

2nd AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR FARMER ARTS DISTRICT - PARCEL 2


A PORTION OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 1 NORTH, RANGE 4 EAST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY ARIZONA

ACKNOWLEDGEMENT

ON THIS 7th DAY OF November, 2016, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED Andrew B. Ching, WHO ACKNOWLEDGED HIMSELF 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: Erin Gilmore 07-08-18
NOTARY PUBLIC MY COMMISSION EXPIRES



CITY OF TEMPE, AN ARIZONA MUNICIPAL CORPORATION

BY: Andrew B. Ching November 7, 2016
OWNER DATE

ITS: City Manager

LEGAL DESCRIPTION

LOT 1 AND TRACT A, FARMER ARTS DISTRICT - PARCEL 2, ACCORDING TO BOOK 1264 OF MAPS, PAGE 17, RECORDS OF MARICOPA COUNTY, ARIZONA.

APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE ON THIS 14TH DAY OF APRIL, 2016

APPROVED BY THE COMMUNITY DEVELOPMENT DEPARTMENT ON THIS 4th DAY OF November, 2016

OWNER

City of Tempe
31 E. 5th Street
Tempe, Arizona 85281
(480) 350-4311

DEVELOPER

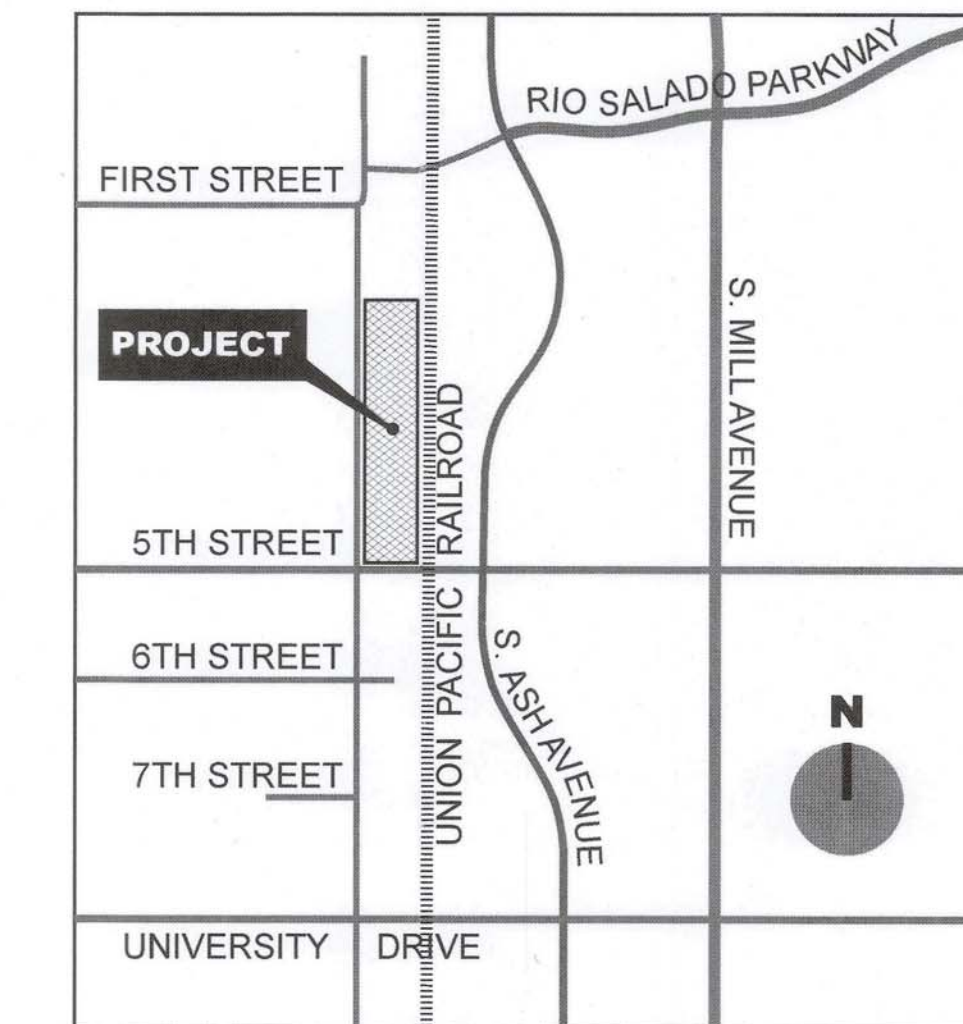
Urban Development Partners
Tempe, Arizona 85281
Info@UDPartners.com

