

PLANNED AREA DEVELOPMENT OVERLAY FOR THE 6TH AND COLLEGE HOTEL

AN AMENDMENT TO THE HAYDEN PLANNED AREA DEVELOPMENT OVERLAY
A PORTION OF THE SOUTHWEST QUARTER, SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST, GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY ARIZONA

LEGAL DESCRIPTION

That portion of Block 1, TEMPE (WEST), according to Book 2 of Maps, Page 26 AND that portion of the alley abandoned by Ordinance No. 1078 recorded in Instrument No. 84-246034, records of Maricopa County, lying within the Southwest quarter of Section 15, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows:

Commencing at the South quarter corner of said Section 15 (City of Tempe Brass Cap in handhole) from which a City of Tempe Brass Cap flush at the intersection of College Avenue and 5th Street bears North 00 degrees 09 minutes 05 seconds West (basis of bearing) a distance of 1302.27 feet;

Thence North 00 degrees 09 minutes 05 seconds West along the monument line of said College Avenue a distance of 883.83 feet to the centerline of 6th Street (West);

Thence continuing North 00 degrees 09 minutes 05 seconds West along said monument line a distance of 49.50 feet;

Thence South 89 degrees 48 minutes 00 seconds West a distance of 50.00 feet to the Southeast corner of said Block 1;

Thence continuing South 89 degrees 48 minutes 00 seconds West along the South line of said Block 1 also being the Northerly Right of Way of said 6th Street a distance of 110.00 feet;

Thence North 00 degrees 09 minutes 05 seconds West parallel with said monument line of College Avenue a distance of 159.50 feet;

Thence North 89 degrees 48 minutes 00 seconds East parallel with said South line of Block 1 a distance of 110.00 feet to a point on the East line of said Block 1 also being the Westerly Right of Way of said College Avenue;

Thence South 00 degrees 09 minutes 05 seconds East along said East line and Westerly Right of Way a distance of 159.50 feet to the TRUE POINT OF BEGINNING.

OWNERS

580 Partners, LLC
180 North University Avenue
Provo, Utah 84601
Contact: Nick Blayden
Phone: (801.655.1998)
Email: nblayden@pegcompanies.com

DEVELOPER

580 Partners, LLC
180 North University Avenue
Provo, Utah 84601
Contact: Nick Blayden
Phone: (801.655.1998)
Email: nblayden@pegcompanies.com

OWNER AUTHORIZATION

580 Partners LLC.

By 
SIGNATURE

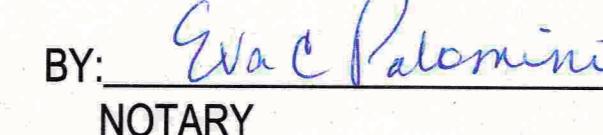
12/06/2019
DATE

ITS: DIVISION VP

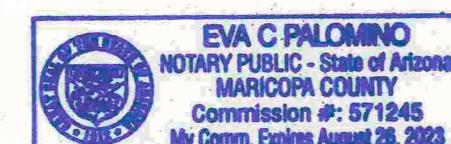
ACKNOWLEDGEMENT

ON THIS 10th DAY OF DECEMBER, 2019 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED NICK BLAYDEN, WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF; I HEREBY SET MY HAND AND OFFICIAL SEAL

