SPACES
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PROVIDED BICYCLE PARKING	14 SPACES
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