PROJECT DATA

MU-4 (PAD) (TOD) Table 5-611B	PAD PROVIDED LOT 1	PAD PROVIDED TRACT A
GENERAL PLAN LAND USE	Mixed Use High Density Up to 65 du/ac	Mixed Use High Density Up to 65 du/ac
SITE AREA	128,770 SF (2.96 AC)	15,778 SF (.36 AC)
BUILDING HEIGHT	98'	0
BUILDING LOT COVERAGE	63% (81,677 SF)	N/A
SITE LANDSCAPE COVERAGE	13% (16,200 SF)	47% (7,400 SF)
BUILDING SETBACKS		
FRONT (South)	0'-0"	N/A
SIDE (East)	2'-0"	N/A
REAR (North)	10'-0"	N/A
STREET SIDE (West)	0'-0"	N/A
VEHICLE PARKING QUANTITY		
OFFICE (147,227 SF/300)	491	0
FLEX - OFFICE (16,469 SF/300)	55	0
FLEX - RESTAURANT (10,979 SF/75)	130	0
RETAIL/OFFICE - GARAGE	13	0
OFFICE 16,000 SF (20 PER DDA)	20	0
VEHICLE PARKING REQUIRED	709	0
VEHICLE PARKING PROVIDED (INCL. 15 ON-STREET SPACES)	731	0
BICYCLE PARKING QUANTITY		
OFFICE (147,227 SF/8,000)	18	0
FLEX - OFFICE (16,469 SF/8,000)	2	0
FLEX - RESTAURANT (10,979 SF/500)	22	0
RETAIL/OFFICE - GARAGE (4,027 SF/500)	4	0
OFFICE (16,000 SF/8,000)	2	0
BICYCLE PARKING REQUIRED	48	0
BICYCLE PARKING PROVIDED	48	0
USES		
OFFICE	147,227 SF	0
OFFICE (FLEX)	16,469 SF	0
RESTAURANT (FLEX)	10,979 SF	0
OFFICE - 16,000 SF (PER DDA)	16,000 SF	0
RETAIL/OFFICE - GARAGE	4,047 SF	0
PARKING GARAGE	268,571 SF	0

SITE VICINITY MAP

NO SCALE



CONDITIONS OF APPROVAL: PL 150504

AMENDED PLANNED AREA DEVELOPMENT CONDITIONS OF APPROVAL:

1. A building permit application shall be made within four (4) years of the date of City council approval, April 14, 2020 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 2nd amended planned area development overlay for FARMER ARTS DISTRICT - PARCEL 2 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) from the date of this approval letter, December 31, 2016

