

1ST AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR SKYVIEW

REC16155

PI 160154

SCB

**Solomon Cordwell Buen
Chicago
T 312.896.1100**
**San Francisco
T 415.216.2450**

A circular registration stamp for Gary Kohn, Registered Architect. The text "REGISTERED ARCHITECT" is at the top, "CERTIFICATE NO." is in the center, and "46993" is below it. The name "GARY KOHN" is printed in large letters. At the bottom, it says "State of ARIZONA, U.S.A." and "Date Signed" is written above a signature line. The signature "Gary Kohn" is written in cursive across the bottom of the stamp.

DATE: 11.14.2016

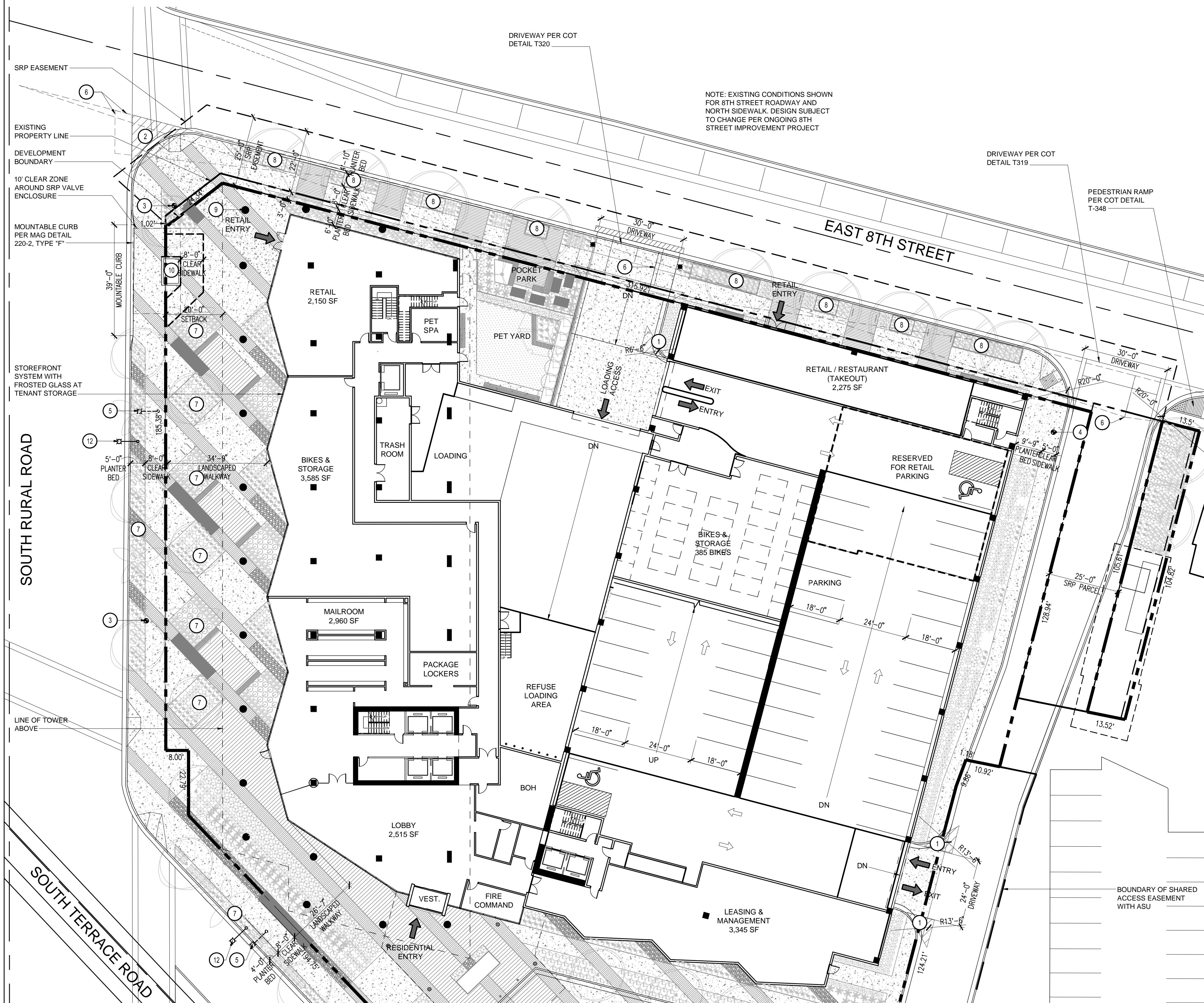
SITE PLAN -

COMPOSITE

**Drawn By:
SB**

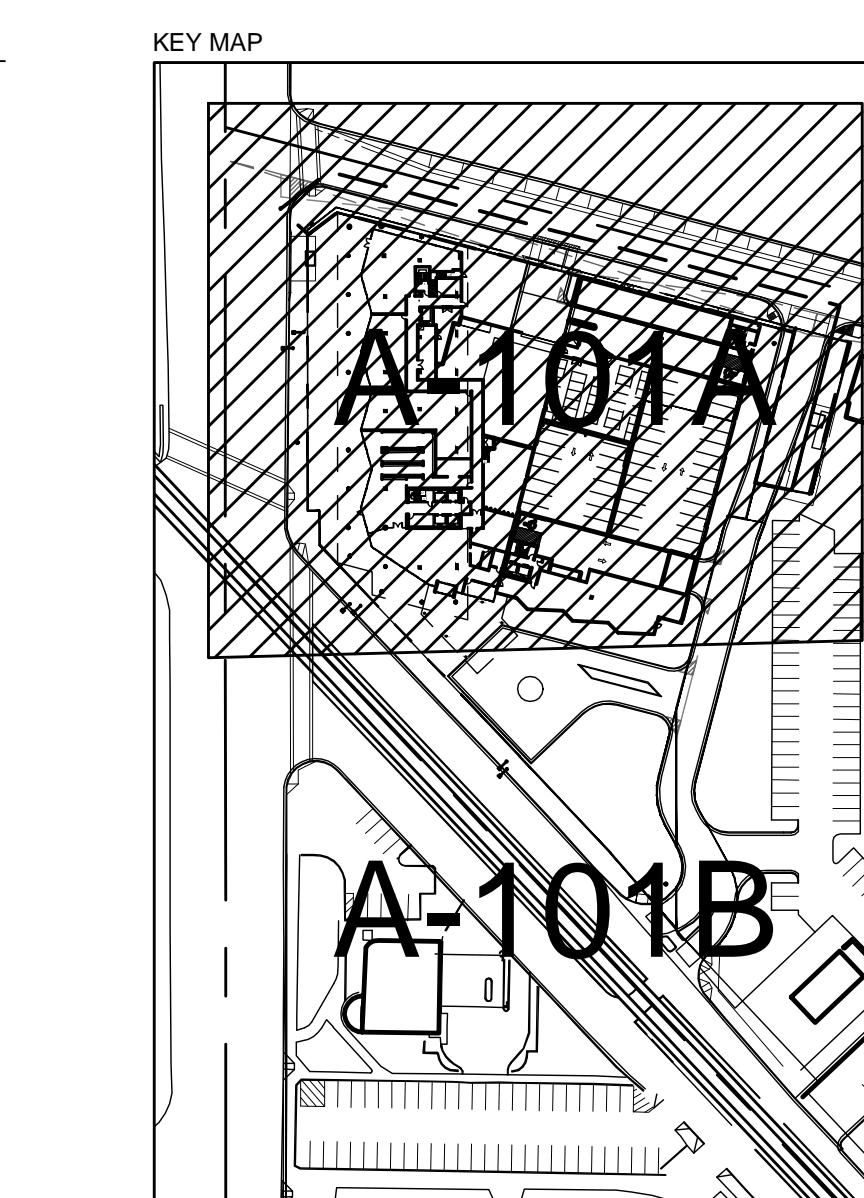
**Checked By:
SH / GK**

Sheet Number:



The proposed site plan modifies the existing entitlements for this site with a proposed new Planned Area Development, based on the design presented within this plan dated 11/14/2016.

