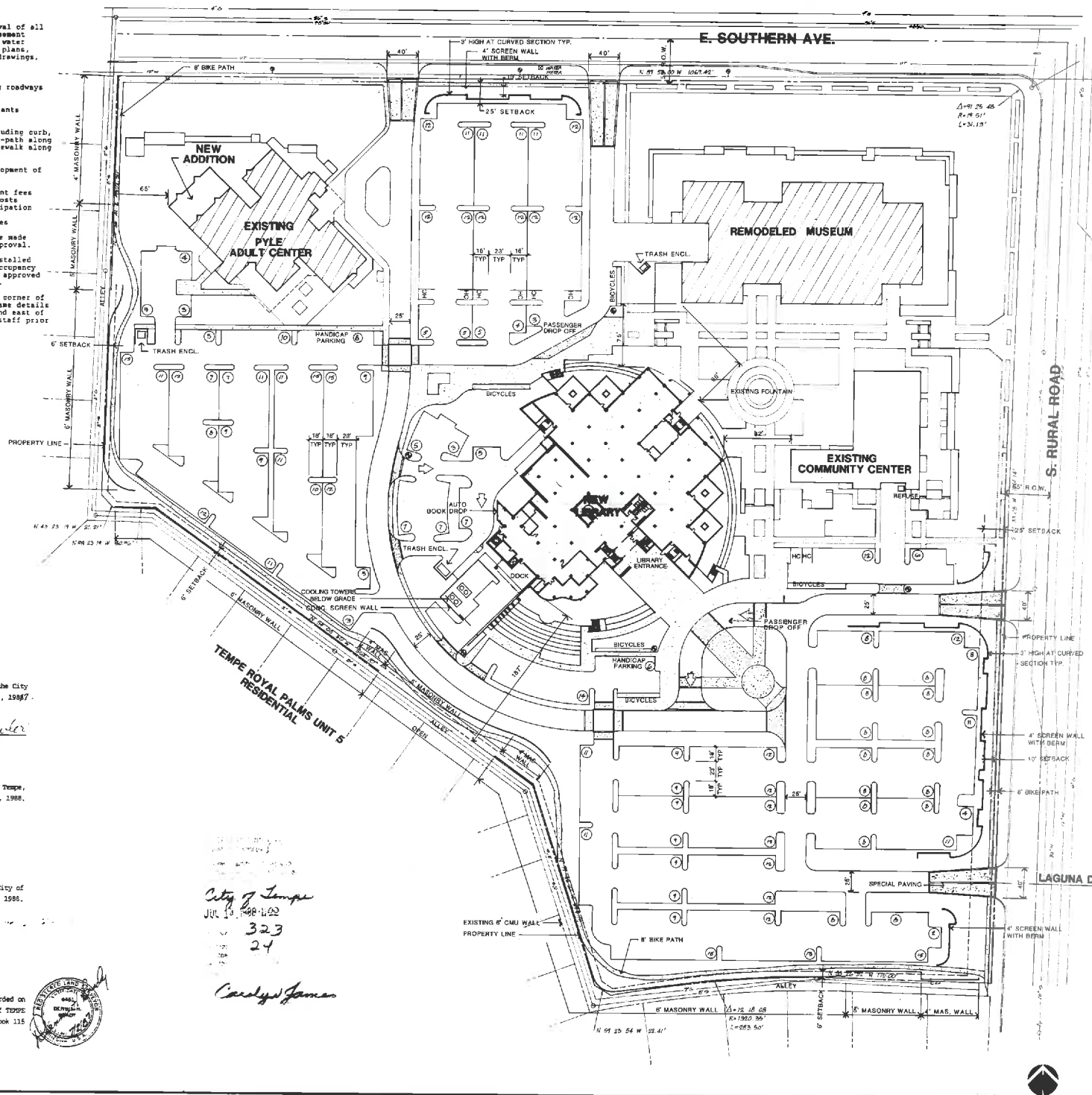


# AMENDED GENERAL & FINAL PLAN OF DEVELOPMENT FOR THE CULTURAL CENTER

**Conditions of Approval:**

1. a. Public Works Department approval of all roadway, alley and utility easement dedications, driveways, storm water retention and street drainage plans, water and sewer construction drawings, refuse pick-up, and off-site improvements.
- b. Off-site improvements to bring roadways to current standards include:
  - 1.) Water lines and fire hydrants
  - 2.) Sewer lines
  - 3.) Storm drains
  - 4.) Roadway improvements including curb, gutter, and either a bike-path along arterial streets or a sidewalk along other streets
- c. Fees to be paid with the development of this project include:
  - 1.) Water and sewer development fees
  - 2.) Street light investment costs
  - 3.) Water and/or sewer participation charges
  - 4.) Inspection and testing fees
2. a. All street dedications shall be made within 6 months of Council approval.
- b. Public improvements must be installed prior to the issuance of any occupancy permits. Any phasing shall be approved by the Public Works Department.
3. The new paved area at the southeast corner of the Pyle Center shall reflect the same details as the bike/pedestrian area south and east of the new library, to be approved by staff prior to building permit.