REC16224

PL150504

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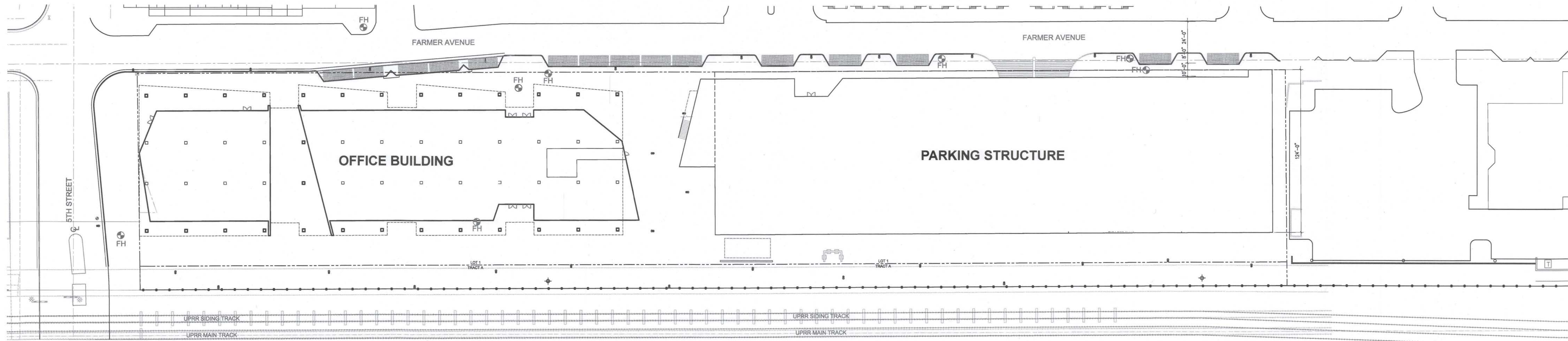
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architecture | environments | brand strategy | graphics
1301 third avenue san diego ca 92101
phone 619.239.2353 | fax 619.238.6227

Farmer Arts District
Where the heart of the neighborhood meets the heart of the city
FARMER ARTS PARCEL 2, LLC.
Tempe, AZ 85281

FARMER ARTS DISTRICT - PARCEL 2
401 South Farmer Avenue

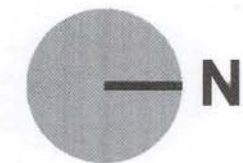


2nd AMENDED PLANNED AREA DEVELOPMENT OVERLAY FOR FARMER ARTS DISTRICT - PARCEL 2 SITE PLAN



SITE PLAN

Scale 1" = 40' - 0"



MU-4 (PAD) (TOD) TABLE 5-611B	MU-4 TOD	PAD 07024 ^B	PAD PROPOSED LOT 1	PAD PROPOSED TRACT A
GENERAL PLAN LAND USE	Mixed 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	High Density Up to 65 DU/AC
SITE AREA		159,619 SF (3.66 AC)	128,770 SF (2.96 AC)	15,778 SF (.36 AC)
BUILDING HEIGHT		ZONE A2: 65'+15' ZONE B2: 60'	98'	0'
BUILDING LOT COVERAGE	NS	82% (105,591 SF)	63% (81,677 SF)	N/A
SITE LANDSCAPE COVERAGE	NS	7% (9,014 SF)	13% (16,200 SF)	47% (7,400 SF)
BUILDING SETBACKS				
FRONT (South)	NS	0'-0"	0'-0"	N/A
SIDE (East)	NS	20'-0"	2'-0"	N/A
REAR (North)	NS	0'-0"	10'-0"	N/A
STREET SIDE (West)	NS	0'-0"	0'-0"	N/A
VEHICLE PARKING QUANTITY				
OFFICE (147,227 SF/300)	491		491	0
FLEX - OFFICE (16,469 SF/300)	55		55	0
FLEX - RESTAURANT (10,979 SF/75)	130		130	0
OFFICE - 16,000 SF (20 PER DDA)	53		20	0
RETAIL/OFFICE - GARAGE			13	0
VEHICLE PARKING REQUIRED	729	241	709	0
VEHICLE PARKING PROVIDED (INCL. 15 ON-STREET SPACES)			731	
BICYCLE PARKING QUANTITY				
OFFICE (147,227 SF/8,000)	18	0	18	0
FLEX - OFFICE (16,469 SF/8,000)	2	0	2	0
FLEX - RESTAURANT (10,979 SF/500)	4	0	22	0
RETAIL/OFFICE - GARAGE (4,027 SF/500)	22	0	4	0
OFFICE (16,000 SF/8,000)	2	0	2	0
BICYCLE PARKING REQUIRED	48	0	48	0
BICYCLE PARKING PROVIDED			48	
USES				
OFFICE			147,227 SF	
OFFICE (FLEX)			16,469 SF	0
RESTURANT (FLEX)			10,979 SF	0
OFFICE - 16,000 SF (PER DDA)			16,000 SF	0
RETAIL/OFFICE - GARAGE			4,047 SF	0
PARKING GARAGE			268,571 SF	0

