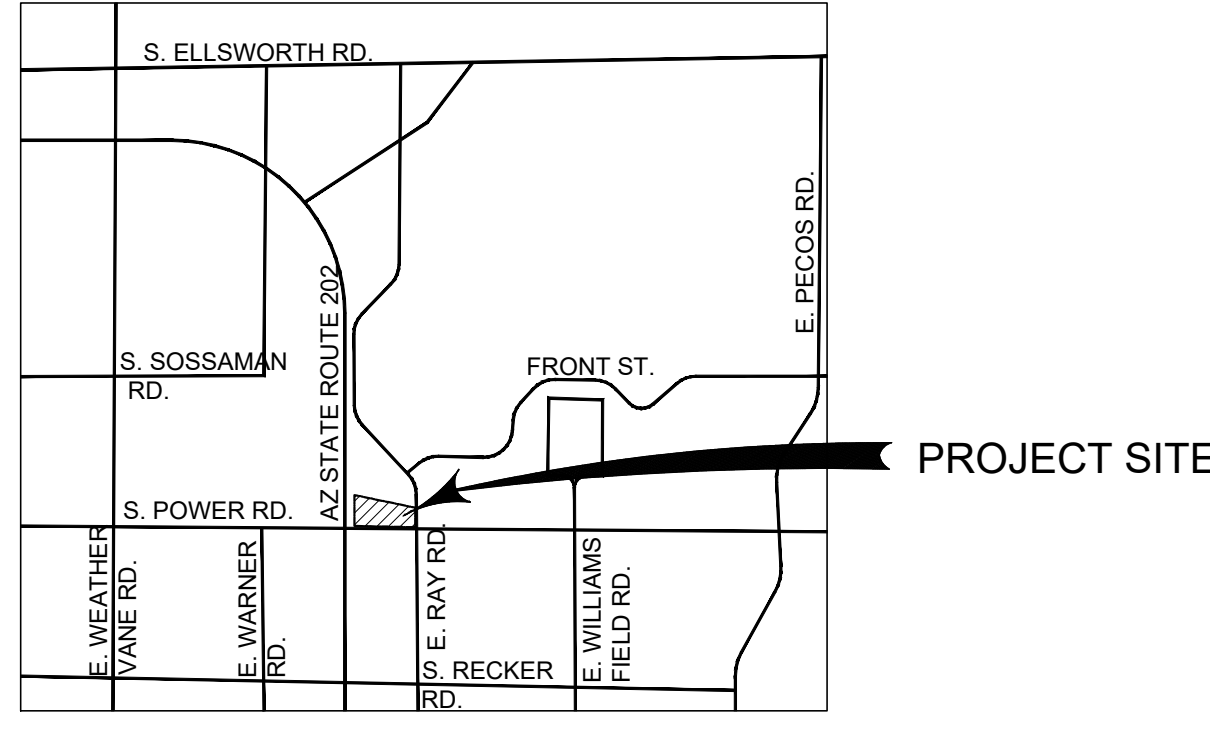
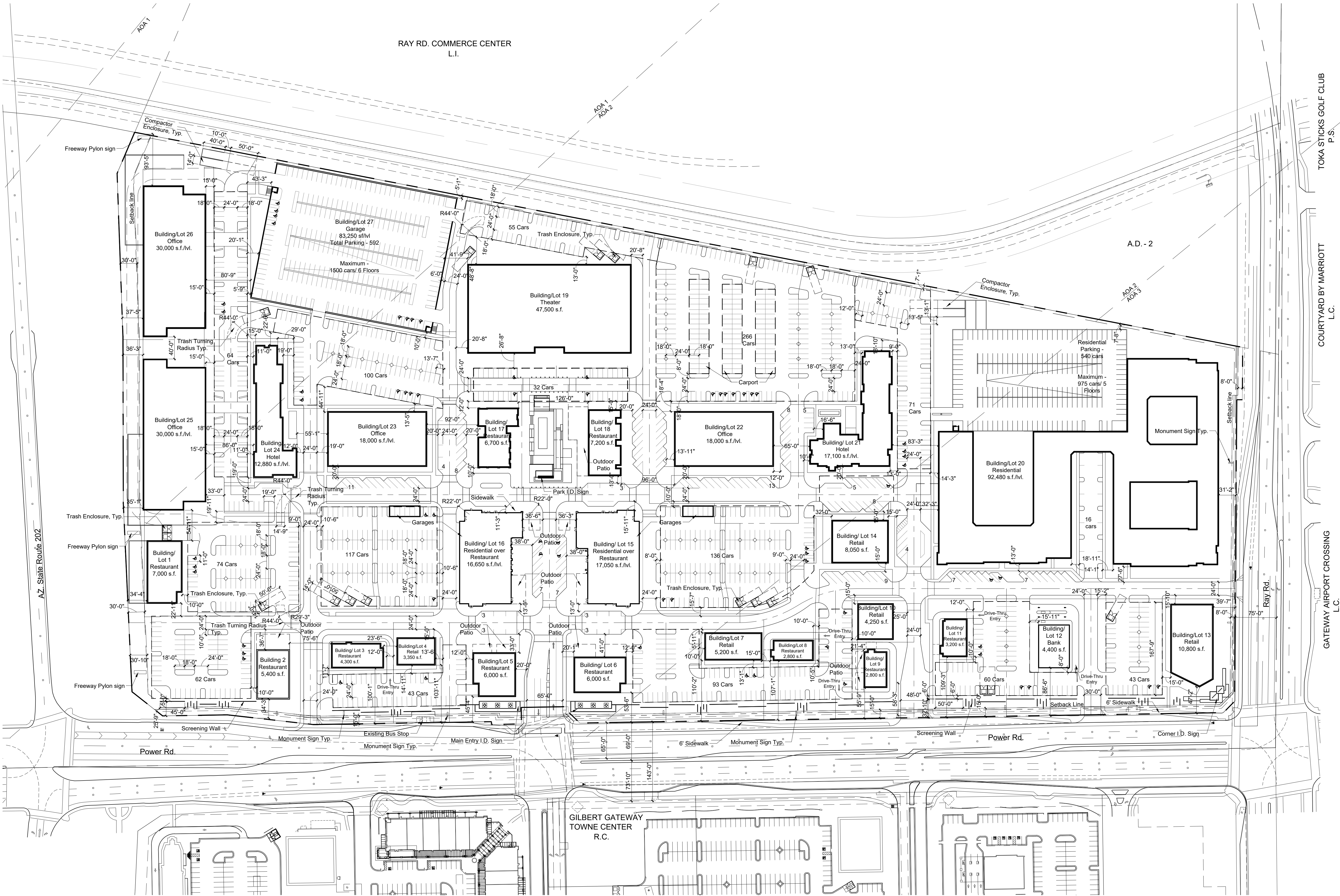




