

# PLANNED AREA DEVELOPMENT OVERLAY COLLEGE & 7TH MIXED USE

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

FH TEMPE, LLC

BY: [Signature] DATE 4/22/2024  
SIGNATURE DATE

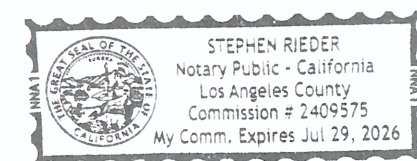
ITS: Authorized Signatory

## ACKNOWLEDGEMENT

ON THE 22 DAY OF APRIL, 2024 BEFORE ME, THE UNDER-SIGNED, PERSONALLY APPEARED Eran Fields (OWNER), 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] DATE July 29, 2026  
NOTARY PUBLIC MY COMMISSION EXPIRES



## OWNER AUTHORIZATION

COLLEGE STREET, LLC

BY: [Signature] DATE 04/15/24  
SIGNATURE DATE

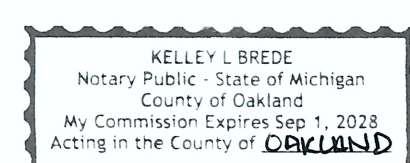
ITS: MEMBER

## ACKNOWLEDGEMENT

ON THE 15<sup>th</sup> DAY OF APRIL, 2024 BEFORE ME, THE UNDER-SIGNED, PERSONALLY APPEARED CRAIG T. CIENIELE (OWNER), 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] DATE 09-01-2028  
NOTARY PUBLIC MY COMMISSION EXPIRES