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PAD-2

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November 1, 2016

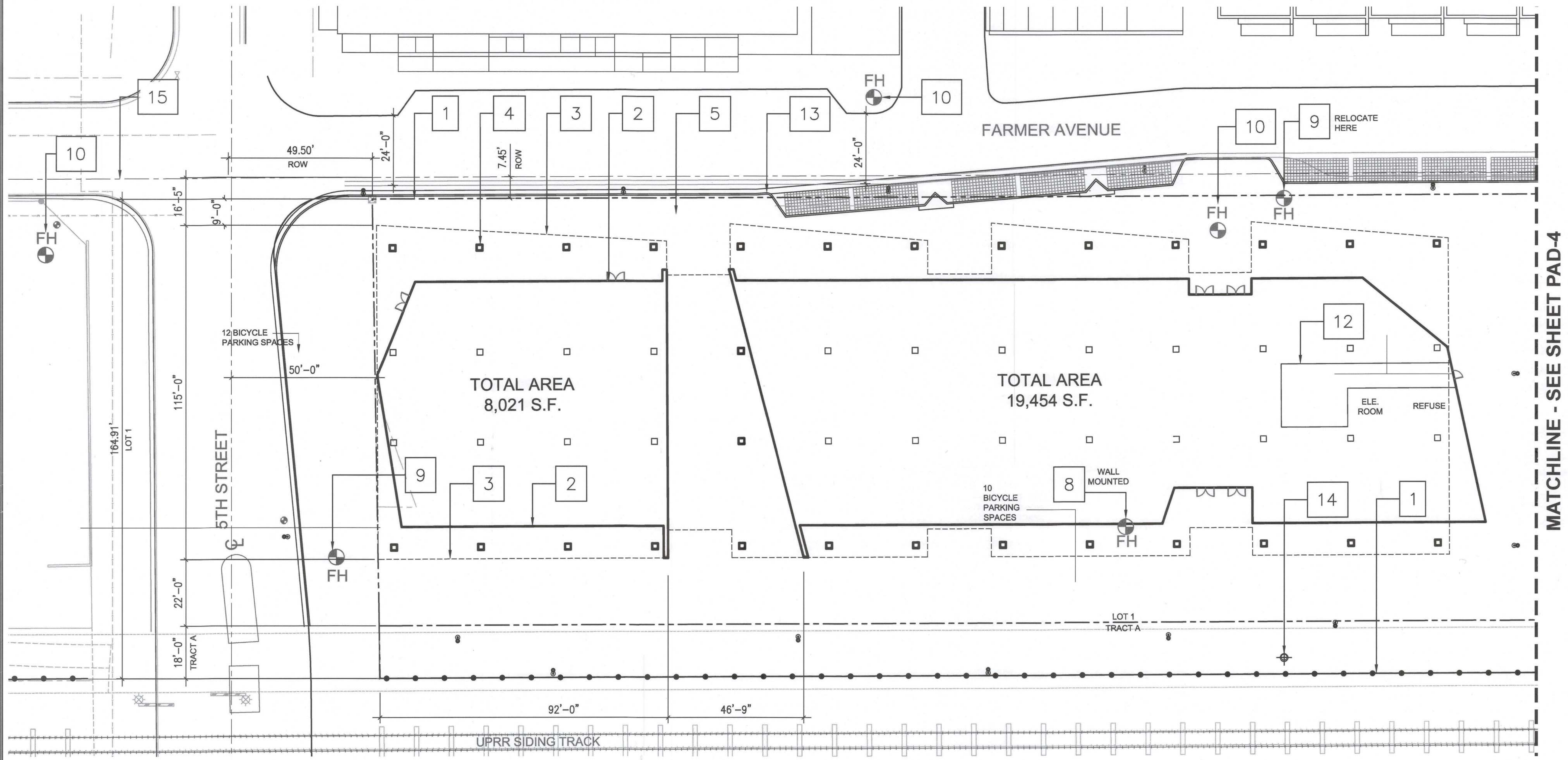
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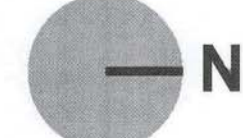