Site Summary				
Gross Acreage	57.752 Acres (2,515,669 S.F.)			
Net Acreage	40.227 Acres (1,752,278 S.F.)			
Existing Zoning	A.D. 2			
Proposed Zoning	LC (Limited Commercial), A.F. (Airfield Overlay), PAD			
Area/Parking Tabulations				
Uses	Area (SF)	No. of Rooms/Keys	Parking	
			MZO	Proposed*
Commercial			Spaces (Ratio)	
Restaurant	51,000		730 (@13.33/1000 for indoor & 5/1000 for outdoor space)	
Restaurant (With Drive-Thru)	18,500		198 (@10/1000 for indoor & 5/1000 for outdoor space)	
Retail	39,450		105 (@2.66/1000)	
Theater	47,500		467 (for 35,000 s.f. assembly space @75% eff.) (@13.33/1000 s.f. Assembly Space)	
Hotel	149,900	280 Keys	280 (@1/Key)	
Office	348,000		928 (@2.66/1000)	
Residential				
Apartments	369,920	420 Units	882 (@ 2.1/DU)	
Condos	79,600	39 Units	82 (@2.1/DU)	
Subtotal (Commercial)	654,350			2,708 1,800
Subtotal (Residential)	449,520			964 690
Total	1,103,870			3,672 2,490
Total Landscape Area	303,980			

