

SECOND AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR 707 SOUTH FOREST

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA, COUNTY ARIZONA

OWNER AUTHORIZATION

AZ-ASU HOLDINGS, LLC

BY: 

DATE: Feb 25, 2020

ITS: *Authorized Representative*

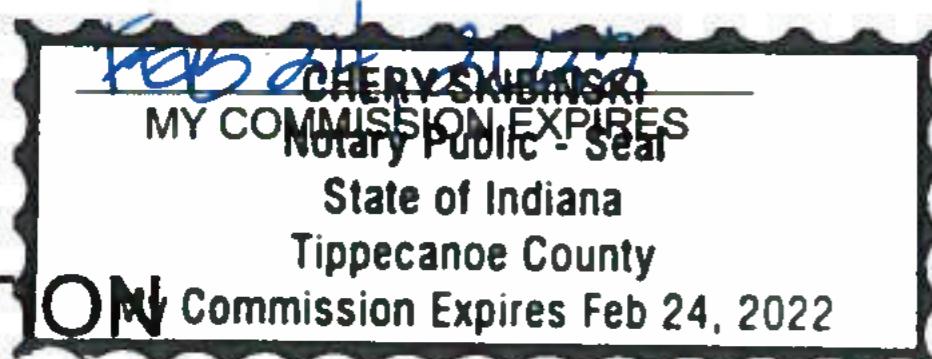


ACKNOWLEDGEMENT

ON THIS 25 DAY OF February, 2020 BEFORE
ME, THE UNDERSIGNED, PERSONALLY APPEARED Karen P.
King WHO ACKNOWLEDGED HIM/HERSELF TO BE THE
PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT
WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT
FOR THE PURPOSED THEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREBUTO SET MY HAND AND OFFICIAL
SEAL

BY: 
NOTARY PUBLIC



LEGAL DESCRIPTION

The land referred to herein below is situated Tempe, in the county of
Maricopa, state of Arizona, and is described as follows:

Parcel No. 1:

Lots 8, 9 and the east 15 feet of the north 74 feet of lot 10, block 13,
Tempe, According to the plat recorded in book 2 of maps, page 26,
records of Maricopa County, Arizona.

Parcel No. 2:

The south 42 feet of lot 10, block 13, Tempe, according to the plat
recorded in book 2 of maps, page 26, records of Maricopa County,
Arizona.

Parcel No. 3:

Lot 10, Block 13, Tempe, according to the plat recorded in book 2 of
maps, page 26, records of Maricopa County, Arizona;
Except the north 74 feet thereof; and
except the south 42 feet thereof.

Parcel No. 4:

The north 74 feet of lot 10, block 13, Tempe, according to the plat
recorded in book 2 of maps, page 26, records of Maricopa County,
Arizona;
Except the east 15 feet thereof.

APPROVAL

APPROVED BY THE ZONING ADMINISTRATOR OF THE CITY OF
TEMPE ON THIS 20 DAY OF February, 2020.

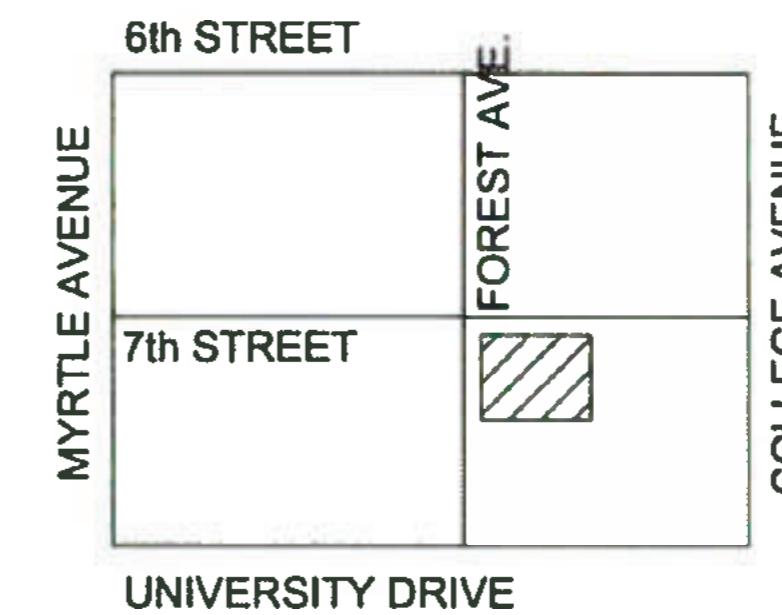
OWNER(S)/DEVELOPER:

Trinitas Ventures
201 Main St, Lafayette, IN 47901
Phone: 765.807.2737

PROJECT DATA:

ZONING DISTRICT AND OVERLAY TABLES 4-203(A) AND 5-611(A)	PAD PROVIDED
GENERAL PLAN LAND USE	MIXED-USE
GENERAL PLAN RES. DENSITY	HIGH DENSITY URBAN CORE (>6500A)
ZONING	CC (PAD & TOD - CORRIDOR)
SITE AREA	22,248 SF (0.512 AC)
DWELLING QUANTITY	252
STUDIO: 56 UNITS / 56 BEDROOMS	
1-BEDROOM: 56 UNITS / 56 BEDROOMS	
2-BEDROOM: 56 UNITS / 112 BEDROOMS	
3-BEDROOM: 30 UNITS / 90 BEDROOMS	
4-BEDROOM: 54 UNITS / 216 BEDROOMS	
BEDROOMS: 530	
DENSITY	492.2 DU/AC
BUILDING HEIGHT	±235'-0" (TOP OF MECHANICAL) ±222'-7" (TOP OF POOL CANOPY) ±212'-7" (TOP OF PARAPET)
BUILDING STEPBACK	N/A
BUILDING LOT COVERAGE	495% (21,135.60 / 22,248 SF)
SITE LANDSCAPE AREA	±22% (4,894.56 / 22,248 SF)
AT GRADE	±1,378 SF
IN RIGHT-OF-WAY	±1,378 SF
6TH FL AMENITY DECK	±1,024 SF
ROOF TOP AMENITY DECK	±1,832 SF
BUILDING SETBACKS	
FRONT (NORTH)	±0'-0"
STREET SIDE (WEST)	±0'-0"
SIDE (EAST)	±1'-0"
REAR (SOUTH)	±0'-0"
VEHICLE PARKING QUANTITY	
STUDIO (0.36/BR) (56 BR)	±20.16
1-BEDROOM (0.36/BR) (56 BR)	±2.16
2-BEDROOM (0.36/BR) (112 BR)	±43.32
3-BEDROOM (0.36/BR) (90 BR)	±2.40
4-BEDROOM (0.36/BR) (216 BR)	±77.76
RESIDENTIAL GUEST (PER PAD)	0.00
RETAIL	N/A
RESTAURANT	N/A
RETAIL / RESTAURANT FLEX (PER CC) (1,500 - 5,000 SF)	0
OUTDOOR PATIO (PER PAD)	0.00
TOTAL REQUIRED	±190.80
TOTAL PROVIDED (±190 STRUCTURE/±13 ON-STREET)	±203
BICYCLE PARKING QUANTITY	
STUDIO (0.75/UNIT) (56 UNITS)	±42
1-BEDROOM (0.75/UNIT) (56 UNITS)	±42
2-BEDROOM (0.75/UNIT) (56 UNITS)	±42
3-BEDROOM (1.00/UNIT) (30 UNITS)	±30
4-BEDROOM (1.00/UNIT) (30 UNITS)	±34
RESIDENTIAL GUEST (0.2/UNIT) (252 UNITS)	±50
RETAIL	N/A
RESTAURANT	N/A
RETAIL / RESTAURANT FLEX (1,500) (4,656 SF)	±31
OUTDOOR PATIO	0.00
TOTAL REQUIRED	±270
TOTAL PROVIDED (±282 in garage & 8 on-street)	±290
USES	
RESIDENTIAL	±298,059 SF
RETAIL / RESTAURANT FLEX	±4,656 SF
OUTDOOR PATIO	0.00
GARAGE/UTILITY/STOR	±93,118 SF
TOTAL BUILDING	±344,462 SF

SITE VICINITY MAP



PREVIOUS APPROVALS:

2009 PAD City Council Approval 8/20/2009 PL090073 PAD09004 ORD No. 2009.21
2010 PAD Administrative Modification - Phasing 12/3/2010 PL090073

CONDITIONS OF APPROVAL: PAD190019

General

1. The 2nd Amended Planned Area Development for 707 SOUTH FOREST shall be put into proper engineered format that is sealed by an Arizona registered architect or registered professional engineer, fitted with appropriate signatures, and kept on file with the City of Tempe's Community Development Department.
2. All previous conditions of approval established by the Planned Area Development Overlay approved by City Council on August 20, 2009, and the 1st Amended Planned Area Development approved by Community Development Department staff on December 3, 2010 shall apply to this request.

