

PRELIMINARY

NOT FOR
CONSTRUCTION
OR
RECORDING

THE PARQUE
PCP APPLICATION
16001 N SCOTTSDALE RD
SCOTTSDALE, AZ, 85254

PRE-APP # 620-PA-2022 ZONING # 000-00-0000 DRB # 000-00-0000

Date
01/27/2023

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Project No.
21018

A110
SITE PLAN

PROJECT INFORMATION

CURRENT ZONING:	C-4
PROPOSED ZONING:	PCP-AMU-R-PSD (PLANNED AIRPARK CORE DEVELOPMENT AIRPARK MIXED-USE - RESIDENTIAL WITH PLANNED SHARED DEVELOPMENT OVERLAY)

GROSS SITE AREA:	1,406,793 SF (32.29 ACRES)	965,948
NET SITE AREA:	1,207,435 SF (27.719 ACRES)	
GFAR BASE:	0.8	2,086,417
GFAR PROPOSED:	1.73	
ALLOWED MAXIMUM HEIGHT:	134 FT (WITH BONUS)	
PROPOSED MAXIMUM HEIGHT:	119 FT (ONE BUILDING)	(WITH ROOF APPURTENANCES)

PROJECT TABULATIONS

RETAIL	25,250 SF	
FLEXIBLE SPACE	42,500 SF	
RESTAURANT	35,120 SF	
OFFICE	150,000 SF	
5 STAR HOTEL	189,075 SF	112 KEYS
5 STAR HOTEL BRANDED	350,132 SF	126 RESIDENCES
LUXURY CONDOMINIUMS	319,600 SF	115 RESIDENCES
MULTI-FAMILY RESIDENCES	877,266 SF	897 RESIDENCES
WORK FORCE RESIDENCES	97,414 SF	98 RESIDENCES
TOTAL	2,086,357 SF	1,236 RESIDENCES

PARKING REQUIRED

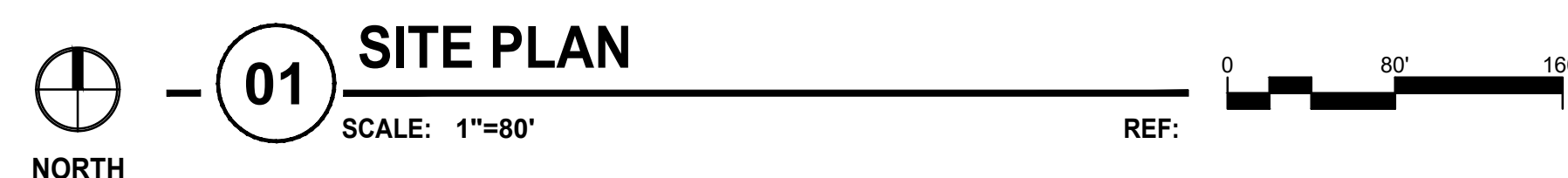
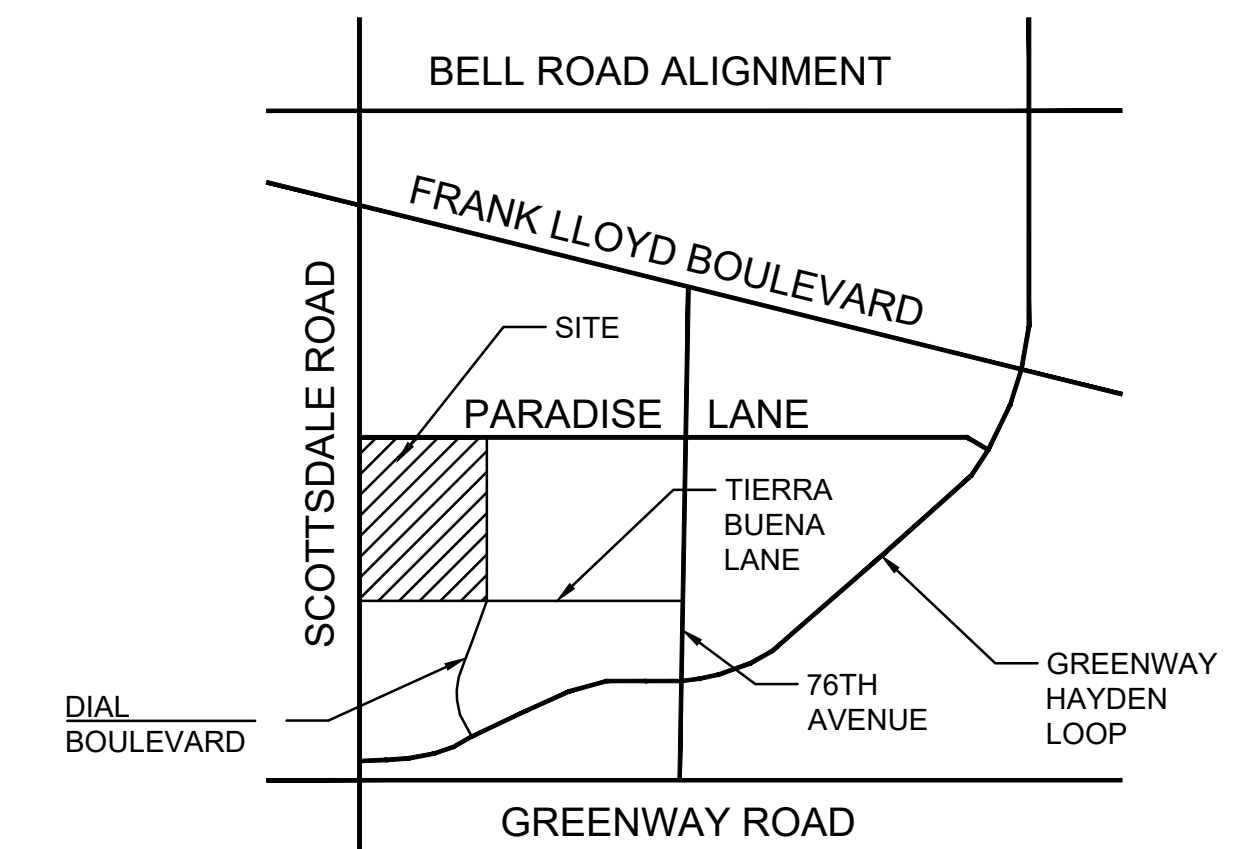
5 STAR HOTEL	1 SPACE / 1 KEY	223
RETAIL/RESTAURANT/FLEXIBLE SPACE (COMMUNITY)	1 SPACE / 325 SQFT	168
RESTAURANT	1 SPACE / 325 SQFT	75
RESTAURANT PATIO	1 SPACE / 350 SQFT	24
OFFICE	1 SPACE / 325 SQFT	462
PARK	3 SPACE / ACRE	6
RESIDENCES GUESTS	1 SPACE / 6 RESIDENCE	206
RESIDENCES	1.5 SPACES / RESIDENCE AVG	1,854
TOTAL		3018

PARKING PROVIDED

	3222 GARAGE
	180 STREET

- NOTES:
- ALONG PARADISE LANE, DIAL BOULEVARD, AND TIERRA BUENA LANE, A MINIMUM 10-FOOT-WIDE PUBLIC NON-MOTORIZED ACCESS EASEMENT ACCOMMODATES A WIDER SIDEWALK AND SEPARATION FROM BACK OF CURB.
 - THE EXISTING PAVEMENT MARKING ON DIAL BOULEVARD AT MONTE CRISTO IS TO BE MODIFIED TO MAKE THE SOUTHBOUND APPROACH A TWO-WAY LEFT-TURN LANE.