Proposed Parking* (Shared Parking Model)				
Commercial (1,800 Spaces)				
Structured Surface			592 1,208	
Residential (690 Spaces @1.5/D.U.)				
Structured Garage Surface			540 40 110	
Total			2,490	

Building/Lot Data				
Lot No. (Land Use)	Area (SF)	Heights (Max. Allowed)	Lot Area	
Building 1 (Restaurant)	7,000	40'	61,770.27 S.F.	1.42 AC.
Building 2 (Restaurant w/ Drive-Thru)	5,400	40'	54,563.10 S.F.	1.25 AC.
Building 3 (Restaurant w/ Drive-thru)	4,300	35'	27,594.00 S.F.	0.63 AC.
Building 4 (Restaurant)	3,350	35'	18,405.84 S.F.	0.42 AC.
Building 5 (Restaurant)	6,000	40'	32,937.19 S.F.	0.76 AC.
Building 6 (Restaurant)	6,000	40'	38,175.26 S.F.	0.88 AC.
Building 7 (Retail)	5,200	35'	31,551.14 S.F.	0.72 AC.
Building 8 (Restaurant w/ Drive-Thru)	2,800	35'	27,017.51 S.F.	0.62 AC.
Building 9 (Restaurant w/ Drive-Thru)	2,800	35'	19,574.56 S.F.	0.45 AC.
Building 10 (Retail)	4,250	35'	13,742.20 S.F.	0.32 AC.
Building 11 (Restaurant w/ Drive-Thru)	3,200	35'	38,956.52 S.F.	0.89 AC.
Building 12 (Bank w/ Drive-Thru)	4,400	35'	35,172.81 S.F.	0.81 AC.
Building 13 (Retail)	10,800	40'	58,847.59 S.F.	1.35 AC.
Building 14 (Retail)	8,050	35'	54,501.70 S.F.	1.25 AC.
Building 15 (Condos over Commercial)	51,150	85'	75,719.43 S.F.	1.74 AC.
Building 16 (Condos over Commercial)	49,950	85'	100,404.48 S.F.	2.30 AC.
Building 17 (Restaurant)	6,700	85'	26,105.68 S.F.	0.60 AC.
Building 18 (Restaurant)	7,200	85'	27,712.67 S.F.	0.64 AC.
Building 19 (Theater)	47,500	85'	110,127.75 S.F.	2.53 AC.
Building 20 (Residential)	369,920	85'	278,142.02 S.F.	6.39 AC.
Building 21 (Hotel 1)	85,500	85'	95,283.35 S.F.	2.19 AC.
Building 22 (Office)	54,000	85'	131,152.59 S.F.	3.01 AC.
Building 23 (Office)	54,000	100'	78,261.65 S.F.	1.80 AC.
Building 24 (Hotel 2)	64,400	100'	49,554.32 S.F.	1.14 AC.
Building 25 (Office)	120,000	100'	70,495.30 S.F.	1.62 AC.
Building 26 (Office)	120,000	100'	80,354.84 S.F.	1.84 AC.
Building 27 (Parking)		100'	97,809.87 S.F.	2.25 AC.
Lot 28 (Park)			18,341.62 SF.	0.42 AC.
Total	1,103,870		1,752,275.29 S.F.	40.23 AC.

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REZONING PROPOSAL
C.O.S. PRE-APP NO.: 44 - PA - 2016
GALLERY PARK

18420 E. RAY RD.
MESA, AZ

Date
MARCH 06, 2019

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Project No.
318214

AS - 101
SITE PLAN