BY: 
NOTARY

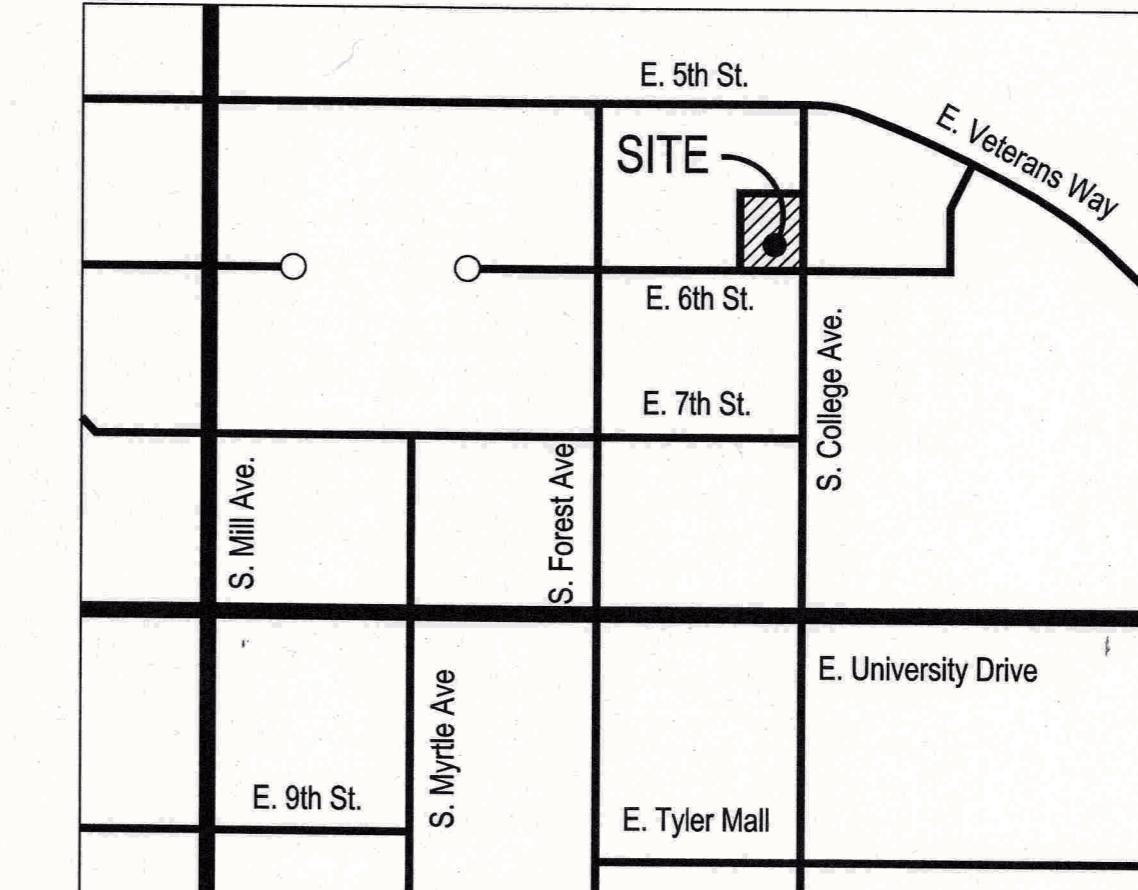
MY COMMISSION EXPIRES



PROJECT DATA

| | |
|---|---|
| ZONING DISTRICT(S) AND OVERLAY(S) CC PAD TOD within Station area | PAD PROPOSED |
| GENERAL PLAN LAND USE | MIXED USE |
| GENERAL PLAN DENSITY | HIGH DENSITY-URBAN CORE >65 du/ac |
| SITE AREA | 17,545 SF (.40 ACRES) |
| DWELLING QUANTITY | 180 Rooms |
| DENSITY | 0 Du / Acre |
| BUILDING HEIGHT | 170' TOP OF MECHANICAL |
| LOT COVERAGE | 94% (16,510sf) |
| LANDSCAPE COVERAGE | 2% (365 sf) on site .07% (1,320 sf) on site, right-of-way |
| BUILDING SETBACKS | 0' - STREET SIDE (College Ave.) 0' - FRONT (6th Street) 0' - SIDE (West) 0' - REAR (North) |
| VEHICLE PARKING PROVIDED | 65 Spaces 60 Spaces 8,675 sf (10,000sf waived) 4,465 sf (5,000sf waived) 0 Spaces 0 Spaces 5 Spaces 3 Spaces |
| BICYCLE PARKING PROVIDED | 20 Spaces 10 spaces 0 spaces 10 spaces |
| USES | HOTEL (180 rooms) 147,965 sf (including 8,675 sf of Conference / Assembly) COMMERCIAL 4,465 sf GARAGE 10,470 nsf |

SITE VICINITY MAP



VICINITY MAP nts

CONDITIONS OF APPROVAL: PAD 190004

1. A building permit application shall be made within two years of the date of City Council approval or the zoning of the property may revert to that in place at the time of application. Any reversion is subject to a public hearing process as a zoning map amendment.

2. The property owner(s) shall sign a waiver of rights and remedies form. By signing the form, the Owner(s) voluntarily waive(s) any right to claim compensation for diminution of Property value under A.R.S. 12-1134 that may now or in the future exist, as a result of the City's approval of the Application, including any conditions, stipulations and/or modifications imposed as a condition of approval. The signed form shall be submitted to the Community Development Department no later than 30 days from the date of City Council approval, or the Amended Planned Area Development Overlay approval shall be null and void.