## LEGAL DESCRIPTION

SEE SHEET AD-051

## APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE ON THIS 4th DAY OF APRIL, 2024.

## OWNERS

FH TEMPE, LLC  
2337 ROSCOMARE ROAD, SUITE 2-227  
LOS ANGELES, CA 90077

COLLEGE STREET, LLC  
6681 FLINTWOOD ROAD  
PARKER, CO 80138

## DEVELOPER

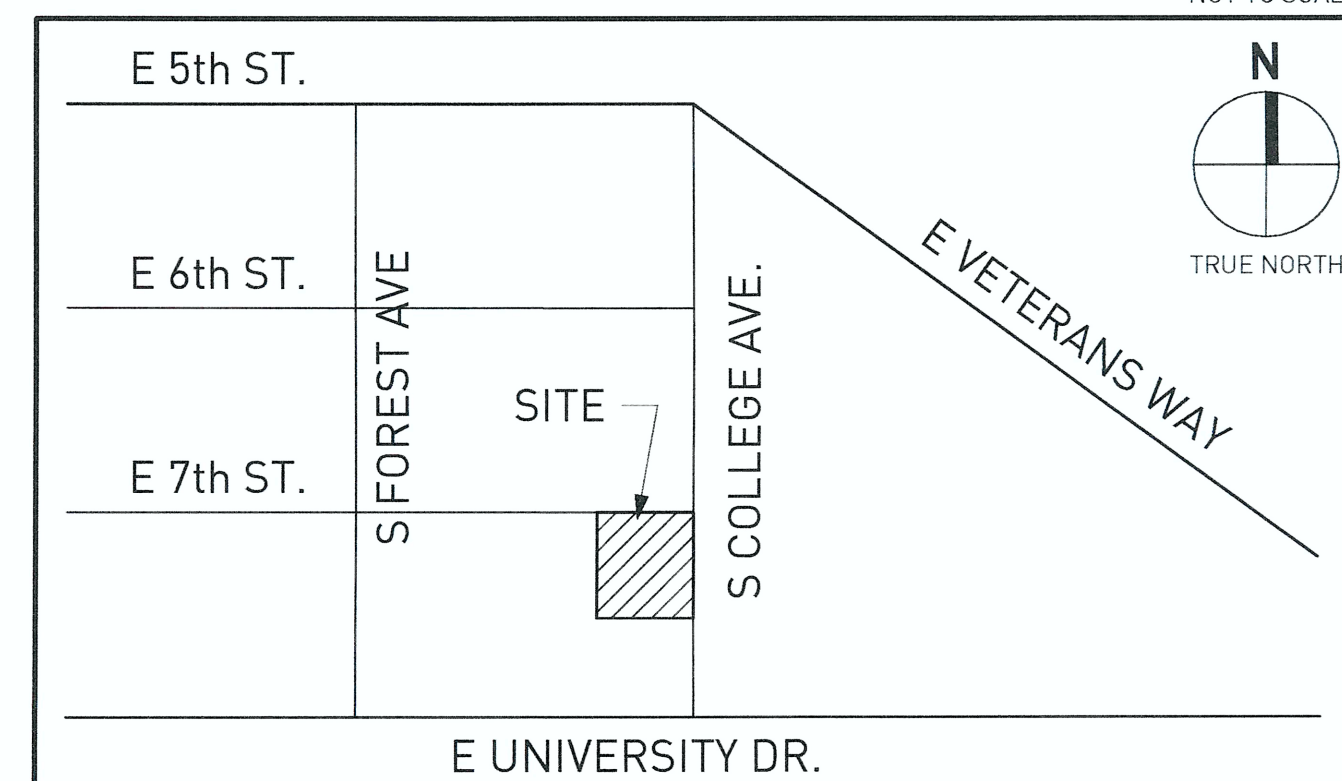
FH TEMPE, LLC  
2337 ROSCOMARE ROAD, SUITE 2-227  
LOS ANGELES, CA 90077

## PROJECT DATA

DEVELOPMENT STANDARDS	CC PAD TOD PROVIDED
GENERAL PLAN PROPOSED LAND USE	MIXED USE
GENERAL PLAN PROJECTED DENSITY	HIGH DENSITY URBAN CORE (≥ 65 DU/AC)
<b>SITE AREA</b>	
GROSS	21,499 sf, .49 ac
NET	21,499 sf, .49 ac
<b>DENSITY</b>	488 DU/AC
<b>DWELLING UNIT QUANTITY</b>	239
<b>BEDROOMS</b>	415
<b>BUILDING HEIGHT</b>	175'-0"
<b>BUILDING LOT COVERAGE</b>	100%
<b>LANDSCAPE AREA</b>	44.5% (9,565 SF)
GROUND FLOOR (ON-SITE)	1.6% (343 SF)
2nd FLOOR:	14.5% (3,117 SF)
14th FLOOR:	28.4% (6,105 SF)
+ GROUND FLOOR (ROW):	8,945 SF
<b>BUILDING SETBACKS</b>	
FRONT (E 7TH ST.)	0'-0" MIN. / 0'-0" MAX <sup>1</sup>
STREET SIDE (S. COLLEGE AVE.)	0'-0" MIN.
SIDE (WEST)	0'-0" MIN.
REAR (SOUTH)	0'-0" MIN.
<b>VEHICULAR PARKING QUANTITY</b>	
GUEST	0 (NONE REQUIRED WITH COMMERCIAL)
STUDIO (72)	14.18 (.197 / BEDROOM)
1-BED UNIT (38)	7.49 (.197 / BEDROOM)
2-BED UNIT (82)	32.31 (.197 / BEDROOM)
3-BED UNIT (47)	27.78 (.197 / BEDROOM)
RESIDENTIAL TOTAL	81.76 (INCLUDES 1 CARSHARE SPACE)
COMM. (RESTAURANT/RETAIL) - INDOOR (8,145 sf)	6.29 (1 / 500 sf, 1st 5,000 sf WAIVED)
COMM. (RESTAURANT/RETAIL) - OUTDOOR (2,208 sf)	0 (NONE IN CC)
<b>BICYCLE PARKING QUANTITY</b>	
GUEST (239)	47.80 (.2 / UNIT)
STUDIO (72)	54.00 (.75 / UNIT)
1-BED UNIT (38)	28.50 (.75 / UNIT)
2-BED UNIT (82)	61.50 (.75 / UNIT)
3-BED UNIT (47)	47.00 (1 / UNIT)
RESIDENTIAL TOTAL	238.80
COMM. (RESTAURANT/RETAIL) - INDOOR (8,145 sf)	16.29 (1 / 500 sf)
COMM. (RESTAURANT/RETAIL) - OUTDOOR (2,208 sf)	.95 (1 / 2,000 sf, 1st 300 sf WAIVED)
<b>USES</b>	
RESIDENTIAL	247,302 NSF / 275,170 GSF
COMMERCIAL (RESTAURANT/RETAIL)	8,145 NSF / 8,381 GSF
TOTAL SQUARE FOOTAGE	255,447 NSF / 283,551 GSF