REC19202

PAD190019

DS190722

PROJECT NUMBER
19067



DS190722

PAD190019

REC19202

SECOND AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR 707 SOUTH FOREST SITE PLAN



CSO

8831 Keystone Crossing, Indianapolis, IN 46240
317.848.7800 | csoinc.net



REC19202

PAD190019

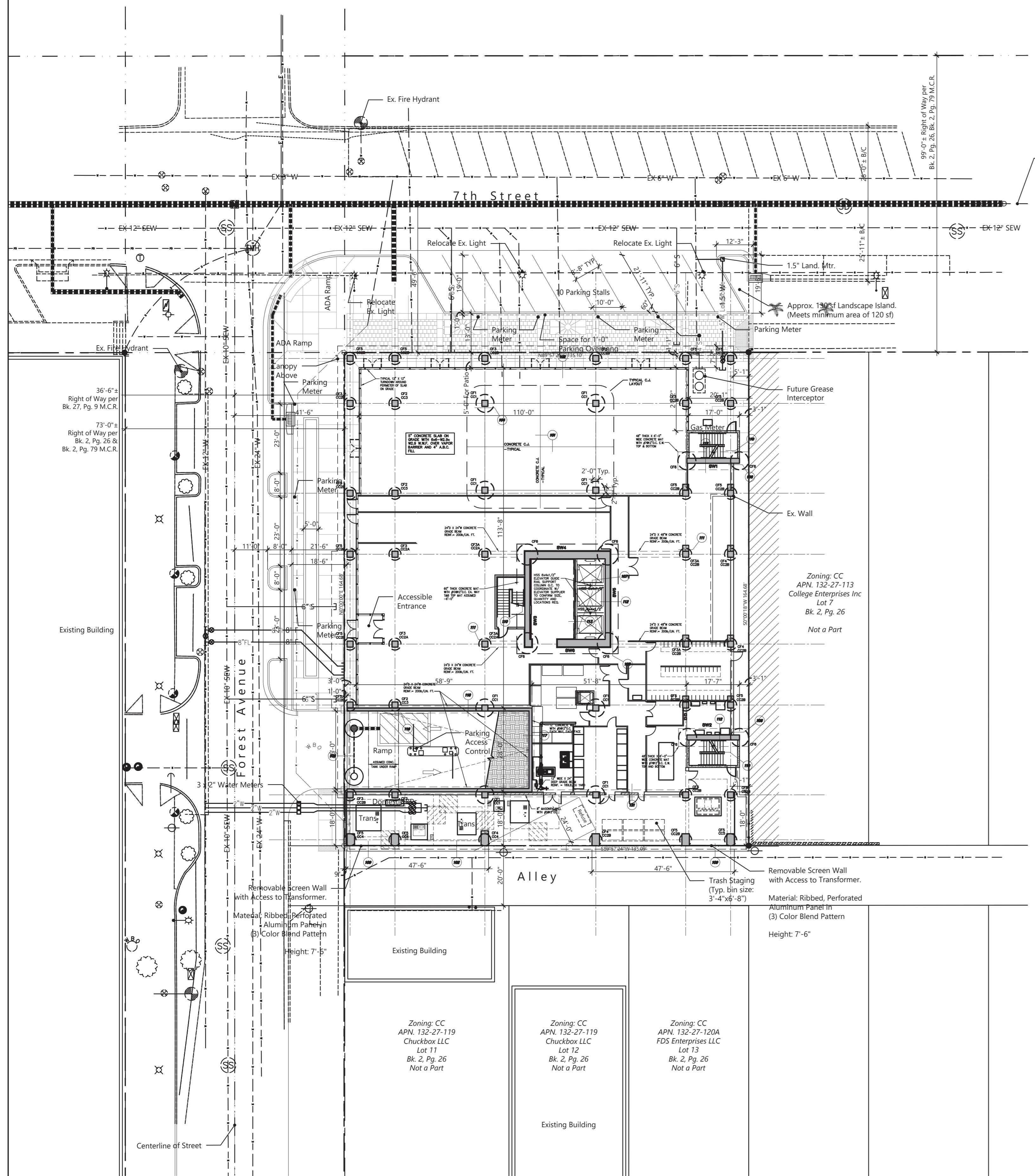
DS190722

PROJECT NUMBER
19067

PROJECT:

707 SOUTH FOREST

TEMDE A7

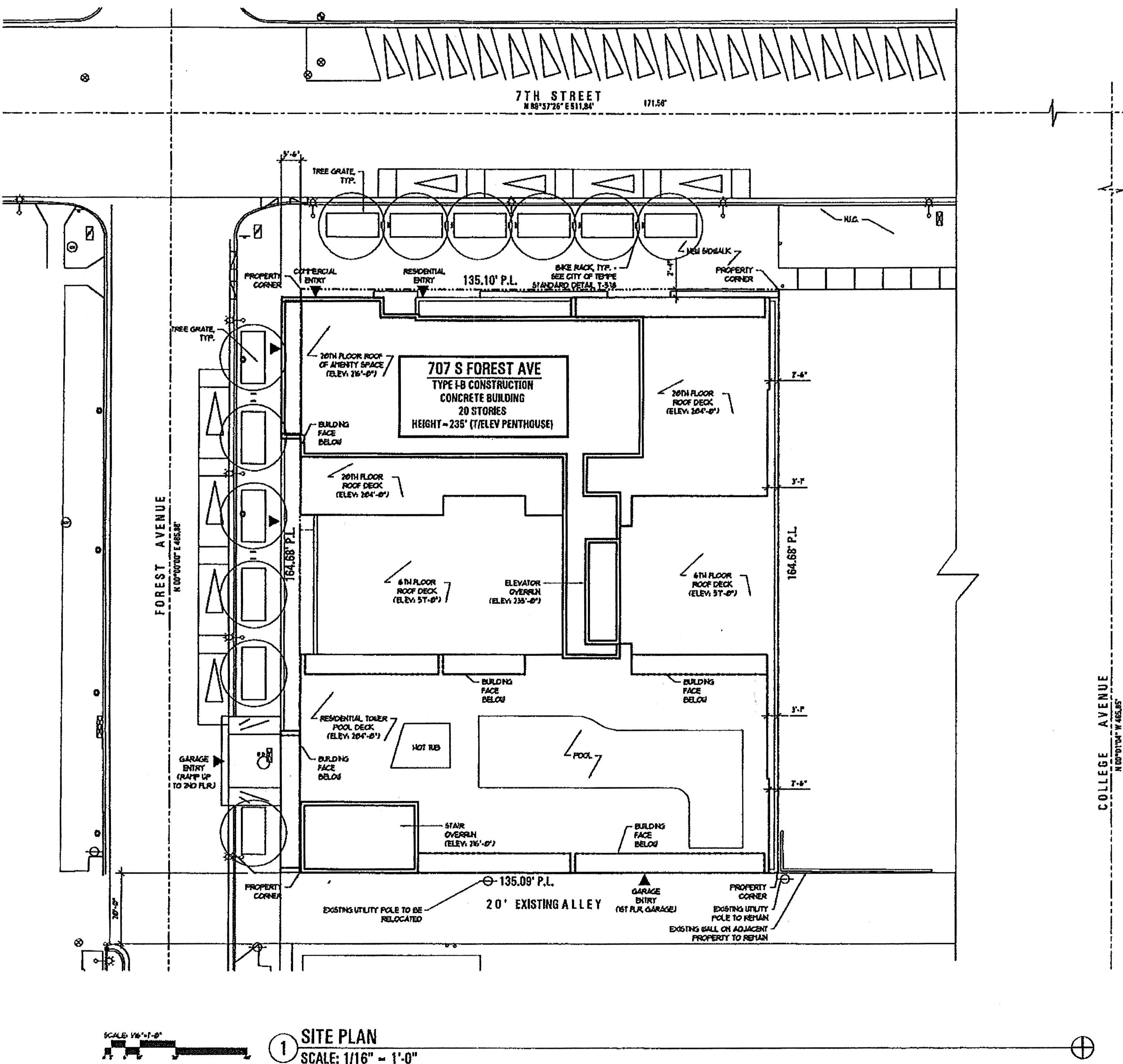


DS190722

PAD190019

REC19202

ZONING DISTRICT AND OVERLAY TABLES 4-203(A) AND 5-611(A)		ZDC STANDARDS FOR UNDERLYING DISTRICT (CC) TOD	EXISTING ENTITLED PAD	PAD PROPOSED
GENERAL PLAN LAND USE		MIXED-USE	MIXED-USE	MIXED-USE
GENERAL PLAN RES. DENSITY		HIGH DENSITY URBAN CORE (>65DUA)	HIGH DENSITY URBAN CORE (>65DUA)	HIGH DENSITY URBAN CORE (>65DUA)
ZONING		CC TOD	CC (PAD & TOD - CORRIDOR)	CC (PAD & TOD - CORRIDOR)
SITE AREA (NET)			22,247 SF (0.511 AC)	22,248 SF (0.512 AC)
DWELLING QUANTITY			168	252
STUDIO			0 UNITS	56 UNITS
1-BEDROOM			28 UNITS	56 UNITS
2-BEDROOM			28 UNITS	56 UNITS
3-BEDROOM			30 UNITS	30 UNITS
4-BEDROOM			54 UNITS	54 UNITS
5-BEDROOM			28 UNITS	0 UNITS
BEDROOMS TOTAL			530	530
DENSITY			329 DU/AC	492.2 DU/AC
BUILDING HEIGHT		50'	235' (20-STORIES MAX) (TOP OF MECH)	±235'-0" (TOP OF MECHANICAL)
			-N/A-	±222'-7" (TOP OF POOL CANOPY)
			219' (TOP OF PARAPET)	±212'-7" (TOP OF PARAPET)
BUILDING LOT COVERAGE		NS	NO STANDARD	±95% (±21,135.60 / 22,248 SF)
