

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

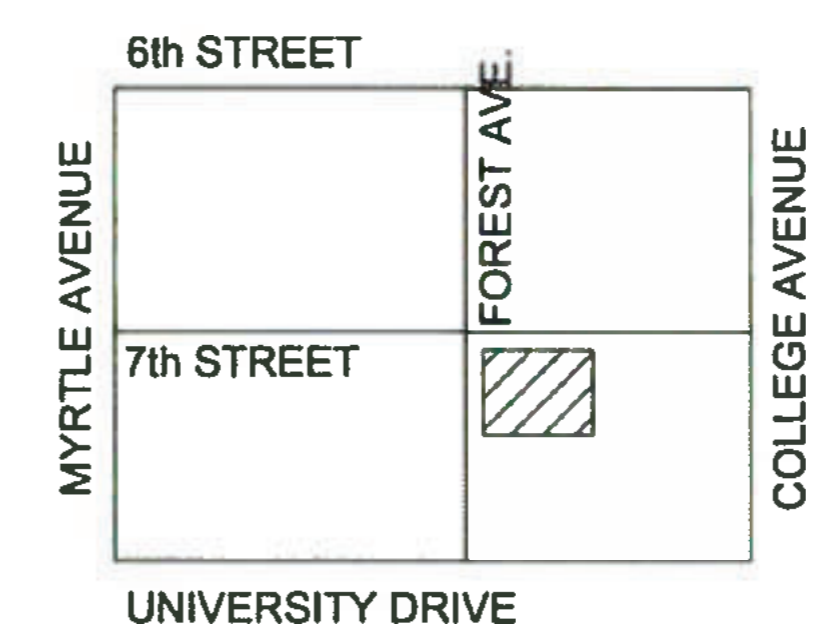
AZ-ASU HOLDINGS, LLC
 BY: [Signature] Feb 25, 2020
 SIGNATURE DATE
 ITS: Authorized Representative



OWNER(S)/DEVELOPER:

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

SITE VICINITY MAP

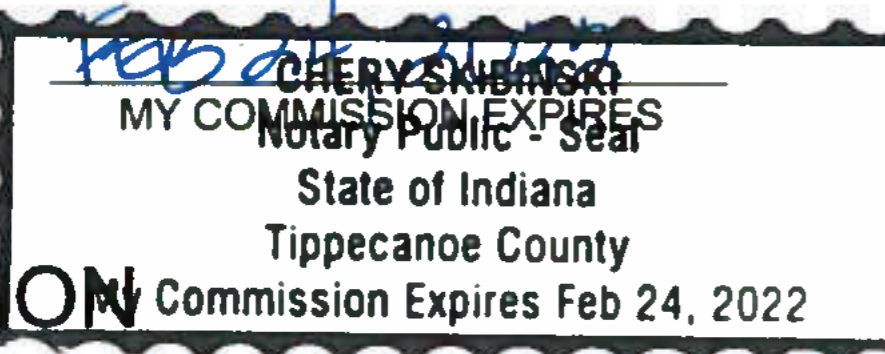


ACKNOWLEDGEMENT

ON THIS 25 DAY OF FEBRUARY, 2020 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED JOHN 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 PURPOSES THEREIN CONTAINED.

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

BY: [Signature]
 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.

PROJECT DATA:

ZONING DISTRICT AND OVERLAY TABLES	PAD PROVIDED
4-203(A) AND 5-611(A)	
GENERAL PLAN LAND USE	MIXED-USE
GENERAL PLAN RES. DENSITY	HIGH DENSITY URBAN CORE (>=50DUA)
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	±95% (±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)	±3'-0"
REAR (SOUTH)	±0'-0"
VEHICLE PARKING QUANTITY	
STUDIO (0.36/BR) (56 BR)	±20.16
1-BEDROOM (0.36/BR) (56 BR)	±20.16
2-BEDROOM (0.36/BR) (112 BR)	±40.32
3-BEDROOM (0.36/BR) (90 BR)	±32.40
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 - 5,000SF)	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)	±30
RESIDENTIAL GUEST (0.2/UNIT) (252 UNITS)	±50
RETAIL	-N/A-
RESTAURANT	-N/A-
RETAIL / RESTAURANT FLEX (1,500) (4,656 SF)	±9.31
OUTDOOR PATIO	0.00
TOTAL REQUIRED	±270
TOTAL PROVIDED (±282 in garage & 8 on-street)	±190
USES	
RESIDENTIAL	±398,059 SF
RETAIL / RESTAURANT FLEX	±4,656 SF
OUTDOOR PATIO	0.00
GARAGE/UTILITY/STOR	±93,218 SF
TOTAL BUILDING	±344,462 SF

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

- 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.
- 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.

