



**REZONING SITE DATA - LOTS 1 & 2**

**PROJECT DESCRIPTION**  
 NEW 171-UNIT MINIMAL RESIDENTIAL HEALTHCARE FACILITY. (1) 3-STORY WOOD-FRAMED BUILDING AND (5) 1-STORY WOOD-FRAMED COTTAGE DUPLEXES.

**SITE AREA**  
 GROSS: +/- 292,154 SF (+/-6.707 AC)  
 NET: +/- 292,154 SF (+/-6.707 AC)

**ZONING**  
 EXISTING: PNC PCD  
 PROPOSED: C-O PCD

**DENSITY**  
 MAXIMUM: 40 D.U./GROSS AC (269 D.U.)  
 PROPOSED: +/- 25 D.U./GROSS AC (172 D.U.)

**OPEN SPACE**  
 REQ'D C-O RES. H.C. OPEN SPACE (0.24 x NET LOT AREA): 70,117 SF  
 REQ'D FRONTAGE OPEN SPACE (50% OF TOTAL REQ'D): 35,059 SF  
 C-O RES. H.C. OPEN SPACE PROVIDED: 72,088 SF  
 FRONTAGE OPEN SPACE PROVIDED: 36,154 SF

**GROSS FLOOR AREA (PER CITY OF SCOTTSDALE GROSS FLOOR AREA DEF.)**

1ST FLOOR:	+/-79,605 GSF
2ND FLOOR:	+/-62,162 GSF
3RD FLOOR:	+/-62,162 GSF
TOTAL:	+/-203,929 GSF

**FLOOR AREA RATIO (THE RATIO OF GROSS FLOOR AREA TO THE NET LOT AREA OF THE SITE)**

MAXIMUM:	0.80 (+/-233,726 GSF)
PROPOSED:	203,929 / 292,157 = 0.70

**BUILDING HEIGHT**  
 MAX. HEIGHT ALLOWED: 48' (EXCL. ROOFTOP APPURT.)  
 PROPOSED: 3 STORIES (48' MAX., EXCL. ROOFTOP APPURT.)

**UNIT COUNT**  
 171 D.U.

**PARKING REQUIRED**  
 171 D.U. x 1.25 P.S. (PARKING SPACES): 216 P.S.

**PARKING PROVIDED**

STANDARD:	91 P.S.
COVERED STANDARD:	106 P.S.
STANDARD GARAGE:	19 P.S.
ACCESSIBLE GARAGE:	1 P.S.
ACCESSIBLE:	3 P.S.
COVERED ACCESSIBLE:	3 P.S.
TOTAL:	223 P.S. (1.30 P.S./D.U.)

**ACCESSIBLE PARKING (INCL. IN NUMBERS ABOVE)**

REQ'D:	7 P.S.
PROVIDED:	
ACCESSIBLE CARPORT:	3 P.S.
ACCESSIBLE GARAGE SPACE:	1 P.S.
ACCESSIBLE UNCOVERED SPACE:	3 P.S.
TOTAL ACCESSIBLE PROVIDED:	7 P.S.

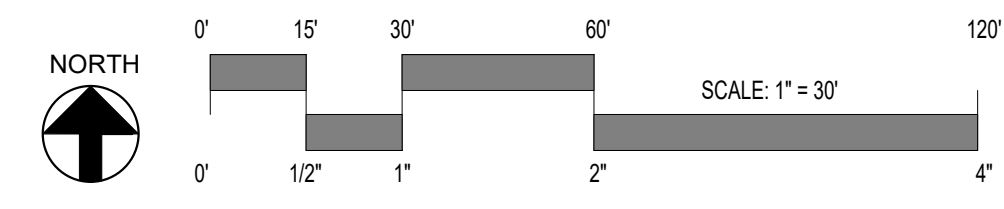
**REQUIRED BICYCLE PARKING**  
 REQ'D BIKE PARKING: 223 SPACES / 10 = 23 SPACES  
 PROVIDED BIKE PARKING: 24 SPACES

