

# PLANNED AREA DEVELOPMENT OVERLAY FOR DRURY INN & SUITES

A PORTION OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

## ACKNOWLEDGEMENT

STATE OF MISSOURI }  
COUNTY OF ST. LOUIS } SS

ON THIS 15 DAY OF June 2009, BEFORE ME THE UNDERSIGNED PERSONALLY APPEARED Steven P. Kowalski WHO ACKNOWLEDGED HIMSELF TO BE THE Vice President FOR DRURY DEVELOPMENT CORPORATION, A MISSOURI CORPORATION, AND ACKNOWLEDGED THAT HE, AS SUCH Vice President BEING DULY AUTHORIZED SO TO DO, EXECUTED THIS INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED.

IN WITNESS WHEREOF:

I HEREBY SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC Debra Ann Keen MY COMMISSION EXPIRES: 4-28-13

DRURY DEVELOPMENT CORPORATION, A MISSOURI CORPORATION



BY: Steven P. Kowalski DATE: June 15, 2009  
ITS: Vice President

## LEGAL DESCRIPTION

BEING A PORTION OF LOT 13, AGAVE CENTRE AMENDED, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 520 OF MAPS, PAGE 1 AND A PORTION OF LOT 2, AGAVE CENTRE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 498 OF MAPS, PAGE 9, BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 13, AGAVE CENTRE AMENDED ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA;  
THENCE NORTH 79 DEGREES 46 MINUTES 01 SECONDS EAST 265.29 FEET ALONG THE NORTH LINE OF SAID LOT 13 AGAVE CENTRE AMENDED TO THE NORTHWEST CORNER OF SAID LOT 2 AGAVE CENTRE;  
THENCE CONTINUING NORTH 79 DEGREES 46 MINUTES 01 SECONDS EAST, ALONG SAID NORTH LINE 140.18 FEET;  
THENCE SOUTH 10 DEGREES 13 MINUTES 59 SECONDS EAST 40.00 FEET;  
THENCE NORTH 79 DEGREES 46 MINUTES 01 SECONDS EAST 26.92 FEET;  
THENCE SOUTH 00 DEGREES 29 MINUTES 57 SECONDS EAST 217.76 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF RANCH ROAD;  
THENCE SOUTH 89 DEGREES 30 MINUTES 36 SECONDS WEST 96.61 ALONG SAID NORTHERLY RIGHT-OF-WAY TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 75.00 FEET;  
THENCE SOUTHWESTERLY ALONG THE ARC OF SAID TANGENT CURVE THROUGH A CENTRAL ANGLE OF 90 DEGREES 02 MINUTES 53 SECONDS AN ARC DISTANCE OF 117.87 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF 32ND STREET, BEING ON THE EAST LINE OF SAID LOT 13;  
THENCE SOUTH 00 DEGREES 29 MINUTES 30 SECONDS EAST 14.87 FEET;  
THENCE NORTH 89 DEGREES 46 MINUTES 03 SECONDS WEST 31.44 FEET;  
THENCE SOUTH 89 DEGREES 48 MINUTES 33 SECONDS WEST 45.29 FEET;  
THENCE NORTH 89 DEGREES 57 MINUTES 15 SECONDS WEST 59.89 FEET;  
THENCE NORTH 89 DEGREES 58 MINUTES 48 SECONDS WEST 67.67 FEET;  
THENCE SOUTH 89 DEGREES 59 MINUTES 46 SECONDS WEST 73.23 FEET;  
THENCE NORTH 89 DEGREES 23 MINUTES 52 SECONDS WEST 22.34 FEET;  
THENCE SOUTH 89 DEGREES 48 MINUTES 01 SECONDS WEST 35.47 FEET TO THE WEST LINE OF SAID LOT 13 AGAVE CENTRE AMENDED;  
THENCE NORTH 14 DEGREES 46 MINUTES 17 SECONDS EAST 280.86 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

## OWNER/DEVELOPER

DRURY DEVELOPMENT CORPORATION  
831 S DRURY INDUSTRIAL PARKWAY  
ST. LOUIS, MISSOURI 63114

## GENERAL NOTES

1. SITE ASSUMES 100 YEAR 2 HOUR ON-SITE UNDERGROUND RETENTION AND 1/2 STREET RUNOFF FROM RANCH ROAD.
2. BUILDING TO BE EQUIPPED WITH AUTOMATIC EXTINGUISHING SYSTEM PER CITY OF TEMPE IBC.
3. SHARED PARKING AGREEMENT WITH PARCEL TO THE EAST.
4. BUILDING TO BE EQUIPPED WITH PUBLIC SAFETY RADIO AMPLIFICATION AS PER ZDC SECTION 4-402.
5. SITE TO CONTAIN REQUIRED ART AS PER ZDC 4-407 AND APPENDIX I.