VICINITY MAP NTS



PHASING SCENARIOS

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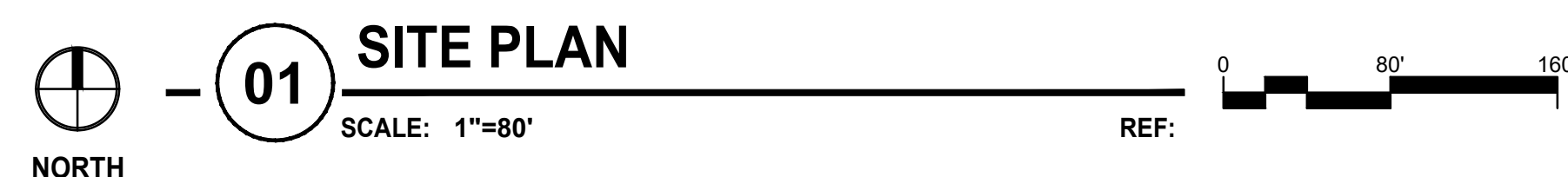
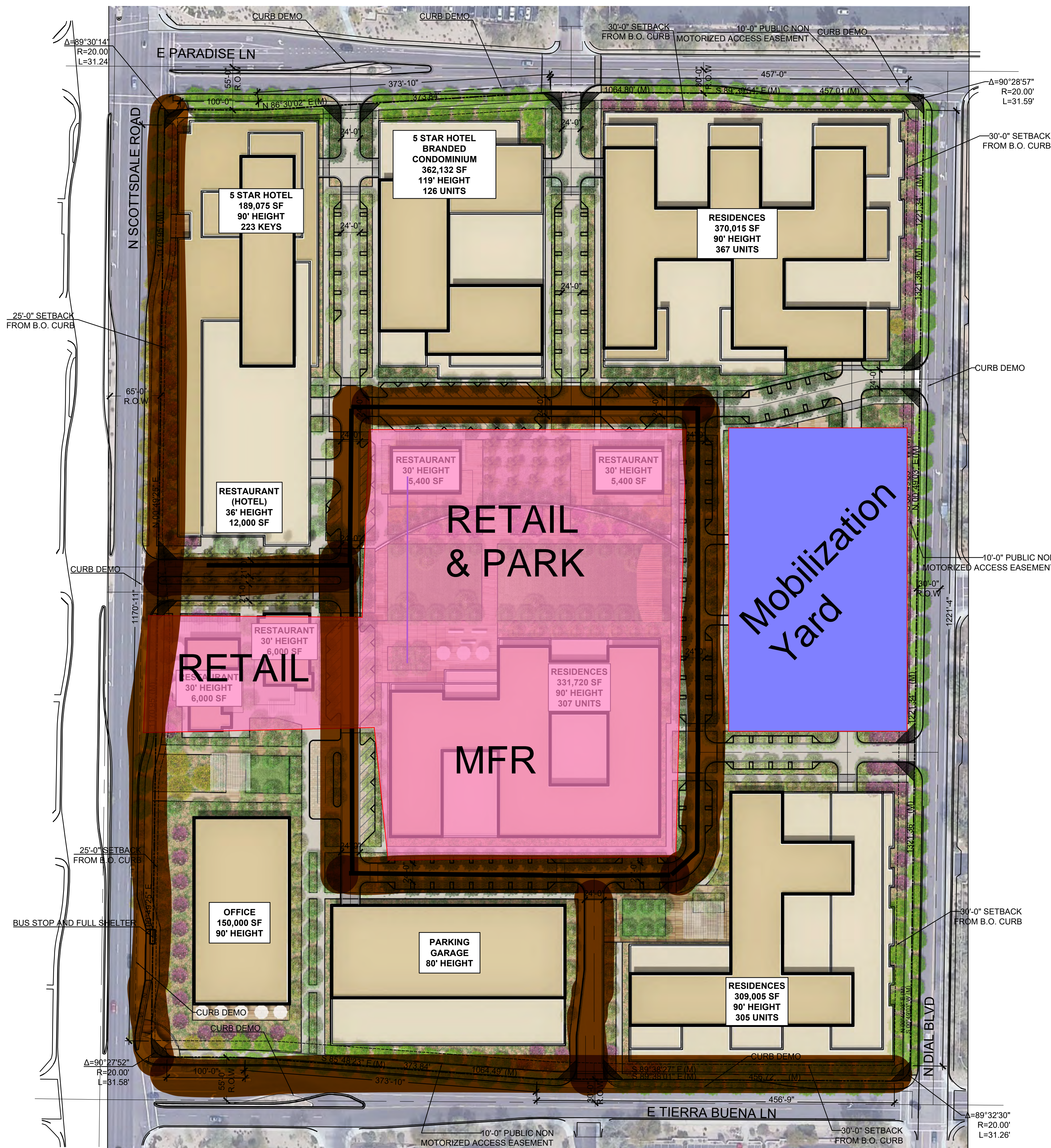
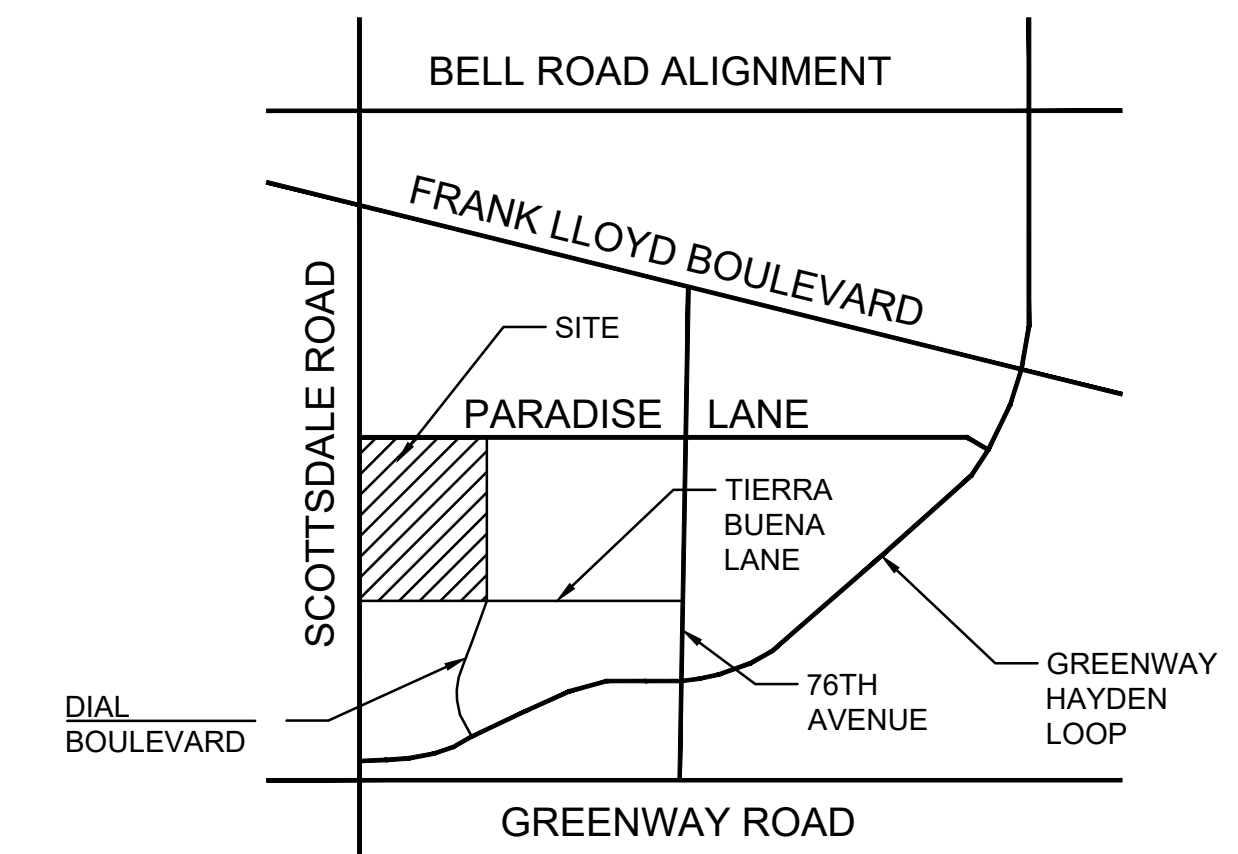
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VICINITY MAP NTS



