

3RD AMENDED PLANNED AREA DEVELOPMENT
OVERLAY FOR THE WATERMARK, TEMPE (PHASE 1A)
A PORTION OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST OF
THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

OWNER AUTHORIZATION

WATERMARK TEMPE I, AN ARIZONA LIMITED LIABILITY COMPANY

BY: [Signature] August 23, 2018
SIGNATURE DATE

ITS: Manager

ACKNOWLEDGEMENT

ON THIS 23rd DAY OF August, 2018, BEFORE

ME, THE UNDERSIGNED, PERSONALLY APPEARED David Norouzi,
WHO ACKNOWLEDGED HIM/HERSELF TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE
INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PUPOSES
THEREIN CONTAINED.

IN WITNESS WHEREOF, I HEREBY SET MY HAND AND OFFICIAL SEAL
BY: [Signature] 11/15/2019
NOTARY PUBLIC MY COMMISSION EXPIRES



GINA M. VALLONE
Notary Public - Arizona
Maricopa County
Expires 11/15/2019

APPROVAL

APPROVED BY THE ZONING ADMINISTRATOR OF THE CITY OF TEMPE ON THIS
31ST DAY OF JULY 2018.

OWNER/DEVELOPER

WATERMARK TEMPE I, AN ARIZONA LIMITED LIABILITY COMPANY
10866 WILSHIRE BLVD, SUITE 400
LOS ANGELES, CA 90024
O: 310.208.1840
F: 310.208.1850

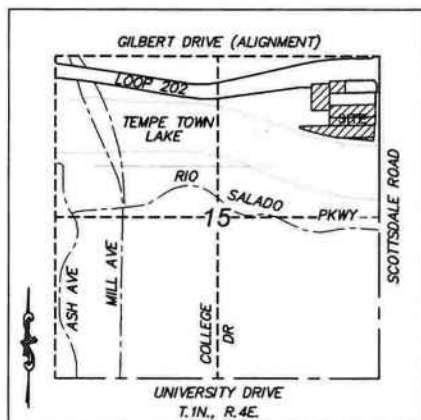
LEGAL DESCRIPTION

LOTS 1 AND 3 AND TRACT A (PORTION) OF WATERMARK,
ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE
COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA,
RECORDED IN BOOK 1324 OF MAPS, PAGE 23

PREVIOUS APPROVALS

MARCH 24, 2011 - PAD08010
APRIL 20, 2017 - PL160224
APRIL 20, 2017 - PL160311

SITE VICINITY MAP (NTS)



CONDITIONS OF APPROVAL: PAD180012

1. THE 3RD AMENDED PLANNED AREA DEVELOPMENT FOR WATERMARK TEMPE (PHASE 1A) 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. PLEASE FILL IN THE APPROVAL BLOCK WITH THE DATE [DATE OF STAFF APPROVAL].
2. ALL PREVIOUS CONDITIONS OF APPROVAL ESTABLISHED BY THE PLANNED AREA DEVELOPMENT OVERLAY APPROVED BY CITY COUNCIL SHALL APPLY TO THIS REQUEST.

CONDITIONS OF APPROVAL: PL 160224

- GENERAL
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 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 THE DATE OF CITY COUNCIL APPROVAL, OR THE AMENDED PLANNED AREA DEVELOPMENT OVERLAY APPROVAL SHALL BE NULL AND VOID.

3. THE 1ST AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR WATERMARK TEMPE 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.

4. THE DEVELOPER MUST PROVIDE A FINAL TRAFFIC IMPACT STUDY PRIOR TO ANY SUBMITTAL FOR A BUILDING PERMIT; AND SHALL RECEIVE APPROVAL OF THE FINAL TRAFFIC IMPACT STUDY FROM THE TRANSPORTATION DIVISION PRIOR TO ISSUANCE OF A BUILDING PERMIT.

5. THE INITIAL DEVELOPMENT OF THE AMENDED PLANNED AREA DEVELOPMENT OVERLY, PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY SHALL COMPLETE CONSTRUCTION OF THE MAIN STRIP OF THE PRIVATE DRIVE, EXTENDING FROM SCOTTSDALE ROAD TO NORTHWEST PORTION OF SITE THAT CONNECTS TO GILBERT DRIVE. THIS DRIVE SHALL BE LANDSCAPED ON BOTH SIDES AND MEET LIGHTING REQUIREMENTS.