SITE LANDSCAPE AREA		NS	NO STANDARD	±22% (±4,894.56 / 22,248 SF)
AT GRADE			-N/A-	±1,378 SF
IN RIGHT-OF-WAY			-N/A-	±1,378 SF
6TH FL AMENITY DECK			-N/A-	±1,024 SF
ROOF TOP AMENITY DECK			-N/A-	±1,832 SF
BUILDING SETBACKS				
FRONT (NORTH)		0'-0"	0'-0"	±0'-0"
STREET SIDE (WEST)		0'-0"	0'-0"	±0'-0"
SIDE (EAST)		0'-0"	0'-0"	±3'-0"
REAR (SOUTH)		0'-0"	0'-0"	±0'-0"
BUILDING STEPBACK		YES	-N/A-	-N/A-
VEHICLE PARKING QUANTITY				
TOTAL REQUIRED		468.09	200	±190.80
TOTAL PROVIDED			200	±203 (±190 STRUCTURE/±13 ON-STREET)
BICYCLE PARKING QUANTITY				
TOTAL REQUIRED		269.71	202	±270
TOTAL PROVIDED			212	±290 (±282 in garage & 8 on-street)
USES				
RESIDENTIAL				±298,059 SF
RETAIL / RESTAURANT FLEX			1,163 SF / 5,000 SF	±4,656 SF
OUTDOOR PATIO			1,000 SF	0.00
GARAGE/UTILITY/STOR			64,682 SF	±93,218 SF
TOTAL BUILDING			311,007 SF	±344,462 SF



DS 090172

PAD 09004

REC 09008

PAD 09004
DS 090172

707 S FOREST

TEMPE AZ

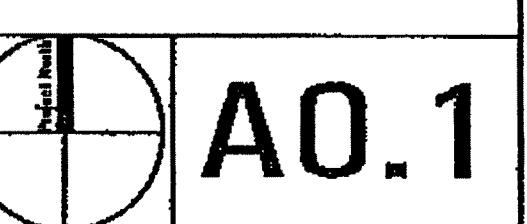
DATE	ISSUED FOR
03/05/09	SHADOW STUDY
03/16/09	PROGRESS
04/07/09	PLANNING SUBMITTAL
05/04/09	NEIGHBORHOOD PRES.
05/19/09	PLANNING RESPONSES