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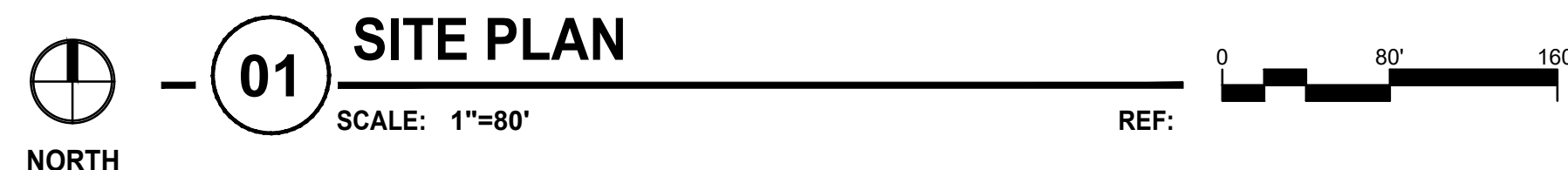
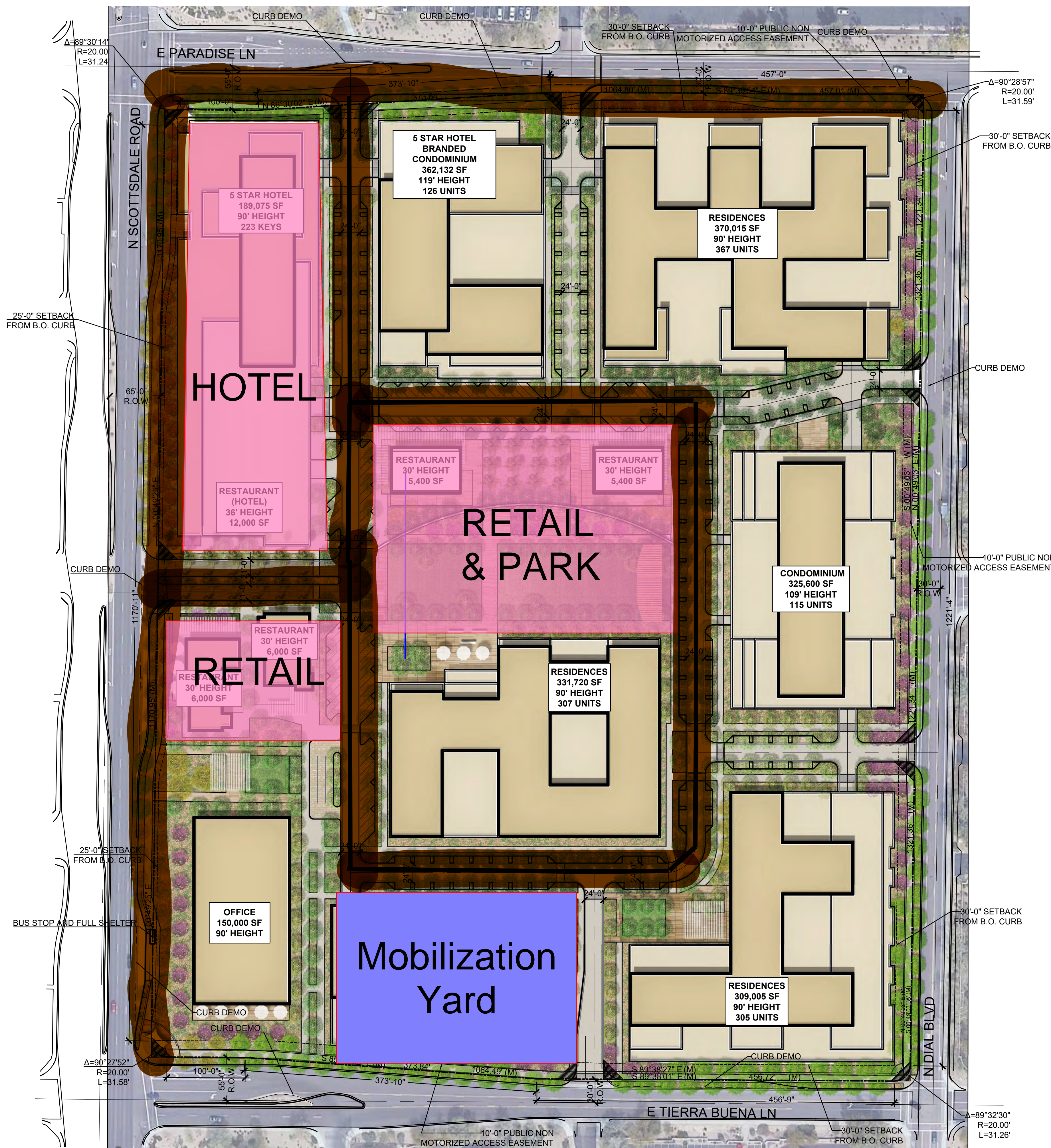
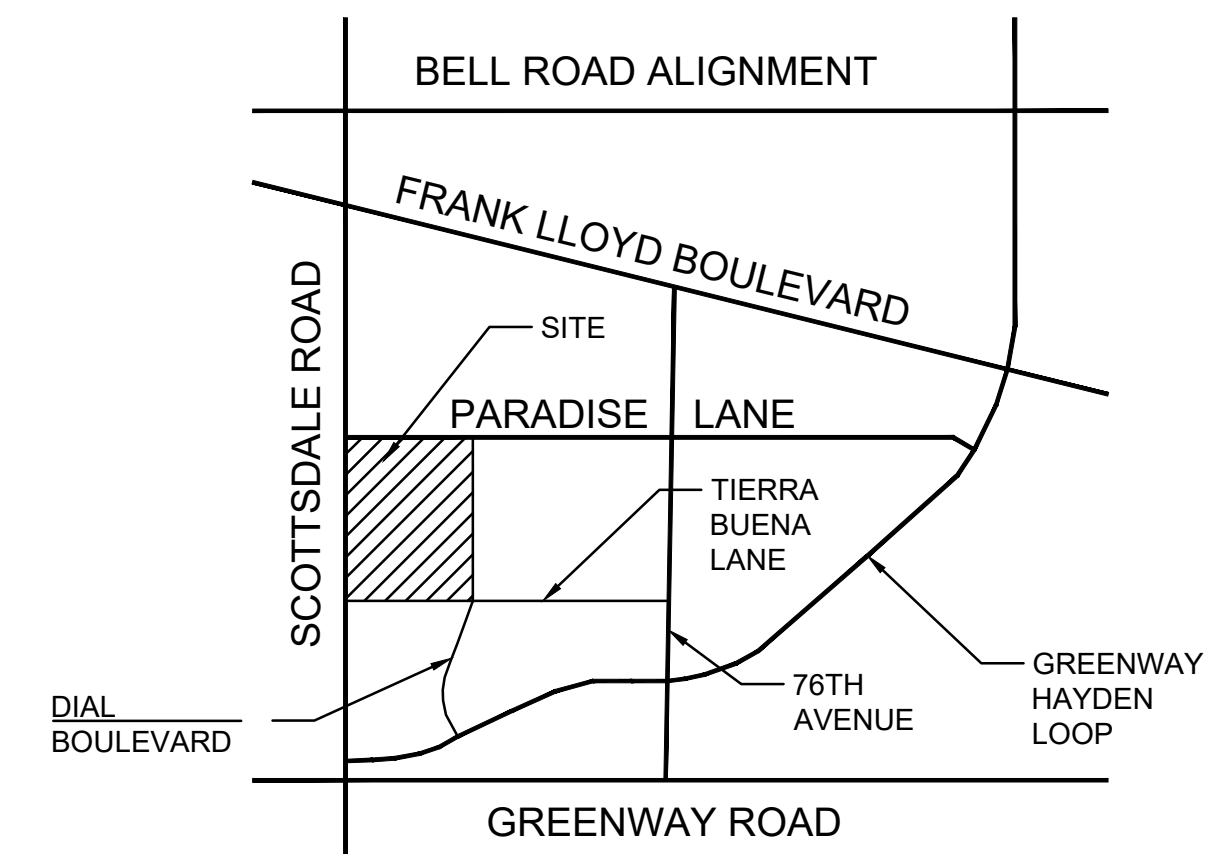
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VICINITY MAP NTS



