LANDSCAPE CALCULATIONS

EXISTING ZONING REMAINS

C-O NORTHEAST:
landscape space 9,876 SF
site area 65,919 SF (gross)
% open space 14.5%

C-O SOUTHWEST:
landscape space 1,717 SF
site area 27,145 SF (gross)
% open space 06.3%

NEW COMMERCIAL ZONING

C-2HR COMMERCIAL DISTRICT:
landscape space 119,603 SF
site area 483,572 SF (gross)
% open space 24.7%

NEW RESIDENTIAL ZONING

R-2 MULTIPLE FAMILY RESIDENCE DISTRICT:
landscape space 93,287 SF
site area 161,407 SF (gross)
% open space 57.8%

TOTALS

TOTAL SITE OPEN SPACE:
landscape space 231,272 SF
site area 758,103 SF (gross)
% open space 30.4%

FEATURE LANDSCAPE AMENITIES
orange grove 16,751 SF
condominium plaza 35,208 SF
townhome open area 10,418 SF

PROJECT INFORMATION

Applicant Name:	Stephen Anderson
Applicant Mailing Address:	Earnhardt & Burnham P.L.C. Two North Central Avenue Eighteenth Floor Phoenix, Arizona 85004
Applicant Phone:	602.256.4422
Architect Name:	Allen & Philp Architects 7030 East 5th Avenue Scottsdale, Arizona 85251
Architect Phone:	480.990.2800
Location of Site:	Northwest Corner of 44th Street and Camelback Road
Quarter Section:	19 2N 4E (19-37)
Total Site Acreage:	759,256 SF (gross) 17.430 acres 671,213 SF (net) 15.407 acres
Rezoning Site Acreage:	595,547 SF (net) 13.676 acres 662,669 SF (incl) 15.213 acres
Total Residential Site Density (gross):	26.96 units/acre (470 units/17.43 acres)
Current Zoning:	C-O Commercial Office
Zoning Requested:	R-2, C-2HR-Overlay
Proposed Use:	Mixed-Use (Residential, Office, Hospitality, Retail, Restaurant, and Banking)
Estimate of Total Landscape Area:	Existing Condition 81,075 SF 10.7% of site Proposed Design 256,400 SF 33.1% of site

C-O (PORTION OF SITE REMAINING)

C-O NORTHEAST:
SITE AREA: 65,919 SF (net) 1.51 acres

CONSTRUCTION AREA:
medical office 40,000 SF

LOT COVERAGE: 25.2% coverage
(based on first floor footprint)
MAXIMUM COVERAGE ALLOWED: 50.0%

MAXIMUM HEIGHT:
proposed 2 stories or 28 FT
allowed 4 stories or 56 FT

C-O SOUTHWEST:
SITE AREA: 27,145 SF (net) 0.60 acres

CONSTRUCTION AREA:
financial/office 4,990 SF
lobby 3,550 SF
total 8,540 SF

LOT COVERAGE: 23.6% coverage
(based on first floor footprint)
MAXIMUM COVERAGE ALLOWED: 50.0%

* C-O parcels subject to stipulation modification application (PHO)

MAXIMUM HEIGHT:
proposed 2 stories or 28 FT
allowed 4 stories or 56 FT

KIVA: #06-3107
SDEV: #0600986
Q.S.: #19-37

N

0 25 50 100 200

ZONING EXHIBIT
CONCEPTUAL SITE PLAN

m3companies

CamelSquare
44th Street & Camelback

december 21, 2006

Allen + Philp
architects
7030 east fifth avenue
scottsdale arizona 85251
480 990 2800

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