

9TH AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR ARIZONA MILLS- AN AMENDED PAD FOR LOT 8 (KRISPY KREME / EL POLLO LOCO)

A PORTION OF THE SOUTHEAST QUARTER, SECTION 32, TOWNSHIP 1 NORTH, RANGE 4 EAST
GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

OWNER AUTHORIZATION

NNN REIT, INC. *KS*

BY: *K. B. Hut* 5/17/2023
SIGNATURE DATE
Kevin B. Habicht
Executive Vice President
TITLE

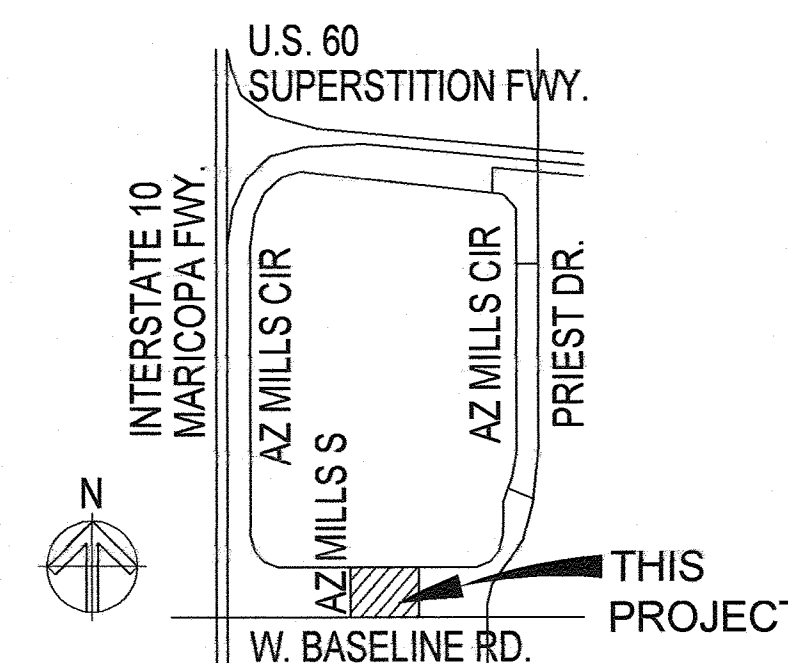
OWNER

NNN REIT, INC.
450 S. ORANGE AVE., SUITE 900
ORLANDO, FLORIDA 32801

DEVELOPER

WKS RESTAURANT GROUP
5856 CORPORATE AVE., SUITE 200
CYPRESS, CALIFORNIA 90630

SITE VICINITY MAP

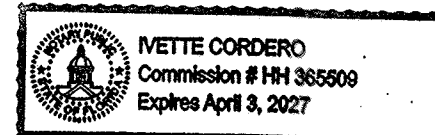


ACKNOWLEDGEMENT

ON THIS 17th DAY OF May, 2023 BEFORE ME,
THE UNDERSIGNED, PERSONALLY APPEARED Kevin B. Habicht as
Executive Vice President, WHO ACKNOWLEDGED HIM/HERSELF TO BE THE
PERSON WHOSE NAME IS SUBSCRIBED TO THE INSTRUMENT
WHITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR
THE PURPOSES THERIN CONTAINED.

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

BY: *Ivette Cordero* MY COMMISSION EXPIRES
NOTARY PUBLIC



LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE
COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS
FOLLOWS:

LOT 8, ARIZONA MILLS, ACCORDING TO BOOK 430 OF MAPS, PAGE
10, RECORDS OF MARICOPA COUNTY, ARIZONA.

APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF
TEMPE ON THIS 20TH DAY OF APRIL, 2023.

PROJECT DATA

DEVELOPMENT STANDARDS	RCC PAD PROVIDED
GENERAL PLAN LAND USE	COMMERCIAL
GENERAL PLAN DENSITY	MEDIUM TO HIGH
SITE AREA	92,609 SF / 2.13 AC
BUILDING HEIGHT	75'-0"
BUILDING LOT COVERAGE	50%
SITE LANDSCAPE COVERAGE	15%
BUILDING SETBACKS	
FRONT (BASELINE ROAD)	25'-0"
SIDE (EAST)	20'-0"
STREET SIDE (WEST- AZ MILLS SOUTH)	25'-0"
REAR (NORTH-AZ MILLS CIRCLE)	20'-0"
VEHICLE PARKING QUANTITY	80
BIKE PARKING QUANTITY	6
USES	
RESTAURANT	6,022 NSF / 7,255 GSF