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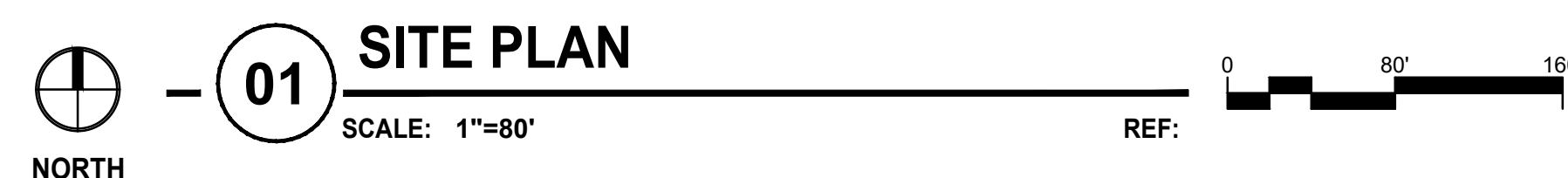
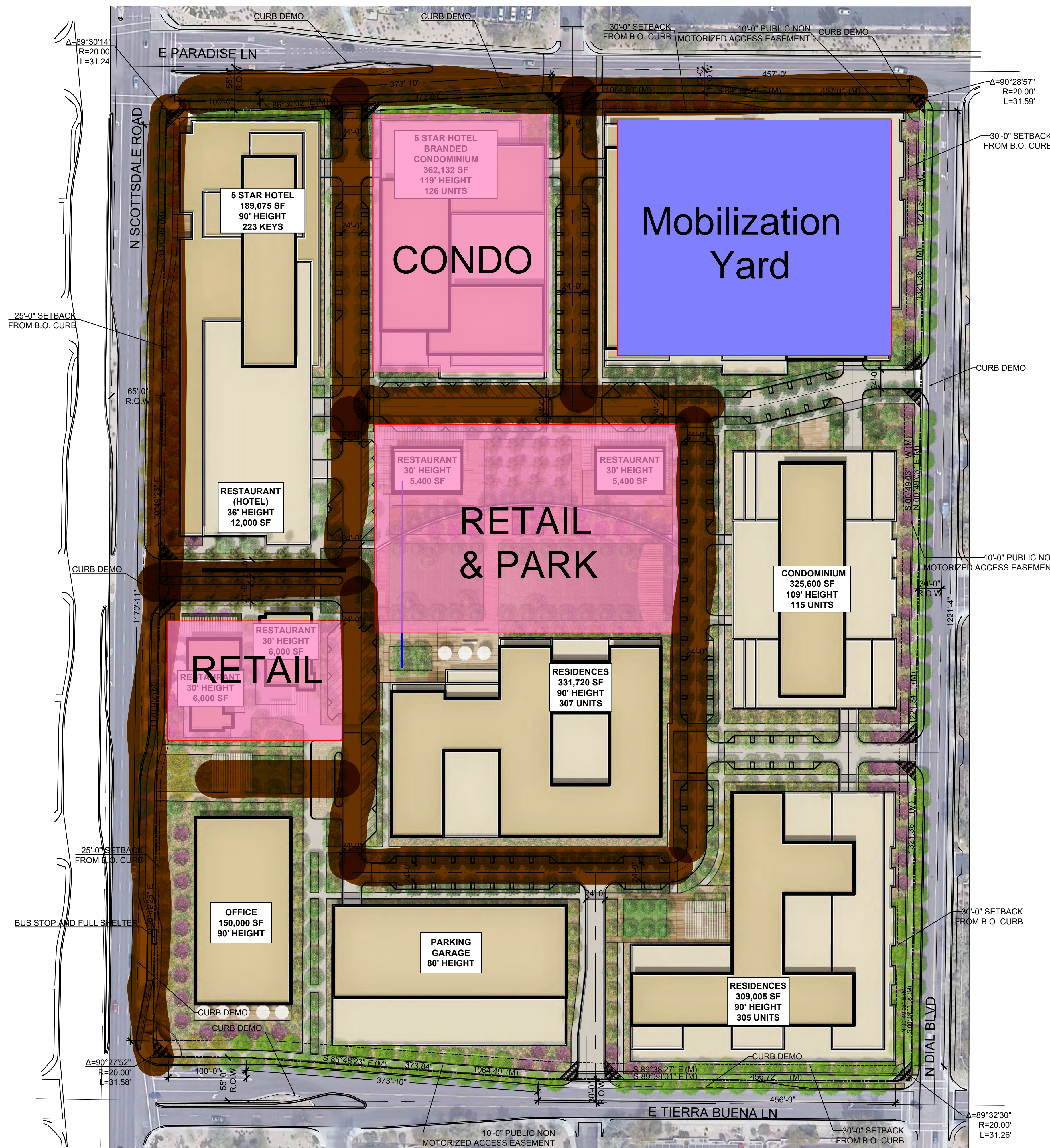
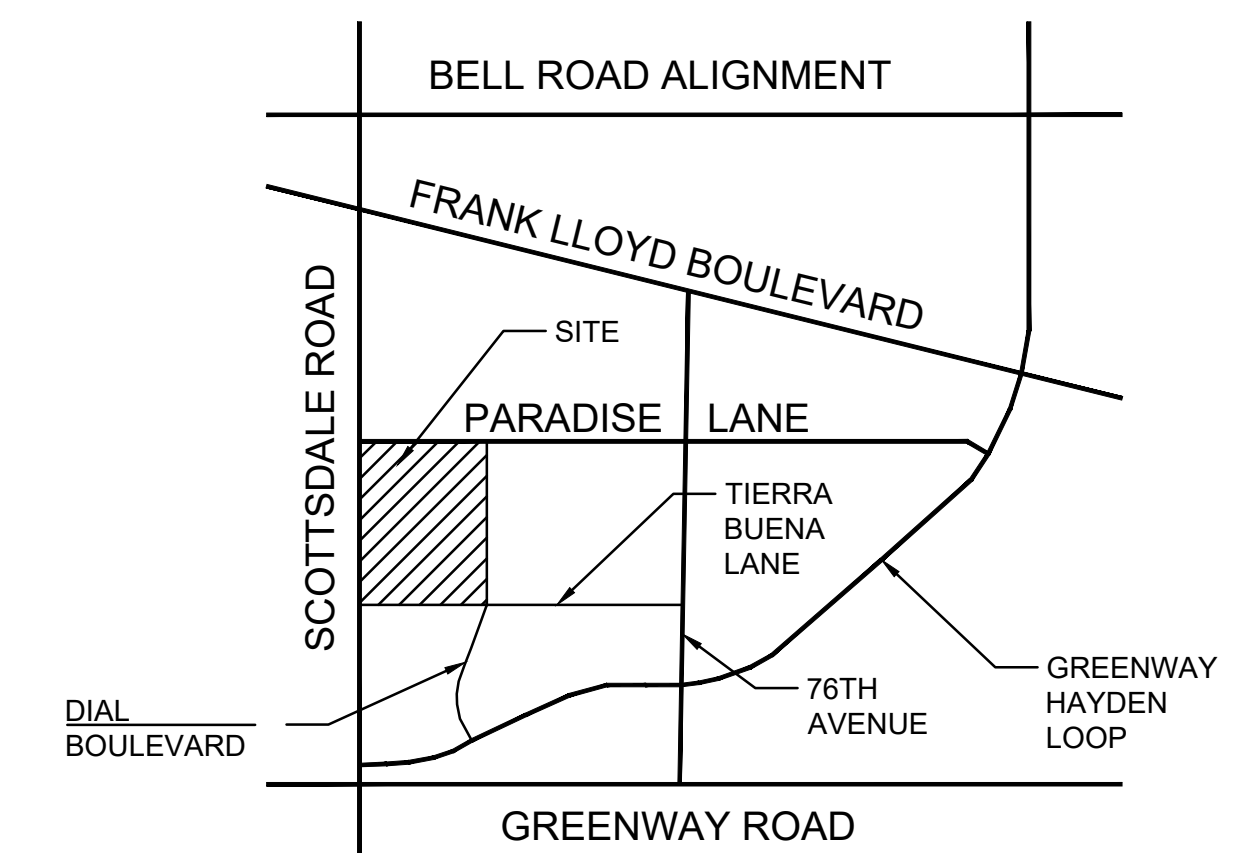
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VICINITY MAP NTS



