

THIRD AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR 7TH STREET MIXED USE

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

OWNER AUTHORIZATION

OPUS DEVELOPMENT COMPANY, L.L.C.
A DELAWARE LIMITED LIABILITY COMPANY

BY: Lawrence A. Pobuda DATE: 09/20/18
ITS: SENIOR VICE PRESIDENT

ACKNOWLEDGEMENT

ON THIS 10TH DAY OF SEPTEMBER, 2018 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED LAWRENCE POBUDA, 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: Rebecca Palacio August 17, 2021
NOTARY PUBLIC
MY COMMISSION EXPIRES

LEGAL DESCRIPTION

LOT 1 OF 7TH STREET MIXED USE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1288 OF MAPS, PAGE 23

APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE ON THIS 21ST DAY OF NOVEMBER 2016.

OWNER/DEVELOPER

Opus Development Company, L.L.C.
2425 E. Camelback Rd, Suite 220
Phoenix, AZ 85016
Contact:
Lawrence Pobuda
602-648-5070
Larry.Pobuda@opus-group.com

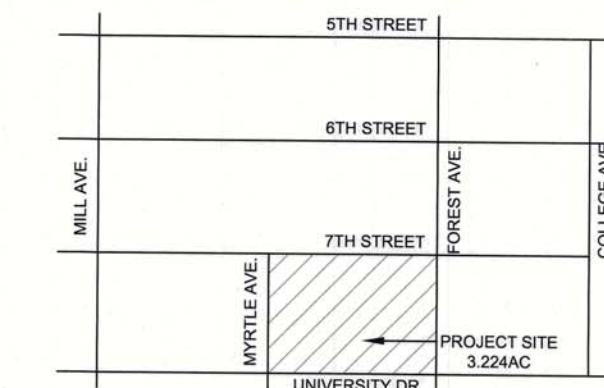
ZONING DISTRICTS AND OVERLAY(S) TABLE 4-20				
PAD PROVIDED				
GENERAL PLAN LAND USE	MIXED USE			
GENERAL PLAN DENSITY	HIGH DENSITY-URBAN CORE(>65 DUA)			
SITE AREA	140,437 SF (3.224 ACRES)			
DWELLING QUANTITY	400 to 453 DWELLING UNITS			
DENSITY	124-140 DU/AC			
BUILDING HEIGHT	240' MAXIMUM			
RES TOWER 1 (S)	224' (PARAPET)/240' (MECH) (20 STORIES)			
RES TOWER 2 (N)	144' (PARAPET)/164' (MECH) (12 STORIES)			
HOTEL	MIN140' (PARAPET)/160' MAX:180'(PARAPET) 200'(MECH)			
BUILDING LOT COVERAGE	100% MAXIMUM			
SITE LANDSCAPE COVERAGE	33% (46,288 SF/140,437 SF)			
BUILDING SETBACKS				
FRONT	0'			
SIDE	0'			
REAR	0'			
STREET SIDE	0'			
REVERSE FRONT	0'			
VEHICLE PARKING QUANTITY				
LAND USE	AMOUNT/ SIZE	RATIOS	REQ'D PARKING	PROV'D PARKING
STUDIO	92 UNITS	0.5 /BEDROOM	46	
1-BEDROOM	129 UNITS	0.5 /BEDROOM	64.5	
2-BEDROOM	38 UNITS	0.5 /BEDROOM	38	
3-BEDROOM	50 UNITS	0.3 /BEDROOM	45	
4-BEDROOM	98 UNITS	0.3 /BEDROOM	117.6	
GUEST	N/A	N/A NOT REQ'D		
HOTEL	200 KEYS	0.3 /KEY	60	71
RETAIL/RESTAURANT	+31,512 SF	1:1500 - 5,000 SF	53	
PUBLIC	N/A	N/A NOT REQ'D	227	
ADDITIONAL PARKING	N/A	N/A NOT REQ'D		
ON-STREET PARKING	N/A	N/A NOT REQ'D	20(per DDA)	
		TOTAL:	671	787
BICYCLE PARKING				
LAND USE	AMOUNT/ SIZE	RATIOS	REQ'D PARKING	PROV'D PARKING
STUDIO	92 UNITS	0.75 /UNIT	69	
1-BEDROOM	129 UNITS	0.75 /UNIT	96.75	
2-BEDROOM	38 UNITS	0.75 /UNIT	28.5	
3-BEDROOM	50 UNITS	1.0 /UNIT	50	
4-BEDROOM	98 UNITS	1.0 /UNIT	98	
GUEST	407 UNITS	0.2 /UNIT	81.4	
HOTEL	200 KEYS	1:20 KEYS	10	
RETAIL/RESTAURANT	31,512 SF	1:7500 4 MIN.	4.2	
		TOTAL:	438	438
USES	HOTEL, RETAIL, RESIDENTIAL			