## PROJECT DATA

PROPOSED USE  
A 210 UNIT HOTEL WITH 2 MEETING ROOMS AND AN ANCILLARY EATING AREA.

AREA GROSS	129,003 S.F./2.96 ACRES
NET	129,003 S.F./2.96 ACRES

GENERAL PLAN 2030  
INDUSTRIAL USE  
COMMERCIAL USE

ZONING EXISTING	GID/PCC-1
PROPOSED	GID/PCC-1
1. AGAVE P.A.D.	
2. SOUTHWEST TEMPE OVERLAY DISTRICT	
3. USE PERMIT REQUIRED FOR HOTEL IN GID ZONING.	
4. NEW PAD FOR HOTEL AND BUILDING HEIGHT.	

BUILDING FOOTPRINT	17,384
TOTAL AREA	124,519 S.F.
LOT COVERAGE	14%
HEIGHT	35'
MAXIMUM PROPOSED	98'-4"
STORIES	8
CONSTRUCTION TYPE	IB

PARKING	
*BASED ON SHARED PARKING MODEL: PEAK TIME IS 10PM M-F.	
REQUIRED:	
HOTEL	100%
CONFERENCE	50%
HOTEL (1/UNIT)	210 UNITS
OFFICE (1/300 S.F.)	836 S.F.
MEETING ROOM (1/125 S.F. @ 50%)	2,160 S.F.
TOTAL REQUIRED	2187

PROVIDED:	212
ONSITE	212
TOTAL PROVIDED	212

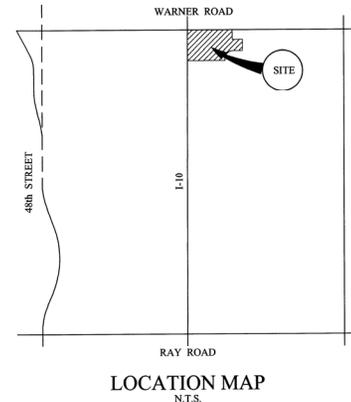
PAD ALLOWS MINOR ADMINISTRATIVE FLEXIBILITY TO PARKING STANDARDS

REQUIRED BICYCLE PARKING:	
HOTEL (1/20 UNITS)	210 UNITS
OFFICE (1/10,00 S.F., 2 MIN.)	836 S.F.
MEETING ROOM (1/2,000 S.F.)	2,160 S.F.
TOTAL REQUIRED	15

PROVIDED BICYCLE PARKING:	15
LANDSCAPE	
REQUIRED (WITH USE PERMIT)	10-15%
PROPOSED (LS AREA/PARCEL S.F.)	25%

## APPROVAL

BY: [Signature] 6/15/09  
DEVELOPMENT SERVICE DATE



## CONDITIONS OF APPROVAL: PAD08011

PAD08011-AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR DRURY INN AND SUITE CONSISTING OF AN 8 STORY HOTEL BUILDING WITH 210 ROOMS, WITH APPROXIMATELY 124,519 S.F. OF BUILDING AREA ON 2.96 NET ACRES.

THIS APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:

1. ELIMINATE CONDITION NUMBER 11 REQUIRING A CROSS-ACCESS AGREEMENT AND A SHARED PARKING AGREEMENT TO UTILIZE PARKING ON ADJACENT SITE TO THE EAST.
2. ANY MODIFICATION TO THE TENANT MIX WHICH CREATES INTENSIFICATION IN THE DEMAND FOR PARKING SPACES WILL REQUIRE AN UPDATE TO THE PARKING ANALYSIS REPORT WITH REVIEW AND APPROVAL (INCLUDING APPLICABLE FEES) BY THE DEVELOPMENT REVIEW STAFF.
3. THE PARKING ANALYSIS IDENTIFIES THE PEAK DEMAND FOR PARKING SPACES FOR ALL USES AS APPROXIMATELY 212 SPACES, MONDAY THROUGH FRIDAY (WITH A 3% DEVIATION ALLOWED BETWEEN 9 TO 10 PM); AND 204 SPACES ON SATURDAY AND SUNDAY; A MINIMUM OF 212 PARKING SPACES MUST BE MAINTAINED TO SUPPORT ALL USES.
4. A PARKING FILE WILL BE CREATED BY THE DEVELOPMENT SERVICES DEPARTMENT WITH A COPY OF THE SHARED PARKING REPORT.
5. ALL REMAINING CONDITIONS OF APPROVAL FOR THE ORIGINAL PLANNED AREA DEVELOPMENT OVERLAY (PAD08011) SHALL APPLY TO THIS REQUEST.
6. THE PLANNED AREA DEVELOPMENT OVERLAY SHALL BE PUT INTO PROPER FORMAT WITH APPROPRIATE SIGNATURE BLANKS AND KEPT ON FILE WITH THE CITY OF TEMPE'S DEVELOPMENT SERVICES DEPARTMENT, PRIOR TO ISSUANCE OF BUILDING PERMITS.



