

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
03/24/2023

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Project No.
21018

A110.2
PARKING 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)
NET SITE AREA:	1,207,435 SF (27.72 ACRES)

GFAR BASE:	0.8	965,948
GFAR PROPOSED:	1.73	2,086,097

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

PROJECT TABULATIONS

RETAIL	25,250	
FLEXIBLE SPACE	92,500	
RESTAURANT	34,800	
OFFICE	100,000	
5 STAR HOTEL	189,075	223 KEYS
5 STAR HOTEL BRANDED	350,132	126 RESIDENCES
CONDOMINIUMS	319,600	115 RESIDENCES
MULTI-FAMILY RESIDENCES	883,740	897 RESIDENCES
WORK FORCE RESIDENCES	91,000	98 RESIDENCES
TOTAL	2,086,097	1,236 RESIDENCES

PARKING REQUIRED

5 STAR HOTEL	1 SPACE/1KEY	223
RETAIL/RESTAURANT/FLEXIBLE SPACE (COMMUNITY)	1 SPACE/325 SQFT	469
RESTAURANT	1 SPACE/325 SQFT	107
RESTAURANT PATIO	1 SPACE/350 SQFT	33
OFFICE	1 SPACE/325 SQFT	308
PARK	3 SPACE/ACRE	6
RESIDENCE GUESTS	1 SPACE/6 RESIDENCE	206
RESIDENCES	1.5 SPACE/RESIDENCE AVG	1,854
TOTAL PARKING REQUIRED		3206