DS141221

PAD15007

REC15050

SITE VICINITY MAP



CONDITIONS OF APPROVAL: PAD15007

6/25/15 City Council approval:

1. A building permit application shall be made on or before two years from the date of City Council approval (June 25, 2017), or the zoning of the property may revert to that in place at the time of application. Any revision 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 this 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 July 25, 2015, or the PAD approval shall be null and void.
3. The Planned Area Development Overlay for the 7th Street Mixed Use shall be put into proper engineered format with appropriate signature blanks and kept on file with the City of Tempe's Community Development Department prior to issuance of building permits.
4. An amended Subdivision Plat is required for this development and shall be recorded prior to the issuance of building permits.
5. A Condominium Plat (Horizontal Regime) shall be provided for the residential units, approved by City Council, and recorded no later than 240 days after issuance of the first residential vertical building permit.
6. The developer must receive approval of the final Traffic Impact Study from the Traffic Engineering prior to issuance of a building permit.
7. The Hotel tower shall have a maximum building height of 170' and shall not be less than 140' in height, measured to the top of all mechanical and structures.
8. Developer will be required to provide the 227 public non-reserved parking spaces, including one level of underground parking structure upon successful approval by the City Council of a development agreement containing a GPLET agreed to by the Developer and the City.

Administrative Approval dated 8/30/16: Modified PAD condition #8 to read as follows:
8. Developer will be required to provide the 227 public non-reserved parking spaces, upon successful approval by the City Council of a development agreement containing a GPLET agreed to by the Developer and the City.

City Manager first clarification letter dated 9/2/16: Approved parking study, including 60 two-car tandem parking stalls and a total of 783 parking stalls (767 in the parking garage, 16 on-street).

City Manager second clarification letter dated 11/21/16: Approved phasing of the development of the 783 parking spaces (with approximately 700 parking spaces in Phase 1 and approximately 67 parking spaces in Phase 2).

Administrative Amendment dated 11/21/16: Modified the number of residential dwelling units from 453 to a range of 400 to 453; specified that the Phase 1 parking garage shall be developed with a minimum 700 parking spaces on-site and the Phase 2 parking garage shall be developed with a minimum 67 parking spaces on-site.

City Manager third clarification letter dated 11/21/16: Confirmed that the proposed project with 407 residential dwelling units is in general conformance with the amended PAD.

First Amendment to Development Agreement dated 7/13/18: Specified that the total number of vehicular parking spaces in the parking garage shall be at least 767, and that the number of street parking spaces shall be 20.

DS141221

COVER
SHEET

SHEET NUMBER

CS-1

OPUS
THE OPUS GROUP

Opus AE Group, LLC.
10350 Bren Road West
Minnetonka, MN 55343-0110
952-856-4444

Opus Design Build, L.L.C.
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Minnetonka, MN 55343-0110
952-856-4444