<sup>1</sup> MAX SETBACK APPLICABLE TO 50% OF GROUND FLOOR STREET FACING FACADE PURSUANT TO ZDC SECTION 5-612.D.1

## SITE VICINITY MAP



## CONDITIONS OF APPROVAL: PAD230008

- 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.
- 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 PLANNED AREA DEVELOPMENT OVERLAY APPROVAL SHALL BE NULL AND VOID.
- THE PLANNED AREA DEVELOPMENT OVERLAY FOR COLLEGE & 7TH 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 WITHIN SIXTY (60) DAYS OF THE DATE OF CITY COUNCIL APPROVAL AND PRIOR TO ISSUANCE OF BUILDING PERMITS.
- THE DEVELOPER SHALL PROVIDE NO LESS THAN 87 ON-SITE PARKING SPACES, INCLUDING 4 COMPACT SPACES, WITHIN ITS BELOW GRADE PARKING LEVELS. IN ADDITION, A RESIDENTIAL FLOOR WILL BE ADDED RESULTING IN 14-STORIES AND A MAXIMUM ALLOWED BUILDING HEIGHT OF 175 FEET. THE REVISED PROJECT WILL RESULT IN AN ADDITIONAL 31 UNITS AND 35 BEDROOMS.
- THE APPLICANT SHALL PROVIDE AN ANNUAL PARKING REPORT TO COMMUNITY DEVELOPMENT PLANNING DIVISION ON THE LAST WEEK OF SEPTEMBER FOR THE FIRST FOUR (4) YEARS OF OPERATION AFTER ISSUANCE OF CERTIFICATE OF OCCUPANCY. DATA TO BE INCLUDED:
  - NUMBER OF EMPLOYEE PARKING PERMITS (IF ANY)
  - NUMBER OF ON-SITE PERMITTED VEHICLES PER UNIT
  - COST OF PARKING PERMIT FOR RESIDENTS
  - TOTAL OCCUPANCY OF UNITS
  - NUMBER OF TENANTS IDENTIFIED ON QUESTIONNAIRE OR SURVEY WHO OWN A VEHICLE BUT PARK OFF-SITE OR HAVE AN ASU PARKING PERMIT.
- COMMERCIAL DELIVERIES AND RESIDENTIAL MOVING TRUCKS SHALL BE STAGED WITHIN DESIGNATED LOADING AREAS IN THE COLLEGE AVENUE RIGHT OF WAY AND SHALL NOT IMPEDE TRAFFIC FLOW IN THE ALLEY, COLLEGE AVENUE, OR 7TH STREET.
- AN ENCROACHMENT EASEMENT FOR ALL CANOPIES EXTENDING INTO THE RIGHT OF WAY SHALL BE RECORDED PRIOR TO ISSUANCE OF BUILDING PERMITS. CANOPIES WITHIN RIGHT OF WAY SHALL BE DESIGNED AS REMOVABLE STRUCTURES IN CONFORMANCE WITH ENGINEERING REQUIREMENTS.

## GENERAL NOTES:

- PARKING ANALYSIS DATED JANUARY 8, 2024 USED TO JUSTIFY VEHICLE PARKING RATIOS.

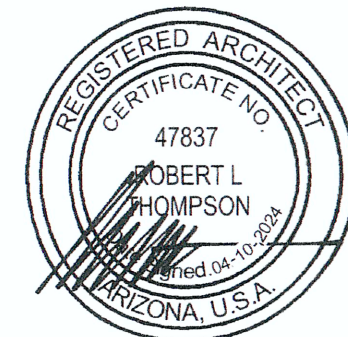
REC23053

PAD230008

DS221456



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COLLEGE & 7TH MIXED-USE  
712 S COLLEGE AVE  
TEMPE, ARIZONA

Δ Revisions

PAD OVERLAY  
COVER SHEET

Project # 22015

AD-050

Date: 4/10/2024

DS221456

PAD230008

REC23053

# PLANNED AREA DEVELOPMENT OVERLAY COLLEGE & 7TH MIXED USE

## LEGAL DESCRIPTION

A PARCEL IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 1, 2, AND 3 OF BLOCK 13 OF TEMPE, ACCORDING TO THE MAP ON FILE IN BOOK 2 OF MAPS, PAGE 26, IN THE OFFICE OF THE MARICOPA COUNTY RECORDER, ARIZONA.

SAID PARCEL CONTAINS 21,499 SQUARE FEET OR 0.494 ACRES, MORE OR LESS.