PREVIOUS APPROVALS

SPD-96-44 JULY 11, 1996
SPD-96-99 DECEMBER 19, 1996
SPD-98-75 OCTOBER 15, 1998

CONDITIONS OF APPROVAL: PAD220006

- A BUILDING PERMIT APPLICATION SHALL BE MADE WITHIN TWO YEARS OF THE DATE OF CITY COUNCIL APPROVAL OR THE PLANNED AREA DEVELOPMENT MAY REVERT TO THAT IN PLACE AT THE TIME OF APPLICATION. ANY REVERSION IS SUBJECT TO PUBLIC HEARING PROCESS AS A ZONING MAP AMENDMENT.
- 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 30 DAYS FROM COUNCIL APPROVAL, OR THE AMENDED PLANNED AREA DEVELOPMENT WILL BE NULL AND VOID.
- THE 9TH AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR ARIZONA MILLS 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 DAYS (60) DAYS OF THE DATE OF CITY COUNCIL APPROVAL AND PRIOR TO ISSUANCE OF BUILDING PERMITS.

REC22053

PAD220006

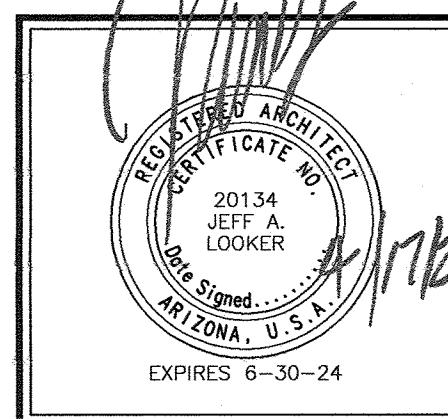
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KRISPY KREME/EL POLLO LOCO
ARIZONA MILLS
TEMPE, ARIZONA
1530 W. BASELINE ROAD
TEMPE, ARIZONA 85282

COVER SHEET

REVISIONS



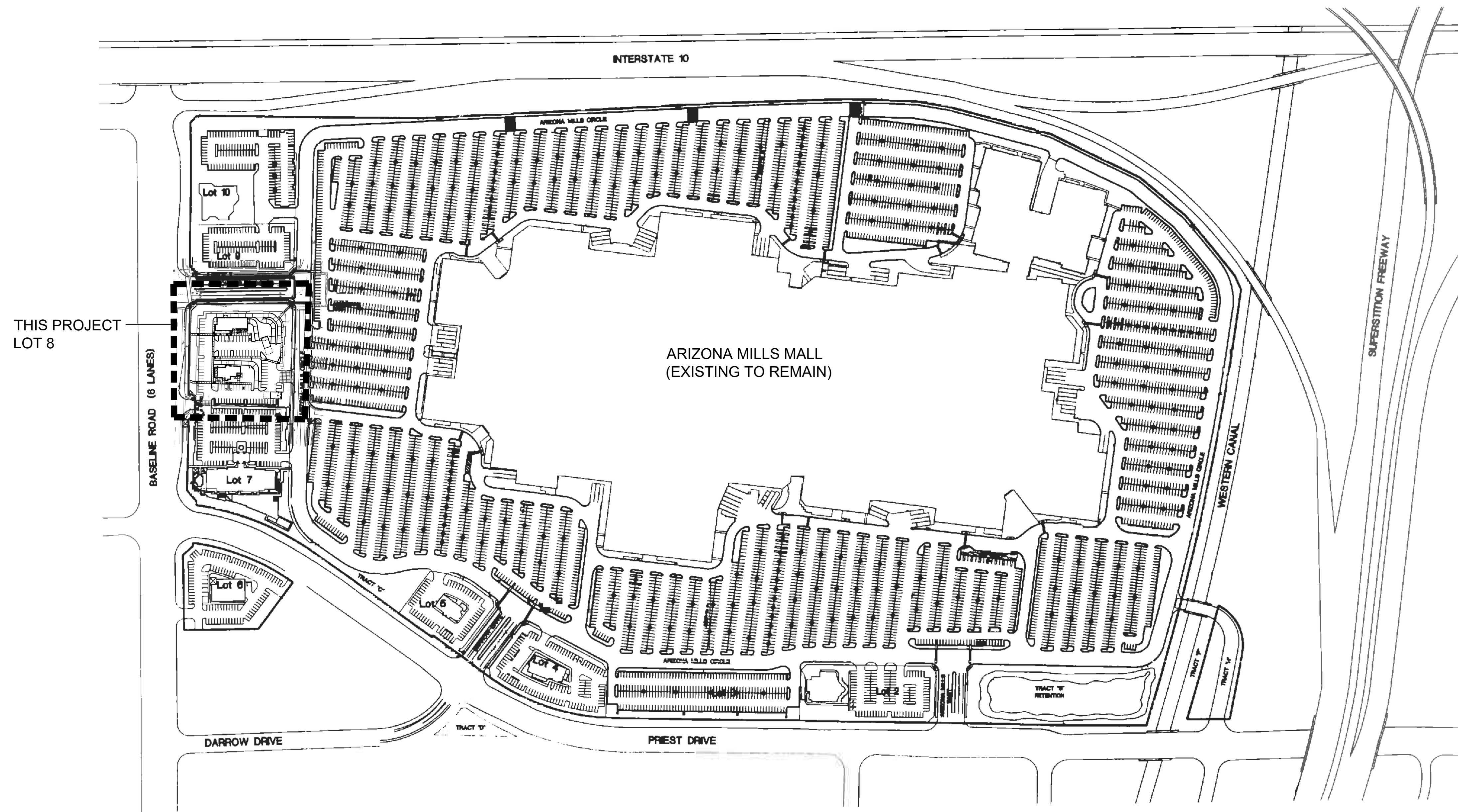
ISSUE DATE
OCTOBER 21, 2021
JOB NO.: LC
PAD1

