

7TH AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR EMERALD CENTER AN AMENDED PAD FOR LOT 5 - PHASE 1 (EMERALD MULTIFAMILY)

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

OWNER AUTHORIZATION

EMERALD FIVE 1-10, LLC.

BY: Tom Tait 11-30-22
SIGNATURE DATE

ITS: MANAGER

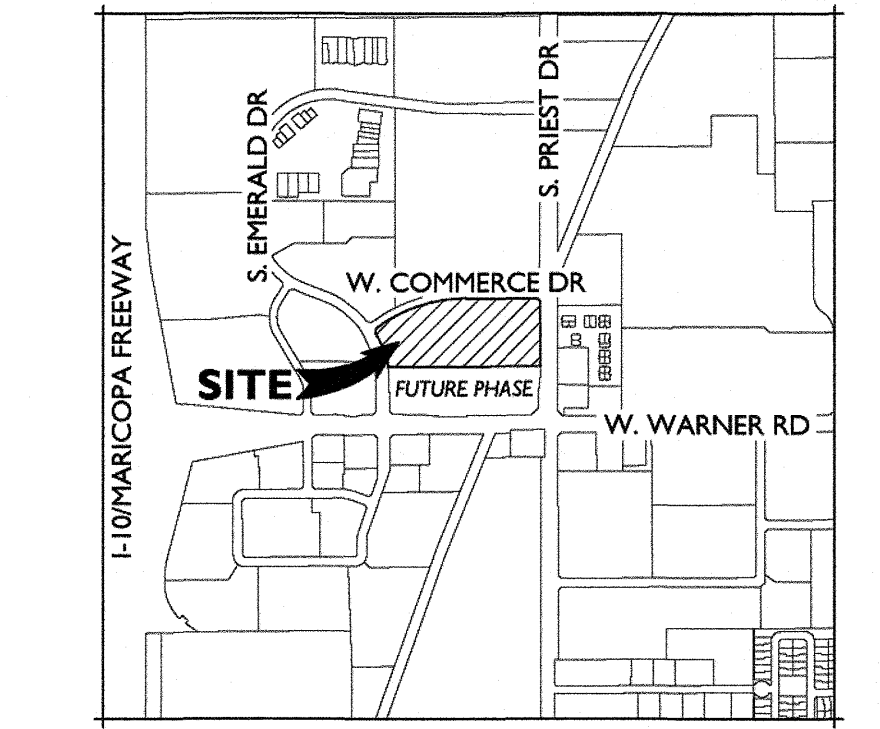
OWNER:

EMERALD FIVE 1-10, L.L.C.
3131 E. CAMELBACK RD. STE. 310
PHOENIX, AZ 85016
PHONE: (602) 279-3999
EMAIL: TOM@TAITDEVELOPMENT.COM

DEVELOPER:

DAVIS DEVELOPMENT
MICHAEL LEE
7375 W. 52ND AVENUE STE. 200
ARVADA, CO 80002
PHONE: (303) 302-2502
MICHAEL.LEE@DAVISDEVELOPMENT.COM

SITE VICINITY MAP



ACKNOWLEDGEMENT

ON THIS 30th DAY OF November, 2022 BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED Tom Tait 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 HERETO SET MY HAND AND OFFICIAL SEAL

BY: Kristin M. Peck 11-8-2024
NOTARY PUBLIC MY COMMISSION EXPIRES

LEGAL DESCRIPTION

LOT 5 OF A REPLAT OF LOT 5 THE EMERALD, AS RECORDED IN BOOK 564, PAGE 47, MARICOPA COUNTY RECORDS (M.C.R.), BEING LOCATED IN THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE ON THIS 8TH DAY OF SEPTEMBER, 2022.

