

SITE DATA

Existing Zoning:	PR
Proposed Zoning:	PAD
APN #:	502-35-003F
Gross Site Area:	+/- 1,540,784 S.F. (35.37 AC.)
Site Area:	+/- 1,386,507 S.F. (31.84 AC.)
MF Net Site Area:	756,114 S.F. (17.36 AC.)
Commercial Net Site Area:	554,945 S.F. (12.74 AC.)
ROW Dedication:	75,448 S.F. (1.74 AC.)

COMMERCIAL SITE DATA:

Commercial Net Site Area:	554,945 S.F. (12.74 AC.)
Total Building Area:	100,538 S.F.
Building Coverage:	18.12%
Total Landscape Area:	112,700 S.F. (2.59 AC.)
Landscape Coverage:	20.3%

Building Setback:	Required	Provided
Verrado Way:	20' (Adj. to Residential)	8'
Roosevelt Street:	20' (Adj. to Residential)	8'
Filmore Street:	20' (Adj. to Residential)	N/A

Building Height:	80'
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PARKING REQUIRED:

1/100 SF + Stacking (12,097 SF):	121 Spaces
1/300 SF Retail (25,292 SF):	84 Spaces
1/300 SF Gym (40,000 SF):	133 Spaces
1/350 SF Grocer/Large Retail (23,256 SF):	67 Spaces
TOTAL PARKING REQUIRED:	405 SPACES REQ.
TOTAL PARKING PROVIDED:	561 SPACES PROVIDED

ADA PARKING REQUIRED:	12 SPACES
ADA PARKING PROVIDED:	27 SPACES

504-20-004F
ZONING: CC

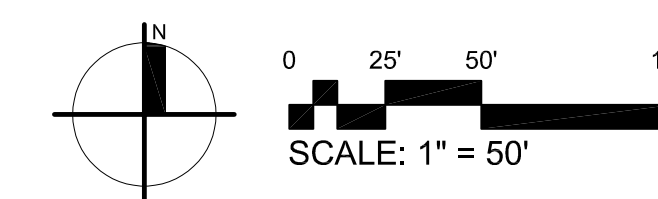
08-26-2024
23008_ST25

Eisenberg Company
Full service commercial real estate

The MIX on Roosevelt

SEC Roosevelt Street & Verrado Way

Buckeye, Arizona



SHEET
A.02
SITE PLAN



Butler Design Group, Inc
architects & planners