ZONING DISTRICT(S) AND OVERLAY(S) TABLE 4-203B	MU-4 (TOD STATION AREA)	EXISTING APPROVED PAD	PAD PROPOSED
GENERAL PLAN LAND USE	Mixed-Use	Mixed-Use	Mixed-Use
GENERAL PLAN DENSITY	High-Density - Urban Core (more than 65 dwelling units / acre)	High-Density - Urban Core (more than 65 dwelling units / acre)	High-Density - Urban Core (more than 65 dwelling units / acre)
SITE AREA		2.0929 Acres (91,667 SF)	2.0709 Acres (90,208 SF)
DWELLING QUANTITY	NS	483 dwelling units	393 dwelling units
Studio		16	85
Convertible		36	0
1 Bedroom		56	141
2 Bedroom		256	137
3 Bedroom		119	30
DENSITY			
Dwelling quantity / gross site area (acres)	NS	483 units / 2.0929 acres = 230.78 units / acre	393 units / 2.0709 acres = 189.77 units / acre
BUILDING HEIGHT			
	NS	250'-0" (21 floors)	grade to t/ roof: 249'-0" (24 floors) t/ mechanical screen: 280'-0"
BUILDING STEPBACK			
Section 4-404, Building Height Step-Back		yes	yes
BUILDING LOT COVERAGE	NS	75%	57%
SITE LANDSCAPE COVERAGE	NS	51%	25%
BUILDING SETBACKS			
FRONT (Terrace Road)		0'-0"	0'-0"
SIDE		0'-0"	15'-0"
STREET SIDE (Rural Road)		0'-0"	20'-0"
REVERSE FRONT (8th Street)		0'-0"	3'-0"
VEHICLE PARKING QUANTITY			
Residential			
Studio	(1)*0.75 spaces / bdr. (85) = 63.75 spaces	0.5 spaces / unit (16) = 8 spaces	(1)*0.75 spaces / bdr. (85) = 63.75 spaces
Convertible	(1)*0.75 spaces / bdr. (0) = 0 spaces	0.5 spaces / unit (36) = 18 spaces	(1)*0.75 spaces / bdr. (0) = 0 spaces
1 Bedroom	(1)*0.75 spaces / bdr. (141) = 105.75 spaces	1.0 spaces / unit (56) = 56 spaces	(1)*0.75 spaces / bdr. (141) = 105.75 spaces
2 Bedroom	(2)*0.75 spaces / bdr. (137) = 205.5 spaces	1.0 spaces / unit (256) = 256 spaces	(2)*0.75 spaces / bdr. (137) = 205.5 spaces
3 Bedroom	(3)*0.75 spaces / bdr. (30) = 67.5 spaces	1.5 spaces / unit (119) = 178.5 spaces	(3)*0.75 spaces / bdr. (30) = 67.5 spaces
Guest	0.2 spaces / unit (393) = 78.6 spaces (50% reduction up to 30,000 SF)	0.1 spaces / unit (483) = 48.3 spaces	0.2 spaces / unit (393) = 78.6 spaces (50% reduction up to 30,000 SF)
Retail	1 space / 300 SF * (0.5)(4,425 SF) = 8 spaces	1 space / 4,000 SF * (15,544 SF) = 4 spaces	1 space / 300 SF * (0.5)(4,425 SF) = 8 spaces
Total Requirement	530 spaces	567 spaces	530 spaces
		571 spaces provided	540 spaces provided
BICYCLE PARKING QUANTITY			
Residential			
Studio	.75 spaces / unit (85) = 63.75 spaces	.75 spaces / unit (16) = 12 spaces	.75 spaces / unit (85) = 63.75 spaces
Convertible	.75 spaces / unit (0) = 0 spaces	.75 spaces / unit (36) = 27 spaces	.75 spaces / unit (0) = 0 spaces
1 Bedroom	.75 spaces / unit (141) = 105.75 spaces	.75 spaces / unit (56) = 42 spaces	.75 spaces / unit (141) = 105.75 spaces
2 Bedroom	.75 spaces / unit (137) = 102.75 spaces	.75 spaces / unit (256) = 192 spaces	.75 spaces / unit (137) = 102.75 spaces
3 Bedroom	1 spaces / unit (30) = 30 spaces	1 spaces / unit (119) = 19 spaces	1 spaces / unit (30) = 30 spaces
Guest	0.2 spaces / unit (393) = 78.6 spaces (4 minimum)	0.2 spaces / unit (483) = 96.6 spaces (4 minimum)	0.2 spaces / unit (393) = 78.6 spaces (4 minimum)
Retail	1 space / 7,500 SF * (4,425 SF) = 4 spaces	1 space / 7,500 SF * (15,544 SF) = 4 spaces	1 space / 7,500 SF * (4,425 SF) = 4 spaces
Total Requirement	493 spaces	493 spaces	385 spaces
		483 spaces provided	385 spaces provided
USES			
Residential		450,151 SF	457,175 SF
Retail		15,544 SF	4,425 SF
Total		465,695 SF	461,600 SF