3. The Planned Area Development Overlay for 6th & College Hotel shall be put into proper engineered format with appropriate signature blanks and kept on file with the City of Tempe's Community Development Department within sixty (60) days of the date of City Council approval and prior to issuance of building permits.

Developer:

580 Partners, LLC
180 North University Avenue
Provo, Utah 84601

REC 19061

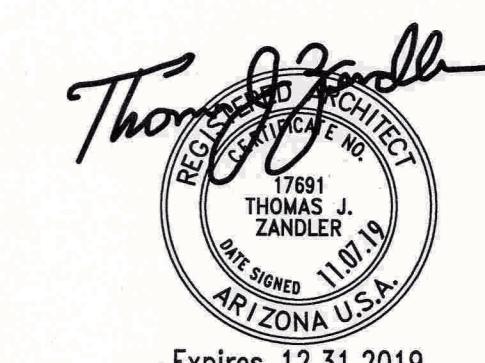
Applicant:

DAVIS
74 East Rio Salado Parkway
Suite 200
Tempe, Arizona 85281

Project:

6th and College Hotel
580 S. College Avenue
Tempe, Az. 85281

PAD 190004



Expires 12.31.2019

Date:

04/02/19
revised: 07/15/19
revised: 08/21/19
final: 12/02/19

DS 181260

Sheet Title:
PAD COVER SHEET

CS-1

DS 181260

PAD 190004

REC 19061

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AN AMENDMENT TO THE HAYDEN PLANNED AREA DEVELOPMENT OVERLAY
A PORTION OF THE SOUTHWEST QUARTER, SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST, GILA AND SALT RIVER BASE AND MERIDIAN,
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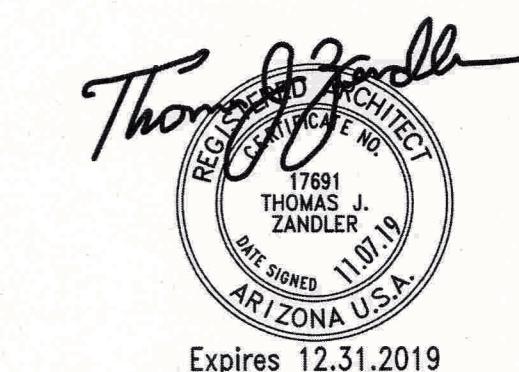
REC 19061

Applicant:

DAVIS
74 East Rio Salado Parkway
Suite 200
Tempe, Arizona 85281

Project:

6th and College Hotel
580 S. College Avenue
Tempe, Az. 85281

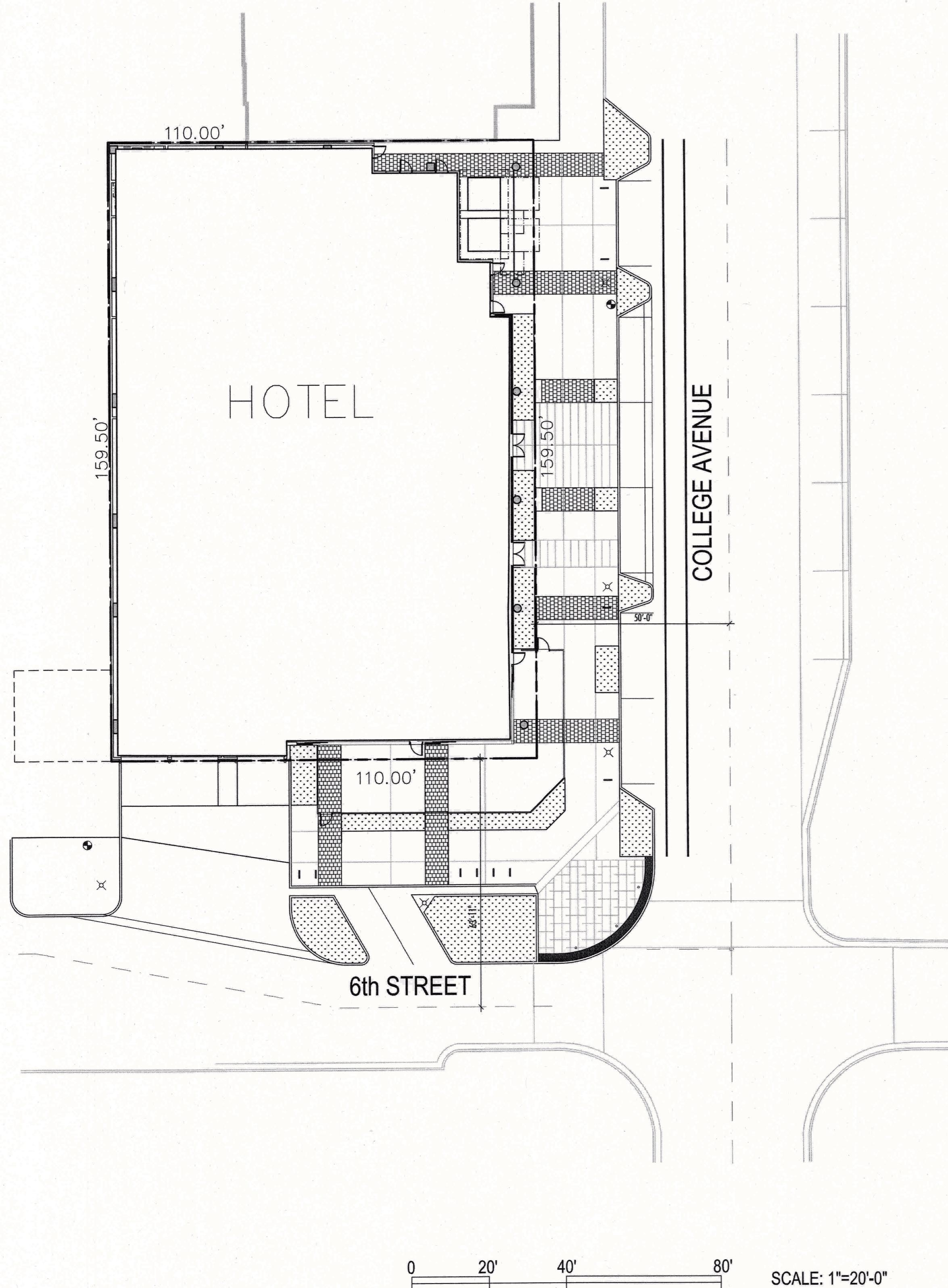


Date:

04/02/19
revised: 07/15/19
revised: 08/21/19
final: 12/02/19

Sheet Title:
PAD SITE PLAN

SP-1



| PROJECT DATA | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|---|--|-----------------|-----------|------------|----------------------------|-----------|------------|---------------------------|----------|--------------|---------------------------|-----------|-------|----------------------|----------|-------|----------------|-----------|------------|----------------------------|-----------|------------|---------------------------|----------|--------------|----------------------------|-----------|-------|----------------------|-----------|--|-------|----------------------|-----------|------------|-----------------------------|----------|-------------------|----------------------------|----------|--------------------|----------------------------|----------|-------|----------|-----------|------------|-----------------------------|----------|------------|----------------------------|----------|----------------------------|--|----------|--|--|----------|
| ZONING DISTRICT(S) AND OVERLAY(S) CC PAD TOD | EXISTING PAD | PROPOSED PAD | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| GENERAL PLAN LAND USE | MIXED USE | MIXED USE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| GENERAL PLAN DENSITY | HIGH DENSITY-URBAN CORE >65 du/ac | HIGH DENSITY-URBANCORE >65 du/ac | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SITE AREA | 17,545 sf (.40 ACRES) | 17,545 sf (.40 ACRES) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DWELLING QUANTITY | 60 UNITS / 120 ROOMS | 180 ROOMS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DENSITY | 150 DU/ACRE (56 Units) | 0 DU / Acre | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| BUILDING HEIGHT | 271' Top of Mech. | 170' Top of Mech. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| LOT COVERAGE | 93% (16,245 SF) | 94% (16,510 SF) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| LANDSCAPE COVERAGE | 0% (0 sf) on site .06% (1,115 sf) on site, right-of-way | 0% (0 sf) on site 1,320 sf (right-of-way of site frontages) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| BUILDING SETBACKS | 0' - FRONT (College Ave) 0' - STREET SIDE (6th Street) 0' - REAR (West) 3' - SIDE (North) | 0' - FRONT (College Ave) 0' - STREET SIDE (6th Street) 0' - REAR (West) 0' - SIDE (North) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| VEHICLE PARKING | <p>REQUIRED</p> <table> <tr><td>Hotel</td><td>186 keys X .3</td><td>56 Spaces</td></tr> <tr><td>Conference</td><td>5,150sf (10,000 sf waived)</td><td>0 Spaces</td></tr> <tr><td>Commercial</td><td>3,000sf (5,000 sf waived)</td><td>0 Spaces</td></tr> <tr><td>Multi-Family</td><td>120 Bedrooms (.5/bedroom)</td><td>60 Spaces</td></tr> <tr><td>Guest</td><td>60 Units (.1 / Unit)</td><td>6 Spaces</td></tr> </table> <p>PROVIDED</p> <table> <tr><td>Hotel</td><td>186 keys X .31</td><td>60 Spaces</td></tr> <tr><td>Conference</td><td>5,150sf (10,000 sf waived)</td><td>0 Spaces</td></tr> <tr><td>Commercial</td><td>3,000sf (5,000 sf waived)</td><td>0 Spaces</td></tr> <tr><td>Multi-Family</td><td>120 Bedrooms (.65/bedroom)</td><td>78 Spaces</td></tr> <tr><td>Guest</td><td>60 Units (.1 / Unit)</td><td>6 Spaces</td></tr> </table> | Hotel | 186 keys X .3 | 56 Spaces | Conference | 5,150sf (10,000 sf waived) | 0 Spaces | Commercial | 3,000sf (5,000 sf waived) | 0 Spaces | Multi-Family | 120 Bedrooms (.5/bedroom) | 60 Spaces | Guest | 60 Units (.1 / Unit) | 6 Spaces | Hotel | 186 keys X .31 | 60 Spaces | Conference | 5,150sf (10,000 sf waived) | 0 Spaces | Commercial | 3,000sf (5,000 sf waived) | 0 Spaces | Multi-Family | 120 Bedrooms (.65/bedroom) | 78 Spaces | Guest | 60 Units (.1 / Unit) | 6 Spaces | <p>REQUIRED</p> <table> <tr><td>Hotel</td><td>180 keys x .3</td><td>54 Spaces</td></tr> <tr><td>Conference</td><td>8,675 sf (10,000 sf waived)</td><td>0 spaces</td></tr> <tr><td>Commercial indoor</td><td>3,075 sf (5,000 sf waived)</td><td>0 spaces</td></tr> <tr><td>Commercial outdoor</td><td>1,390 sf (5,000 sf waived)</td><td>0 spaces</td></tr> </table> <p>PROVIDED</p> <table> <tr><td>Hotel</td><td>180 keys</td><td>60 spaces</td></tr> <tr><td>Conference</td><td>8,675 sf (10,000 sf waived)</td><td>0 spaces</td></tr> <tr><td>Commercial</td><td>4,465 sf (5,000 sf waived)</td><td>0 spaces</td></tr> <tr><td>On-Street (Metered) Spaces</td><td></td><td>5 spaces</td></tr> <tr><td>Loading Spaces (not included in total)</td><td></td><td>3 spaces</td></tr> </table> | Hotel | 180 keys x .3 | 54 Spaces | Conference | 8,675 sf (10,000 sf waived) | 0 spaces | Commercial indoor | 3,075 sf (5,000 sf waived) | 0 spaces | Commercial outdoor | 1,390 sf (5,000 sf waived) | 0 spaces | Hotel | 180 keys | 60 spaces | Conference | 8,675 sf (10,000 sf waived) | 0 spaces | Commercial | 4,465 sf (5,000 sf waived) | 0 spaces | On-Street (Metered) Spaces | | 5 spaces | Loading Spaces (not included in total) | | 3 spaces |