DS211936

PAD220006

REC22053

9TH AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR ARIZONA MILLS- AN AMENDED PAD FOR LOT 8 (KRISPY KREME / EL POLLO LOCO) ARIZONA MILLS SITE PLAN



THIS PROJECT
LOT 8



① ARIZONA MILLS SITE PLAN
SCALE: NOT TO SCALE

ARIZONA MILLS OVERALL SITE PLAN PROVIDED FOR INFORMATION ONLY. ARIZONA MILLS SITE PLAN PROVIDED BY CITY OF TEMPE. NO CHANGES ARE PROPOSED TO THE EXISTING APPROVED MALL SITE LAYOUT.

REC22053

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Looker & Cappello
ARCHITECTS INC

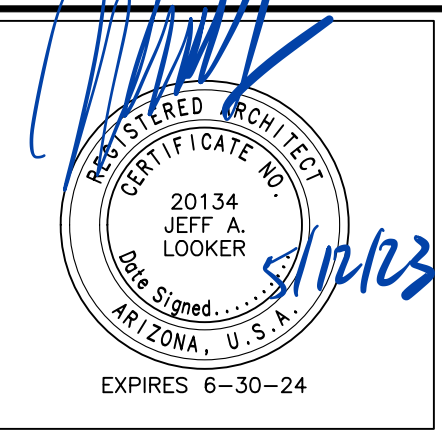
2070 E. SOUTHERN AVE.
TEMPE, ARIZONA 85282
480-730-1776
FAX: 480-968-6571