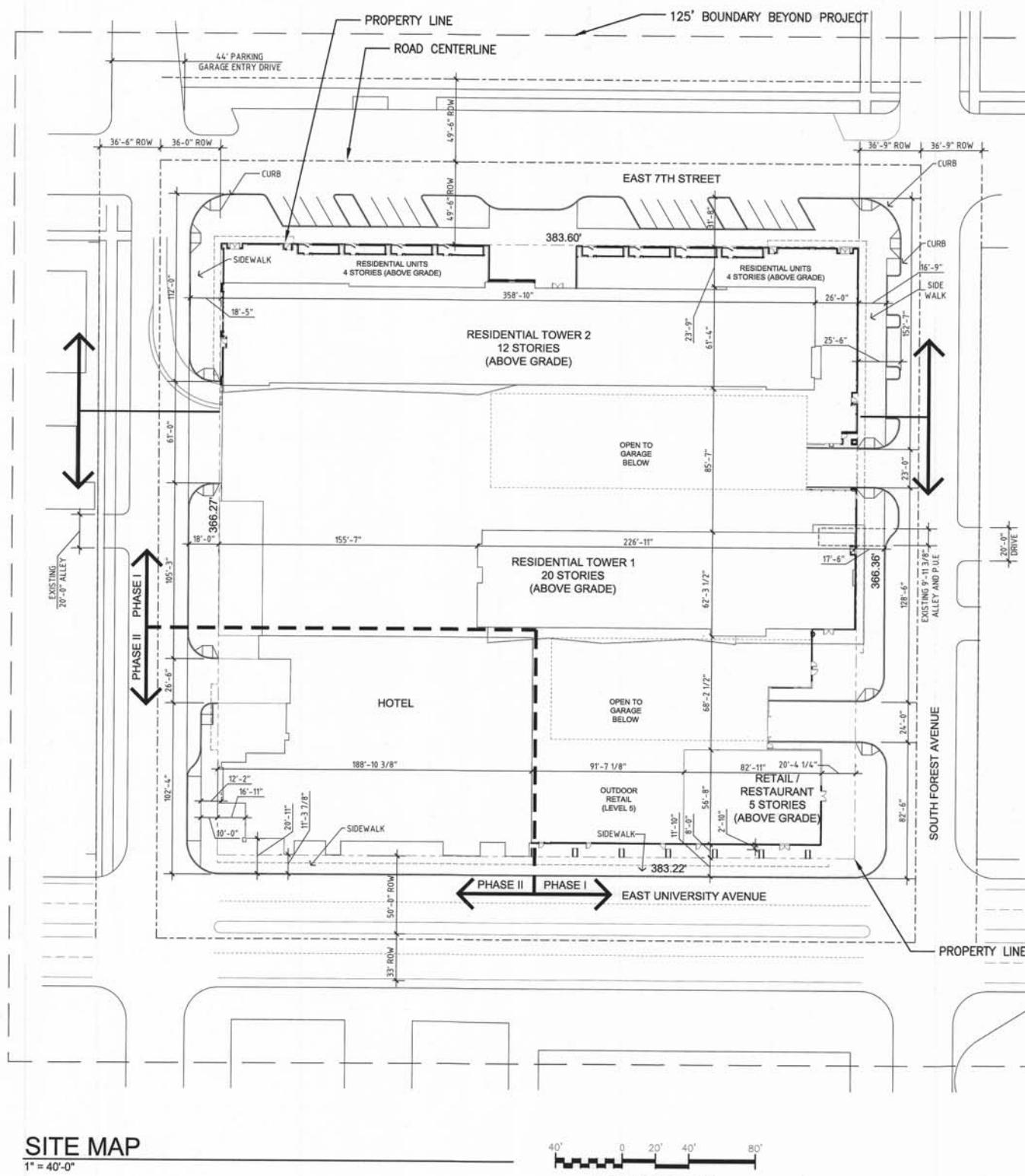
CONSULTANT
SMITHGROUPJJR
455 NORTH THIRD STREET
SUITE 250
PHOENIX, AZ 85004
602.265.2000
www.smithgroupjr.com

REC15050

PAD15007

DATE
09/10/18
PROJECT MANAGER
L.Dumas
DRAWN BY
J.FOURNIEA
CHECKED BY
S.COCHRANE
REGISTRATION
REGISTERED ARCHITECT
SCOTT D. COCHRANE
CERTIFICATE NUMBER
99198
DATE ISSUED
09/10/18
Expires 06-30-21

THIRD AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR 7TH STREET MIXED USE



DS141221

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REC15050

The proposed site plan modifies the existing entitlements for this site with the Planned Area Development, based on the design presented within this plan dated September 10, 2018.

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USES	HOTEL, RETAIL, RESIDENTIAL			

DS141221
SHEET TITLE
SITE PLAN
SITE DATA

SHEET NUMBER

DS15007

DATE
09/10/18
PROJECT MANAGER
L.Dumas
DRAWN BY
J.Fourniea
CHECKED BY
S. Cochrane

REGISTRATION



REC15050

ISSUE RECORD
8/17/06 SPD-2006.58
12/11/08 PAD08017 1ST AMENDED
6/25/15 PAD15007 2ND AMENDED
11/21/16 3RD AMENDED
9/10/18 RECORDATION OF
3RD AMENDED (THIS DOCUMENT)

CONSULTANT
SMITHGROUPJJR
455 NORTH THIRD STREET
SUITE 250
PHOENIX, AZ 85004
602.265.2200
www.smithgroupjjr.com

PROJECT
7TH STREET
MIXED-USE

LOCATION
Tempe, Arizona

PROJECT NUMBER
30724000

Opus AE Group, LLC.
10350 Breck Road West
Minneapolis, MN 55435-0110
952-656-4444

Opus Design Build, L.L.C.
10350 Breck Road West
Minneapolis, MN 55435-0110
952-656-4444

OPUS
THE OPUS GROUP

A1.0