**PUBLIC SAFETY**  
 MINIMUM UNOBSTRUCTED VERTICAL CLEARANCE OF 13 FEET 6 INCHES (FIRE ORDINANCE 4283.503.2.1)

\*KEY SWITCH/PRE-EMPTION SENSOR\* REQUIRED FOR COMMERCIAL/MULTI-FAMILY/GATED COMMUNITIES (FIRE ORDINANCE 4283.503.6.1)

**BELMONT VILLAGE SENIOR LIVING (EXISTING 3-STORY BUILDING)**  
 FOR REFERENCE ONLY

**VICINITY MAP**



**HEADWATERS MINIMAL RESIDENTIAL HEALTH CARE FACILITY**

13860 & 13870 N FRANK LLOYD WRIGHT BL  
 SCOTTSDALE, AZ 85260



**SANTULAN ARCHITECTURE**

3457 RINGSBY CT, #209  
 DENVER, CO 80216  
 303-825-2595

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**SYDNOR**

DOUGLAS SYDNOR  
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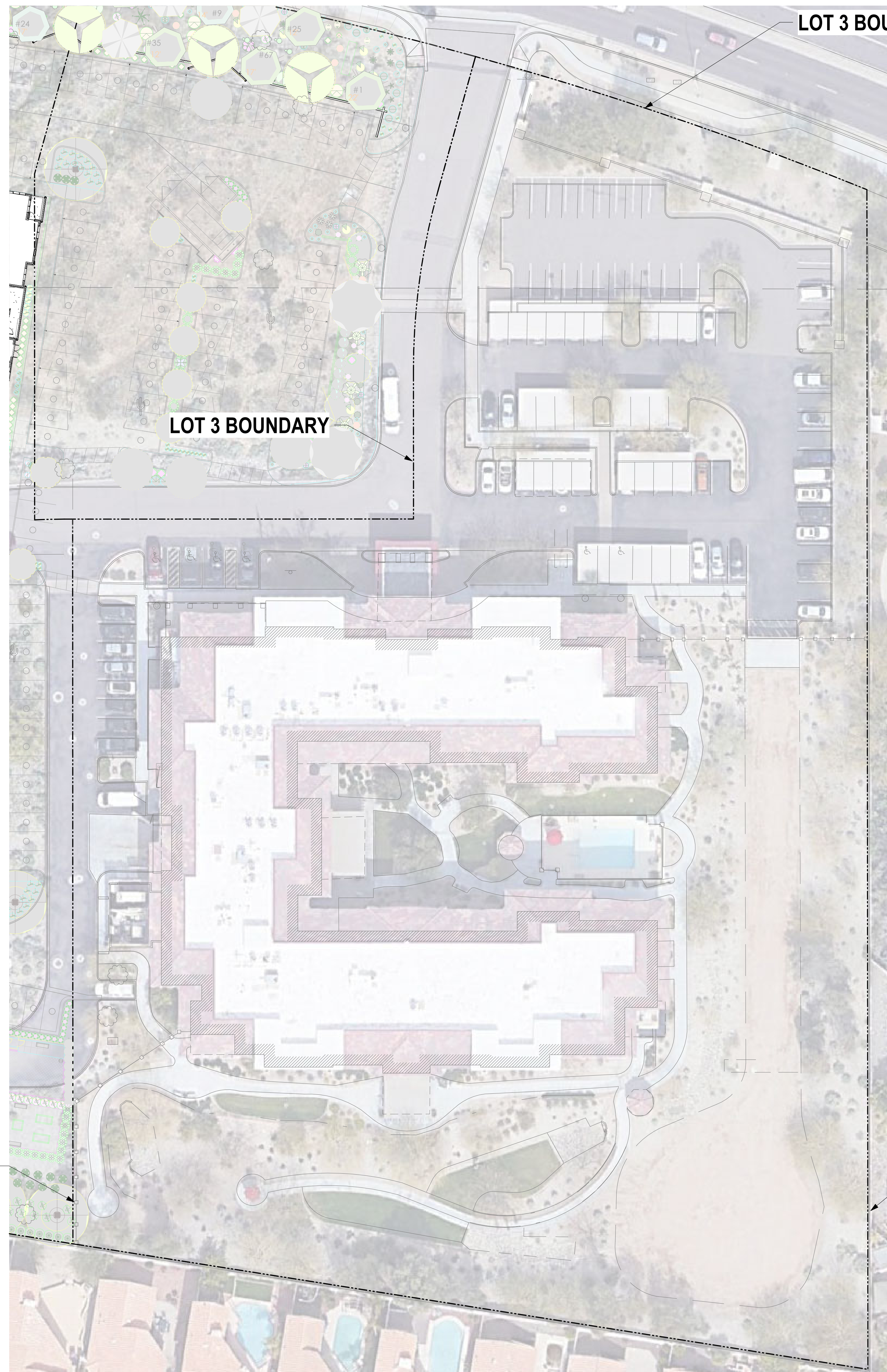
REZONING SUBMITTAL #1  
 2022.11.14