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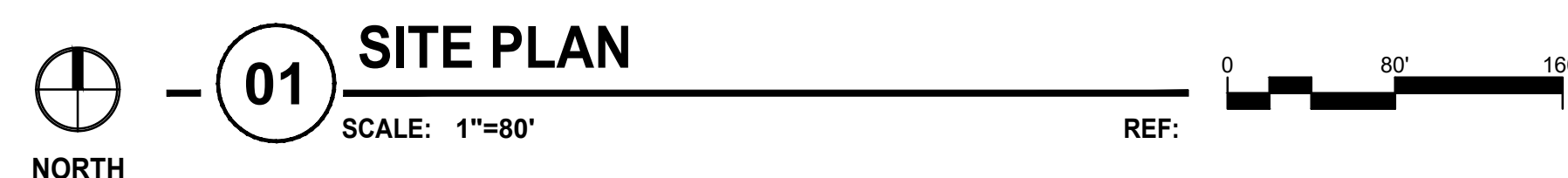
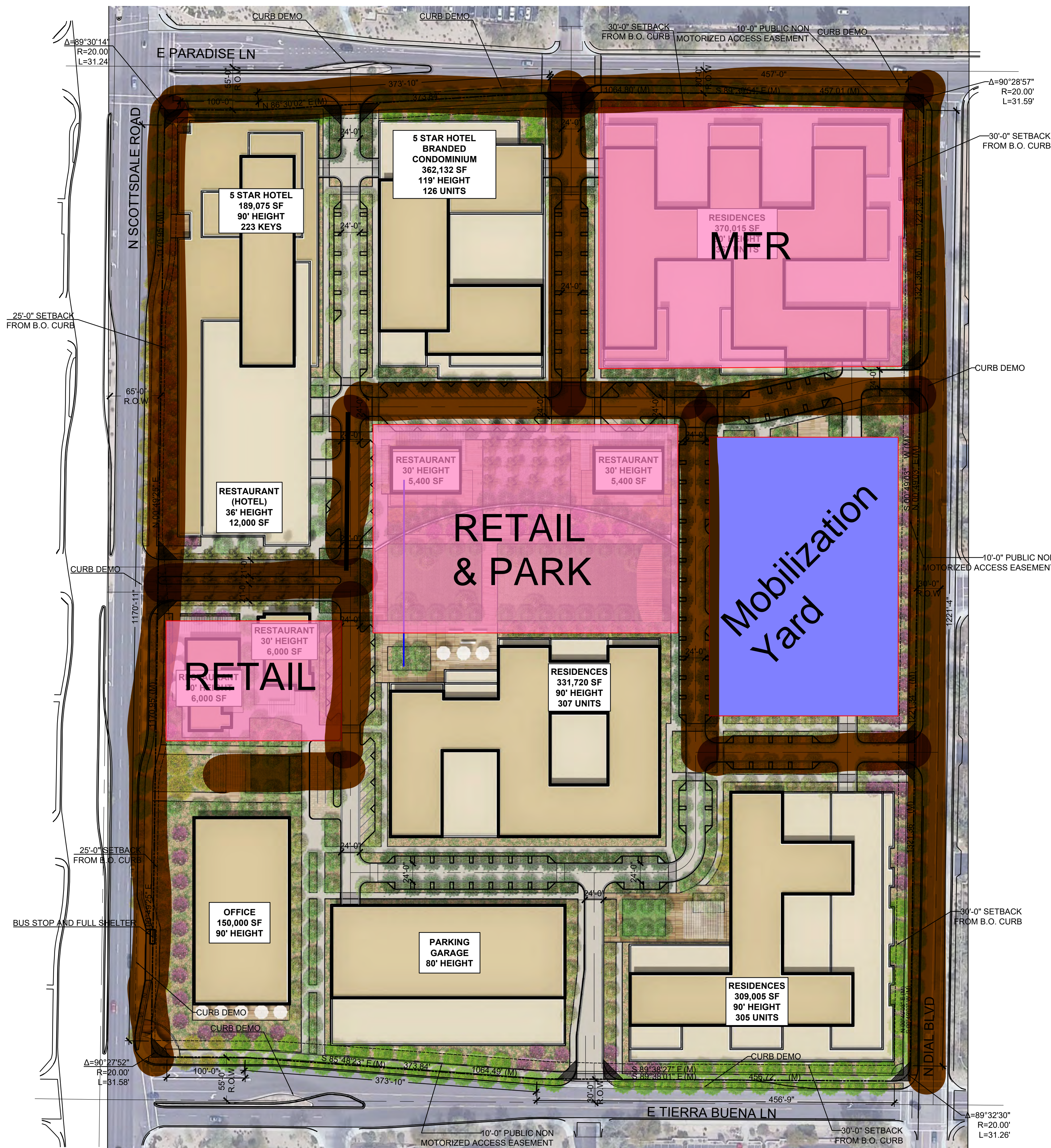
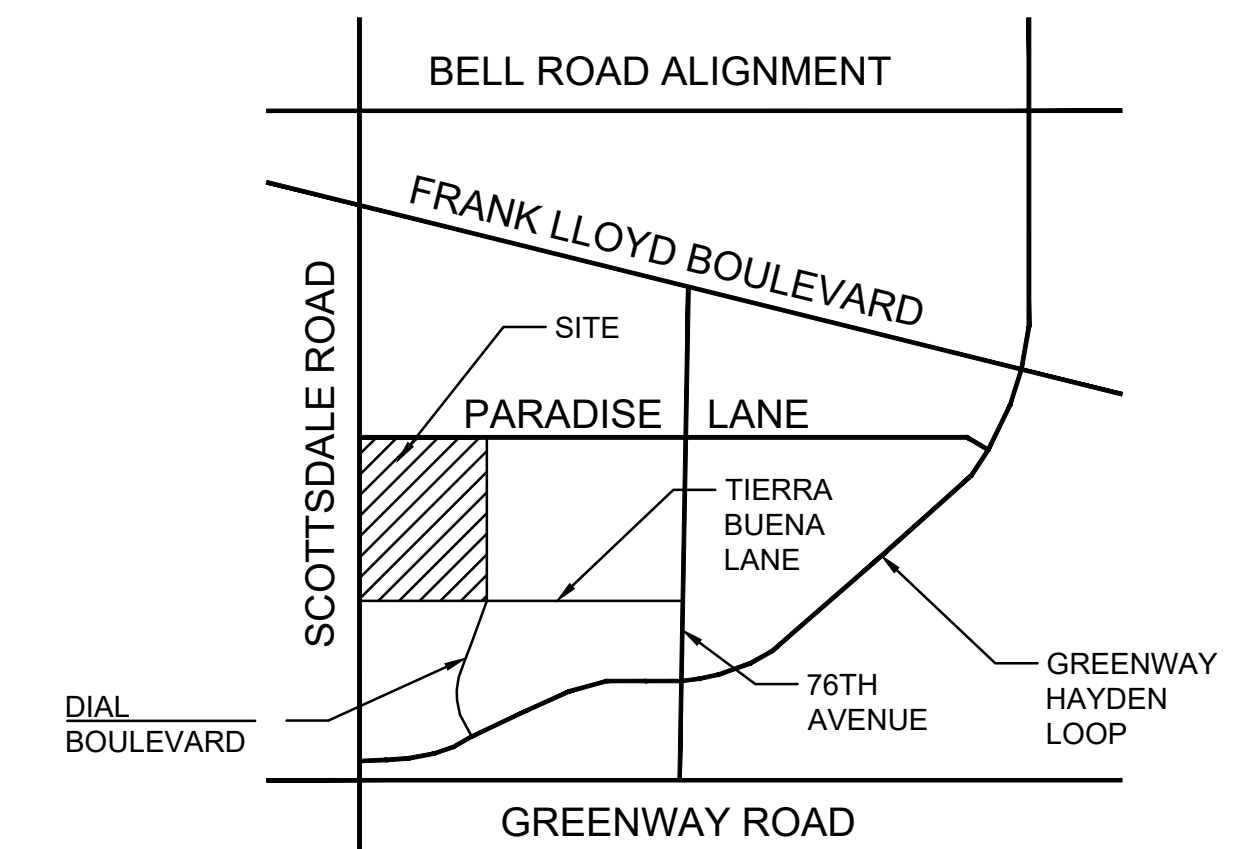
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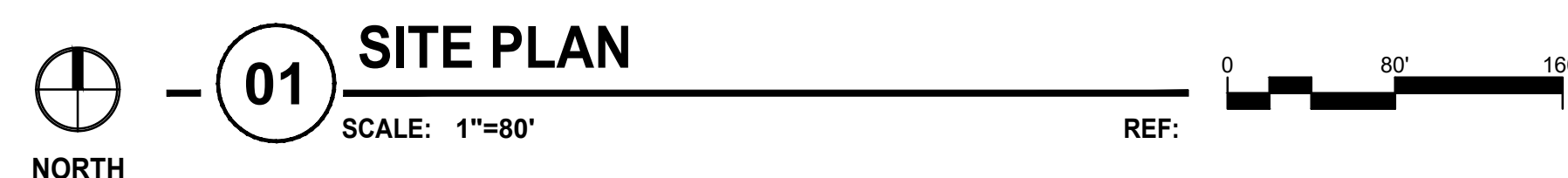
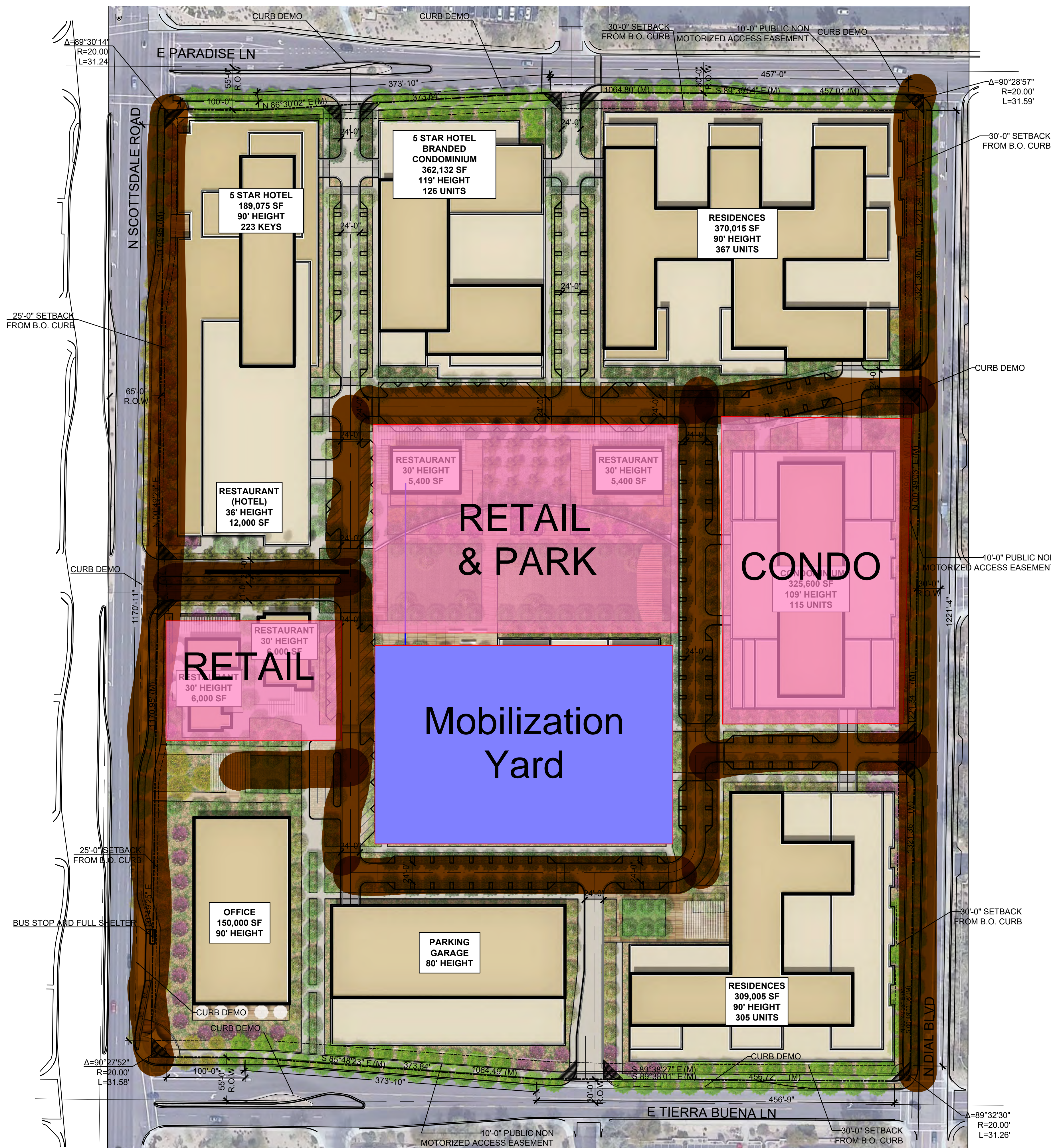