6. ANY PROPOSED MODIFICATIONS TO THE WELL EASEMENT, AS DEPICTED ON THE AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR WATERMARK TEMPE, SHALL REQUIRE FURTHER REVIEW BEFORE A FINAL DETERMINATION IS MADE BY THE CITY OF TEMPE AND THE WATER UTILITIES DIVISION. ACCEPTANCE BY THE WATER UTILITIES DIRECTOR, OR DESIGNEE, SHALL BE MADE PRIOR TO APPROVAL OF A DEVELOPMENT PLAN REVIEW THAT MAY AFFECT THE EXISTING WELL EASEMENT.

7. PRIOR TO FINAL ACCEPTANCE OF THE REQUEST TO RELOCATE THE SALT RIVER OUTFALL (SRO) INTERCEPTOR AND ITS EASEMENT, LOCATED NEAR THE NORTHWEST PORTION OF THE PROPERTY, THE SUB-REGIONAL OPERATING GROUP (SROG) ADVISORY COMMITTEE OF THE JOINT MUNICIPAL WATER RECLAMATION SYSTEM SHALL REVIEW THE REQUEST TO MAKE A DETERMINATION OF APPROVAL ON ANY CHANGES RELATED TO THE INTERCEPTOR. THE SROG ADVISORY COMMITTEE APPROVAL SHALL BE COMPLETED PRIOR TO ISSUANCE OF ANY BUILDING PERMITS FOR VERTICAL STRUCTURES WHICH MAY AFFECT THE AREA WITHIN THE EASEMENT OF THE SRO INTERCEPTOR.

8. ANY DEVELOPMENT LOCATED WITHIN THE EASEMENT OF THE SALT RIVER PROJECT'S (SRP) 230KV OVERHEAD LINES WILL REQUIRE APPROVAL BY SRP. A SUBMITTAL FOR REVIEW AND FINAL DETERMINATION BY SRP SHALL BE COMPLETED PRIOR TO A SCHEDULED MEETING WITH THE DECISION-MAKING BODY FOR DEVELOPMENT PLAN REVIEW WITHIN THIS AREA.

9. THERE SHALL BE ADEQUATE SPACE PROVIDED ONSITE TO ACCOMMODATE TWO (2) WESTBOUND DRIVE LANES (WITH ONE LANE A MINIMUM OF TEN (10) FOOT IN WIDTH), IF DUAL NORTHBOUND LEFT TURN LANES AT THE INTERSECTION OF SCOTTSDALE ROAD AND PLAYA DEL NORTE DRIVE ARE DEEMED-NECESSARY IN UPDATES TO THE TRAFFIC IMPACT STUDY FOR FUTURE PHASES. UPON CONSTRUCTION AND OCCUPANCY OF EACH BUILDING, IF THE NORTHBOUND TURN VOLUME EXCEEDS 300 VEHICLES DURING ONE HOUR, THE "PROPERTY OWNER/DEVELOPER" SHALL BE RESPONSIBLE FOR THE PLANNING, DESIGN AND CONSTRUCTION OF TRAFFIC MITIGATION IMPROVEMENTS THAT REDUCE THE VOLUME OF SITE-GENERATED TRAFFIC USING COLLEGE AVENUE. ANY AND ALL IMPROVEMENTS SHALL BE COORDINATED WITH CITY OF TEMPE STAFF (PLANNING AND TRANSPORTATION DIVISIONS).