1 SITE PLAN

DS160155

PL160154

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ATTACHMENT 2

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The logo consists of the letters 'SCB' in a large, bold, white sans-serif font. These letters are partially cut off by a large, dark, semi-circular shape that sweeps from the top left towards the bottom right, creating a dynamic, forward-moving feel. The background of the entire page is a light, textured grey.

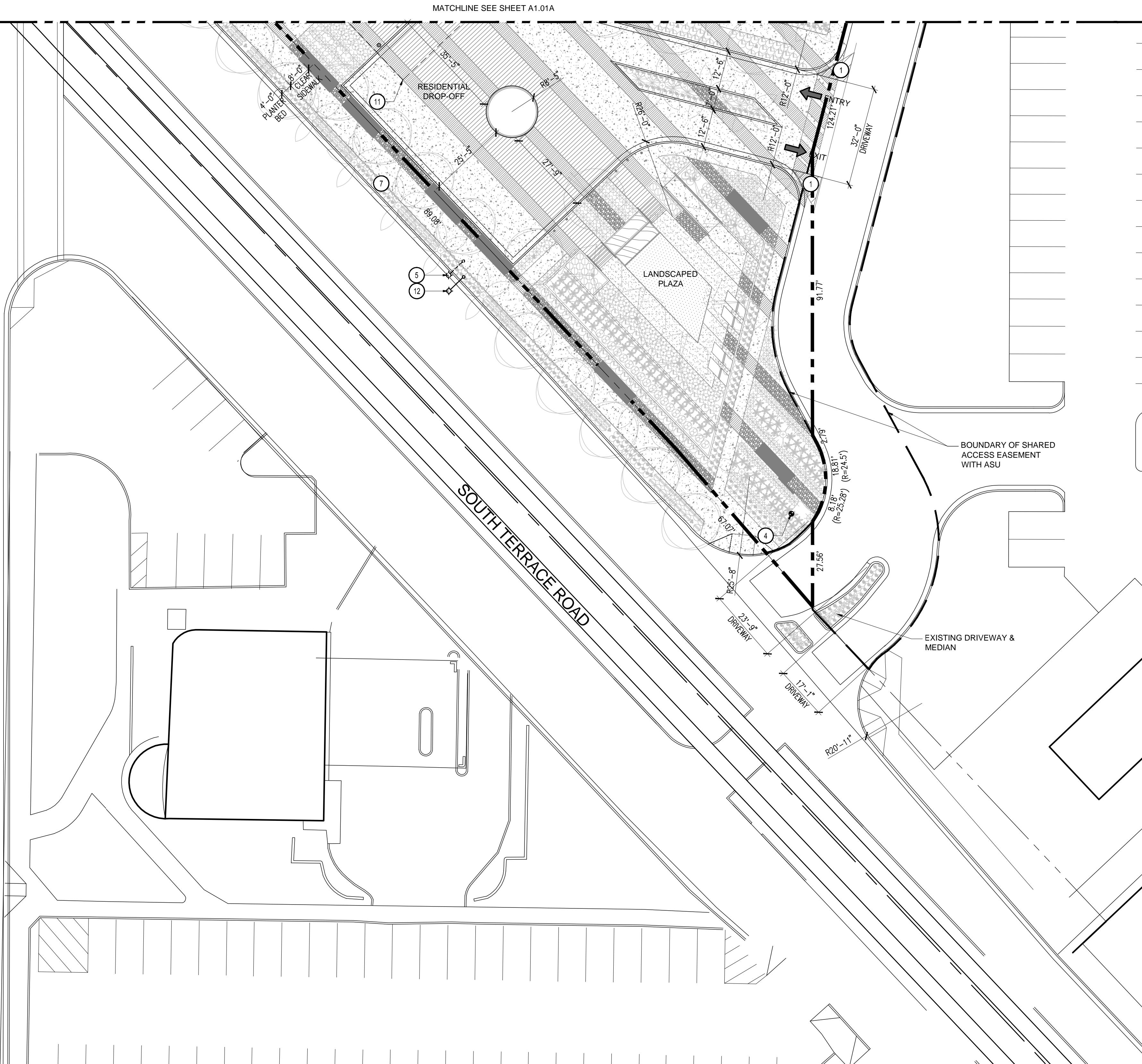
REGISTERED ARCHITECT
CERTIFICATE NO.
46393
GARY
KOHN
Date Signed
10/10/01
ARIZONA, U.S.A.
Gary Kohn