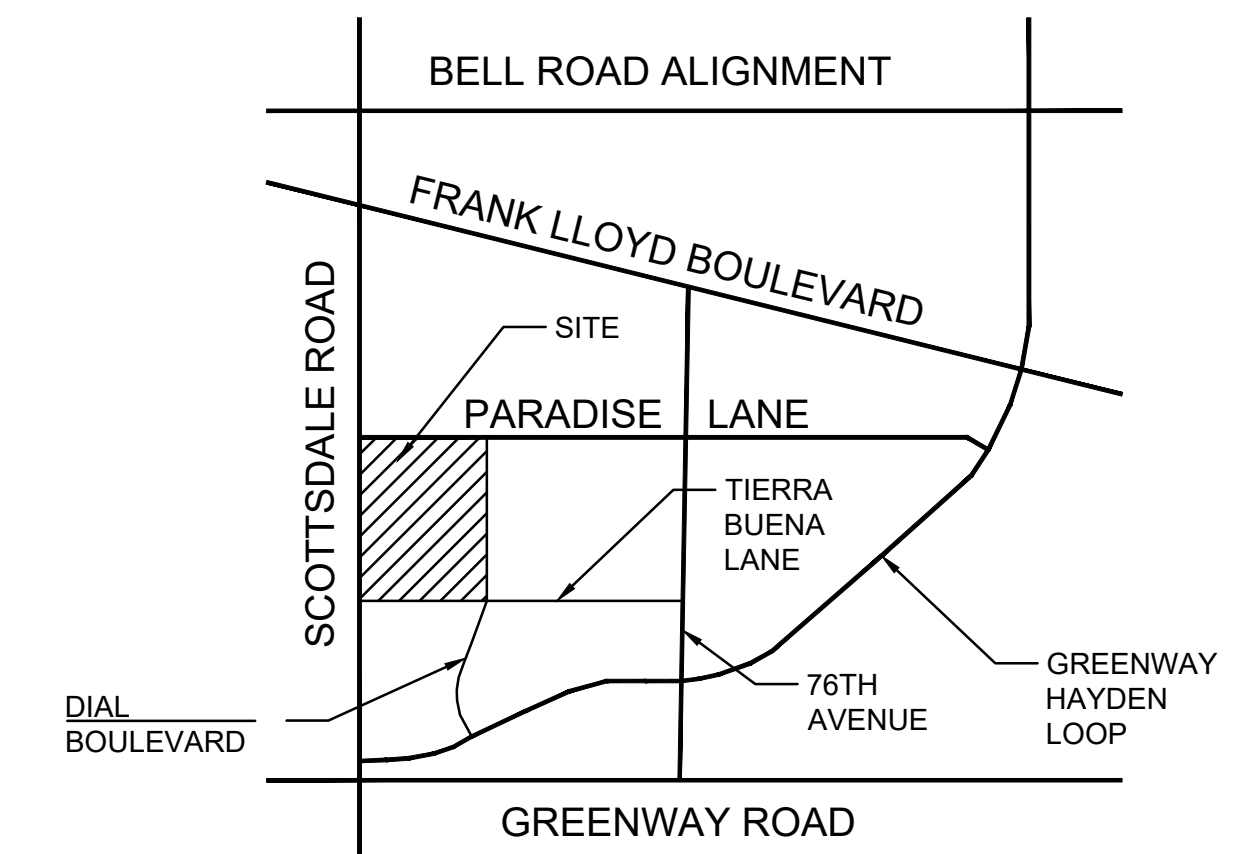
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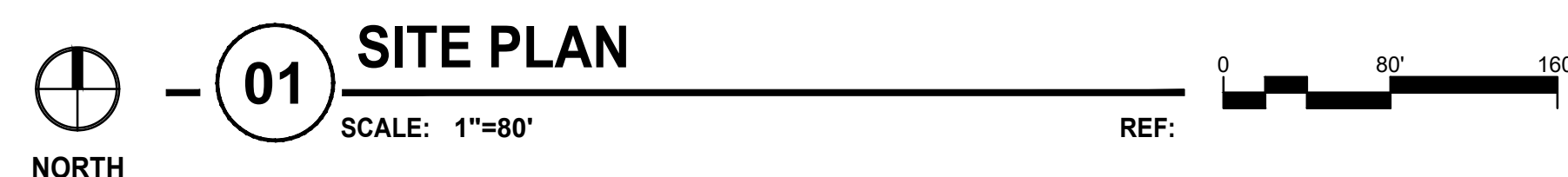
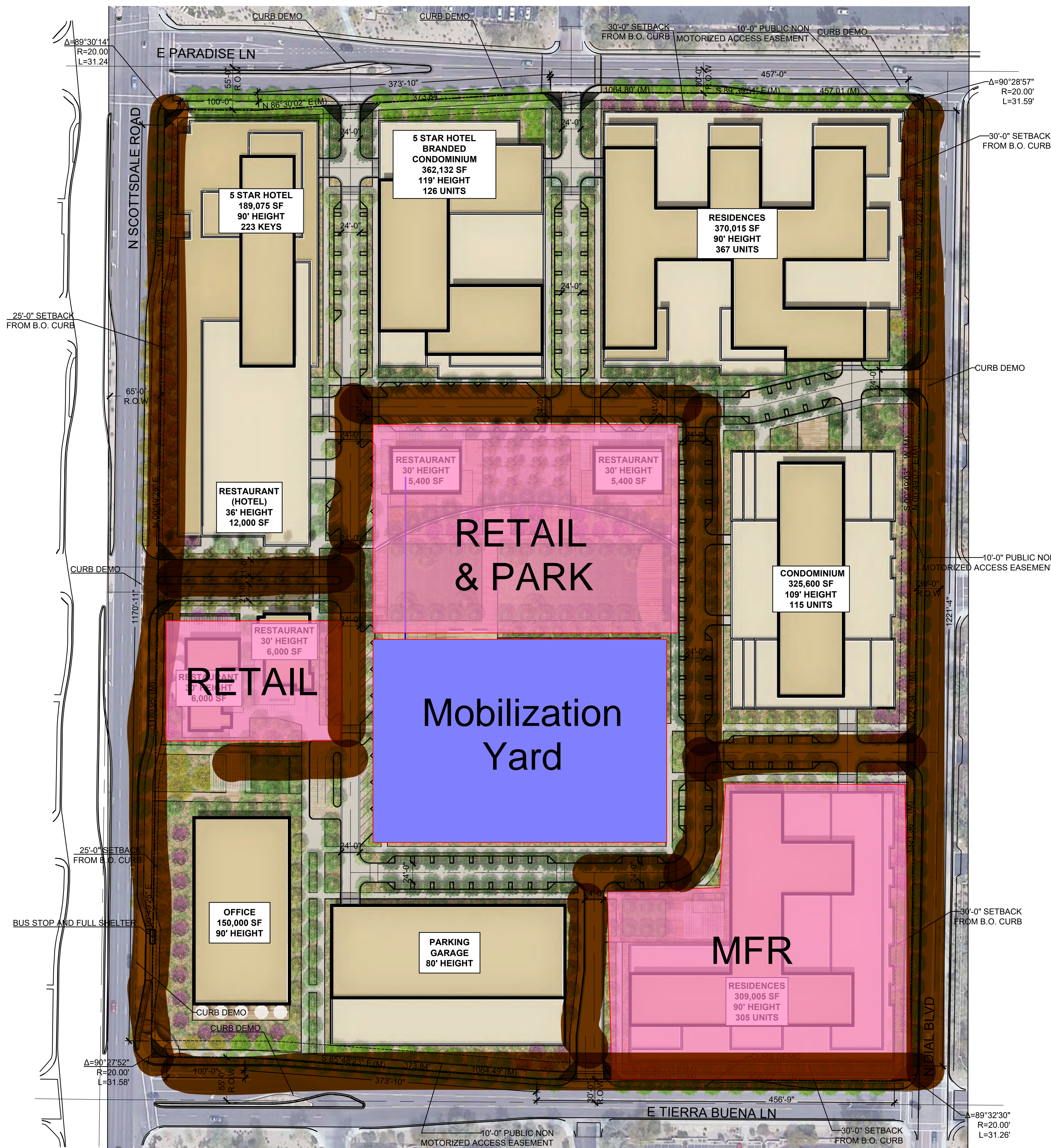
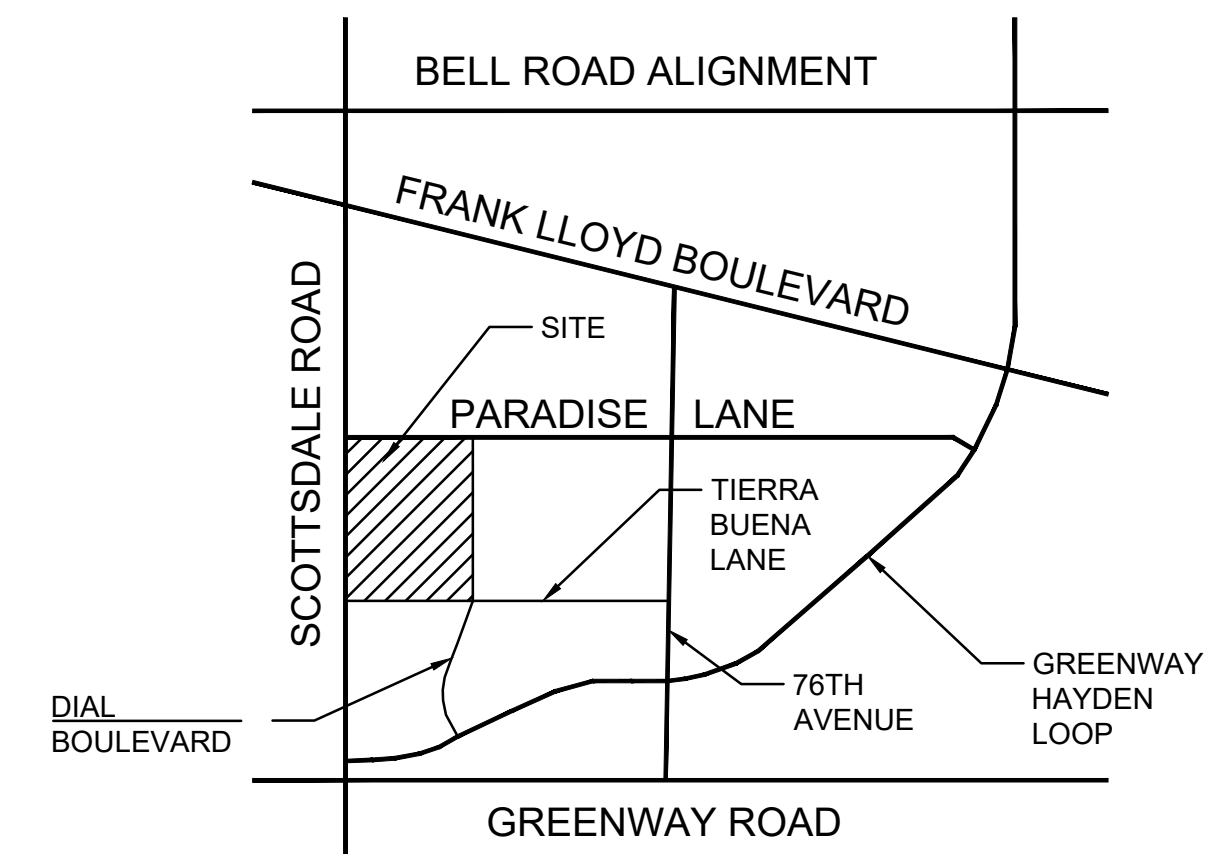
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Date
01/27/2023