PARKING PROVIDED

STRUCTURED PARKING PROVIDED	3,053
SURFACE PARKING PROVIDED	180
TOTAL PARKING PROVIDED	3233

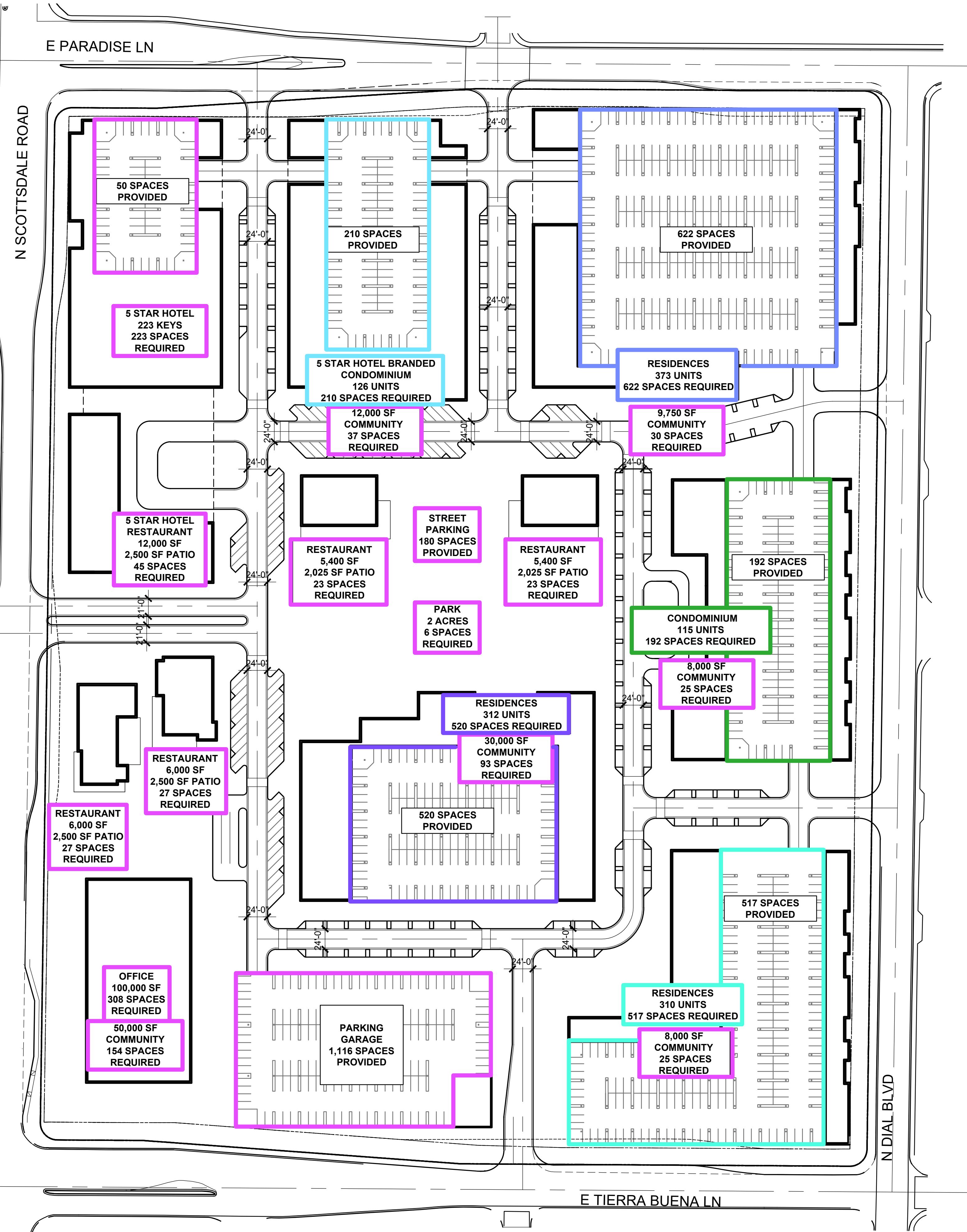
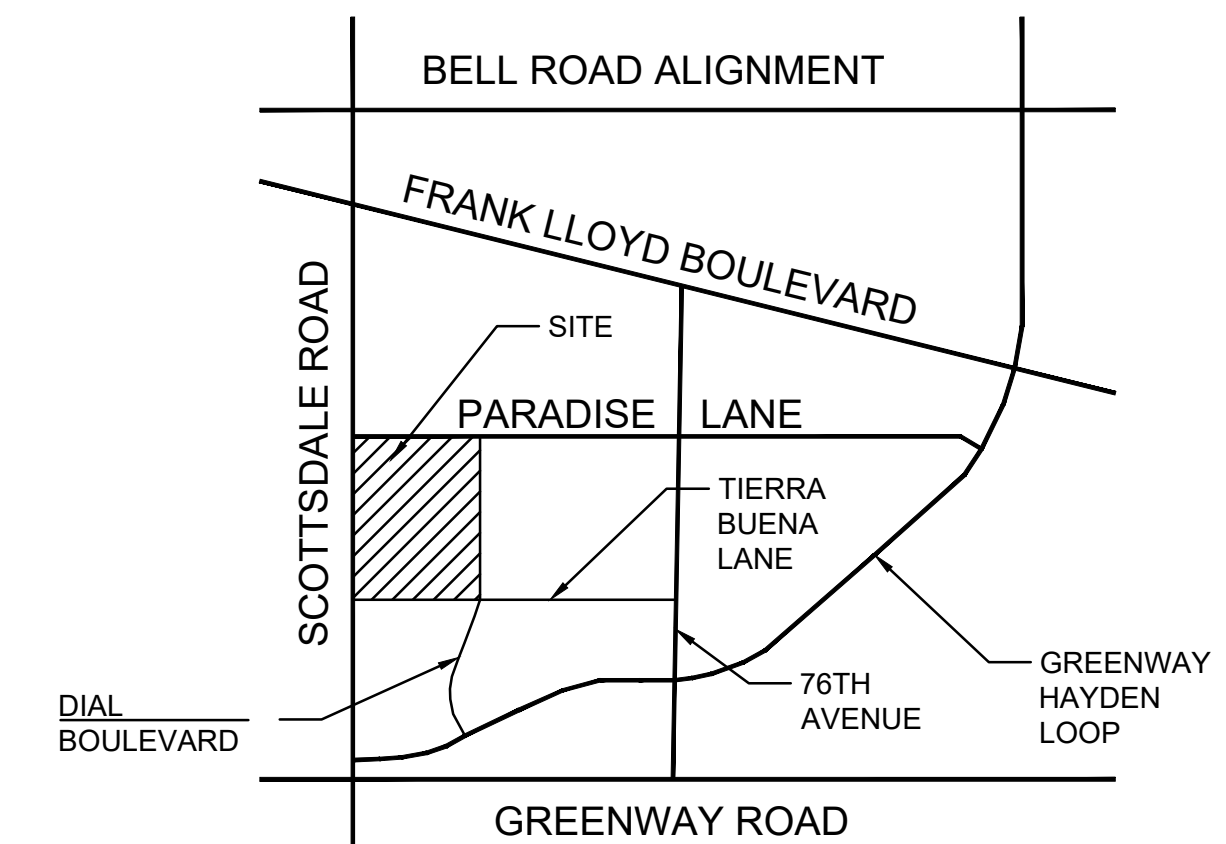
BICYCLE PARKING REQUIRED

5 STAR HOTEL	1 SPACE / 10 CARS	22
RETAIL/RESTAURANT/FLEXIBLE SPACE (COMMUNITY)	1 SPACE / 10 CARS	47
RESTAURANT	1 SPACE / 10 CARS	11
OFFICE	1 SPACE / 10 CARS	31
RESIDENCES GUESTS	1 SPACE / 10 CARS	21
RESIDENCES	1 SPACE / 10 CARS (100 SPACES MAX)	100
TOTAL PARKING REQUIRED		231

BICYCLE PARKING PROVIDED

INDOOR PARKING PROVIDED	123
SURFACE PARKING PROVIDED	9 LOCATIONS/3 RACKS PER BUILDING/ 4 BIKES PER RACK
TOTAL BICYCLE PARKING PROVIDED	231

VICINITY MAP NTS



01 PARKING PLAN
SCALE: 1"=80'
NORTH REF: 0 80' 160'