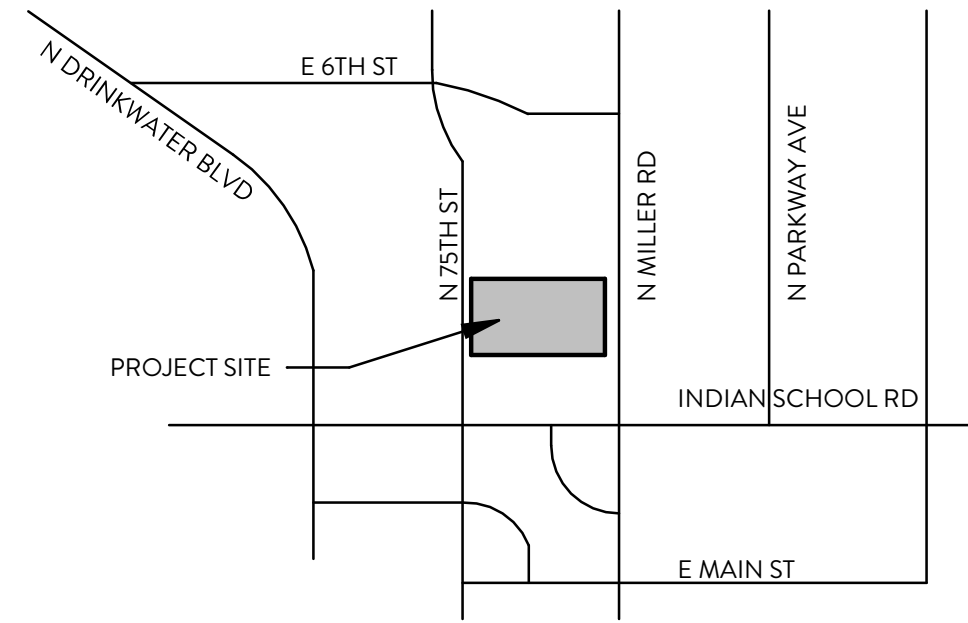
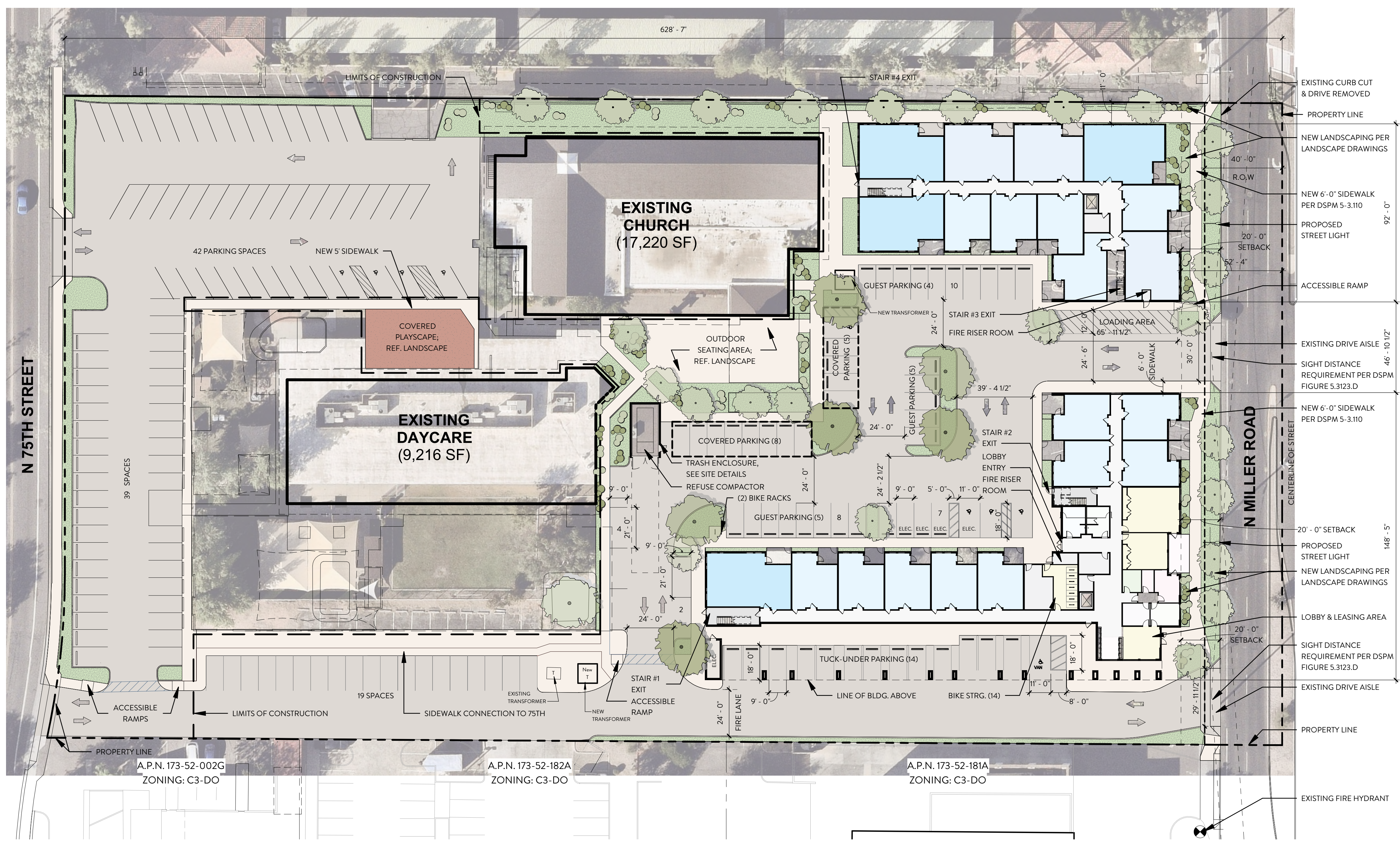