10. ACCESS CONTROL GATE IN THE NORTHWEST CORNER OF SITE, LEADING TO GILBERT DRIVE (PUBLIC RIGHT-OF-WAY), SHALL BE ELIMINATED AND REMOVED FROM THE PLANS. UPON COMPLETION OF EACH PHASE OF THE PROJECT, THE CITY OF TEMPE SHALL BE PROVIDED WITH A PROFESSIONAL TRAFFIC IMPACT STUDY FROM "PROPERTY OWNER/DEVELOPER" THAT INCLUDES, BUT IS NOT LIMITED TO, TRAFFIC VOLUMES ENTERING AND EXITING THE PROPERTY, BIDIRECTIONAL TRAFFIC VOLUMES ON SURROUNDING STREETS, AND TURNING MOVEMENT COUNTS AT SURROUNDING INTERSECTIONS. IF ANY OF THE STUDIES DEMONSTRATE AN INCREASE IN SITE-GENERATED TRAFFIC ON COLLEGE AVENUE THAT EXCEEDS 10 PERCENT OF PROJECTED VALUES IN THE ORIGINAL TRAFFIC IMPACT ANALYSIS; THEN THE "PROPERTY OWNER/DEVELOPER" SHALL BE RESPONSIBLE FOR THE PLANNING, DESIGN AND CONSTRUCTION OF TRAFFIC MITIGATION IMPROVEMENTS THAT REDUCE THE VOLUME OF SITE-GENERATED TRAFFIC USING COLLEGE AVENUE. ANY AND ALL IMPROVEMENTS SHALL BE COORDINATED WITH CITY OF TEMPE STAFF (PLANNING AND TRANSPORTATION DIVISIONS) AND SHALL INCLUDE PUBLIC OUTREACH. A GATE WHICH OPENS BY MOTION TO CONTROL EXIT IS ACCEPTABLE.

PROJECT DATA

PROPOSED PAD (PAD180012)	
ZONING	MU-4 PAD
OVERLAY DISTRICT	Rio Salado
GENERAL PLAN LAND USE (Projected Mixed-Use)	Mixed-Use
GENERAL PLAN DENSITY (Projected >65DU/AC)	High Density Urban Core (>65 DU/acre)
SITE AREA - GROSS	652,838 gsf
SITE AREA - NET (Less R.O.W. at east prop line, see A102)	14.99 acres
	646,382 nsf
	14.84 acres
DWELLING QUANTITY	1,003 units
DENSITY(DU/AC)	67 DU/acre
BUILDING HEIGHT	278'-0" max.
SITE LANDSCAPE COVERAGE	
Landscape Area	235,723 sf
Landscape Area/Gross Site Area	30% min.
SITE LOT COVERAGE	No Limit
BUILDING SETBACKS	
Front (Building Wall)	15 ft
Front (Parking)	15 ft
Side (Building Wall)	2 ft
Interior Property Lines	0 ft
Rear (Building Wall)	2 ft
South Side, From 25' Levee Setback (Building Wall)	6 ft
VEHICLE PARKING QUANTITY REQUIRED	
COMMERCIAL	
Retail @ 1/300nsf	102 cars
Restaurant @ 1/75nsf	407 cars
Office @ 1/300nsf	2,069 cars
Hotel (700sf room size, 251 rooms @ 1 car/room)	251 cars
TOTAL COMMERCIAL REQUIRED	2,829 cars
VEHICLE PARKING QUANTITY PROVIDED (Includes 112 temp parking in Ph 1A)	3,479 cars
RESIDENTIAL	
Total Units	1,003 units
Total Beds	1,397 beds
Studio	232 units
1 Bed	443 units
2 Bed	262 units
3 Bed	66 units
4 Bed	0 units
TOTAL RESIDENTIAL REQUIRED	1,787 cars
VEHICLE PARKING QUANTITY PROVIDED	1,712 cars
TOTAL COMM. + RES. VEHICLE PARKING REQD (PH 1A, 1B & 2)	4,616 cars
TOTAL COMM. + RES. VEHICLE PARKING PROVD (PH 1A, 1B & 2)	5,079 cars
BICYCLE PARKING QUANTITY REQUIRED	
COMMERCIAL	
Retail NSF @ 1/ 7,500nsf	5 bikes
Restaurant NSF @ 1/ 500nsf	62 bikes
Offices NSF @ 1/ 8,000nsf	78 bikes
Hotels (251 rooms @ 1/ 20 rooms)	13 bikes
TOTAL COMMERCIAL REQUIRED	158 bikes
BICYCLE PARKING QUANTITY PROVIDED	171 bikes
RESIDENTIAL	
Residents	762 bikes
Guests	201 bikes
TOTAL RESIDENTIAL REQUIRED	963 bikes
BICYCLE PARKING QUANTITY PROVIDED	968 bikes
TOTAL COMM. + RES. BIKE PARKING REQD (PH 1A, 1B & 2)	1,121 bikes
TOTAL COMM. + RES. BIKE PARKING PROVD (PH 1A, 1B & 2)	1,139 bikes
USES	
Retail	31,793 gsf
Restaurant	31,793 gsf
Office	627,508 gsf
Parking Garages	2,348,216 gsf
Hotel	205,943 gsf
Residential	1,156,730 gsf