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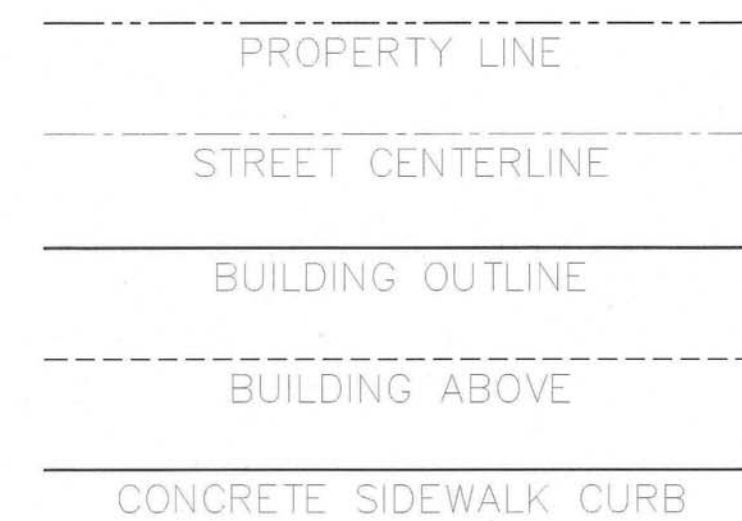
SITE PLAN

Scale 1" = 20' - 0"



LEGEND

1. PROPERTY LINE
2. BUILDING ENVELOPE
3. BUILDING ENVELOPE ABOVE
4. 2'-0" X 2'-0" COLUMN (TYP.)
5. CONCRETE SIDEWALK
6. TRASH COMPACTOR AND RECYCLE AREA
7. LINE OF STAIR ABOVE
8. BUILDING MOUNTED STANDPIPE
9. FIRE HYDRANT (PROPOSED)
10. FIRE HYDRANT (EXISTING)
11. PROPOSED CENTRAL PLANT
12. ELECTRICAL SERVICE & METER ROOM
13. CONCRETE CURB
14. 230 KVA POWER POLE
15. CENTERLINE OF FARMER AVENUE