PROJECT DATA

ZONING DISTRICT(S) AND OVERLAY(S) TABLE 4-203A	PAD PROVIDED
GENERAL PLAN LAND USE	MIXED-USE
GENERAL PLAN DENSITY	HIGH DENSITY (UP TO 65 DU/AC)
SITE AREA	16.8 ACRES
PHASE 1	10.89 ACRES
DWELLING QUANTITY	591
BEDROOM QUANTITY	958
DENSITY	35 DU/AC (591 UNITS / 16.8 AC)
BUILDING HEIGHT	100'-0"
BUILDING LOT COVERAGE	55%
SITE LANDSCAPE COVERAGE	10%
BUILDING SETBACKS	
FRONT (PRIEST DRIVE)	30'-0"
FRONT (EMERALD DRIVE)	30'-0"
STREET SIDE (COMMERCE DRIVE)	30'-0"
STREET SITE (WARNER ROAD)	30'-0"
VEHICLE PARKING QUANTITY (PHASE 1 ONLY)	
MULTI-FAMILY RESIDENTIAL	
1 BEDROOM UNIT (267 UNITS)	401 (1.5 PER UNIT)
2 BEDROOM UNIT (281 UNITS)	492 (1.75 PER UNIT)
3 BEDROOM UNIT (43 UNITS)	86 (2.0 PER UNIT)
GUEST PARKING	96 (0.16 PER UNIT)
TOTAL RESIDENTIAL	1075 SPACES TOTAL
BICYCLE PARKING QUANTITY (PHASE 1 ONLY)	
MULTI-FAMILY RESIDENTIAL	425 SPACES
USES	
PHASE 1: MULTI-FAMILY RESIDENTIAL	642,692 SF
FUTURE PHASE 2:	
RETAIL	110,000 SF
RESTAURANT	20,225 SF
OFFICE	30,000 SF
TOTAL	802,917 SF
USE PERMITS	TO ALLOW RESIDENTIAL USES

PREVIOUS APPROVALS

SPD-2003.64 (SEPTEMBER 3, 2003)

CONDITIONS OF APPROVAL: PAD220001

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.

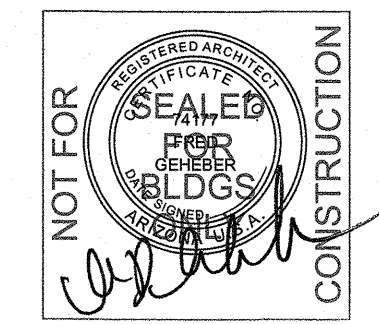
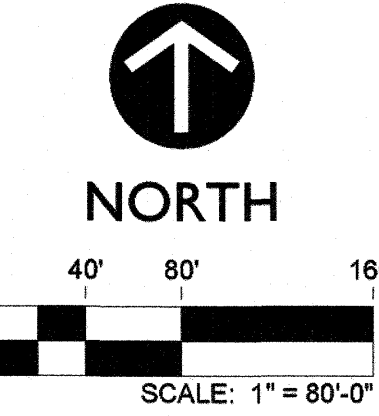
3. THE PLANNED AREA DEVELOPMENT OVERLAY FOR EMERALD MULTIFAMILY SHALL BE PUT INTO PROPER ENGINEERED FORMAT WITH APPROPRIATE SIGNATURE BLANKS AND KEPT ON FILE WITH THE CITY OF TEMPE'S COMMUNITY DEVELOPMENT DEPARTMENT WITHIN SIXTY (60) DAYS OF THE DATE OF CITY COUNCIL APPROVAL AND PRIOR TO ISSUANCE OF BUILDING PERMITS.

GENERAL NOTES:

SEE PARKING STUDY DATED APRIL 26, 2022.