REC23053

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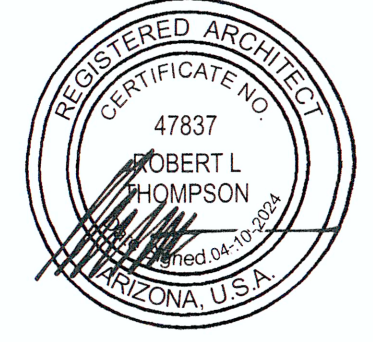
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TEMPE, ARIZONA

△ Revisions

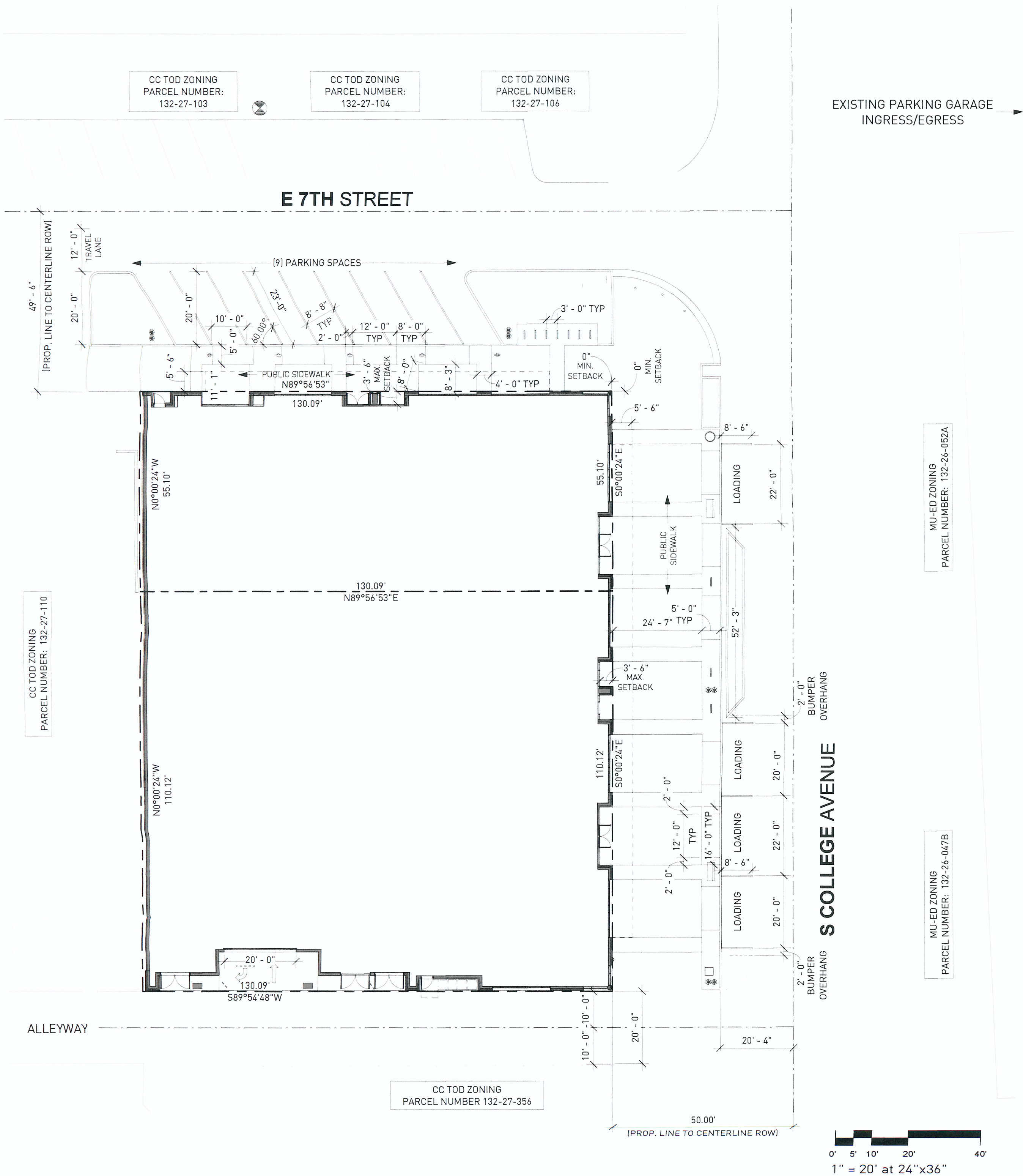
PAD OVERLAY  
LEGAL  
DESCRIPTION

Project # 22015

AD-051

Date: 4/10/2024

# PLANNED AREA DEVELOPMENT OVERLAY COLLEGE & 7TH MIXED USE SITE PLAN



## PROJECT DATA

DEVELOPMENT STANDARDS	EXISTING CC TOD TABLE 5-611A	PROPOSED CC PAD TOD
GENERAL PLAN PROPOSED LAND USE	MIXED USE	MIXED USE
GENERAL PLAN PROJECTED DENSITY	HIGH DENSITY URBAN CORE (> 65 DU/AC)	HIGH DENSITY URBAN CORE (> 65 DU/AC)
<b>SITE AREA</b>		
GROSS	21,499 sf, .49 ac	21,499 sf, .49 ac
NET	21,499 sf, .49 ac	21,499 sf, .49 ac
<b>DENSITY</b>	NO STANDARD	488 DU/AC
<b>DWELLING UNIT QUANTITY</b>		239
<b>BEDROOMS</b>		415
<b>BUILDING HEIGHT</b>	50'-0"	175'-0"
<b>BUILDING LOT COVERAGE</b>	NO STANDARD	100%
<b>LANDSCAPE AREA</b>	NO STANDARD	44.5% (9,565 SF)
GROUND FLOOR (ON-SITE)		1.6% (343 SF)
2nd FLOOR:		14.5% (3,117 SF)
14th FLOOR:		28.4% (6,105 SF)
+ GROUND FLOOR (ROW):		8,945 SF
<b>BUILDING SETBACKS</b>		
FRONT (E 7TH ST.)	0'-0" MIN. / 0'-0" MAX. <sup>1</sup>	0'-0" MIN. / 0'-0" MAX. <sup>1</sup>
STREET SIDE (S. COLLEGE AVE.)	0'-0" MIN.	0'-0" MIN.
SIDE (WEST)	0'-0" MIN.	0'-0" MIN.
REAR (SOUTH)	0'-0" MIN.	0'-0" MIN.
<b>VEHICULAR PARKING QUANTITY</b>	186	88
GUEST	0 (NONE REQUIRED WITH COMMERCIAL)	0