| Hotel | 186 keys X .3 | 56 Spaces | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Conference | 5,150sf (10,000 sf waived) | 0 Spaces | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Commercial | 3,000sf (5,000 sf waived) | 0 Spaces | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Multi-Family | 120 Bedrooms (.5/bedroom) | 60 Spaces | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Guest | 60 Units (.1 / Unit) | 6 Spaces | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Hotel | 186 keys X .31 | 60 Spaces | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Conference | 5,150sf (10,000 sf waived) | 0 Spaces | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Commercial | 3,000sf (5,000 sf waived) | 0 Spaces | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Multi-Family | 120 Bedrooms (.65/bedroom) | 78 Spaces | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Guest | 60 Units (.1 / Unit) | 6 Spaces | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Hotel | 180 keys x .3 | 54 Spaces | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Conference | 8,675 sf (10,000 sf waived) | 0 spaces | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Commercial indoor | 3,075 sf (5,000 sf waived) | 0 spaces | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Commercial outdoor | 1,390 sf (5,000 sf waived) | 0 spaces | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Hotel | 180 keys | 60 spaces | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Conference | 8,675 sf (10,000 sf waived) | 0 spaces | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Commercial | 4,465 sf (5,000 sf waived) | 0 spaces | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| On-Street (Metered) Spaces | | 5 spaces | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Loading Spaces (not included in total) | | 3 spaces | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| BICYCLE PARKING | <p>REQUIRED</p> <table> <tr><td>Hotel</td><td>186 keys @ 1:20</td><td>71 SPACES</td></tr> <tr><td>Conference</td><td>5,150sf</td><td>10 spaces</td></tr> <tr><td>Commercial</td><td>3,000sf</td><td>0</td></tr> <tr><td>Multi-Family</td><td>60 Units x .75</td><td>4</td></tr> <tr><td>Guest</td><td>60 Units x .2</td><td>45</td></tr> </table> <p>PROVIDED</p> <table> <tr><td>Hotel</td><td>186 keys</td><td>86 SPACES</td></tr> <tr><td>Conference</td><td>5,150sf</td><td>10 spaces</td></tr> <tr><td>Commercial</td><td>3,000sf</td><td>0 spaces</td></tr> <tr><td>Multi-Family</td><td>60 Units</td><td>4 spaces</td></tr> <tr><td>Guest</td><td>60 Units</td><td>60 spaces</td></tr> </table> | Hotel | 186 keys @ 1:20 | 71 SPACES | Conference | 5,150sf | 10 spaces | Commercial | 3,000sf | 0 | Multi-Family | 60 Units x .75 | 4 | Guest | 60 Units x .2 | 45 | Hotel | 186 keys | 86 SPACES | Conference | 5,150sf | 10 spaces | Commercial | 3,000sf | 0 spaces | Multi-Family | 60 Units | 4 spaces | Guest | 60 Units | 60 spaces | <p>REQUIRED</p> <table> <tr><td>Hotel</td><td>180 keys @ 1:20 keys</td><td>16 SPACES</td></tr> <tr><td>Conference</td><td>8,675 sf (not required)</td><td>9</td></tr> <tr><td>Commercial indoor</td><td>3,075 sf @ 1:500 sf</td><td>0</td></tr> <tr><td>Commercial outdoor</td><td>1,390 sf (not required)</td><td>7</td></tr> </table> <p>PROVIDED</p> <table> <tr><td>Hotel</td><td>180 keys</td><td>20 SPACES</td></tr> <tr><td>Conference</td><td>8,675 sf</td><td>10</td></tr> <tr><td>Commercial</td><td>4,465 sf</td><td>0</td></tr> </table> | Hotel | 180 keys @ 1:20 keys | 16 SPACES | Conference | 8,675 sf (not required) | 9 | Commercial indoor | 3,075 sf @ 1:500 sf | 0 | Commercial outdoor | 1,390 sf (not required) | 7 | Hotel | 180 keys | 20 SPACES | Conference | 8,675 sf | 10 | Commercial | 4,465 sf | 0 | | | | | | |
| Hotel | 186 keys @ 1:20 | 71 SPACES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Conference | 5,150sf | 10 spaces | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Commercial | 3,000sf | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Multi-Family | 60 Units x .75 | 4 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Guest | 60 Units x .2 | 45 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Hotel | 186 keys | 86 SPACES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Conference | 5,150sf | 10 spaces | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Commercial | 3,000sf | 0 spaces | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Multi-Family | 60 Units | 4 spaces | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Guest | 60 Units | 60 spaces | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Hotel | 180 keys @ 1:20 keys | 16 SPACES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Conference | 8,675 sf (not required) | 9 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Commercial indoor | 3,075 sf @ 1:500 sf | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Commercial outdoor | 1,390 sf (not required) | 7 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Hotel | 180 keys | 20 SPACES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Conference | 8,675 sf | 10 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Commercial | 4,465 sf | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| USES | HOTEL - 124,120 sf (including 5,150sf of Conference) Multi-Family - 67,690 sf COMMERCIAL - 3,000 sf | HOTEL - 147,965 sf (including 8,675 sf of Conference) COMMERCIAL - 4,465 sf | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

DS 181260

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