RVI

4930 N. Scottsdale Road
Scottsdale, Arizona 85251
Tel: 480.994.0994
www.rviplanning.com



REC22009

PAD220001

DS211108

EMERALD MULTIFAMILY
PLANNED AREA DEVELOPMENT OVERLAY
1607 WEST COMMERCE DRIVE, TEMPE, ARIZONA 85284

PROJECT NO.: 21003150
DATE: JULY 5, 2022
DRW: JLC
RWW: AS

REVISIONS
2/28/2022
4/25/2022
6/13/2022
7/9/2022

PAD.01

SHEET 1 OF 2

DS211108

PAD220001

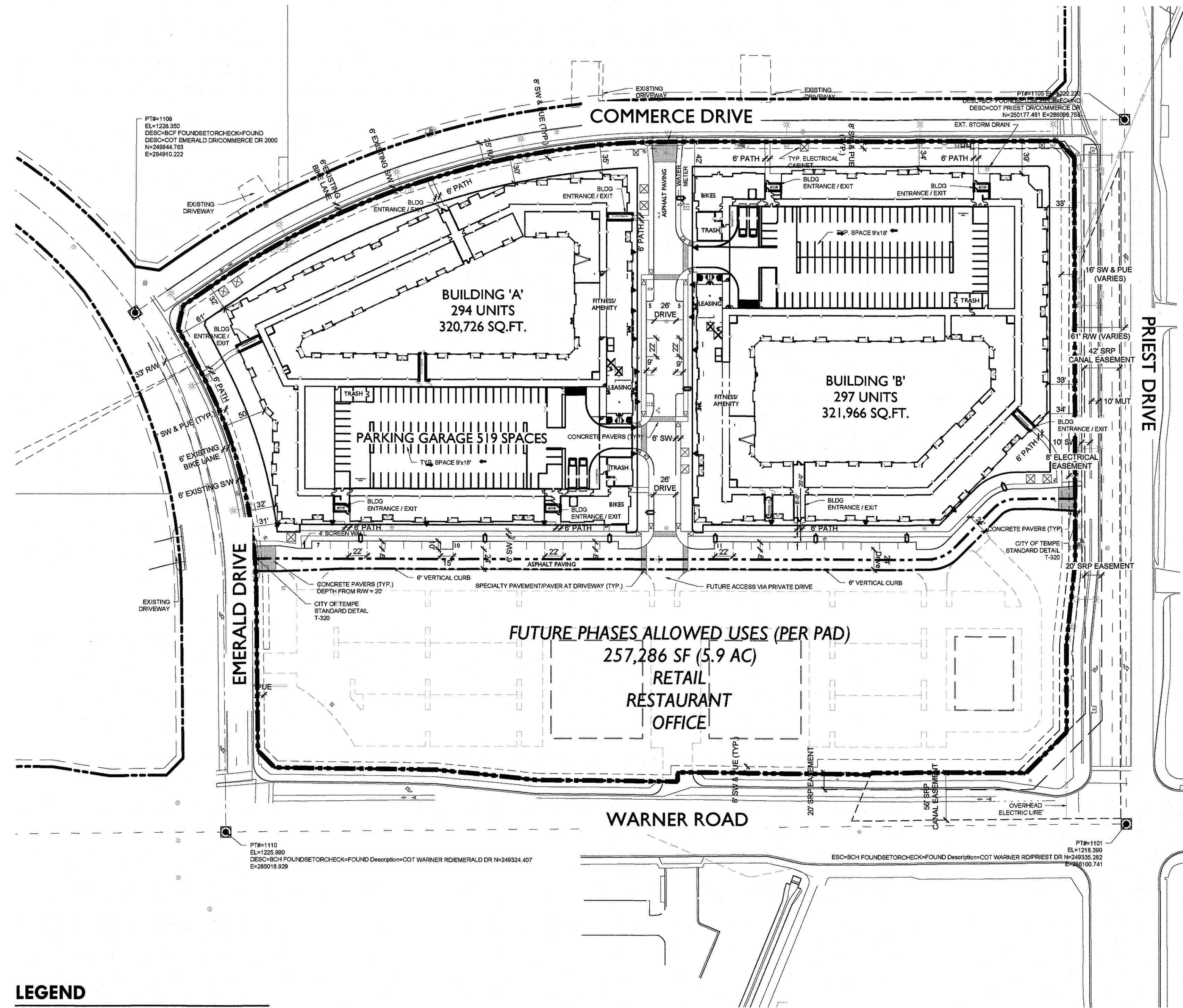
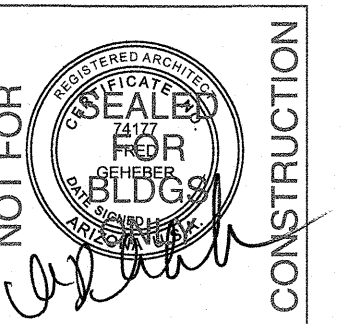
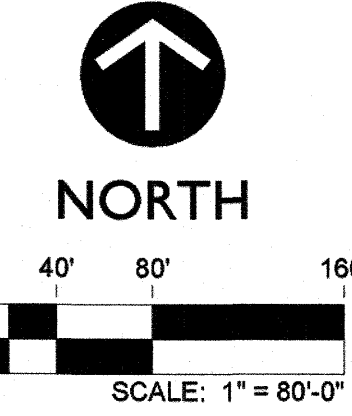
REC22009

L:\101019 - Emerald Center - Temporary Planning - 7TH AMENDED PLANNED AREA DEVELOPMENT OVERLAY.dwg 7/5/2022 10:46:46 AM

7TH AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR EMERALD CENTER AN AMENDED PAD FOR LOT 5 - PHASE 1 (EMERALD MULTIFAMILY) SITE PLAN