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Project No.
21018

A110
SITE PLAN

PROJECT INFORMATION

CURRENT ZONING:	C-4
PROPOSED ZONING:	PCP-AMU-R-PSD (PLANNED AIRPARK CORE DEVELOPMENT AIRPARK MIXED-USE - RESIDENTIAL WITH PLANNED SHARED DEVELOPMENT OVERLAY)

GROSS SITE AREA:	1,406,793 SF (32.29 ACRES)	965,948
NET SITE AREA:	1,207,435 SF (27.719 ACRES)	2,086,417
GFAR BASE:	0.8	
GFAR PROPOSED:	1.73	

ALLOWED MAXIMUM HEIGHT:	134 FT (WITH BONUS)	
PROPOSED MAXIMUM HEIGHT:	119 FT (ONE BUILDING)	(WITH ROOF APPURTENANCES)

PROJECT TABULATIONS

RETAIL	25,250 SF	
FLEXIBLE SPACE	42,500 SF	
RESTAURANT	35,120 SF	
OFFICE	150,000 SF	
5 STAR HOTEL	189,075 SF	112 KEYS
5 STAR HOTEL BRANDED	350,132 SF	126 RESIDENCES
LUXURY CONDOMINIUMS	319,600 SF	115 RESIDENCES
MULTI-FAMILY RESIDENCES	877,266 SF	897 RESIDENCES
WORK FORCE RESIDENCES	97,414 SF	98 RESIDENCES
TOTAL	2,086,357 SF	1,236 RESIDENCES