STUDIO (72)	36.00 (.5 / BEDROOM)	14.18 (.197 / BEDROOM)
1-BED UNIT (38)	19.00 (.5 / BEDROOM)	7.49 (.197 / BEDROOM)
2-BED UNIT (82)	82.00 (.5 / BEDROOM)	32.31 (.197 / BEDROOM)
3-BED UNIT (47)	42.30 (.3 / BEDROOM)	27.78 (.197 / BEDROOM)
RESIDENTIAL TOTAL	179.3	81.76 (INCLUDES 1 CARSHARE SPACE)
COMM. (RESTAURANT/RETAIL) - INDOOR (8,145 sf)	6.29 (1 / 500 sf, 1st 5,000 sf WAIVED)	6.29 (1 / 500 sf, 1st 5,000 sf WAIVED)
COMM. (RESTAURANT/RETAIL) - OUTDOOR (2,208 sf)	NONE REQUIRED IN CC	0
<b>BICYCLE PARKING QUANTITY</b>	256	256
GUEST (239)	47.80 (.2 / UNIT)	47.80 (.2 / UNIT)
STUDIO (72)	54.00 (.75 / UNIT)	54.00 (.75 / UNIT)
1-BED UNIT (38)	28.50 (.75 / UNIT)	28.50 (.75 / UNIT)
2-BED UNIT (82)	61.50 (.75 / UNIT)	61.50 (.75 / UNIT)
3-BED UNIT (47)	47.00 (1 / UNIT)	47.00 (1 / UNIT)
RESIDENTIAL TOTAL	238.80	238.80
COMM. (RESTAURANT/RETAIL) - INDOOR (8,145 sf)	16.29 (1 / 500 sf)	16.29 (1 / 500 sf)
COMM. (RESTAURANT/RETAIL) - OUTDOOR (2,208 sf)	.95 (1 / 2,000 sf, 1st 300 sf WAIVED)	.95 (1 / 2,000 sf, 1st 300 sf WAIVED)
<b>USES</b>		
RESIDENTIAL		247,302 NSF / 275,170 GSF
COMMERCIAL (RESTAURANT/RETAIL)		8,145 NSF / 8,381 GSF
TOTAL SQUARE FOOTAGE		255,447 NSF / 283,551 GSF

<sup>1</sup> MAX SETBACK APPLICABLE TO 50% OF GROUND FLOOR STREET FACING FACADE PURSUANT TO ZDC SECTION 5-612.D.1

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△ Revisions

PAD OVERLAY  
SITE PLAN

Project # 22015

AD-052

Date: 4/10/2024