RVI

120 S. Ash Avenue
Tempe, Arizona 85281
Tel: 480.994.0594
www.rviplanning.com



LEGEND

- LOT 5 PARCEL BOUNDARY
- PHASE/ZONING/SITE PLAN 'NET' BOUNDARY
- LIMITS OF CONSTRUCTION

RCC PAD SWOD TABLE 4-203A	EXISTING ENTITLED PAD FOR LOT 5	PROPOSED OVERALL LOT 5	LOT 5 - PHASE I PAD PROPOSED (WITH USE PERMIT)
GENERAL PLAN LAND USE	MIXED-USE	MIXED-USE	MIXED-USE
GENERAL PLAN DENSITY	HIGH DENSITY (UP TO 65 DU/AC)	HIGH DENSITY (UP TO 65 DU/AC)	HIGH DENSITY (UP TO 65 DU/AC)
SITE AREA	731,875 SF 16.8 AC	731,875 SF 16.8 AC	474,589 10.89 ACRES
DWELLING QUANTITY DENSITY	N/A	591 UNITS 35 DU/AC	591 UNITS
BUILDING HEIGHT	100'-0"	100' (Phase 1: 80')	
BUILDING LOT COVERAGE	50% MAX.	55% MAX.	
SITE LANDSCAPE COVERAGE	10%	10%	
BUILDING SETBACKS			
FRONT (PRIEST DRIVE)	30'-0"	30'-0"	
FRONT (EMERALD DRIVE)	30'-0"	30'-0"	
STREET SIDE (COMMERCE DRIVE)	30'-0"	30'-0"	
STREET SIDE (WARNER ROAD)	30'-0"	30'-0"	
VEHICLE PARKING QUANTITY			
RETAIL	PER ZDC	PER ZDC	N/A
RESTAURANT	PER ZDC	PER ZDC	N/A
OFFICE	PER ZDC	PER ZDC	N/A
MULTI-FAMILY RESIDENTIAL			
1 BEDROOM UNIT (267 UNITS)	400.5 (AT 1.5/UNIT)	401 (1.5 PER UNIT)	401 (1.5 PER UNIT)
2 BEDROOM UNIT (281 UNITS)	562 (AT 2.0/UNIT)	492 (1.75 PER UNIT)	492 (1.75 PER UNIT)
3 BEDROOM UNIT (43 UNITS)	107.5 (AT 2.5/UNIT)	86 (2.0 PER UNIT)	86 (2.0 PER UNIT)
GUEST PARKING	118.2 (AT 0.2/UNIT)	96 (0.16 PER UNIT)	96 (0.16 PER UNIT)
TOTAL RESIDENTIAL	1,188	1075	1075
BICYCLE PARKING QUANTITY			
RETAIL	PER ZDC	PER ZDC	N/A
RESTAURANT	PER ZDC	PER ZDC	N/A
OFFICE	PER ZDC	PER ZDC	N/A
MULTI-FAMILY RESIDENTIAL			
1 BEDROOM UNIT (267 UNITS)	133.5 (0.5 PER UNIT)	133.5	133.5 (0.5 PER UNIT)
2 BEDROOM UNIT (281 UNITS)	140.5 (0.5 PER UNIT)	140.5	140.5 (0.5 PER UNIT)
3 BEDROOM UNIT (43 UNITS)	32.25 (0.75 PER UNIT)	32.25	32.25 (0.75 PER UNIT)
GUEST (591 UNITS)	118.2 (0.2 PER UNIT)	118.2	118.2 (0.2 PER UNIT)
TOTAL RESIDENTIAL	425 TOTAL	425 TOTAL	425 TOTAL
USES			
RETAIL	110,000 Sq.Ft.	110,000 Sq.Ft.	
RESTAURANT	20,225 Sq.Ft.	20,225 Sq.Ft.	
OFFICE	30,000 Sq.Ft.	30,000 Sq.Ft.	
MULTI-FAMILY		642,692 Sq.Ft.	
TOTAL	160,225 Sq.Ft.	802,917 Sq.Ft.	
USE PERMITS			TO ALLOW RESIDENTIAL USE

REC22009 PAD220001 DS211108

EMERALD MULTIFAMILY
PLANNED AREA DEVELOPMENT OVERLAY
1607 WEST COMMERCE DRIVE, TEMPE, ARIZONA 85284

PROJECT NO.: 21003150
DATE: JULY 5, 2022
DRW: JLC
RWW: AS

REVISIONS

- 2/28/2022
- 4/25/2022
- 6/13/2022
- 4/5/2022

DS211108

PAD220001

REC22009

PAD.02