**APPROVALS:**  
Approval by the Mayor and the City Council of the City of Tempe, Arizona, this 10 day of Dec., 1987.

By *Henry F. White* Mayor  
Attest: *Sharon Fowler* City Clerk

Approved by the City Engineer of the City of Tempe, Arizona, this 12th day of July, 1988.

By *Bobby Ferguson* City Engineer

Approved by the Planning Department of the City of Tempe, Arizona, this 12 day of July, 1988.

By *James S. Mullins* Planning Director

**Legal Description**

TRACTS B and C and that abandoned alley as recorded on Docket 7569, Page 51, Maricopa County Records, of TEMPE ROYAL PALMS UNIT FIVE, a subdivision recorded in Book 115 of Maps, page 2, Maricopa County Records.



City of Tempe  
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*Carolyn James*

**PROJECT DATA**

**Project:** City of Tempe Cultural Center  
3500 South Rural Road  
Tempe, Arizona 85282  
(602) 731-8300

**Submitted by:** FRANKOV CORSE Engineers & Architects  
5030 East Sunrise Drive  
Phoenix, Arizona 85044  
(602) 838-8626

**Legal Description**  
TRACTS B and C and that abandoned alley as recorded on Docket 7569, Page 51, Maricopa County Records, of TEMPE ROYAL PALMS UNIT FIVE, a subdivision recorded in Book 115 of Maps, page 2, Maricopa County Records.

**Gross Site Area:** 24.29 Acres  
**Net Site Area:** 21,7419 Acres  
**Total Gross Bldg Area:** 191,520 sq ft  
**Percent Lot Coverage:** 12.32 percent  
**Neighborhood:** Area on lot top of irrigation structure at the northwest corner of Southern Avenue and Rural Road

**Landscaping Percent Coverage:** 30 percent

**Building Area:**  
**Library (3 story):** First Floor = 45,593 sq ft  
Second Floor = 45,488 sq ft  
(Main entry level at grade)  
Third Floor = 29,255 sq ft  
175,336 sq ft

**Museum:** Existing = 36,430 sq ft  
**Pyle Adult Center:** Existing = 18,411 sq ft  
**Community Hall:** Existing = 14,310 sq ft  
171,520 sq ft

**Average Street Curb Elevations:** 1177.75 ft

**Library Building Height Summary**

**Curb elevation (1177.75 ft)**

1. Library:
  - First Floor Finish Floor Elev. = -19.75 ft (1158.00 ft)
  - Second Floor Finish Floor Elev. = 3.25 ft (1181.00 ft)
  - Reference Elevation on Dwg: +0'-0"
  - Third Floor Finish Floor Elev. = +17.25 ft (1198.00 ft)
  - Roof Elev. = +31.25 ft (1209.00 ft)
  - Vault Elev. = +45.00 ft (1222.00 ft)
  - Tower Elev. = +67.75 ft (1245.50 ft)

**Projected Parking Requirements**

**Space Needs and Parking Requirements**

Classroom:	1 space per 200 ft <sup>2</sup>
Offices:	1 space per 200 ft <sup>2</sup>
Public Assembly:	1 space per 150 ft <sup>2</sup>
Storage/Mechanical:	1 space per 500 ft <sup>2</sup>

Bicycle spaces required at the ratio of 1 per each 1,000 ft<sup>2</sup> of gross building area.

The following represents a summary of parking requirements based upon the completed space allocations provided by each building program.

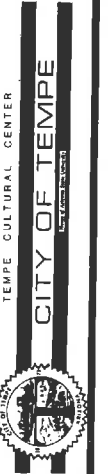
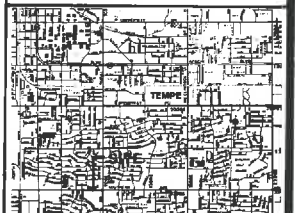
Area	Parking Required	Parking Provided
Offices/Classrooms	126,294 ft <sup>2</sup>	642
Assembly Areas	29,801 ft <sup>2</sup>	298
Mech./Storage	21,524 ft <sup>2</sup>	43
<b>Total</b>	<b>923</b>	<b>873</b>

\* Total includes 19 handicap spaces.  
NOTE: These areas do not include skin areas, decks, overhangs.

**Zoning**  
Section 344-7 IN  
Zoning: FCC-1

- Variances Requested**
1. Reduce required parking from 923 cars to proposed plan with 873 cars.
  2. Increase building height limit from 30 ft (elevation 1,207.75 ft) to proposed building height (roof) of 31.25 ft (elevation 1,209.00 ft), 45.00-ft top of vaulted roof and 67.75-ft top of tower.
  3. Waive requirement of a continuous 6-ft high screen wall at alley to proposed wall as indicated with 4-ft, 5-ft, and 6-ft high sections.

**VICINITY MAP**



No.	Date	Revision	By
1	07/13/88	PLANNING DEPARTMENT	LEH

Job No: 8201  
Date: 6/2/87  
Drawn By: RSC  
Checked By: JML

Title:

34N