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PAD-3

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November 1, 2016

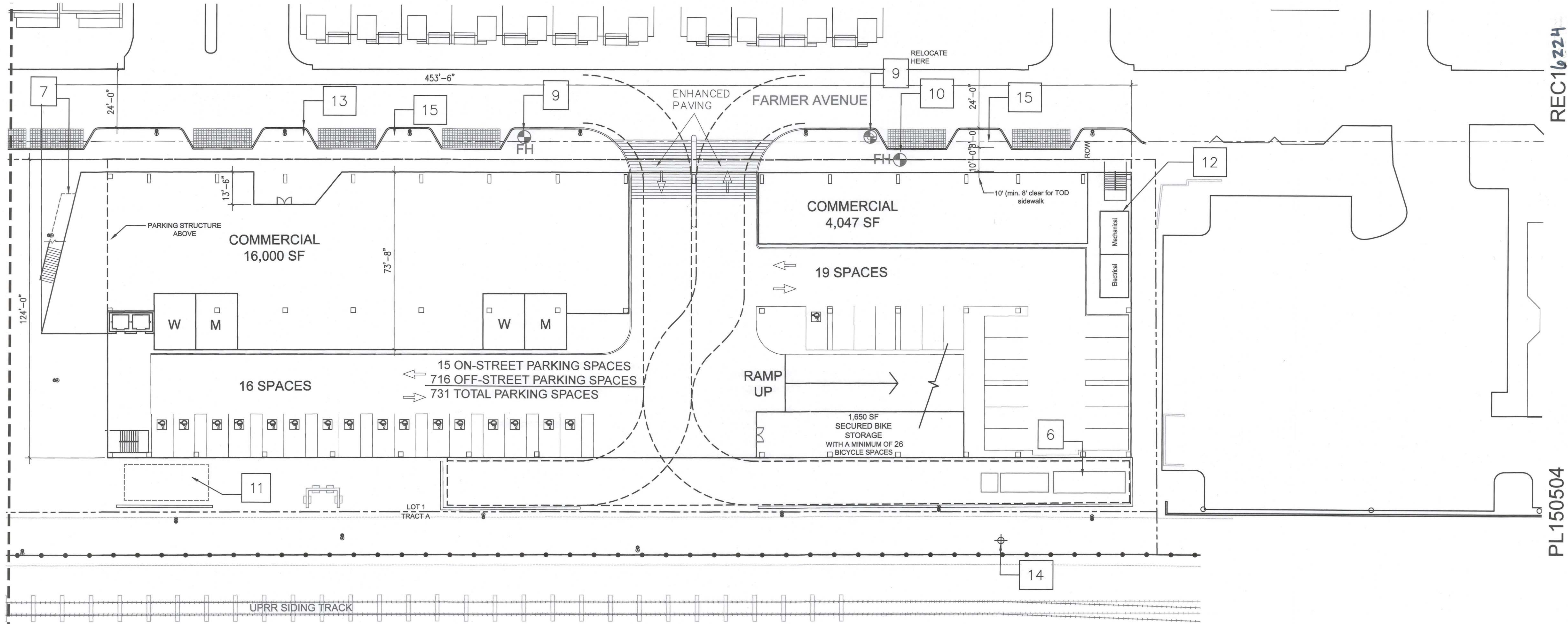


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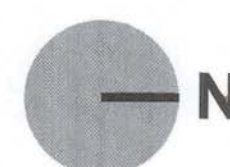
MATCHLINE - SEE SHEET PAD-3

REC16224

PL150504

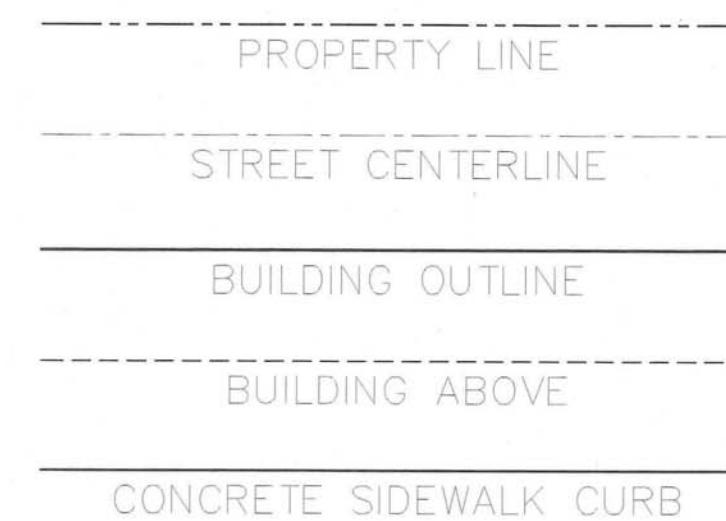
SITE PLAN

Scale 1" = 20' - 0"



LEGEND

- 1. PROPERTY LINE
- 2. BUILDING ENVELOPE
- 3. BUILDING ENVELOPE ABOVE
- 4. 2'-0" X 2'-0" COLUMN (TYP.)
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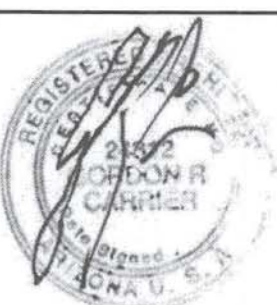
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