APPROVAL

APPROVED BY THE ZONING ADMINISTRATOR OF THE CITY OF TEMPE ON THIS _____ DAY OF _____, 20____

DS190722

PAD190019

REC19202

REC19202

PAD190019

DS190722



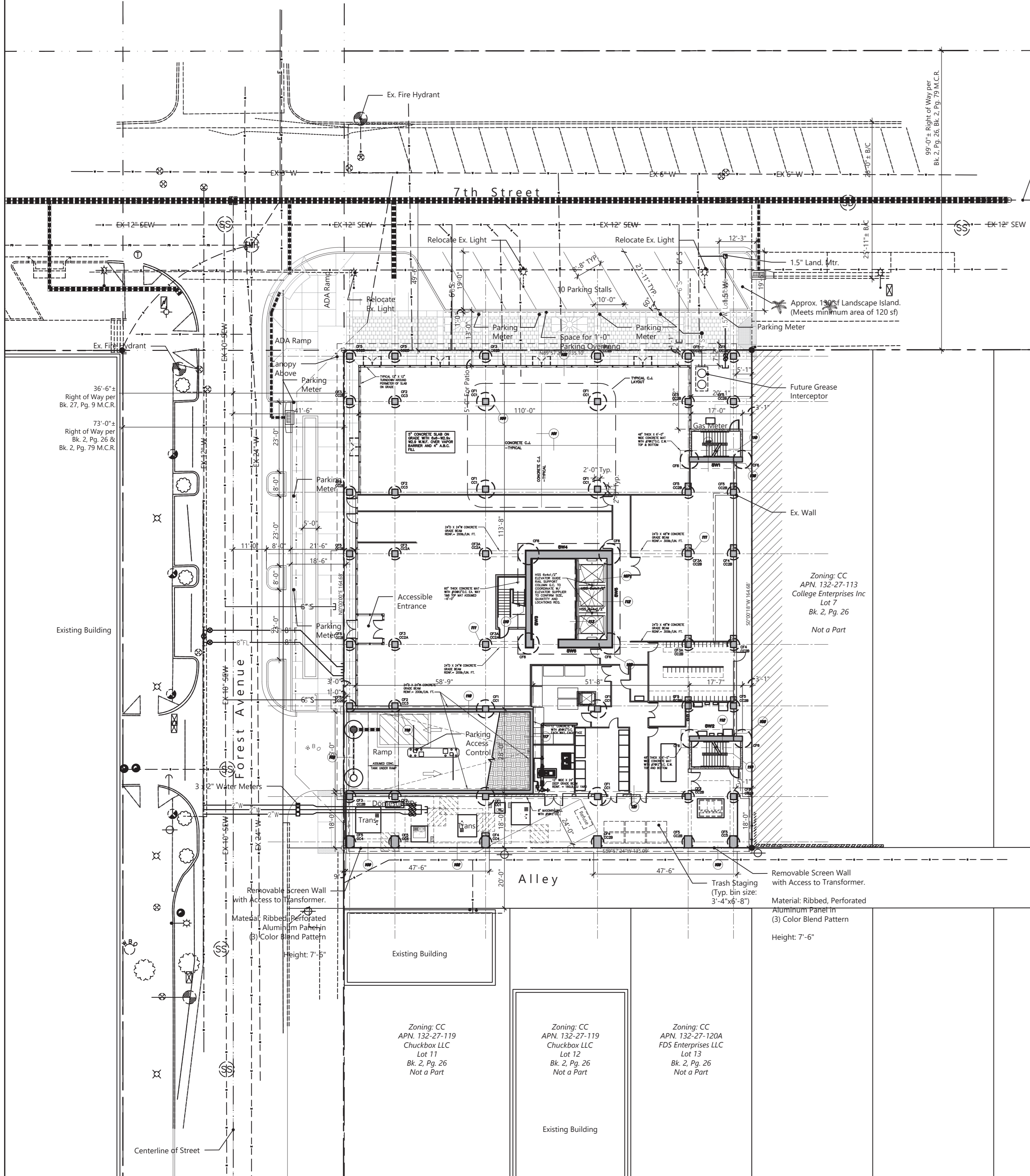
PROJECT: 707 SOUTH FOREST

TEMPE, AZ



PROJECT NUMBER 19067

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



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

DS190722

PAD190019

REC19202

REC19202

PAD190019

DS190722



PROJECT:
707 SOUTH FOREST

TEMPE, AZ

CERTIFIED BY:
**PRELIMINARY FOR REVIEW/
NOT FOR CONSTRUCTION**

PROJECT NUMBER
19067