DATE: 11.14.2016

SITE PLAN -

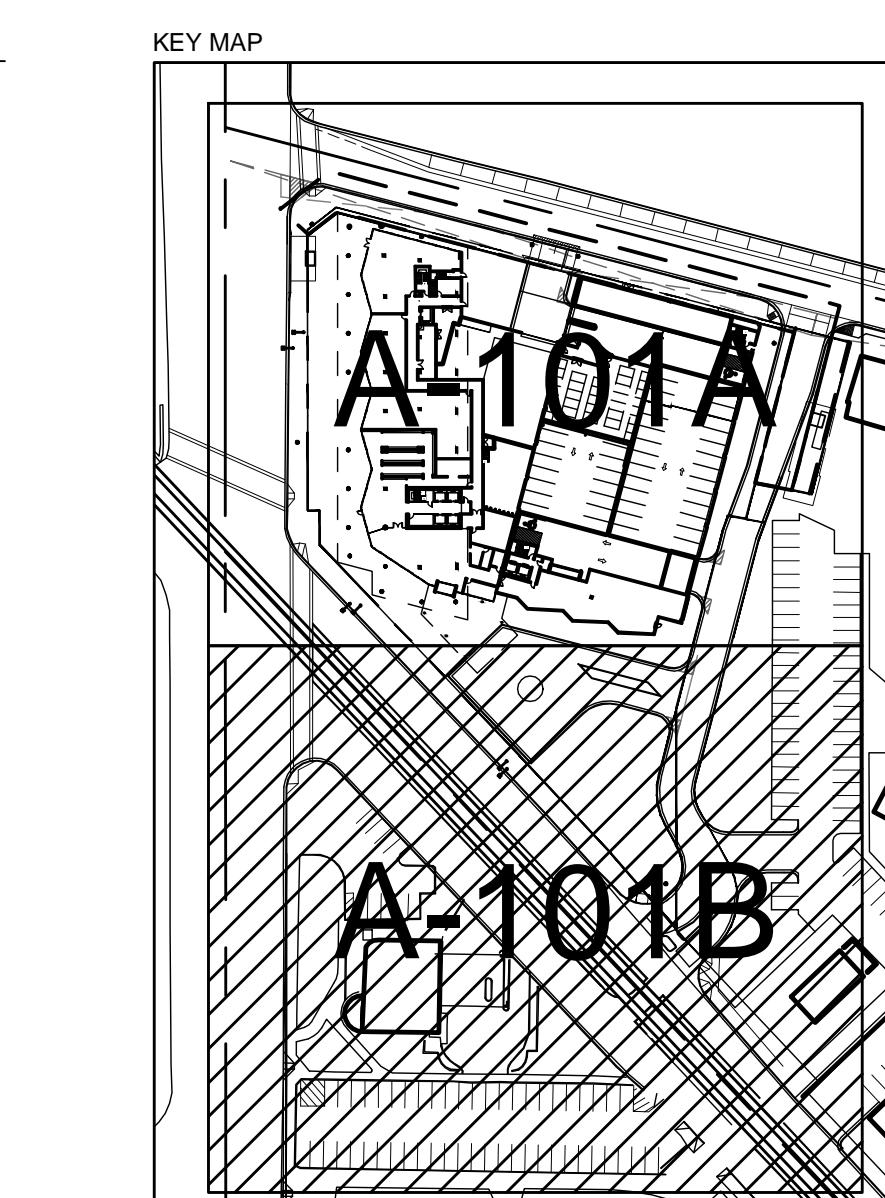
COMPOSITE

Drawn By: SB	Sheet Number: A1.01B
Checked By: SH / GK	



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20'-0" maximum along street frontage, see Section 5-612D			
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ATTACHMENT 22