PARKING REQUIRED

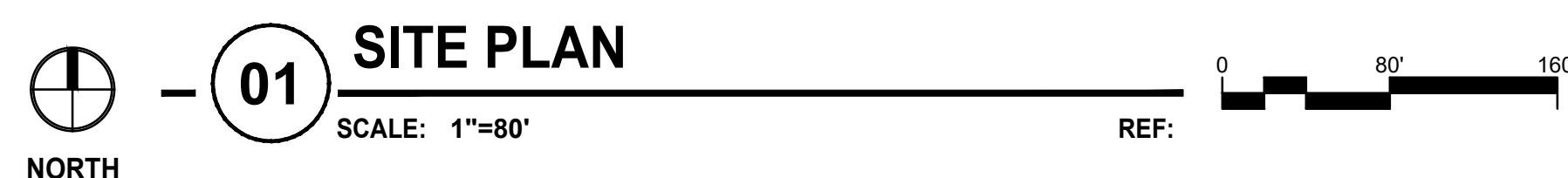
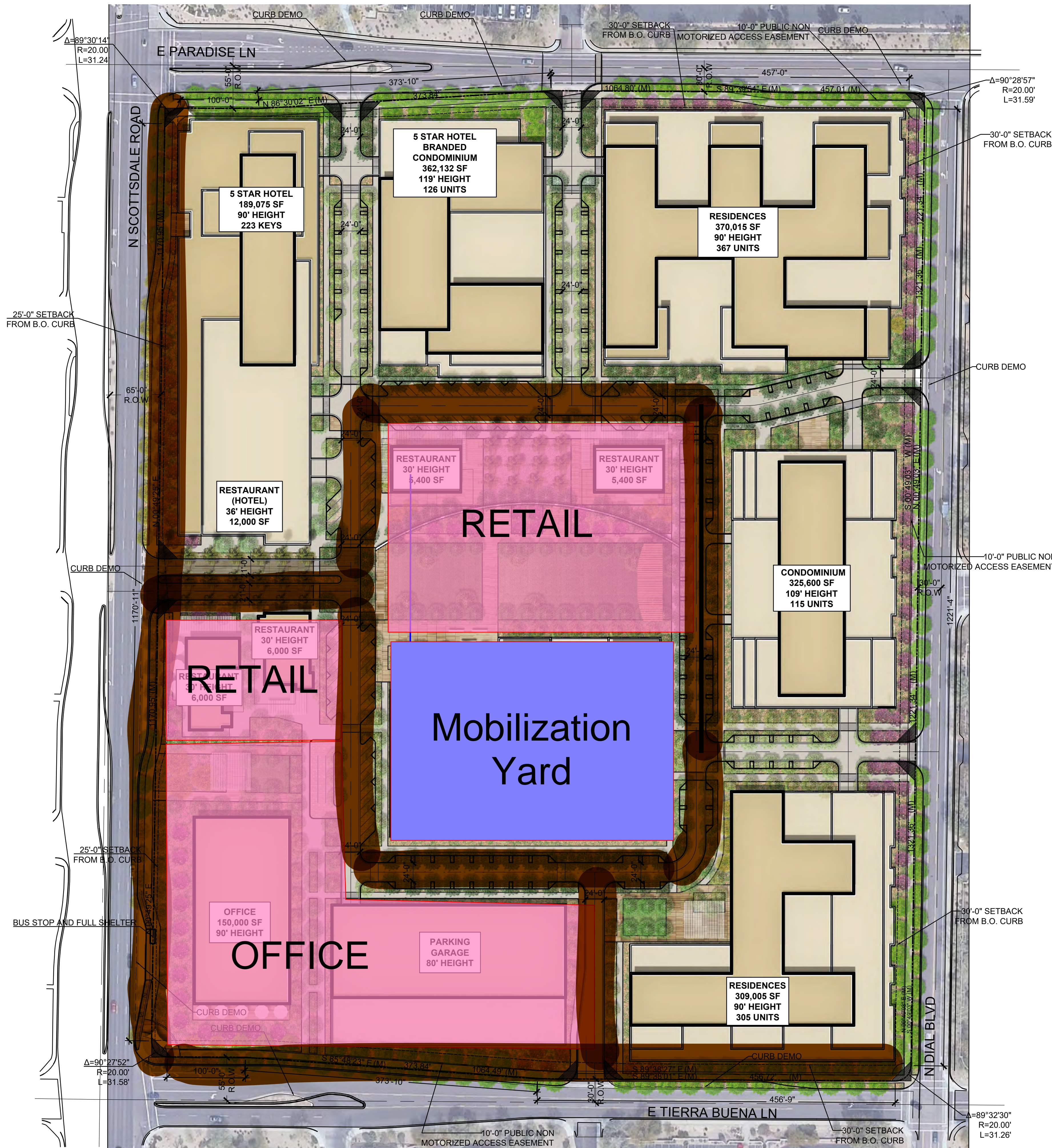
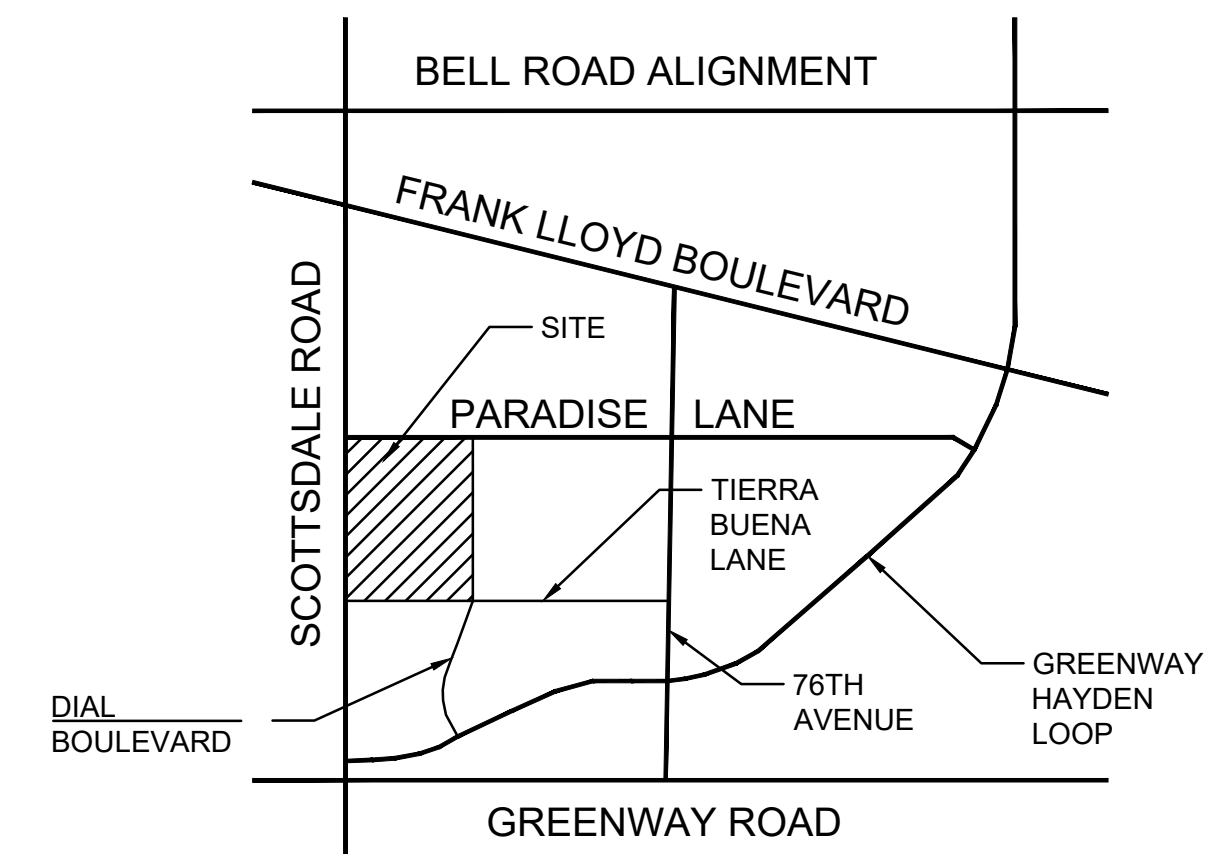
5 STAR HOTEL	1 SPACE / 1 KEY	223
RETAIL/RESTAURANT/FLEXIBLE SPACE (COMMUNITY)	1 SPACE / 325 SQFT	168
RESTAURANT	1 SPACE / 325 SQFT	75
RESTAURANT PATIO	1 SPACE / 350 SQFT	24
OFFICE	1 SPACE / 325 SQFT	462
PARK	3 SPACE / ACRE	6
RESIDENCES GUESTS	1 SPACE / 6 RESIDENCE	206
RESIDENCES	1.5 SPACES / RESIDENCE AVG	1,854
TOTAL		3018

PARKING PROVIDED

	3222 GARAGE
	180 STREET

- NOTES:
- ALONG PARADISE LANE, DIAL BOULEVARD, AND TIERRA BUENA LANE, A MINIMUM 10-FOOT-WIDE PUBLIC NON-MOTORIZED ACCESS EASEMENT ACCOMMODATES A WIDER SIDEWALK AND SEPARATION FROM BACK OF CURB.
 - THE EXISTING PAVEMENT MARKING ON DIAL BOULEVARD AT MONTE CRISTO IS TO BE MODIFIED TO MAKE THE SOUTHBOUND APPROACH A TWO-WAY LEFT-TURN LANE.

VICINITY MAP NTS



PLANS, DESIGNS, GUIDELINES AND OTHER ELEMENTS OF THIS DOCUMENT ARE CONCEPTUAL ONLY AND SUBJECT TO FUTURE MODIFICATIONS

PHASING OPTION 7