01 VICINITY MAP

SCALE: NTS REF: 01 / DRB-203



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: 0.49

EXISTING CHURCH: 17,220 SF
EXISTING DAYCARE: 9,216 SF
GROUND FLOOR AREA: 28,288 SF
RESIDENTIAL AT GROUND FLOOR = 15,825 SF
% OF RESIDENTIAL (AT GROUND FLOOR): 29%
GROSS BUILDING AREA: 101,656 SF

ALLOWABLE BUILDING HEIGHT: 36'-0"
PROPOSED BUILDING HEIGHT: 36'-0"

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
TOTAL UNITS: 82 UNITS

PARKING TABULATIONS (TABLE 9.103.A & 9.103.B)		
MULTI-FAMILY: 82 UNITS		
1.3/ ONE BEDROOM (48 DU X 1.3)	63 SPACES	
1.7/ TWO BEDROOM (16 DU X 1.7)	28 SPACES	
1.9/ THREE BEDROOM (18 DU X 1.9)	35 SPACES	
TOTAL REQUIRED	126 SPACES	
GUEST PARKING (1 PER 6 UNITS)	14 SPACES	
TOTAL REQUIRED (MULTIFAMILY)	140 SPACES	

MULTI-FAMILY PARKING REQUIRED: 140 SPACES
CHURCH/DAYCARE PARKING REQUIRED: 41 SPACES

TOTAL PARKING REQUIRED: 181 SPACES

181 SPACES X 10% SHARED PARKING REDUCTION: 163 SPACES
(SEE PAGE 5 FOR SHARED PARKING REDUCTION)

PARKING PROVIDED	
SURFACE:	136 SPACES
TUCK-UNDER:	14 SPACES
COVERED:	13 SPACES
TOTAL PARKING PROVIDED	163 SPACES

ACCESSIBLE PARKING
REQUIRED (82 X 4%): 4 SPACES
PROVIDED (4 + 1 VAN ACCESSIBLE): 5 SPACES
ELECTRIC INSTALLED REQ. (4%): 4 SPACES
(82 X 4%)

REQUIRED BICYCLE PARKING: 13 SPACES
(2 PER 10 CARS)
PROVIDED BICYCLE PARKING: 18 SPACES