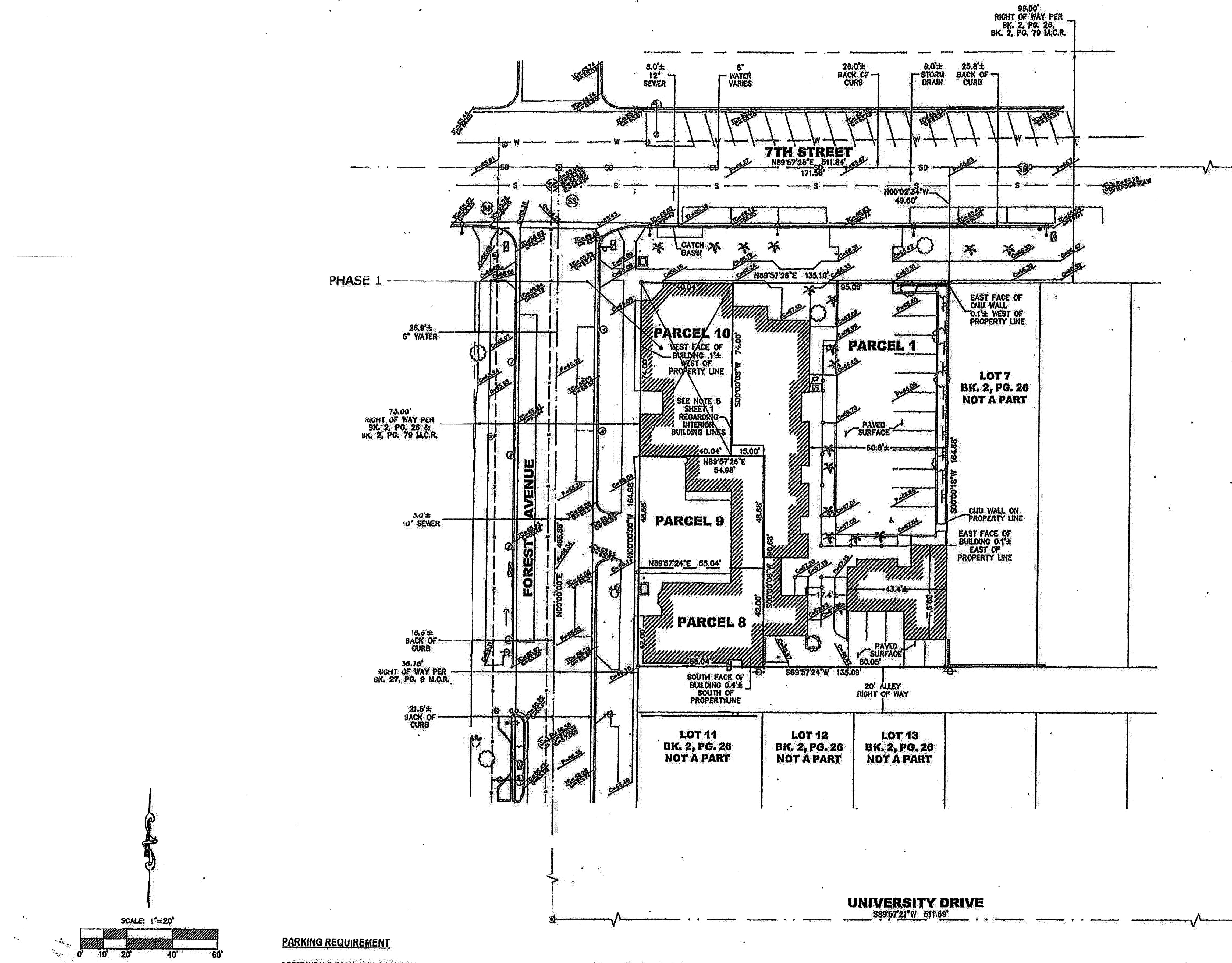


Architects Plunkard Architects
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312 226 4499
architects@architects.com

CL BY:	TP
CL ST:	SB, JL
CLTE:	START DATE 02.02.09
CLALE:	215'-1"0"
CLL #:	8912

SITE PLAN





PARKING REQUIREMENTS

2 RESTAURANT, TOTAL AREA OF 4314 S.F.	100 PARKING	43.17 SPACES
1 RETAIL SPACE, TOTAL AREA OF 2939 S.F.	100 PARKING	7.33 SPACES
1 OFFICE SPACE, TOTAL AREA OF 8500 S.F.	100 PARKING	21.25 SPACES

PAID PARKING 647 SPACES

TOD TOTAL 72 SPACES RE

DS 090172 PAD 09004 REC 09008

REC 09008

PAD 09004

DS 090172

SITE PLAN PHASE I

A0.A

TEMPE, AZ

10/3. FUELI PHASE ONE

707 S. FOREST