REZONING SUBMITTAL #2  
 2023.03.17

REZONING SUBMITTAL #3  
 2023.07.27

**21-f-1**

SITE PLAN - LOTS 1 & 2



LOT 3 BOUNDARY

LOT 3 BOUNDARY

LOT 3 BOUNDARY

LOT 3 BOUNDARY

**REZONING SITE DATA - LOT 3**

**PROJECT DESCRIPTION**  
 EXISTING 130-BED SPECIALIZED RESIDENTIAL HEALTHCARE FACILITY. (1) 3-STORY BUILDING W/ PARKING, AMENITY, AND OPEN SPACE AREAS.

**SITE AREA**  
 GROSS: +/- 181,522 SF (4.167 AC)  
 NET: +/- 181,522 SF (4.167 AC)

**ZONING**  
 EXISTING: PNC PCD  
 PROPOSED: C-O PCD

**DENSITY**  
 MAXIMUM: 80 BEDS/GROSS AC (334 BEDS)  
 PROPOSED: +/- 32 BEDS/GROSS AC (130 BEDS)

**OPEN SPACE**  
 REQ'D C-O RES. H.C. OPEN SPACE (0.24 x NET LOT AREA): 43,566 SF  
 REQ'D FRONTAGE OPEN SPACE\*: 10,000 SF  
 C-O RES. H.C. OPEN SPACE PROVIDED: +/- 105,249 SF  
 FRONTAGE OPEN SPACE PROVIDED: +/- 11,673 SF  
 \*NOT REQ'D TO EXCEED 50 SF PER 1 LINEAR FT OF PUBLIC STREET FRONTAGE. LOT 3 HAS +/- 200 FT OF LINEAR FRONTAGE)

**GROSS FLOOR AREA (PER CITY OF SCOTTSDALE GROSS FLOOR AREA DEF.)**  
 TOTAL: +/-106,144 GSF

**FLOOR AREA RATIO (THE RATIO OF GROSS FLOOR AREA TO THE NET LOT AREA OF THE SITE)**  
 MAXIMUM: 0.80 (+/-145,218 GSF)  
 PROPOSED: 106,144 / 181,522 = 0.59

**BUILDING HEIGHT**  
 MAX. HEIGHT ALLOWED: 48' (EXCL. ROOFTOP APPURT.)  
 PROPOSED: 3 STORIES (48' MAX., EXCL. ROOFTOP APPURT.)

**BED COUNT**  
 130 BEDS

**PARKING REQUIRED**  
 130 BEDS x 0.7 P.S. (PARKING SPACES): 91 P.S.

**PARKING PROVIDED**  
 TOTAL: 97 P.S. (0.75 P.S./BED)

**ACCESSIBLE PARKING (INCL. IN NUMBERS ABOVE)**  
 REQ'D 3 P.S.  
 PROVIDED: 6 P.S.

**REQUIRED BICYCLE PARKING**  
 REQ'D BIKE PARKING: 0.1 SPACES FOR EACH P.S. PROVIDED (MAX. OF 100 SPACES)  
 PROVIDED BIKE PARKING: 10 SPACES ON LOT 3

**HEADWATERS  
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 HEALTH CARE  
 FACILITY**

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 2022.11.14

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 2023.03.17

REZONING SUBMITTAL #3  
 2023.07.27

**21-f-2**  
 SITE PLAN - LOT 3