REC18023

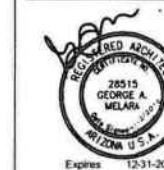
PAD 180012

DS160149

NELSEN
PARTNERS
ARCHITECTS & PLANNERS

Nelsen Partners, Inc.
Austin | Scottsdale

15210 North Scottsdale Road
Suite #300
Scottsdale, Arizona 85254
t. 480.949.6800
nelsonpartners.com



THE WATERMARK | TEMPE
Fenix Development
430 N SCOTTSDALE RD, TEMPE AZ

Date
JULY 12, 2018

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Project No.
315029

A100
PAD COVER SHEET

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PAD180012

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OVERLAY FOR THE WATERMARK, TEMPE (PHASE 1A)
A PORTION OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST OF
THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

PROJECT DATA

	EXISTING PAD (PL160311)	PROPOSED PAD (PAD180012)
ZONING	MU-4 PAD	MU-4 PAD
OVERLAY DISTRICT	Rio Salado	Rio Salado
GENERAL PLAN LAND USE (Projected Mixed-Use)	Mixed Use	Mixed-Use
GENERAL PLAN DENSITY (Projected >65 DU/acre)	High Density Urban Core (>65 DU/acre)	High Density Urban Core (>65 DU/acre)
SITE AREA - GROSS	652,838	652,838 gsf
SITE AREA - NET (Less R.O.W. at east prop line, see A102)	14.99	14.99 acres
	846,382	846,382 nsf
	14.84	14.84 acres
DWELLING QUANTITY	1,003	1,003 units
DENSITY(DU/acre)	67 DU/acre	67 DU/acre
BUILDING HEIGHT	27'-0" max.	27'-0" max.
SITE LANDSCAPE COVERAGE		
Landscape Area	235,723	235,723 sf
Landscape Area/Gross Site Area	30% min.	30% min.
SITE LOT COVERAGE	No Limit	No Limit
BUILDING SETBACKS		
Front (Building Wall)	15	15 ft
Front (Parking)	15	15 ft
Side (Building Wall)	2	2 ft
Interior Property Lines	0	0 ft
Rear (Building Wall)	2	2 ft
South Side, From 25' Levee Setback (Building Wall)	6	6 ft
VEHICLE PARKING QUANTITY REQUIRED		
COMMERCIAL		
Retail @ 1/300nsf	102	102 cars
Restaurant @ 1/75nsf	407	407 cars
Office @ 1/300nsf	2,069	2,069 cars
Hotel (700sf room size, 251 rooms @ 1 car/room)	251	251 cars
TOTAL COMMERCIAL REQUIRED	2,829	2,829 cars
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RESIDENTIAL		
Total Units	1,003	1,003 units
Total Beds	1,397	1,397 beds
Studio	232	232 units
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4 Bed	0	0 units
TOTAL RESIDENTIAL REQUIRED	1,787	1,787 cars
VEHICLE PARKING QUANTITY PROVIDED	1,712	1,712 cars
TOTAL COMM. + RES. VEHICLE PARKING REQD (PH 1A, 1B & 2)	4,516	4,516 cars
TOTAL COMM. + RES. VEHICLE PARKING PROVD (PH 1A, 1B & 2)	5,006	5,079 cars
BICYCLE PARKING QUANTITY REQUIRED		
COMMERCIAL		
Retail NSF @ 1/7,500nsf	5	5 bikes
Restaurant NSF @ 1/500nsf	62	62 bikes
Offices NSF @ 1/8,000nsf	78	76 bikes
Hotels (251 rooms @ 1/20 rooms)	13	13 bikes
TOTAL COMMERCIAL REQUIRED	158	158 bikes
BICYCLE PARKING QUANTITY PROVIDED	171	171 bikes
RESIDENTIAL		
Residents	762	762 bikes
Guests	201	201 bikes
TOTAL RESIDENTIAL REQUIRED	963	963 bikes
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USES		
Retail	31,793	31,793 gsf
Restaurant	31,793	31,793 gsf
Office	627,508	627,508 gsf
Parking Garages	2,312,622	2,348,216 gsf
Hotel	205,943	205,943 gsf
Residential	1,156,730	1,156,730 gsf

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