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JEFF LOOKER, ARCHITECT

KRISPY KREME/EL POLLO LOCO
ARIZONA MILLS
TEMPE, ARIZONA
1530 W. BASELINE ROAD
TEMPE, ARIZONA 85282

SITE PLAN

◆ REVISIONS ◆



◆ ISSUE DATE ◆
OCTOBER 21, 2021
JOB NO.: LC

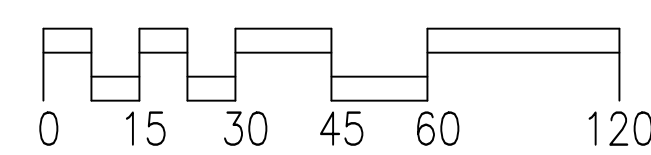
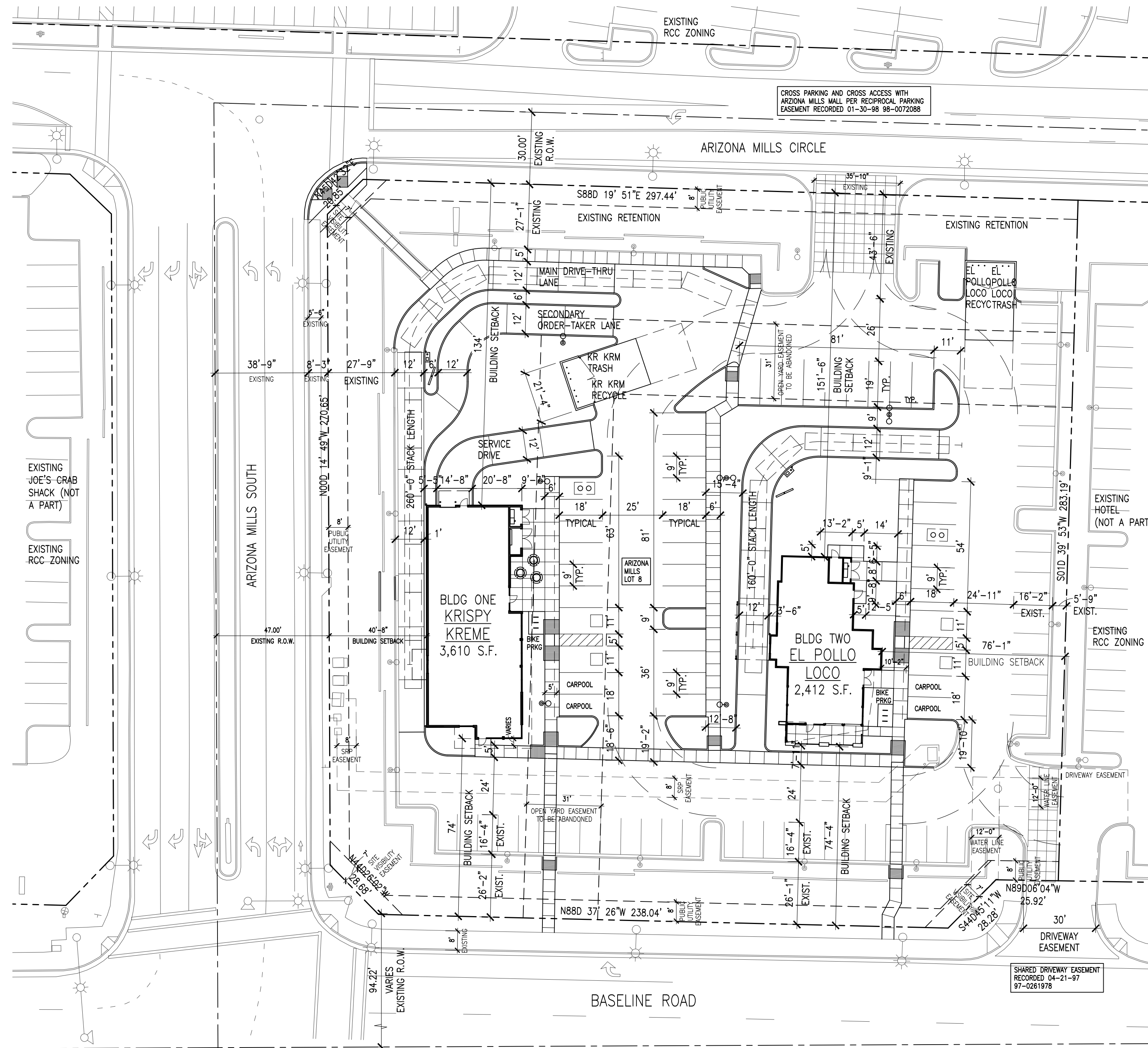
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DS211936

PAD220006

REC22053

9TH AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR ARIZONA MILLS- AN AMENDED PAD FOR LOT 8 (KRISPY KREME / EL POLLO LOCO) SITE PLAN



1 SITE PLAN
SCALE: 1" = 30'-0"

DEVELOPMENT STANDARDS	EXISTING RCC PAD	PROPOSED RCC PAD
GENERAL PLAN LAND USE	COMMERCIAL	COMMERCIAL
GENERAL PLAN DENSITY	MEDIUM TO HIGH	MEDIUM TO HIGH
SITE AREA	92,609 SF / 2.13 AC	92,609 SF / 2.13 AC
BUILDING HEIGHT	75'-0"	75'-0"
BUILDING LOT COVERAGE	50%	50%
SITE LANDSCAPE COVERAGE	15%	15%
BUILDING SETBACKS		
FRONT (BASELINE ROAD)	25'-0"	25'-0"
SIDE (EAST)	20'-0"	20'-0"
STREET SIDE (WEST- AZ MILLS S)	25'-0"	25'-0"
REAR (NORTH-AZ MILLS CIRCLE)	20'-0"	20'-0"
VEHICLE PARKING QUANTITY	80	80
RESTAURANT (6,022 SF)	80 (1/75 SF)	
OUTDOOR DINING (200 SF & 250 SF)	0 (1/150 SF) (EXCLUDE 1ST 300 SF PER USE)	
BIKE PARKING QUANTITY	6	6
RESTAURANT (6,022 SF)	6 (1/1,000 SF)	
OUTDOOR DINING (200 SF & 250 SF)	0 (1/2,000 SF) (EXCLUDE 1ST 300 SF PER USE)	
USES		
RESTAURANT		6,022 NSF / 7,255 GSF

DS211936

PAD220006

REC22053

REC22053

PAD220006

DS211936

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JEFF LOOKER, ARCHITECT

KRISPY KREME/EL POLLO LOCO
ARIZONA MILLS
TEMPE, ARIZONA
1530 W. BASELINE ROAD
TEMPE, ARIZONA 85282

SITE PLAN

◆ REVISIONS ◆

REGISTERED ARCHITECT
20134
JEFF A. LOOKER
Arizona, U.S.A.
Expires 6-30-24

◆ ISSUE DATE ◆
OCTOBER 21, 2021
JOB NO.: LC
PAD3